

Alexandria Draft Housing Master Plan



Draft Housing Master Plan Process



April 2010- Advisory Group Meetings
April 2011



April 2011- Housing Contribution Work Group
June 2011 Meetings

Summer/Fall 2011 - Consultation with Partner Depts./Agencies

Winter/Spring/Fall 2012 - Development of Draft Plan

May 2012- Presentation/Discussion with Advisory Group
- Planning Commission Work Session
- City Council Work Session

November 2012 - Draft Plan Released





Incomes and Housing Costs

- **From 2000 to 2011:**
 - HUD median income for Washington, DC metropolitan area increased by **28%**, from \$82,800 to \$106,100
 - Average rent for market rate two bedroom unit in Alexandria increased by **71%**, from \$1,034 to \$1,765
 - Average assessed value of residential property increased by **135%**, from \$191,341 to \$449,411:
 - Single family: 137%, from \$260,907 to \$617,826
 - Condominiums: 149%, from \$106,875 to \$266,481

Who Needs Affordable and Workforce Housing

AFFORDABLE

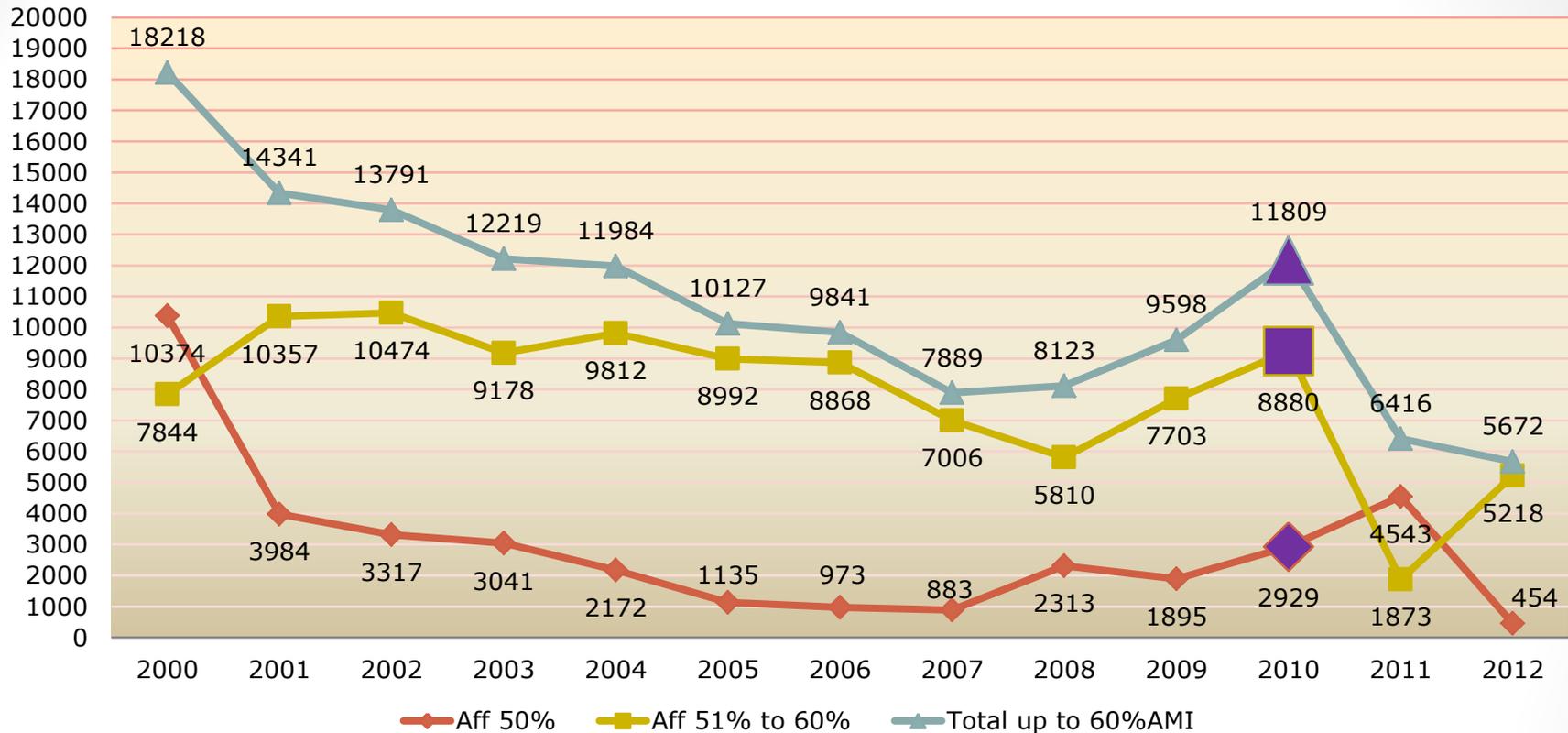
- Rental (2 persons @ 60% AMI - \$49,680)
 - Paralegal
 - Mental Health Worker
 - Head Custodian
 - Police Telecommunications Officer
- Ownership (3 persons @ 80% AMI - \$74,560)
 - Music Teacher
 - Fire Fighter
 - Electrician
 - Licensed Practical Nurse (LPN)

WORKFORCE

- Rental (2 persons @ 80% AMI - \$66,240)
 - Teacher
 - Accountant
 - Librarian
 - Bank Branch Manager
- Ownership (3 persons @ 120% AMI - \$111,780)
 - School Psychologist
 - Attorney
 - Two Schoolteachers
 - Electrician & Retail Manager



Market Affordable Rental Units, 2000 to 2012



Threatened Assisted Rental Housing

- 871 assisted units of non-Resolution 830 units will face potential loss by June 2015
- An additional 480 units face threats from July 2015 – June 2020



2010 Rental Supply and Demand

PRIORITY CONCERNS IDENTIFIED IN HOUSING MASTER PLAN

- General shortage of units for households under 30% AMI
 - Major focus of ACSB and HSCC
- General shortage of 3-bedroom units
- Shortages of 2- and 3-bedroom units for households under 50% AMI

ADDITIONAL FINDING

- Limited supply of multi-family rental units at price for those just at/above 80% AMI, so downward pressure on market affordable
 - Instead renting lower priced apartments or privately owned single family/townhouse/condominium units
 - New apartment projects under construction should address this need
 - Households in this income range have affordable home purchase options

Need for Additional Publicly Assisted Units

- Currently 3,710 Publicly Assisted Rental Units
- 2010 Demand was approximately 14,000
- Market Rate Affordable Housing is continuing to decline
- ARHA Voucher Wait list has 7,895 households and the Public Housing Wait list has 7,796 households



Guiding Principles

- **Principle 1:** Variety of housing options at all incomes
- **Principle 2:** Housing choice for all ages and abilities
- **Principle 3:** Active partnerships
- **Principle 4:** Key priorities for distribution and preservation
 - Access to transportation and services
 - Strategic preservation or location opportunities
 - Geographic distribution
- **Principle 5:** Social and cultural diversity through mixed income communities
- **Principle 6:** Healthy and growing economy requires affordable housing



Goals



Goal 1: Preserve long-term affordability and physical condition of assisted and market affordable rental housing

Goal 2: Provide or secure affordable and workforce rental housing through strategic development and redevelopment

Goal 3: Provide affordable home purchase opportunities

Goal 4: Enable homeowners to remain in their homes

Goal 5: Provide safe, quality housing choices

Goal 6: Enhance public awareness of the benefits of affordable Housing



Review and Approval Process

- Draft Plan Released November 2012
- Town Hall Meetings
 - January 24th 7-9 Samuel Tucker School
 - February 11th 7-9 Jefferson Houston School
- PC/CC Work Sessions
 - PC work session – March 5th
 - CC work session – April 9th
- Public Hearing and Consideration
 - May or June 2013



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