



Department of Planning and Zoning & Office of Housing Interdepartmental Work Program

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PZ/Housing Work Program Initiatives

FY 2020

- Housing Contribution Work Group Recommendations
- Strengthening Condominium Communities
- Examining Barriers to Housing Production
- Zoning for Housing
- Inclusionary Zoning Policy Feasibility Analysis
- Accessory Dwelling Unit Feasibility Analysis

FY 2021

- Framework for Mixed Income Assisted Living
- ARHA Master Plan
- Financial Tools Review
- Bonus Density Program Update
- Enhanced City Land/Facility Colocation Policy

FY 2021 (cont.)

- Co-housing Analysis
- Enhanced Tenant Protection and Relocation Policy



Housing Contribution Work Group

- Ongoing stakeholder consultation since March 2019 to update/clarify City housing contribution policy in developments involving re-zonings (including CDDs); office to residential building conversions; and senior housing, including assisted living
- Next steps:
 - Third party financial analysis
 - Additional engagement with developers and stakeholder group
 - Recommendations to PC and CC in May 2020 anticipated
- Inclusionary Zoning Feasibility Analysis starting in January



Strengthening Condominium Communities

- **Common Interest Community Governance Education and Training**
 - Collaboration with Arlington, MercerTrigiani, and the Community Association Institute
- **Expand Homeownership and Rehabilitation Loan Programs**
 - Down payment and closing cost assistance, rehabilitation loans to owners, partnership with Rebuilding Together
- **Potential Pilot Program to Assist Communities with Addressing Capital Needs**
 - Collaboration with Arlington & VHDA
 - Grants or loans for Capital Needs Assessments combined with Board training and possible loans for capital projects



Examining Barriers to Housing Production

- This initiative will examine factors which impact housing production in order to recommend corrective actions, with the goal of expanding production while promoting quality of life, housing choice and affordability
- Alexandria's Small Area Plans offer the potential for 40 million square feet of increased housing production
- To unleash this potential, barriers will be analyzed to achieve: improved local regulatory tools and processes, commensurate community trust and support, state and federal regulatory and financial support, accessible private financing and manageable construction costs
- Study Phases: Data Gathering, Community and Stakeholder Outreach, and Analysis and Recommendations under a progressive timeline now through summer



Zoning for Housing

- This effort examines opportunities to expand housing production, including affordable housing, through changes to the Zoning Ordinance and related policies
- Short-term and longer-term ideas are being generated beyond those already existing in the toolbox or which are currently being considered for the toolbox
- Study Phases include: Data Gathering, Input from Policy Makers and other Community Outreach, and Analysis/Recommendations under a progressive process through approximately early Fall 2020



Inclusionary Zoning Policy Feasibility Analysis

- IZ Policy would expand housing production by providing added density for new and rehabbed developments in exchange for low- and moderate-income housing
- Feasibility Analysis for an IZ Policy would be aligned with the market
- Housing Contributions Work Group recommendations would be factored in
- Process will include assistance from a consultant team, HR&A Advisors
- Study Phases include: Best Practices, Feasibility, Community Outreach, and Analysis/Recommendations under a progressive timeline through approximately early Fall 2020

Accessory Dwelling Units

- Accessory apartments, second units or granny flats are often referred to as Accessory Dwelling Units (ADUs)
- The initiative will propose a recommended approach for permitting ADUs as an opportunity to expand housing options and support housing affordability
- Process will include assistance from a consultant team, The Urban Institute
- Study Phases include: Best Practices, Community Outreach, Analysis and Recommendations under a progressive timeline

ARHA Development Plan

- RFQ for Development Partner to be issued in February 2020
- Update to ARHA Redevelopment Work Group in Fall 2020
- RFQ Development Principles
 - One-for-one replacement of all low-income units
 - Mixed-Income community w/fully integrated affordable units
 - Prefer ground lease
 - Increase affordable units beyond those currently at site



Private Public
Partnerships

Resident
Input = Key



Enhanced City Land/Facility Colocation Policy

- This affordable housing tool would require affordable housing to be included in developments where City land or financial assistance has been invested.
- If not feasible as part of a given project, a heightened contribution towards affordable housing would be required.
- Examples are co-location of schools with affordable housing and the potential to locate affordable housing within a municipal building under the Landmark/Van Dorn Plan.
- Study Phases include: Data Gathering/Analysis of Potential Sites, Community Outreach, and Recommendations under a progressive timeline through approximately early fall.



Enhanced Tenant Protection and Relocation Policy

- In FY 2020-21, the City will explore and update policies to protect tenants impacted by renovation, development and redevelopment and mitigate adverse effects
- Policy will address requirements for potential developer-provided financial and housing assistance, including temporary relocation during periods of displacement, coordination of City services/ACPS and priority/right to return
- Some policy recommendations may require legislative actions as part of City's FY 2021 legislative packet
- Proposed Policy will be presented to LTRB in February 2020



Proposed Enhanced Tenant Protection and Relocation Policy

Similar to the Tenant Assistance and Relocation Policy for Residential Multifamily (RMF) Zones

- Will require 120-day notice of lease termination
- Will require developer to appoint a relocation coordinator
- Will require replacement of all committed affordable units on-site after redevelopment
- Tenant households in good standing occupying a committed affordable housing unit will have the right to return to the property after redevelopment
- Tenant households in good standing will be eligible for moving expense payments regardless of income
- Low-income, elderly, and disabled tenant households are eligible for double moving expense payments



Proposed Enhanced Tenant Protection and Relocation Policy (cont.)

- If the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA) does not apply, replacement housing payments will be required during temporary relocation to a comparable unit if the rent exceeds the tenant's rent for the committed affordable unit from which they are displaced

“Committed Affordable Units” are rental or ownership dwelling units available to eligible households through income and/or occupancy restrictions required under federal, state, or local programs

“Comparable Units” are units made available to displaced households that are comparable in size and rent to units from which the household is displaced



Other PZ/Housing Initiatives

- Mt. Vernon Planning
- Duke Street Planning
- Heritage at Old Town Redevelopment (RMF Zone)
- COG Regional Housing Initiative
- Consolidated Plan and Regional Analysis of Impediments