

City of Alexandria  
**HOUSING MASTER PLAN**  
**OBJECTIVES AND FUNDING**

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# GOAL #1

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

## OBJECTIVE 1.1

- **To preserve and increase the current stock of committed market-rate rental housing units by an additional ? units per year through rehabilitation and/or acquisition partnerships with existing affordable/workforce housing providers in exchange for a long-term commitment to maintain affordability**

Estimated Cost: No annual cost; between \$40,000 and \$80,000 per unit

Potential Tools:

- Energy Efficiency Improvements
- Incentive Housing District – Preservation
- Loan Consortium
- Loan Guarantees
- Parking Exemptions
- Revitalization Areas
- Tax Abatements

## OBJECTIVE 1.2

- **To continue the City's joint commitment with ARHA to provide 1,150 publicly-assisted units.**

Estimated Cost: No annual cost; between \$90,000 (on-site) and \$500,000 (acquisition and new construction) per unit

Potential Tools:

- Bonus Density
- Development Fee Relief
- Development Utility Fee Relief
- Incentive Housing District – Development
- Loan Consortium
- Loan Guarantees
- Mixed-Use Public Asset Policy
- Parking Exemptions
- Tax Abatement

## OBJECTIVE 1.3

- **To preserve the current stock of privately owned, publicly assisted units within the City, with a priority for units serving households earning below 50% of AMI (subject to property owner cooperation)**

Estimated Cost: No annual cost; between \$10,000 and \$110,000 per unit

Potential Tools:

- Energy Efficiency Improvements
- Historic Tax Credit Advocacy
- Incentive Housing District – Preservation
- Loan Consortium
- Loan Guarantees
- Parking Exemptions
- Revitalization Areas
- Tax Abatements

## OBJECTIVE 1.4

- **To gain legislative authority to establish regulatory policies to achieve substantial preservation or replacement of existing market-rate affordable housing units on properties under consideration for redevelopment**

Estimated Cost: 80 to 240 Staff Hours

Potential Tools: Incentive Housing District – Preservation  
Revitalization Area

## OBJECTIVE 1.5

- **To provide temporary real property tax relief (abatements or rebates) for any existing affordable housing owner to rehabilitate their multi-family rental units to remain affordable housing for a committed period of time**

Estimated Cost: Up to \$25,000 over 10 years per unit

Potential Tools: Tax Abatement Policy

## 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 serving households priced to support households at 50% of AMI and below**

## OBJECTIVE 2.1

- **Placeholder for one or more objectives regarding developer housing contributions (pending recommendations from developer work group)**

Estimated Cost: To be determined

Potential Tools: Bonus Density  
Community Land Trust  
TOD Developer Contribution Policy  
Transfer of Development Rights

## OBJECTIVE 2.2

- **Placeholder for objectives regarding housing contributions covered in zoning ordinance (pending recommendations)**

Estimated Cost: To be determined

Potential Tools: Accessory Dwelling Units – Detached  
Parking Reductions for TOD

## OBJECTIVE 2.3

- **To develop a real property tax rebate program that provides temporary tax relief for developers willing to include affordable housing as part of their development project**

Estimated Cost: Up to \$50,000 over 10 years per unit

Potential Tools: Tax Abatement Policy

## OBJECTIVE 2.4

- **To provide incentives to redevelop through the City's regulatory process at select commercial centers with large surface parking fields and good access to existing transportation and support services to include a mixed-use, mixed-income component**

Estimated Cost: 80 to 200 Staff Hours

Potential Tools:

- Affordable Housing Easements
- Development Fee Relief
- Development Utility Fee Relief
- Incentive Housing District – Development
- Parking Reductions for TOD
- Tax Abatement Policy

## OBJECTIVE 2.5

- **To provide opportunities for ? affordable and workforce housing units throughout the City, particularly in areas with high levels of both transit and basic commercial and social services**

Estimated Cost: No annual cost; Up to \$50,000 per unit

Potential Tools: Accessory Dwelling Units – Detached  
Accessory Dwelling Units – Within Primary Dwelling  
Incentive Housing District – Development  
Parking Reductions for TOD

## GOAL #3

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

## OBJECTIVE 3.1

- **To assist ? households in qualifying for and achieving homeownership within the City of Alexandria through homeownership counseling and down payment assistance efforts**

Estimated Cost: \$20,000 to \$50,000 per unit

Potential Tools: Home Purchase Assistance Loan Program Enhancement  
Tax Abatement Policy

## GOAL #4

- **To enable homeowners to live and prosper in their current homes**

## OBJECTIVE 4.1

- **To provide rehabilitation services to ? existing low-income and moderate-income homeowners per year (below HUD 80%) in maintaining their existing home**

Estimated Cost: \$50,000 to \$100,000 per unit

Potential Tools: Energy Efficiency Improvements  
Home Rehabilitation Loan Program Enhancements  
Tax Abatement Policy

## OBJECTIVE 4.2

- **To continue to provide real property tax abatement and deferral for **all** households with limited income and resources in a homeownership position to strengthen their ability to age in place**

Estimated Cost: No annual cost; up to \$5,000 per unit per year

Potential Tools: Tax Abatement Policy

## GOAL #5

- **To provide a variety of safe, quality housing choices in Alexandria that are affordable and accessible to households of all incomes, ages, and abilities.**

## OBJECTIVE 5.1

- **To increase the number of housing units affordable to households earning below 30% of AMI by   ?   units a year in areas of the City with the greatest presence of support services**

Estimated Cost: No annual cost; between \$90,000 and \$200,000 per unit

Potential Tools:

- Bonus Density
- Development Fee Relief
- Development Utility Fee Relief
- Incentive Housing Districts – Both
- Loan Consortium
- Loan Guarantees
- Parking Incentives – Both
- Revitalization Areas
- Tax Abatements

## OBJECTIVE 5.2

- **To partner with existing property owners to convert ? units for visitability (? units) and occupancy (? units) by persons with physical disabilities**

Estimated Cost: No annual cost; between \$10,000 and 80,000 per unit

Potential Tools: Accessibility and Visitability Policy

## OBJECTIVE 5.3

- **To provide incentives to the development of ? new universally designed housing units each year**

Estimated Cost: No annual cost; between \$10,000 and \$50,000 per unit

Potential Tools: Accessibility and Visitability Policy  
Tax Abatement Policy

## OBJECTIVE 5.4

- **To set a policy with the goal to provide incentives so that **all** new residential developments incorporate accessibility and visitability practices consistent with current HUD thresholds into the residential building design through regulatory policy and/or assistance**

Estimated Cost: Up to \$10,000 per unit

Potential Tools: Accessibility and Visitability Policy

## OBJECTIVE 5.5

- **To set a policy with the goal to provide incentives to encourage the use of adaptable construction techniques for **all** single family new construction and rehabilitation projects and all multi-family rehabilitation projects.**

Estimated Cost: Up to \$5,000 per unit

Potential Tools: Adaptable Housing Policy

## OBJECTIVE 5.6

- **To protect **all** accessible housing and establish a policy that any fully accessible unit to be demolished will require a one-for-one replacement**

Estimated Cost: No annual cost; between \$10,000 to \$200,000 per unit

Potential Tools: Accessibility and Visitability Policy

## GOAL #6

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

## OBJECTIVE 6.1

- **To enhance the existing approach to data collection and dissemination by merging data and resources from all participants in Alexandria's affordable housing efforts to become a more interactive, multi-media venture that provides real-time information relevant to existing providers, potential providers, developers, end-users, granting entities and development partners**

Estimated Cost:      \$25,000 to \$100,000 initial cost; 800 to 1,000 Staff Hours

Potential Tools:      Affordable Housing Clearing House/Outreach Center  
Development/Outreach Coordinator

## OBJECTIVE 6.2

- **To establish and implement a landlord education program on providing and maintaining affordable and workforce housing within the City, including an education component on the tools available to help reduce capital and operational costs for providing these services**

Estimated Cost: 100 to 200 Staff Hours

Potential Tools: Development/Outreach Coordinator  
Housing Choice Vouchers Outreach to Landlords

## OBJECTIVE 6.3

- **To increase the City's outreach effort to the Citizens, the development community, the financial industry and affordable housing providers/advocates in an effort; [1] to increase awareness of the benefits, opportunities, and challenges of affordable housing; [2] to address issues or concerns related to existing or proposed affordable housing development; and [3] to identify potential development and public/private partnership opportunities in the City.**

Estimated Cost: 800 to 1,000 Staff Hours

Potential Tools: Development/Outreach Coordinator  
Housing Choice Vouchers Outreach to Landlords

## RESOURCE PRIORITIZATION DISCUSSION POINTS [1]

OBJECTIVE	DESCRIPTION	EXISTING FUNDS [2]	ADDITIONAL ANNUAL FUNDS			
			\$1MM	\$2MM	\$5MM	\$10MM
1.1	Dedicated Affordable Housing Preservation	12	20	24	38	72
1.2	Resolution 830 Continuation	0	0	0	0	0
1.3	Preservation of Publicly Assisted Units	5	7	10	13	25
1.4	Affordable Housing Redevelopment Protections	☑	☑	☑	☑	☑
1.5	Rehabilitation Tax Abatement	0	10	20	20	20
2.1	Developer Housing Contribution	☑	☑	☑	☑	☑
2.2	Developer Housing Contribution (Zoning)	☑	☑	☑	☑	☑
2.3	New Development Tax Abatement	0	20	20	20	25
2.4	Commercial Center Mixed-Use Incentives	☑	☑	☑	☑	☑
2.5	Transit-Friendly Affordable Housing Policies	☑	☑	☑	☑	☑
3.1	Homeownership Purchase Assistance	6	8	11	23	37
4.1	Home rehabilitation Assistance	5	6	8	12	17
4.2	Income Qualified Tax Abatement	0	12	25	25	31
5.1	30% AMI Housing Provision	2	2	2	8	12
5.2	Visitability/Accessibility Rehabilitation	0	0	2	4	10
5.3	Universal Design Units	0	0	0	5	10
5.4	Visitability/Accessibility New Construction	3	3	8	8	10
5.5	Expanded Code Adaptability Policy	8	8	20	20	28
5.6	Existing Accessible Unit Protection	5	5	5	5	5
6.1	Affordable Housing Clearinghouse	☑	☑	☑	☑	☑
6.2	Landlord Education Program	☑	☑	☑	☑	☑
6.3	Comprehensive Education/Outreach Effort	☑	☑	☑	☑	☑
<b>PROJECTED COSTS</b>		<b>\$2,860,000</b>	<b>\$3,860,000</b>	<b>\$4,860,000</b>	<b>\$7,860,000</b>	<b>\$12,860,000</b>

[1] - The data represented in the Table are unit counts, and reflect the number of units that could be served given the available funding levels.

[2] - These are City general funds and federal grants already available on an annual basis for programmatic investment. This total excludes carryover, program income, developer contributions and any special or one-time revenue sources.