

# 2019 HOUSING CONTRIBUTIONS WORKGROUP MEETING #1

City Hall | March 7, 2019



City of Alexandria,  
Virginia



# TONIGHT'S AGENDA

Welcome

Introductions

Workgroup Fundamentals

Affordable Housing Demand and Supply

Policies, Procedures, and Zoning Tools

Development Review Process

Q&A Feedback

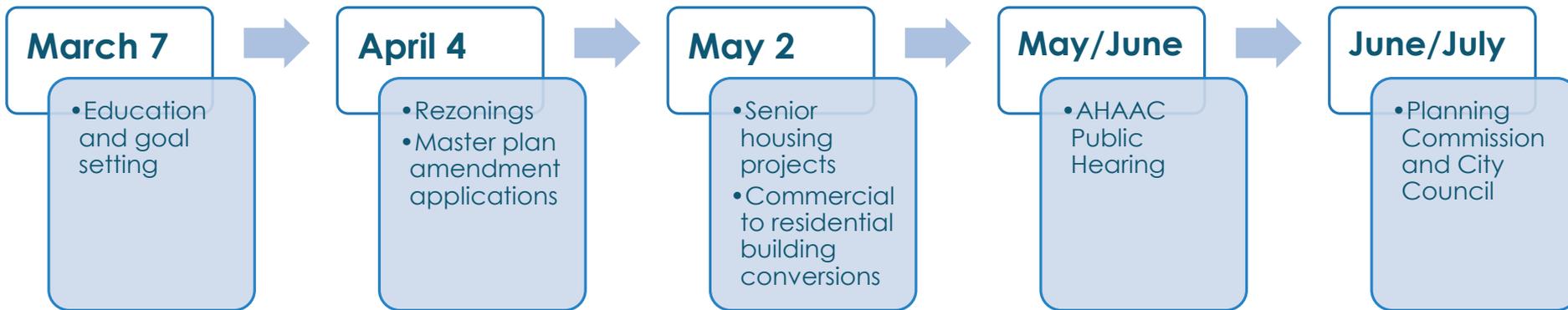
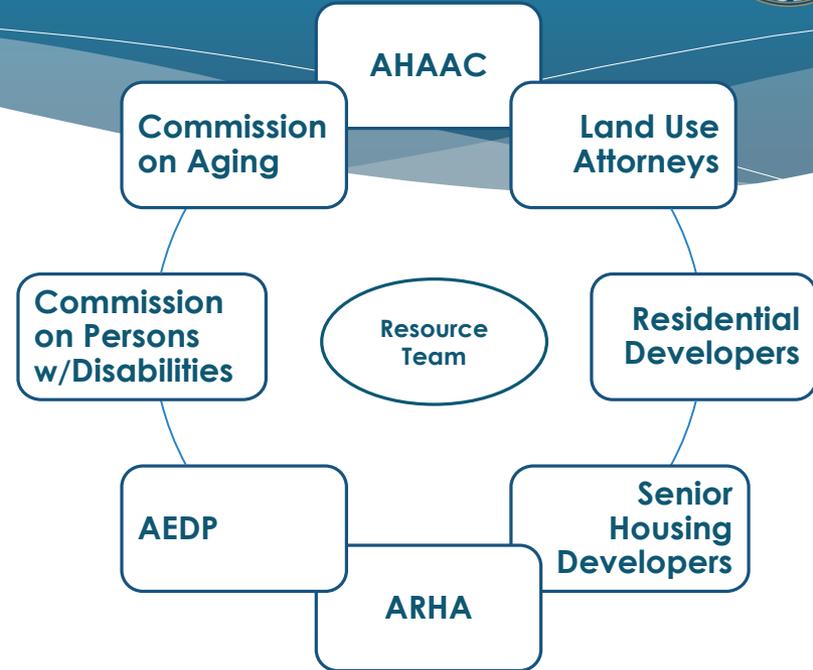
Next Steps



# WORKGROUP FUNDAMENTALS

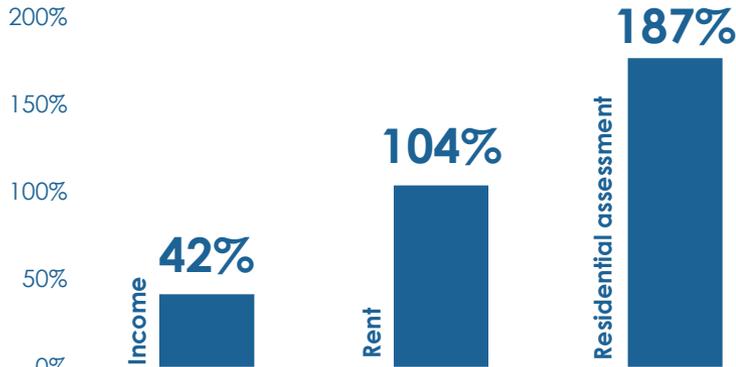


**PURPOSE:** Establish policy guidance regarding housing contributions for rezoning, master plan amendment, senior housing, and conversion projects



# AFFORDABLE HOUSING DEMAND AND SUPPLY

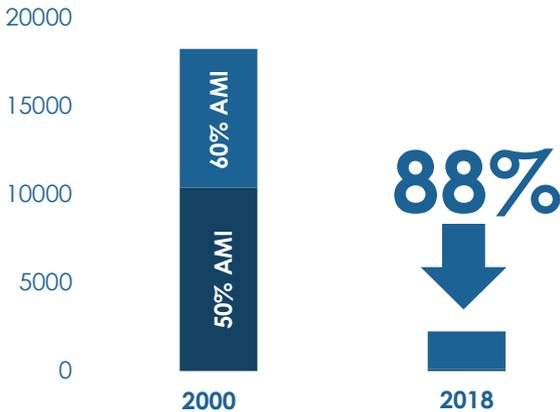




2000-2018 INCOME VS HOUSING TRENDS

 Growing gap in income vs housing costs

 Declining federal housing funding



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

 Demographic changes

 **14%** GROWTH IN LEISURE AND HOSPITALITY JOBS

 **13%** GROWTH IN CONSTRUCTION JOBS

 **12%** GROWTH IN EDUCATION AND HEALTH SERVICE JOBS



Projected regional job growth in lower-wage sectors (2017-2021)



# WHO CAN AFFORD TO RENT IN THE CITY?

## 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](http://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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# HOUSING MASTER PLAN



- 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



# AFFORDABLE SENIOR HOUSING SUPPLY

EXISTING

**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

**+**

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

**+**

**15**

*PIPELINE*

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



# AFFORDABLE SENIOR HOUSING DEMAND



**322**

Senior households (60 or above) on ARHA's voucher waitlist

**+**

**4**

Alexandrians on waitlist at Birmingham Green

**+**

**12**

Alexandrians left Northern Virginia to move into an auxiliary-grant unit

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

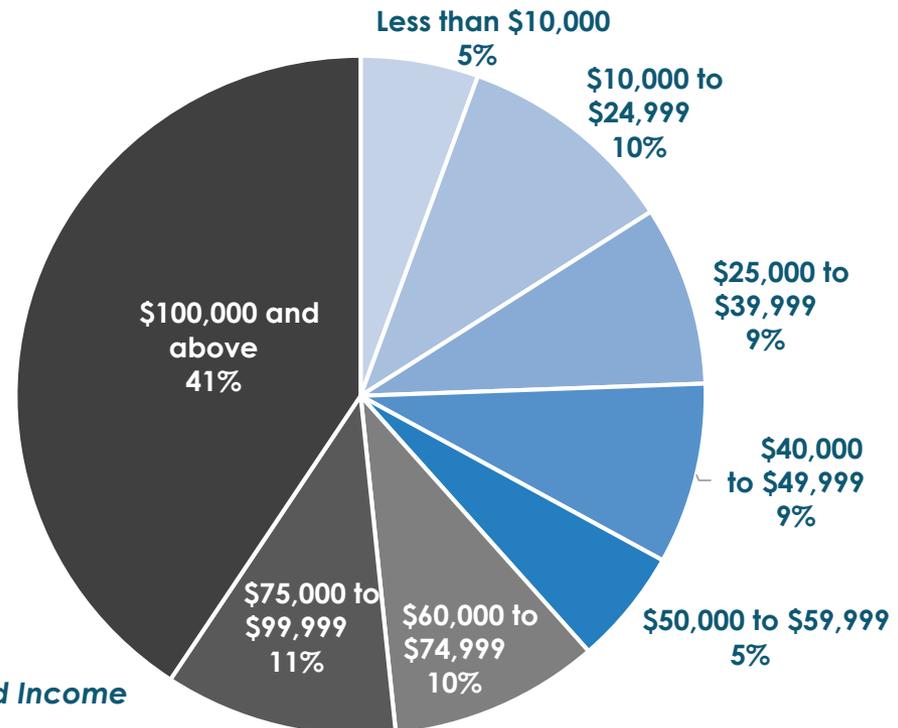
**~3,350-3,906**

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



# COLLABORATION—Integrating housing opportunity into planning



## 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 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.

**ONGOING  
LANDMARK MALL**

**ONGOING  
EISENHOWER EAST**

## 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.

**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.

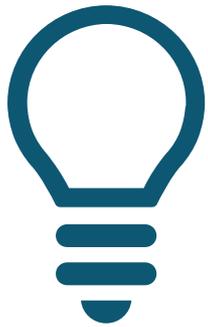
**2017 OLD TOWN NORTH:** permit bonus densities of 30%; prioritize one-for-one on-site replacement of Resolution 830 units within the plan area; encourage artist housing; incorporate universal design, including visitability features.

**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



● TOOL #1: BONUS DENSITY + HEIGHT

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



## HOW AFFORDABLE HOMES GET BUILT, PRESERVED, AND ENHANCED

TODAY'S CHALLENGE!

\$40k

\$80-\$95k

2013

2018+

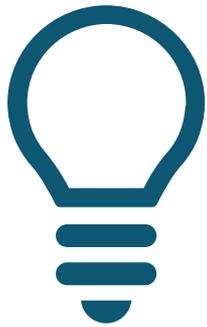
CITY INVESTMENT NEEDED TO CONSTRUCT ONE NEW AFFORDABLE UNIT





TOOL #1: BONUS DENSITY + HEIGHT

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# HOW AFFORDABLE HOMES GET BUILT, PRESERVED, AND ENHANCED

TODAY'S CHALLENGE!

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THE REASONS...



STEEP INCREASES IN COST OF CONSTRUCTION



COST OF PROVIDING DEEPER LEVELS OF AFFORDABILITY (40-50% AMI)

# DEVELOPMENT REVIEW PROCESS CONSIDERATIONS



# REZONINGS & MASTER PLAN AMENDMENTS (MPA)



## Rezoning

- 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)

Housing contributions considered as part of broader community benefits discussion

# REZONINGS & MASTER PLAN AMENDMENTS (MPA)



- 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

# CONVERSIONS & SENIOR HOUSING PROJECTS



## 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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