TONIGHT’S AGENDA

Welcome
Introductions
Workgroup Fundamentals
Affordable Housing Demand and Supply
Policies, Procedures, and Zoning Tools
Development Review Process
Q&A Feedback
Next Steps
PURPOSE: Establish policy guidance regarding housing contributions for rezoning, master plan amendment, senior housing, and conversion projects.
AFFORDABLE HOUSING DEMAND AND SUPPLY
Declining federal housing funding

Growing gap in income vs housing costs

Loss of 16,500+ market-affordable units (2000-2018)

Growth in leisure and hospitality jobs 14%

Growth in construction jobs 13%

Growth in education and health service jobs 12%

Projected regional job growth in lower-wage sectors (2017-2021)
MOST LOW- TO MODERATE-INCOME ALEXANDRIANS
(w/ incomes up to $75,000)
SPEND TOO MUCH ON HOUSING
73% of low- to moderate-income renter households are housing cost burdened

MOST ALEXANDRIA WORKERS COMMUTE INTO THE CITY
75% of Alexandrian’s workforce lives outside the City

HOUSING IS KEY TO ECONOMIC DEVELOPMENT

Source: 2009-2013 American Community Survey 5-Year Estimates

Source: 2013-2017 American Community Survey 5-Year Estimates

73%
Spend => 30% of income on housing (at the expense of healthcare, education, daycare, and savings)

15,187 households
Typical Hourly Wages:

- Housekeeper: $13.03
- Retail Salesperson: $14.83
- Bank Teller: $14.94
- City Temporary Park Operations Laborer 1: $15.15
- Nursing Aide: $15.25
- Parking Lot Attendant: $15.86
- Child Care Worker: $16.27
- EMT: $17.76
- Receptionist: $18.12
- Fast Food Cook: $18.29
- Medical Billing Clerk: $19.21
- City Residential Counselor: $19.46 (starting)
- City Marketing Specialist: $22.47 (starting)
- Cardiac Technician: $22.89
- City Policy Officer 1: $24.44 (starting)
- City Librarian Youth Services Manager: $24.78 (starting)
- Auto Mechanic: $24.89
- Hotel Front Desk Manager: $25.53
- City Building Manager: $26.02 (starting)
- ACPS Teacher w/Bachelor’s Degree (Step 1, 220 day contract): $26.38
- Plumber: $27.97
- ACPS Teacher w/Master's Degree (Step 1, 220 day contract): $30.11
- Electrician: $30.30
- City Smart Mobility Program Manager: $34.86 (starting)
- Dental Hygienist: $37.32
- Computer Programmer: $40.26
- Physical Therapist: $43.28

$32.84/hr
(~$68,320/yr)

Hourly wage needed in 2018 to rent an average 1-bedroom apartment ($1,708) in the City (rent assumed to equal 30% of gross income)

Sources: National Housing Conference 2018 Paycheck to Paycheck (www.nhc.org); City of Alexandria Public Schools 2018-19 Salary Scales; City of Alexandria Job Opportunities webpage (February 1, 2019); City of Alexandria 2018 Market Rent Survey Wage: ([average rent/.3]*12months)/2,080 work hours per year

New rental and assessment data will become available in the spring!
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WHO CAN AFFORD TO RENT IN THE CITY?

New rental and assessment data will become available in the spring!
Housing options at all incomes, life stages, and abilities

- Energy efficient
- Healthy and safe
- Accessible

Citywide distribution of affordable units to foster social and cultural diversity and mixed-income communities

Emphasis on opportunities in higher-density areas with strong access to transit, jobs, and amenities

HOUSING MASTER PLAN GOAL: Create new affordability in 2,000 units by 2025
HOUSING MASTER PLAN
PROGRESS THROUGH DEC 2018

2,000 UNITS WITH NEW AFFORDABILITY

- 625 Completed
- 602 Under Construction
- 291 Under Construction
- 482 Remaining in Pipeline
AFFORDABLE SENIOR HOUSING SUPPLY

568
Committed affordable senior-only rental units in the City

3
1 auxiliary grant funded assisted living unit (Sunrise) and 2 discounted memory care units in the City (Silverado)

10
Units reserved units for Alexandria residents at Birmingham Green in Manassas

+ 15
7 auxiliary grant funded units (Sunrise & Silverstone) and 6 units with Goodwin House subsidies

The Alexandria Redevelopment and Housing Authority and several other affordable housing providers provide deeply affordable housing opportunity for seniors in non-age restricted communities
AFFORDABLE SENIOR HOUSING DEMAND

322 + 4 + 12

Senior households (60 or above) on ARHA’s voucher waitlist
Alexandrians on waitlist at Birmingham Green
Alexandrians left Northern Virginia to move into an auxiliary-grant unit

Sources: Division of Aging and Adult Services, DCHS and ARHA February 2019

~3,350-3,906
Senior households (65 and above) with incomes at/below 60% AMI

Approximately 1/3 of these households have incomes at/or below 30% AMI
Source: 2013-2017 American Community Survey 5-Year Estimates

Senior Households by Household Income
POLICIES, PROCEDURES, PLANNING AND ZONING TOOLS
2012 BEAUREGARD: commitment to preserve 800 affordable units with 50% serving very-low income households; relocation coordinator hired; placement into Southern Towers affordable units and referrals to other housing resources and city services.

2015 OAKVILLE TRIANGLE: 65 units (mostly studios) affordable at 60% AMI approved for Triangle site to accommodate likely future workers; other projects in Route 1 area will follow the Housing Master Plan and contribution formula.

2017 OLD TOWN NORTH: permit bonus densities of 30%; prioritize one-for-one on-site replacement of Resolution 830 units within the plan area; encourage artist housing; incorporate universal design, including visitability features.

2018 SOUTH PATRICK STREET: preserve housing opportunity and affordability along Route 1 South through redevelopment and additional density; ensure eligible tenants have the right to return and receive support and assistance to mitigate impacts of temporary relocation.

ONGOING:

- LANDMARK MALL
- EISENHOWER EAST
- NORTH POTOMAC YARD

2015 EISENHOWER WEST: a range of affordable housing options throughout Plan area; co-locate housing with a municipal facility; permit bonus densities of 30% or more particularly where taller heights are allowed.

2017 NORTH POTOMAC YARD: permit bonus densities of 30%; allow for potential ARHA replacement units; integrate universal design and incorporate visitability features, when feasible; permit micro-units; encourage colocation of affordable housing, including senior or assisted living, with future civic, municipal, and other uses where possible.

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ONGOING:

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- NORTH POTOMAC YARD
HOW AFFORDABLE HOMES GET BUILT, PRESERVED, AND ENHANCED

TOOL #1: BONUS DENSITY + HEIGHT

TOOL #2: VOLUNTARY DEVELOPER CONTRIBUTIONS TO HOUSING TRUST FUND + REVENUE FROM MEALS TAX INCREASE + HOME/CDBG

CITY INVESTMENT NEEDED TO CONSTRUCT ONE NEW AFFORDABLE UNIT

TODAY’S CHALLENGE!

$80-$95k

$40k

2013

2018+
HOW AFFORDABLE HOMES GET BUILT, PRESERVED, AND ENHANCED

TOOL #1: BONUS DENSITY + HEIGHT

TOOL #2: VOLUNTARY DEVELOPER CONTRIBUTIONS TO HOUSING TRUST FUND + REVENUE FROM MEALS TAX INCREASE + HOME/CDBG

TODAY’S CHALLENGE!

THE REASONS…
- STEEP INCREASES IN COST OF CONSTRUCTION
- COST OF PROVIDING DEEPER LEVELS OF AFFORDABILITY (40-50% AMI)

$40k
2013

$80-$95k
2018+
### Rezonings
- **Purpose**
- **Public review process**
- **Other:**
  - May be paired with other zoning tools (e.g. bonus density) and/or MPA
  - Typically involves change in use and/or increase in density/height
  - Examples: WMATA Bus Barn, 1200 N. Henry

### Coordinated Development Districts (CDDs)
- Type of rezoning available for larger, more complex, coordinated development programs
- Examples: ABC Giant site, North Potomac Yard, Oakville Triangle, Cameron Park

### Master Plan Amendments (MPA)
- **Purpose**
- **Public review process**
- **Other:**
  - May be paired with other zoning tools (e.g. a rezoning)
  - May involve change in use and/or increase in density/height
  - Examples: Eisenhower Block 20, Potomac Yard Landbay H/I (Silverstone)

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Housing contributions considered as part of broader community benefits discussion
2013 Developer Housing Contribution Work Group recommended that the City adopt a policy statement that, when additional density is provided through rezoning, developer contributions should take into account that affordable housing is one of the City’s highest priorities.

- Recommendation included in Housing Master Plan
- Application across development projects has varied
Conversion of Commercial Buildings to Residential Use

- Review process depends on underlying zone and requested modifications
- Other:
  - May be accompanied by a Master Plan Amendment
  - Economics of building conversions can be very different from those of new construction
  - Examples: 200 Stovall Street (Eisenhower Block 6A); Park Center

Senior Housing Projects

- Public review process: “Home for the elderly” allowed with a Special Use Permit
- Other:
  - May be accompanied by a Master Plan Amendment or rezoning
  - Economics of operating senior housing projects are very different due to the high cost of services
  - Examples include: Silverado, Sunrise, and Silverstone
Q&A, FEEDBACK, and NEXT STEPS

Worksession #2—April 4, 2019
Worksession #3—May 2, 2019

Questions?
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