

The following outlines the City of Alexandria’s 2017 affordable housing contribution procedures including the current voluntary monetary contribution rates, new Affordable Housing Plan guidelines, changes to affordable housing contribution procedures for extension applications, and optional reductions in parking requirements for affordable housing. The Office of Housing welcomes the opportunity to discuss the applicability of these provisions to a particular concept plan or project.

A. Bonus Density and/or Height obtained through Section 7-700 of the Zoning Ordinance

[Section 7-700](#) of the Zoning Ordinance previously required the dedication of onsite units in exchange for a 20% density increase and/or an increase in the height limit by 25 feet.

Amendments approved in January 2014 amend this section as follows:

1. Allow the affordable units created through the bonus density process to be located off-site if the value is equivalent and the off-site units are mutually agreed upon by the City and the Applicant.
2. Allow the City to accept a cash contribution of equivalent value in lieu of affordable units if mutually agreed upon by the City and the Applicant.
3. Allow an applicant to receive more than 20% additional density if authorized within the relevant Small Area Plan.
4. Require that the number of affordable housing units to be provided in return for additional height or density created by the use of Section 7-700 be equal to at least one-third of the units made possible by the additional square footage, unless the City and the Applicant mutually agree to a different number of units in order to address a stated City objective (e.g., a particular configuration of unit sizes).

B. Voluntary Contribution Rates and Applicability

An Applicant may wish to provide a voluntary affordable housing contribution in connection with a project that does not use Section 7-700.

An Applicant who desires to do so may find it helpful to refer to the formula developed by the Housing Contribution Policy Work Group (see *Table 1*).

Table 1: 2017 Voluntary monetary contribution rates

Development Category	Contribution per Square Foot*
Non-Residential	\$1.96
Tier 1 Residential (as defined in section F)	\$2.61
Tier 2 Residential (as defined in section F)	\$5.22

**Adjusted annually for the CPI-U for Housing for the Washington-Baltimore, DC-MD-VA-WV Consolidated Metropolitan Statistical Area*

Voluntary contributions are applicable for all new residential developments of five units or more, and all new building area constructed, including additions to existing structures, if larger than 3,000 gross square feet, unless otherwise excluded in section G.

C. Affordable Housing Plans

An Applicant proposing to make a housing contribution in the form of affordable units (whether required or voluntary) should submit an Affordable Housing Plan (AHP) describing the proposed contribution. Each AHP received by the City will be considered on a case-by-case basis within the guidelines of City policy with the understanding that the provision of affordable housing is an important goal for the City that may need to be weighed along

with other desired community benefits. To learn more about the content, submission, and review process of AHPs, please review the [Affordable Housing Plan Guidelines](#).

D. Timing of Contribution Payment

For all projects (commercial and residential) for which voluntary or required bonus density contributions are pledged, contributions are to be made on a pro-rata basis at the time of the initial occupancy for each unit/space, as evidenced by a certificate of occupancy for finished unit/space, with the following exception: contributions attributable to for-sale units may be made upon the sale of each unit to the end user.

E. Gross Floor Area

For the purposes of calculating the affordable housing contribution, the entire GFA of a project shall be used with the following exception: all GFA attributable to parking, *other than* GFA attributable to garages attached to or on the same lot as individual residences and designed for use by a single household, shall be excluded from the calculation of the voluntary contribution.

F. Application of Formula to Mixed-Use Projects

In mixed-use projects, the Tier 1 Residential base shall be defined as all square footage that can be built “by right” on a particular site regardless of any non-residential square footage that is planned as part of the project. The Tier 2 Residential base shall be defined as all residential square footage in excess of what is included under the Tier 1 Residential base, but excluding square footage associated with any bonus density or height. Contributions for the Tier 1 Residential (as defined herein), Tier 2 Residential (if applicable), and non-residential square footage shall be calculated separately, each at its respective contribution rate, and then combined (*see Attachment 1 for examples of contribution calculations*).

G. Exclusions

Types of development for which no contribution is anticipated include religious institutions (including seminaries, convents, or monasteries); public parks and playgrounds; public and private schools; preschools within a church or school building; non-commercial facilities (including such ones as recreational facilities and community centers designed to serve a neighborhood or other such uses as approved by the City); libraries; homeless shelters; any residential project undertaken by the Alexandria Redevelopment and Housing Authority (ARHA) or an entity of which ARHA is a part, or any project in which 10% or more of the units are public housing units or other publicly-assisted units serving as replacement for public housing; and parking garages (other than garages attached to, or on the same lot with, individual residences and designed for use by a single household).

H. Expirations, Extensions and Amendments to Development Special Use Permits (DSUPs), Development Site Plans (DSPs), and Coordinated Development Districts (CDDs)

1. If a previously approved DSUP or DSP expires, any resubmission after the expiration date will be treated as a new application and will be subject to review by the Office of Housing under the procedures current at the time of the re-submission. If the resubmission involves an AHP or changes to a previously approved AHP, the AHP will be forwarded to the Alexandria Housing Affordability Advisory Committee (AHAAC) for review.
2. When an applicant requests an extension of a previously approved DSUP or DSP, the affordable housing contribution shall be exempt from review by the Office of Housing. If an applicant requests a second extension, the affordable housing contribution shall be

updated using the rates current at the time the extension application is accepted for review.

3. If an applicant submits minor changes (as determined by the Department of Planning and Zoning) to a previously approved DSUP, DSP, or CDD, the affordable housing conditions of the revised submission shall be exempt from review by the Office of Housing unless the changes impact a previously approved AHP.
4. If an applicant submits major changes (as determined by the Department of Planning and Zoning) to a previously approved DSUP, DSP, or CDD that did not include an AHP, the affordable housing conditions shall be reviewed by the Office of Housing.
5. If an applicant submits major changes (as determined by the Department of Planning and Zoning) to a previously approved DSUP, DSP, or CDD that included an AHP, the affordable housing conditions shall be reviewed by the Office of Housing. If the proposed changes involve a new AHP or have implications for an existing AHP (e.g., there is a major change in the scope of the project that merits a change in the level of affordable housing to be provided), the AHP shall be forwarded to AHAAC for review.

I. Optional Parking Ratios for Affordable Housing

[Section 8-200](#) (General parking regulations) was amended in 2015 to provide optional reductions in parking requirements for affordable units in multifamily buildings (see *Table 2 and Section 8-200(A)(2)(a)(iii) Optional parking ratio for affordable housing*).

Table 2: Optional parking ratios for affordable housing	
Level of Affordability of Unit	Parking Space per Unit
30% AMI*	0.5
50% AMI*	0.65
60% AMI*	0.75
*Area Median Income as defined by HUD for the Washington-Arlington-Alexandria, DC-VA-MD-WV Area	

These parking ratios may be further reduced if an Applicant can demonstrate, to the satisfaction of the Director of the Department of Planning and Zoning, that the multifamily dwelling in which the units are located in:

- is within the Metro Half-Mile Walkshed or Bus Rapid Transit Half-Mile Walkshed, as shown on the maps titled "City of Alexandria Metro Station Walkshed Map" and "City of Alexandria Bus Rapid Transit Walkshed Map" [10% reduction];
- is within one-quarter of a mile of four or more active bus routes [5% reduction];
- has a walkability index score of 90-100 [10% reduction];
- has a walkability index score of 80-89 [5% reduction]; or
- includes 20% or more studio units [5% reduction].

Please contact the Office of Housing Program Administration Division at 703-746-4990 for more information.

Attachment 1

**2017 AFFORDABLE HOUSING VOLUNTARY MONETARY CONTRIBUTION
CALCULATION EXAMPLES**

Example 1: Retail and Residential in One Building

Proposed Project		Site Characteristics	
Mixed Use Building	200,000	Lot Area Sq. Ft.	100,000
Residential	175,000	Zoning	CRMU/M
Retail	25,000	FAR By Right	1.25
		FAR w/ DSUP	2
		By Right Sq. Ft.	125,000
		DSUP Sq. Ft.	75,000
		Total Sq. Ft.	200,000

Contribution Calculation of Example 1 – Work Group Recommendation			
Development Category	Sq. Ft.	2017 Rates	Voluntary Contribution
Non-Residential (Retail)	25,000	\$ 1.96	\$ 49,000
Tier 1 Residential	125,000	\$ 2.61	\$ 326,250
Tier 2 Residential	50,000	\$ 5.22	\$ 261,000
Total	200,000	-	\$ 636,250

Example 2: Retail and Residential in One Building with Bonus Density

Proposed Project		Site Characteristics	
Mixed Use Building	225,000	Lot Area Sq. Ft.	75,000
Residential	150,000	Zoning	CRMU/H
Retail	75,000	FAR By Right	1.5
		FAR w/ DSUP	2.5
		FAR w/DSUP & Bonus	3
		By Right Sq. Ft.	112,500
		DSUP Sq. Ft.	75,000
		Bonus Sq. Ft.	37,500
		<hr/>	
		Total Sq. Ft.	225,000

Contribution Calculation of Example 2 – Work Group Recommendation			
Development Category	Sq. Ft.	2017 Rates	Voluntary Contribution
Non-Residential (Retail)	75,000	\$1.96	\$ 147,000
Tier 1 Residential	112,500	\$2.61	\$ 288,000
Tier 2 Residential	n/a	\$5.22	\$ -
Bonus Density	37,500	Units*	-
Total	225,000	-	\$ 435,000

**Bonus Units to be determined in the manner consistent with Section 7-700*

Example 3: Separate Office and Residential Buildings

Proposed Project		Site Characteristics	
Office Building	150,000	Lot Area Sq. Ft.	300,000
Residential Building	300,000	Zoning	OCM
		FAR	1.5
		By Right Sq. Ft.	450,000

Contribution Calculation of Example 3 – Work Group Recommendation			
Development Category	Sq. Ft.	2017 Rates	Voluntary Contribution
Non-Residential (Office)	150,000	\$ 1.96	\$ 294,000
Tier 1 Residential	300,000	\$ 2.61	\$ 783,000
Tier 2 Residential	n/a	\$ 5.22	\$ -
Total	450,000	-	\$ 1,056,000