

City of Alexandria
HOUSING MASTER PLAN
PLAN OUTLINE PRESENTATION

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Presented By:
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Housing Master Plan (HMP)

- **Provide a comprehensive assessment of the current and projected market climate as well as the legal, regulatory, and programmatic environment affecting the ability of Alexandria to address its housing needs**
- **Identify opportunities to enhance geographic distribution of affordable housing**
- **Broaden community understanding of housing choice as a strategic component of the City's economic sustainability**
- **Develop a “roadmap” from which the City can move forward**
- **HMP will be comprised of two components**
 - Community Assessment Report (reference document)
 - Implementation Strategy

Community Assessment Report (CAR)

- **CAR focuses on information presented to date**
 - Assessment of all the data presented to the advisory group to date
 - Establishes “the need” and “the issues” surrounding affordable housing within Alexandria
 - Framework on which the implementation document is built
- **Report pieces will include:**
 - Community analysis
 - Housing affordability analysis
 - Physical assessment
 - Regulatory environment
 - Summary of civic engagement process

Implementation Strategy

- **Focuses on goals, objectives, actions, costs and resources**
- **Goals are the overarching visions of where the City should focus its efforts**
- **Objectives are specific recommended results toward which the City should move**
- **Actions are the recommended new and revised “tools” by which the goals and objectives can be achieved**
- **Document will include:**
 - Comprehensive plan language
 - Goals, objectives and costs
 - Funding strategy
 - Implementation action plan
 - Priority actions
 - Recommended tools

GOAL #1

- **To preserve all existing subsidized and all market rate affordable rental housing units within the City**

Based on the Housing Master Plan analysis, there are 3,702 publicly assisted units affordable to households earning below 80% of AMI and 10,067 market-rate housing units affordable to households earning below 60% of AMI. As such, the Housing Master Plan encourages that the City take aggressive steps to preserve the remaining, existing units.

Specific objectives under this goal will address the preservation and/or replacement of Resolution 830 housing, other publicly assisted units, and market affordable units, including market affordable units under consideration for redevelopment.

GOAL #2

- **To encourage the development of new affordable and workforce rental housing units, in specific market segments where there is unmet demand within Alexandria, with priority for housing units priced to support households at 50% of AMI**

Throughout the Housing Master Plan process, it has been noted that the greatest opportunity to deliver new units is to have them incorporated into new, larger development projects. Along with this approach, there are other avenues by which the City can promote the development of new affordable and workforce housing, as part of their development project

Specific objectives under this goal will address policies and programs designed to result in the development of new affordable and workforce housing.

GOAL #3

- **To assist households seeking homeownership to prepare for the financial and other responsibilities of owning property**

While not all households seek to or will achieve homeownership, there are those households that could thrive in an ownership opportunity if given the guidance and initial financial assistance. The City should continue to provide and enhance its role in assisting those households with the desire and facilities to achieve homeownership, as well as to assist current homeowners with limited incomes to rehabilitate their homes.

Specific objectives under this goal will address home purchase assistance and home rehabilitation assistance for owner-occupied units.

GOAL #4

- **To provide households who are elderly, have physical or other disabilities, or are homeless the opportunity of choice in selecting safe, quality housing throughout the City of Alexandria**

The City should undertake an effort to increase the amount of rental housing that serves persons with physical, social or psychological needs, or who are elderly or homeless. In many instances, persons in these categories have extremely low incomes, and their primary need is housing that is deeply discounted (or subsidized) from market rents. New units for these populations should be located in a manner that provides them with adequate access to the transportation and appropriate service needs.

Specific objectives under this goal will address the provision of housing opportunities suitable for the populations named above.

GOAL #5

- **Enhance the awareness of the entire community about the need for affordable housing as well as the opportunities that exist within the City**

Public support is paramount towards gaining the financial resources to affect the current equilibrium between the supply and demand for affordable and workforce housing. As such, the City should continue its outreach to the stakeholders most important in preserving and developing affordable housing. To this end, information should be complete and readily available for review through a variety of mediums

Specific objectives under this goal will address the collection and dissemination of housing information, and outreach to landlords.

Potential Additions

Review of the goals to date has resulted in the following suggestions:

- **An additional goal related to Fair Housing**
- **Inclusion of Physical Condition of Housing in Goal #1**

DISCUSSION

Do the goals presented tonight reflect your visions for the Housing Master Plan?

- Are there any goals you think may be missing?
- Would you change the approach of any of the goals?
- Do you have thoughts on specific objectives for any of the goals?

Upcoming HMP AG Schedule

MARCH

- **March 3 AG Meeting – Plan framework and goals**
- **TBD Developer Workgroup begins meeting through May (TBD)**

APRIL

- **April 14 AG Meeting (NOTE DATE CHANGE - PENDING CONFIRMATION)**
Detailed framework, preliminary draft of tools, cost and prioritization sections

MAY

- **Send preliminary draft plan to AG, PC, CC**
- **May 17 AG Mtg (NOTE TENTATIVE DATE CHANGE – TO BE CONFIRMED)**

JUNE

- **Planning Commission and City Council Work Sessions (dates to be determined)**
- **Final revisions to draft plan**
- **June 30 Release Draft Plan for public review over summer**