

Alexandria Draft Housing Master Plan





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

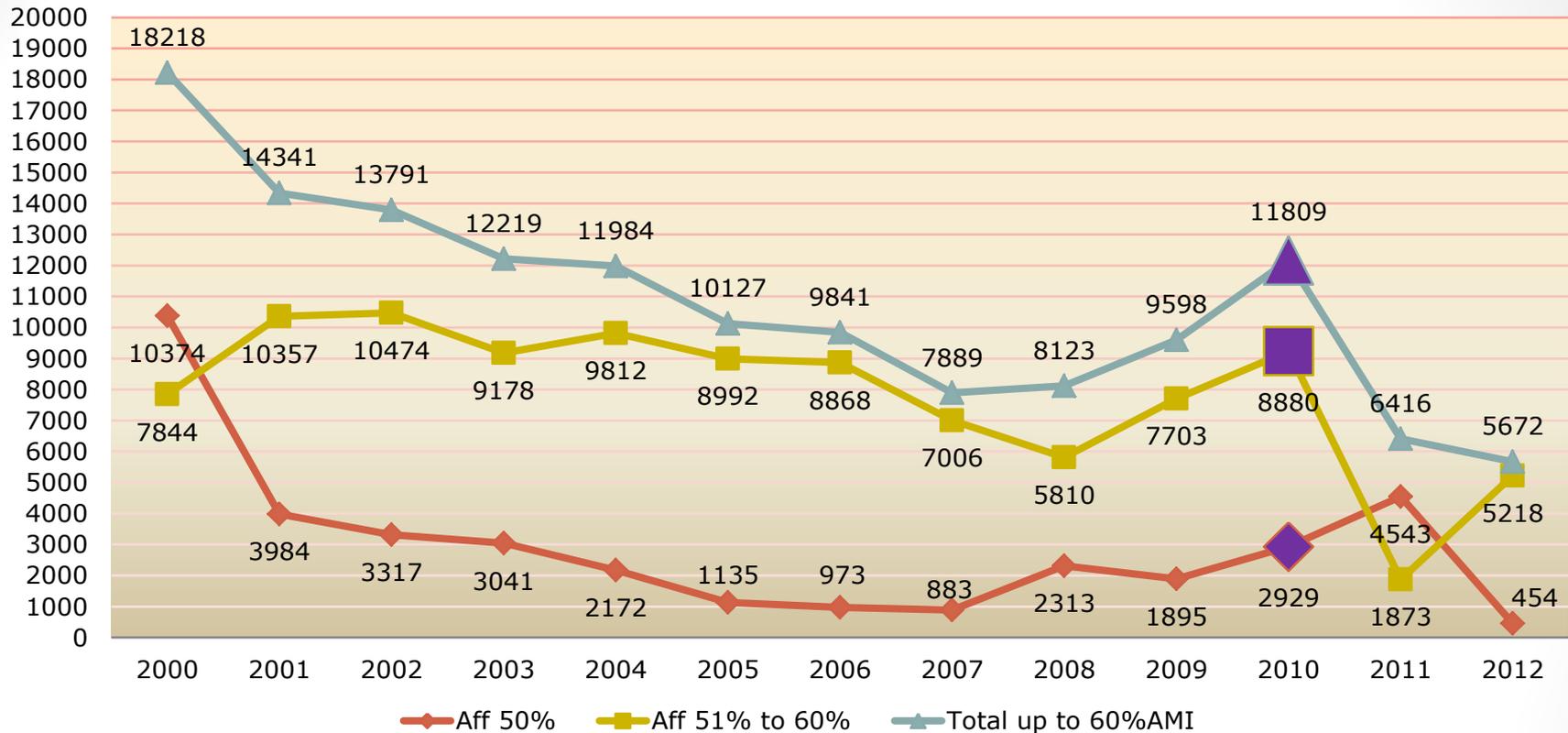
- Rental (2 persons @ 60% AMI or \$49,680)
 - Paralegal
 - Mental Health Worker
 - Head Custodian
 - Police Telecommunications Officer
- Ownership (3 persons @ 80% AMI - \$74,560)
 - Music Teacher
 - Fire Fighter
 - Electrician
 - Licensed Practical Nurse (LPN)

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





Plan Structure

Guiding Principles

Goals and Strategies

Tools

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 and Strategies



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

Strategies:

- 1.1** Priority for units affordable at or below 50% AMI
- 1.2** Obtain affordability commitments from owners of market affordable units
- 1.3** Partner with affordable housing providers to acquire and/or rehabilitate affordable units
- 1.4** Increase the number of units :
 - affordable below 30% of AMI, and
 - serving seniors in areas with transportation retail, recreation, and other services.
- 1.5** Support ARHA's acquisition and rehabilitation efforts



Goals and Strategies



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

Strategies:

- 2.1** Develop policies and regulations to incorporate affordable housing in development and redevelopment
- 2.2** Partner with nonprofit and for profit developers
- 2.3** Add affordable housing plans/tools to Small Area and Corridor Plans
- 2.4** Support ARHA in redevelopment or new development
- 2.5** Seek substantial replacement of market affordable housing in redevelopment



Goals and Strategies



Goal 3: Provide affordable home purchase opportunities

Strategies:

- 3.1 Homebuyer training and counseling
- 3.2 Provide financial assistance to:
 - Low and moderate income households
 - City and School employees



Goals and Strategies



Goal 4: Enable homeowners to remain in their homes

Strategies:

- 4.1** Provide home rehabilitation services to lower income homeowners
- 4.2** Assist low/moderate-income homeowners with maintenance and energy efficiency improvements
- 4.3** Provide assistance to seniors to strengthen ability to age in place



Goals and Strategies



Goal 5: Provide safe, quality housing choices

Strategies:

- 5.1** Improve housing for visitability and habitation by persons with physical disabilities
- 5.2** Promote universal design
- 5.3** Promote and encourage accessible and adaptable units in excess of minimum requirements
- 5.4** Promote and encourage visitable and accessible units in new construction
- 5.5** Develop minimum standards for adaptability in multi-family rehabilitation
- 5.6** Facilitate use of Virginia Livable Home Tax Credit
- 5.7** Develop assisted living facility serving affordable income levels in Alexandria



Goals and Strategies



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

Strategies:

- 6.1** Continue and enhance community outreach to foster understanding of need for, and benefits of, affordable housing
- 6.2** Work with the City agencies and service providers to ensure awareness of resources and services
- 6.3** Conduct stakeholder outreach to developers, financial institutions, lenders, property owners and real estate professionals
- 6.4** Encourage public-private partnerships





Program Tools

Tool	Implementation Schedule			Required Action
	Type	1-3 Years	4-6 Years	
Programmatic Tools				
Community Land Trust	N	✓		Further Study; Policy Development
Development Fee Relief	N	✓		Further Study; Policy Development
Fair Housing Testing and Education	E			
Home Purchase Assistance Loan Program Enhancements	E, M	✓		Local Program Modification
Home Rehabilitation Loan Program Enhancements	E, M	✓		Local Program Modification
Homelessness Prevention/Assistance	E			
Housing Choice in New Construction and Rehabilitation	N		✓	Partnerships, Further Study, Policy Development
Housing Development Loans (Rental and Ownership)	E			
Landlord Tenant Relations	E			
Maximizing Public Land for Affordable Housing	N		✓	Partnerships, Further Study, Policy Development

E-Existing; M-Modified; N-New



Program Tools (cont.)

Tool	Implementation Schedule			Required Action
	Type	1-3 Years	4-6 Years	
Programmatic Tools				
Mixed-Income Affordable Assisted Living	N	✓		Partnerships, Affordable Assisted Living Work Group Formation, Advocacy and Outreach
Predevelopment Funds	E, M			Local Policy Development
Rent Relief Program for Seniors and Disabled	E			
Rental Housing Assistance (Set Aside, Res. 830, HCV, etc.)	E			
Resource Center for Affordable Housing	N	✓		Research, Data Collection, Website update
Special District to Enable Access to Historic Tax Credits	N	✓		Partnerships, Study and Analysis, Advocacy and Outreach
Voluntary Developer Contribution Policy Update	E, M	✓		Local Program Modification

E-Existing; M-Modified; N-New

Voluntary Developer Contributions

Development Type	June 2005 Formula	Draft Proposed Formula
Non-Residential	\$1.50/Sq. Ft.	\$1.78/Sq. Ft.
Tier 1 Residential		
For-Sale	\$2.00/Sq. Ft.	\$2.37/Sq. Ft.
Rental	\$1.50/Sq. Ft.	\$2.37/Sq. Ft.
Tier 2 Residential	\$4.00/Sq. Ft.	\$4.74/Sq. Ft.

- Proposed Formula increase reflects inflation from 2005 – 2011
- Proposed Formula includes making rental contributions equal to for-sale contributions
- Formula will be adjusted annually based on CPI-U Housing for the Baltimore Washington Metro Area
- Approved by Housing Contribution Policy Work Group but may be subject to further discussion



Existing City/ARHA Programs

FY2011 accomplishments/costs



	Programs	Units/Households/Persons	Cost per unit or household
Housing development (rental or ownership)	<ul style="list-style-type: none"> Acquisition and/or rehabilitation loans Predevelopment loans 	<ul style="list-style-type: none"> 51 units None 	<ul style="list-style-type: none"> \$10,400 NA
Rental housing	<ul style="list-style-type: none"> Resolution 830 Housing Choice Voucher (ARHA) Rental Accessibility Modification Program (RAMP) Rental Set-Aside Unit Program Rent Relief Program for Seniors and Disabled 	<ul style="list-style-type: none"> 1,150 units 1,450 vouchers None 76 units 101 persons 	<ul style="list-style-type: none"> \$7,500 \$12,000 NA NA \$2,900
Rental services	<ul style="list-style-type: none"> Landlord-Tenant Compliant Mediation Relocation Counseling Eviction Assistance and Furniture Storage Program³ 	<ul style="list-style-type: none"> 1,176 37 Households 	<ul style="list-style-type: none"> NA \$1,050
Home purchase	<ul style="list-style-type: none"> Homeownership Assistance Program^{1,2} Moderate Income Homeownership Program^{1,2} Employee Housing Incentive Program² Homeownership Counseling³ Ownership Set Aside Program 	<ul style="list-style-type: none"> 25 Households 6 Households 6 Households 156 Households None 	<ul style="list-style-type: none"> \$45,900 \$22,350 \$10,000 \$450 NA
Homeowner assistance	<ul style="list-style-type: none"> Home Rehabilitation Loan Program Residential Energy Loan Program (New) Energy Share Program Real Property Tax Relief 	<ul style="list-style-type: none"> 4 loans New in FY 2012 New 1,200 Households 	<ul style="list-style-type: none"> \$83,000 NA NA \$2,800
Homelessness prevention/assistance	<ul style="list-style-type: none"> Homeless shelters Non-profit transitional housing programs Transitional Assistance Program Homeless Intervention Program 	<ul style="list-style-type: none"> 991 persons 49 Households 33 households 86 Households 	<ul style="list-style-type: none"> \$3,400 \$18,500 \$1,000 \$4,300
Community Services Board	<ul style="list-style-type: none"> Group homes Supervised apartments Safe Haven 	<ul style="list-style-type: none"> 221 persons 	<ul style="list-style-type: none"> \$45,000
Fair Housing	<ul style="list-style-type: none"> Fair Housing Testing Program Fair Housing Training for Realtors and Property Managers. 	<ul style="list-style-type: none"> 1 round of testing 	<ul style="list-style-type: none"> \$48,000

¹ Modification(s) proposed in Housing Master Plan

² Programs are funded only for limited situations in FY 2013

³ Program is unfunded in FY 2013



Zoning Tools

Tool	Implementation Schedule			Required Action
	Type	1-3 Years	4-6 Years	
Zoning Tools				
Accessory Dwelling Unit Policy				
Phase 1 (New CDD Zones)	N	✓		Local Policy Development Community Outreach, Research and Analysis, Local Policy
Phase 2 (Full Program)	N		✓	Local Policy Development, Local Ordinance Amendment
Additional Density in Exchange for Affordable Housing	E, M	✓		Local Ordinance Amendment
Parking Requirements for Substantial Rehabilitation	N	✓		Local Policy Development
Parking Requirements for Affordable Housing	E, M	✓		Further Study, Legislative Action, Local Ordinance
Transfer of Development Rights	N		✓	

E-Existing; M-Modified; N-New



Additional Density for Affordable Housing

- May Presentation to HMP AG
 - Amend Ordinance to include formula calculation affordable housing for density achieved via rezoning
- Draft HMP Recommendation
 - Amend 7-700 to allow units off site
 - Amend 7-700 to allow cash in-lieu of units
 - Create policy pertaining to density achieved through rezoning that states:
 - “when additional density is provided through rezoning, developer contributions should take into account that affordable housing is one of the City’s highest priorities.”



Transfer of Development Rights

- May Presentation to HMP AG
 - Explore possibility and creation of TDR Program via State Code
- Draft HMP Recommendation
 - No Program through statutorily authorized approach because:
 - Limited designated sending areas (unused density)
 - Limited and controversial Receiving Areas
 - Substantial staff time for small return
 - Policy for “TDR-like” transfer of density within Small Area Planning Process.



Financial Tools

Tool	Implementation Schedule		Required Action
	Type	1-3 Years	
Financial Tools			
General Fund Direct Allocation Support			
Annual Lump Sum Appropriation	E,M	✓	Local Policy Development
Increased Dedicated Real Estate Tax	E,M	✓	Local Policy Development
Tax Increment Funding	E,M	✓	Local Policy Development
General Fund Foregone Revenue (Tax Relief)			
Homeowner Tax Relief – Seniors/Disabled	E		
Tax Abatement for Substantial Rehab	N		
Loan Consortium	N		Partnerships, Education Process, Local Program Development
Loan Guarantees	E,M		Local Policy Development

E-Existing; M-Modified; N-New



Advisory Group Comments on Presentation

- Keep Principles, goals, tools and Policy implications
- Consolidate data into a few slides
- Clearly link funding resources to what we would be able to do the following year.
- Move funding tradeoffs earlier in slides



Advisory Group Comments on Plan

- Display Data as Percentage of City's Units (pg. 15)
- Sheltered Homes as a partner (pg. 71)
- Add Historic Tax Credits to the list (pg. 173 & pg. 194)
- Clarify what will take policy changes and what will take code/ordinance changes (pg. 113)



City Council Comments

- Dedicated Affordable Units should be held as affordable for as long as possible – 40 years
- Make readily available and provide:
 - Total AH Units and expiration dates
 - Total Units under construction
 - Number of Units that are affordable
 - Total HTF contributions
- Good that redefining Bonus density to capture more units
- Explain what is meant by continued support of ARHA
- General support for the continuance of Res. 830 due to the “permanence” of Organization



City Council Comments (cont.)

- We must be strategic about resources and reexamine our Homeownership Programs
- Preserving/producing/sustaining AH will take resources
- Administrative parking reduction will be a good tool for preservation
- Staff needs to be very aggressive in pursuing all funding opportunities
 - Partnering with Private developers
 - Partnering with Non-Profit developer
 - State Housing Trust Fund

Review and Approval Process

- 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