

APPENDIX 3: HOUSING MASTER PLAN CONSISTENCY WITH OTHER PLANS

Throughout the Housing Master Plan process, specific attention has been paid to the goals of other plans in the city and the region. As a result, the HMP has a number of principles and goals that are consistent with and in many way complement the goals of other plans. The following section provides a brief overview of some of the other City plans that were reviewed and describes the consistencies between those plans and the Housing Master Plan. The level of detail varies in accordance with the elements of congruence between plans.

CITY COUNCIL STRATEGIC PLAN

Goal #7, Objective #1 of the City Council Strategic Plan is to “promote a continuum of affordable housing opportunities for all residents, especially those most in need.” The six initiatives within this objective are provided below along with the corresponding Principles, Goals, Strategies, and Tools that have been identified in the Housing Master Plan

1. Achieve a net increase in dedicated affordable rental and ownership units in the City by 2015. (HMP Goals 1, 2, and 3 and accompanying strategies and tools as shown in Chapter 5)
2. Create and plan for livable communities which are accessible and affordable to persons of all ages and abilities. (HMP Principles 1 and 2 and Goals 1, 2, 3, 4 and 5 along with accompanying strategies and tools as shown in Chapter 5).
3. Increase opportunities for City and ACPS employees to live in Alexandria (HMP Goals 1, 2, 3, 4, and 5 along with accompanying strategies and tools as shown in Chapter 5).
4. Increase housing choices for low- and moderate-income households with three or more persons (HMP Principles 1, 2, and 5 and Goals 1, 2, 3, and 5 along with accompanying strategies and tools as shown in Chapter 5).
5. Offer diversity in housing choices for households and individuals ranging from 0 – 50% AMI (HMP Principles 1, 2, and 5 and Goals 1, 2, 3, and 5 along with accompanying strategies and tools as shown in Chapter 5).
6. Identify Land Use tool and strategies to incorporate affordable housing in the development and redevelopment efforts in the City and locate such opportunities strategically with regard to employment centers and transportation (Principles 3, 4, and 5 and Goals 1 and 2 along with accompanying strategies and tools as shown in Chapter 5).

“THE ALEXANDRIA OF OUR FUTURE – A LIVABLE COMMUNITY FOR ALL AGES, STRATEGIC PLAN ON AGING, 2013 – 2017”

Affordable housing is cited as a key element of the document “The Alexandria of Our Future – A Livable Community for All Ages, Strategic Plan on Aging, 2013 – 2017” presented to City Council on April 10, 2012.

The City’s Housing Master Plan includes two key principles that relate to the objectives identified in the Plan on Aging. They are:

- Principle #1 All income levels
- Principle #2 Alexandria’s housing stock should be expanded to offer greater housing choice to people of all ages and abilities.

The following are five specific objectives which were included in the Plan on Aging. Listed below each objective is a description of how and where the objective is addressed within the Housing Master Plan.

STRATEGIC PLAN ON AGING GOAL #2. HOUSING

HOUS 1. Through public/private collaboration, a mixed-income affordable assisted living facility, with at least 100 units, is available to Alexandrians of low and moderate income.

Addressed within the HMP as follows:

Goal 5: Provide a variety of safe, quality housing choices that are affordable and accessible to households of all ages and abilities.

- **Strategy 5.7** Collaborate with appropriate public and private partners to develop an assisted living facility serving Alexandrians of varying income levels.

HOUS 2. A significantly increased number of new or refurbished units that support independent living are available to older Alexandrians of low and moderate incomes.

Addressed within the HMP as follows:

Goal 4: Enable homeowners to remain in their homes safely, comfortably, and affordably.

- **Strategy 4.1** Provide rehabilitation services to existing low- and moderate-income homeowners (below HUD 80%) in maintaining their existing home.

- **Strategy 4.3** Provide assistance to home-owning seniors with limited incomes and resources in order to strengthen their ability to age in place.

Goal 5: Provide a variety of safe, quality housing choices that are affordable and accessible to households of all ages and abilities.

- **Strategy 5.1** Partner with existing property owners to convert non-accessible and non-visitable units to allow for visitability and habitation by persons with physical disabilities.
- **Strategy 5.2** Develop mechanisms to promote and encourage the development of new universally designed housing units.
- **Strategy 5.3** Develop mechanisms to promote and encourage an increase in the number of accessible and adaptable units above the minimum requirements for new construction pursuant to the Fair Housing Act, the International Code Council, and/or other applicable law and regulation.
- **Strategy 5.4** Develop mechanisms to promote and encourage the development of visitable and accessible residential development in new construction types (i.e. single family residential development) that are exempted from the Fair Housing Act, ICC or other applicable law and/or regulation
- **Strategy 5.5** Develop minimum requirements for adaptable construction techniques and the accessible units in multi-family rehabilitation projects funded by City resources where compliance with the Fair Housing Act, ICC or other applicable law and/or regulation is not required.
- **Strategy 5.6** Facilitate the use of the Virginia Livable Home Tax Credit Program to cover 50% of the costs to retrofit existing housing units for accessibility and visitability.

HOUS 3. The City of Alexandria adopts an ordinance allowing accessory dwelling units and family/caregiver suites.

Addressed within the HMP as follows:

- Strategy 2.1** Develop policies and regulations that incorporate affordable housing units as part of new development and redevelopment projects.
- Strategy 2.3** Include an affordable housing plan, using the tools identified in the Housing Master Plan, as part of all new or revised Small Area and Corridor Plans.

HOUS 4. Older Alexandrians have easy access to information and understand about ways to modify homes to enable aging at home. Information will include universal design, home modification assistance programs, health and safety audits, tax credits and other supports available at the local, state and federal levels.

Addressed within the HMP as follows:

Goal 5: Provide a variety of safe, quality housing choices that are affordable and accessible to households of all ages and abilities.

- **Strategy 5.6** Facilitate the use of the Virginia Livable Home Tax Credit Program to cover 50% of the costs to retrofit existing housing units for accessibility and visitability.

Goal 6: Enhance public awareness of the benefits of affordable housing and promote available housing and partnership opportunities.

- **Strategy 6.1** Continue, enhance and increase the City's outreach effort to the community regarding the need for and the benefits of having affordable housing, and provide affordable housing developers and advocates with quality information and materials to generate community support for affordable housing.
- **Strategy 6.2** Work with the City agencies and appropriate service providers, such as in-home care providers, to ensure broad awareness of existing City services and resources.
- **Strategy 6.3** Conduct stakeholder outreach efforts directed to developers, financial institutions, lenders, property owners and real estate professionals to [1] increase awareness of the financial opportunities and benefits of affordable and universally designed housing; and [2] address issues or concerns related to existing or proposed affordable housing development.
- **Strategy 6.4** Identify, foster and encourage potential development and public/private partnership opportunities in the City.

HOUS 5. Recognizing the expected growth in eligibility for the Real Estate Tax Relief and Assistance Program for Elderly and Disabled Persons, the City evaluates its eligibility criteria and anticipated fiscal impact and plans accordingly.

Addressed within the HMP as follows:

Goal 4: Enable homeowners to remain in their homes safely, comfortably and affordably.

- **Strategy 4.3** Provide assistance to home-owning seniors with limited incomes and resources in order to strengthen their ability to age in place.

TRANSPORTATION MASTER PLAN

Transportation Vision: The City of Alexandria envisions a transportation system that encourages the use of alternative modes of transportation, reducing dependence on the private automobile. This system will lead to the establishment of transit-oriented, pedestrian friendly village centers, focused on neighborhood preservation and increased community cohesion, forming a more urban, vibrant and sustainable Alexandria. The City will promote a balance between travel efficiency and quality of life, providing Alexandrians with transportation choice, continued economic growth and a healthy environment.

The Housing Master Plan is consistent with the Transportation Master Plan in its consistency with transit oriented development principles. Specifically, Housing Master Plan Principle #4 encourages location-efficient distribution of affordable housing within areas with access to retail, services, jobs and public transportation. The Plan makes specific reference to the benefits of locating affordable housing in the three high capacity transit corridors identified in the Transportation Master Plan. The HMP has also identified a specific tool pertaining to decreasing parking ratios for affordable housing which is also consistent with the Transportation Master Plan.

ECO-CITY ALEXANDRIA PLAN

Energy

The quantity and sources of energy used by Alexandria's government, businesses and residents impact our environment and quality of life—whether it be through pollutants added to the air, negative effects on water quality or local contributions to climate change. Recognizing this, Alexandria commits to managing its energy—both the electricity that powers our buildings and homes and the fuel that powers our vehicles and other equipment—based upon the following principles:

The HMP makes several recommendations that are consistent with the Eco-City Plan, mostly related to lower energy usage and cost for low and moderate income families. Further the HMP recommends a modification to the Home Rehabilitation Loan Program to create an energy efficiency loan program that will make low interest loans to households that want to improve the energy efficiency of their homes.

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY (ARHA) 2012-2022 STRATEGIC PLAN, OUR PAST, OUR PRESENT, OUR FUTURE

The ARHA Strategic Plan identifies Guiding Principles for Affordable Housing, Resident Self-Sufficiency and Quality of Life, Community Economic Development, Community Relationships, and Agency Viability. Specific strategies for addressing each of the Guiding Principles are addressed within the Plan. ARHA is the City's primary provider of affordable housing for very low income households and is recognized as a fundamental partner in implementation of the City's Housing Master Plan. The Guiding Principles outlined in the Housing Master Plan are generally echoed in ARHA's Strategic Plan and elements of each of the six Goals of the City's Plan can be found within the ARHA Plan.

The Guiding Principle for Affordable Housing identifies ARHA's role in development and redevelopment of its own sites as well as outlining opportunities for the agency to participate in development of non-ARHA properties. These Guiding Principles, which are reflected in Housing Master Plan Goals 1 and 2, include the following:

- Preserve or replace all of ARHA's current units;
- Maximize onsite replacement housing;
- Provide a range of affordable housing options;
- Increase the number and quality of affordable housing units;
- Follow housing preservation, production and operations practices that contribute to ARHA's viability and sustainability;

Also addressed within this strategy is ARHA's efforts to expand affordable homeownership opportunities, consistent with Goal 3 of the City's Housing Master Plan.

The second Guiding Principle relates to Resident Self-Sufficiency and Quality of Life and includes elements of Housing Master Plan Goal 6 which relates to enhancing public awareness of the benefits of affordable housing. These include:

- Addressing public perceptions of security and crime;
- Public information emphasizing resident success;
- Communication with residents, the general public and service partners ARHA's expectations for resident achievement and their successes.

Community Economic Development is a guiding principle in the ARHA strategic plan that relates to individual economic empowerment of ARHA residents. The Housing Master Plan also includes a guiding principle that emphasizes the role of affordable housing in creating a healthy and growing economy. ARHA includes a specific strategy to include mixed use in its redevelopment plan as a means of supporting ARHA's viability and the economic growth of the City.

ARHA-Community Relationships is a guiding principle which emphasizes partnerships and effective working relationships with the City and other stakeholders. The strategies outlined within this principle further support the Housing Master Plan Goal 6 with regard to promoting the benefits of affordable housing.

The final guiding principle in the ARHA Strategic Plan relates specifically to the operations and management of the agency itself. While this principle is not addressed within the City's Housing Master Plan, support for ARHA and its acquisition, rehabilitation, development and redevelopment efforts are included as specific strategies in the Goals 1 and 2 of the Housing Master Plan.

STRATEGIC PLAN TO PREVENT AND END HOMELESSNESS, 2010

One of the main needs in the fight against homelessness is independent housing units that are affordable at the lowest income levels. This type of unit allows homeless individuals and families to move from shelters and transitional housing to independent housing units. The HMP also identifies the need to help create the deeply subsidized affordable units that help move can help move the homeless population from shelters to independent units. Principles 1 and 2 of the Housing Master Plan pertain to creating housing for individuals of all incomes, ages, and abilities while Principle 3 discusses partnerships that will needed make this type of housing a reality. Goal 1 of the HMP discusses the need to preserve long term affordability of current assisted and market affordable rental housing stock. Specifically, Strategy 1.4 discusses the need to increase the number of rental housing units that are affordable to households earning below 30% AMI.

WASHINGTON METROPOLITAN COUNCIL OF GOVERNMENTS' "REGION FORWARD PLAN"

The Region Forward Plan "seeks a variety of housing types and choices in diverse, vibrant, safe, healthy, and sustainable neighborhoods, affordable to persons at all income levels."The plan also calls for "the production, preservation, and distribution of affordable housing a priority throughout the Region."The plan specifically calls for a minimum of 10% all housing and 15% of all new housing, (or 15% including preserved housing),

to be affordable at or below 80% AMI. The Region Forward Plan also recommends that 80% of all subsidized affordable units be located in a Regional Activity Center.

The Housing Master Plan does not identify specific percentages of housing that should be dedicated affordable as the City lacks the legal authority to mandate a specific percentage of affordable units to be achieved in all new development. However, the HMP does provide specific goals and strategies aimed at creating and preserving affordable rental housing for households at or below 60% AMI and ownership housing for housing for 80% AMI and below (HMP Principles 1 and 2 and Goals 1, 2, 3, and 4 along with the accompanying strategies and tools shown in Chapter 5.) As of 2010, Alexandria's assisted rental housing stock constituted 5.1 % of the city's total housing stock and 12.2% of its rental housing stock.

The Housing Master Plan also makes specific references to developing and preserving affordable housing in areas approximate to transit and services (Principle 4) which mirrors closely the Regional Activity Center's identified in the Region Forward Plan.