

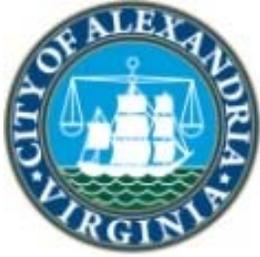
Beauregard Small Area Plan

Beauregard Community Meeting

March 19, 2012

7:00 PM





Agenda

- I. Transportation
- II. Housing
- III. Upcoming Meetings –
Next Steps

A graphic for the "Beauregard Small Area Plan" working draft. It features a vertical title "BEAUREGARD" on the left, a row of six small images showing various urban scenes, and the text "SMALL AREA PLAN" below the images. At the bottom, it says "WORKING DRAFT 1.23.12".

BEAUREGARD

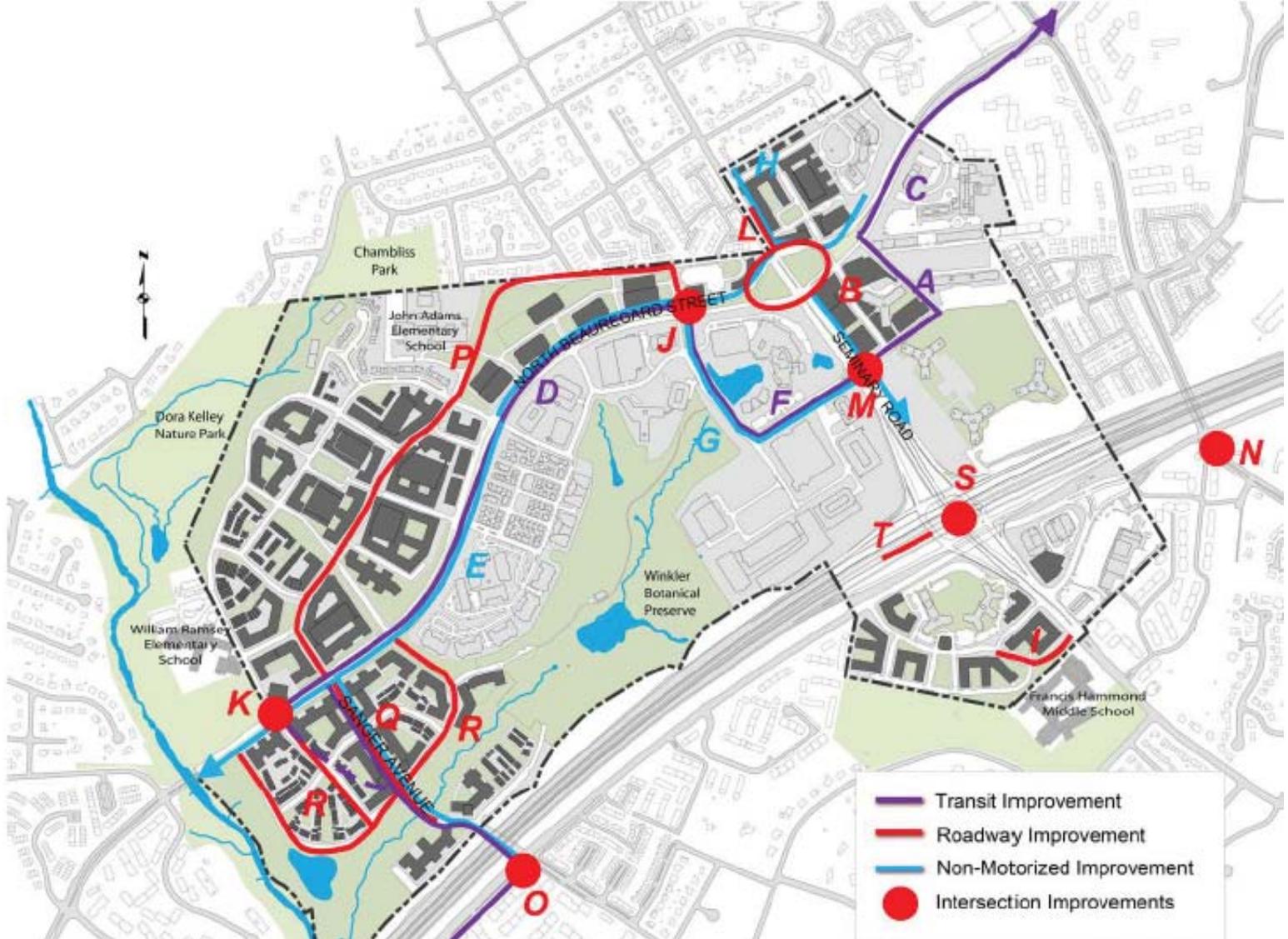
SMALL AREA PLAN

WORKING DRAFT 1.23.12

Transportation

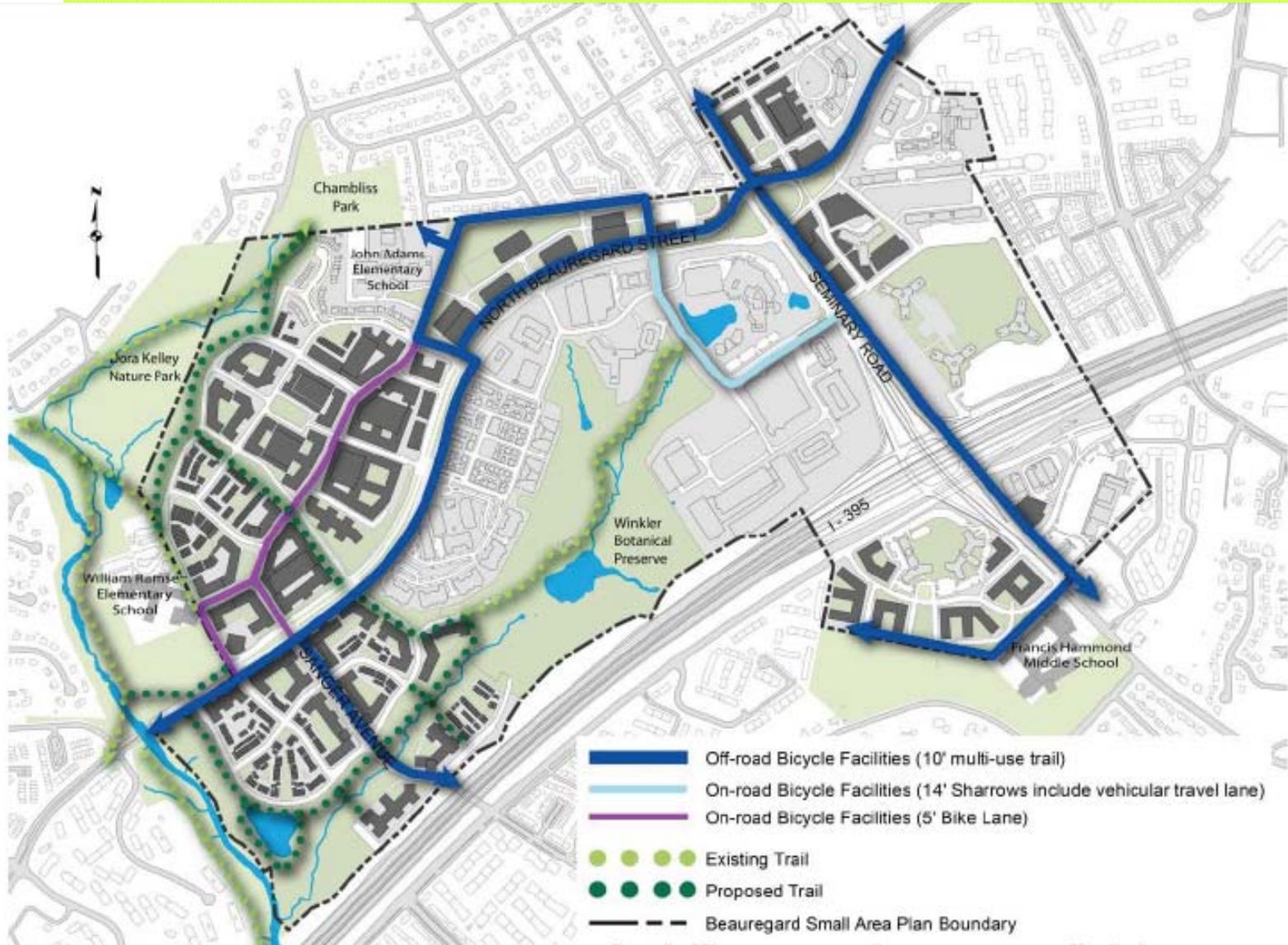


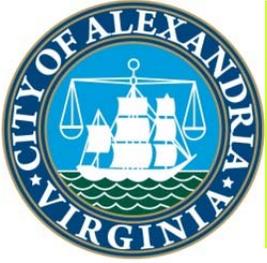
Recommended Transportation System Improvements





Bicycle Circulation





Bicycle Circulation



Beauregard Street

Pedestrian/Bicycle Trail

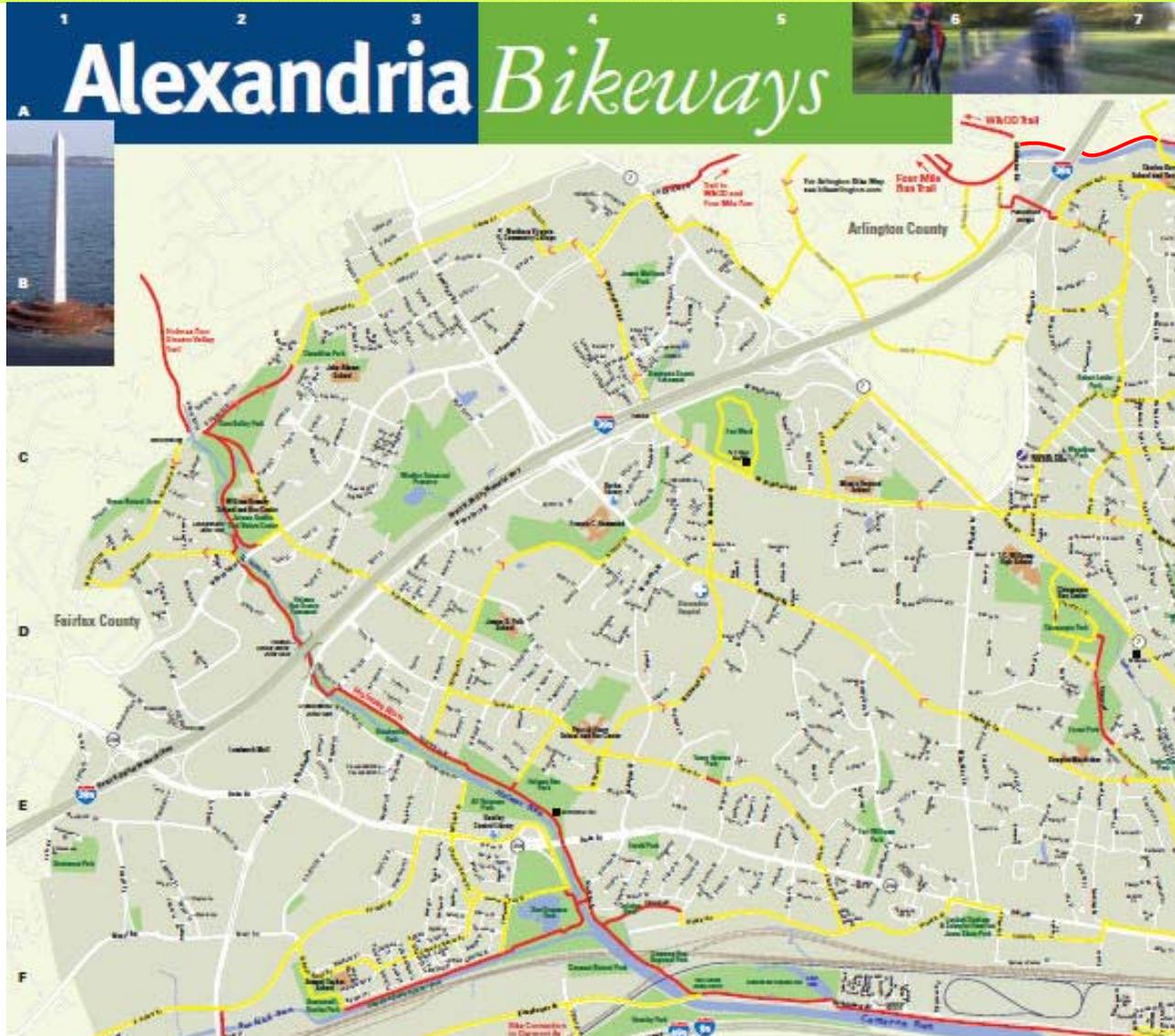




Regional Bicycle Circulation (Existing)

LEGEND:

-  Off-Street Trail
-  On-Street Bikeway

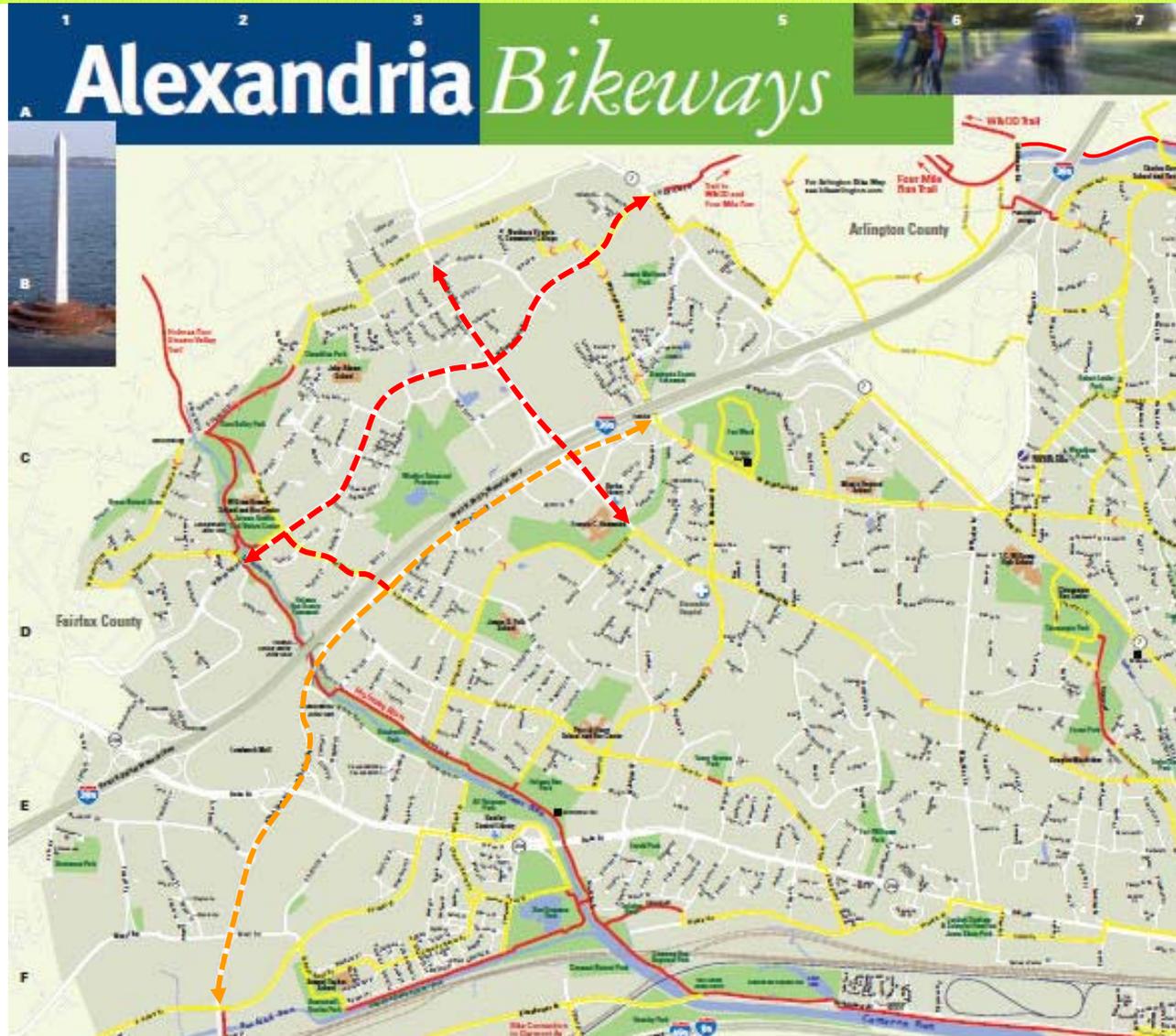




Regional Bicycle Circulation (Proposed)

LEGEND:

- Existing Off-Street Trail
- Existing On-Street Bikeway
- Proposed Off-Street Trail
- Proposed On-Street Bikeway

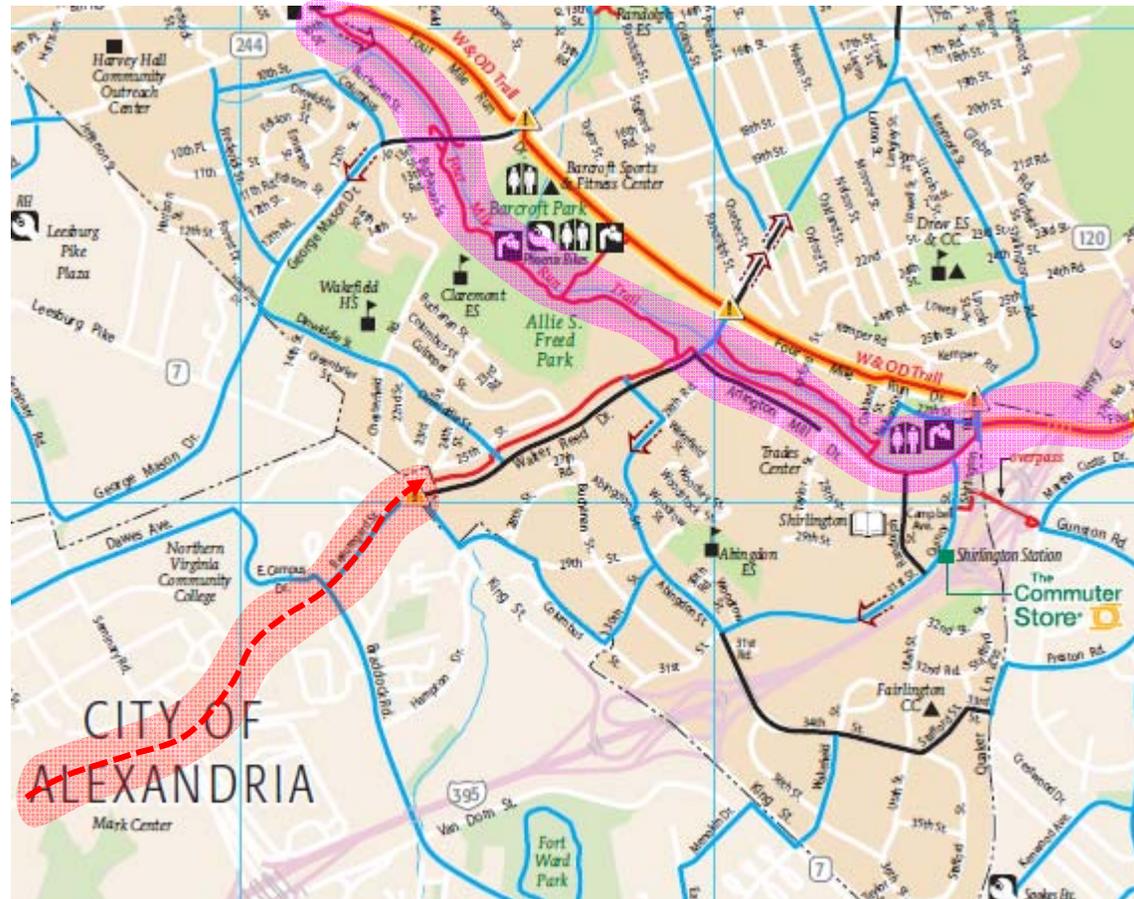




Connection to Four Mile Run

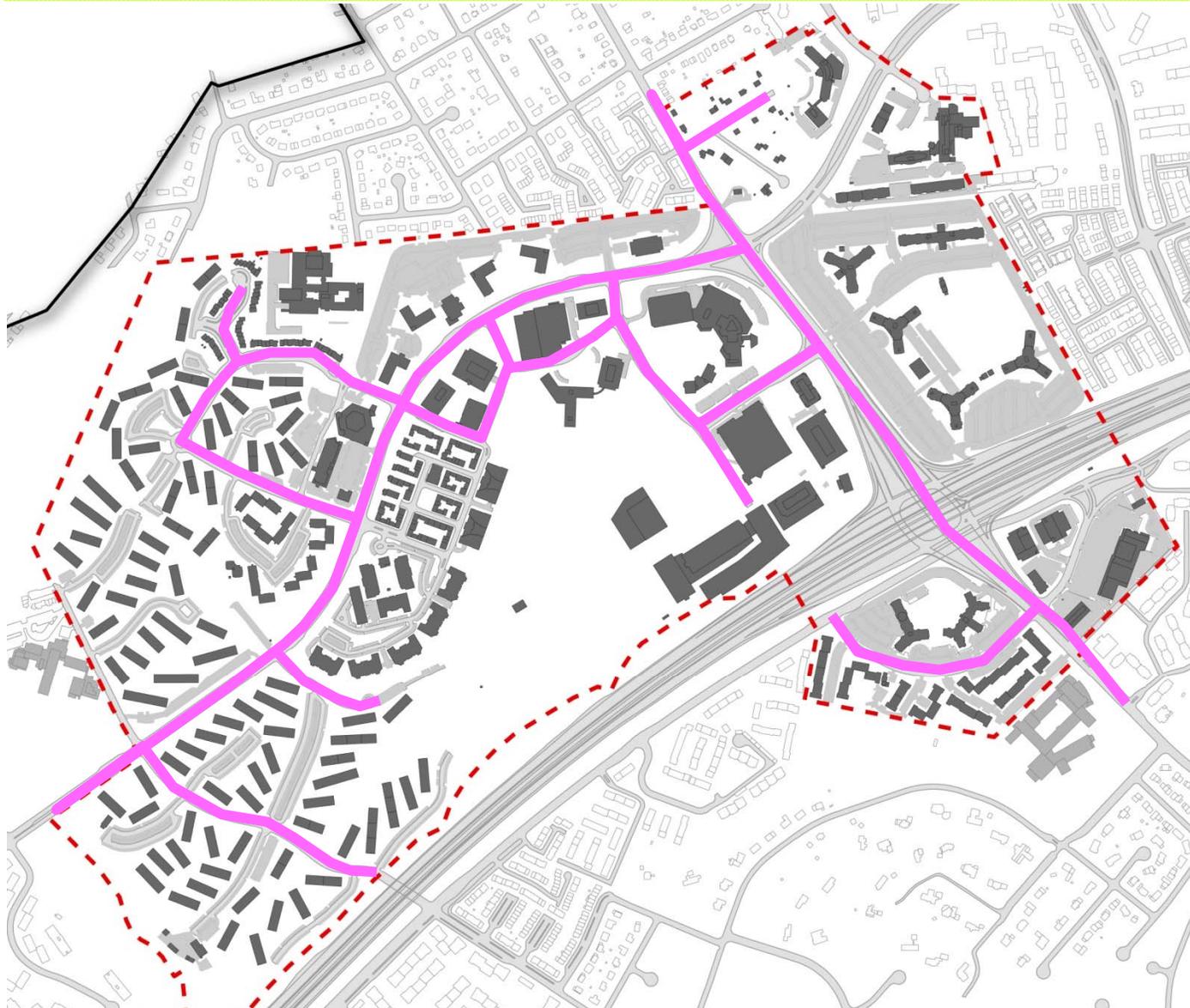
LEGEND:

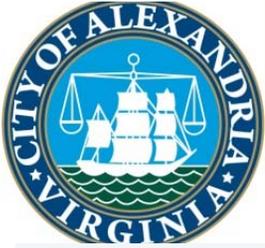
- Existing On-Street Bikeway
- Existing Off-Street Trail
- Proposed Off-Street Trail





Existing Pedestrian Circulation





Proposed Pedestrian Circulation



LEGEND:

- Existing Multi-Use Path
- Future Multi-Use Path
- Existing Off-street Pedestrian Path
- Future Off-street Pedestrian Path
- Existing Sidewalk
- Future Sidewalk
- Pedestrian signal
- Retail Node
- Transit Station
- School
- Recreation / Open Space

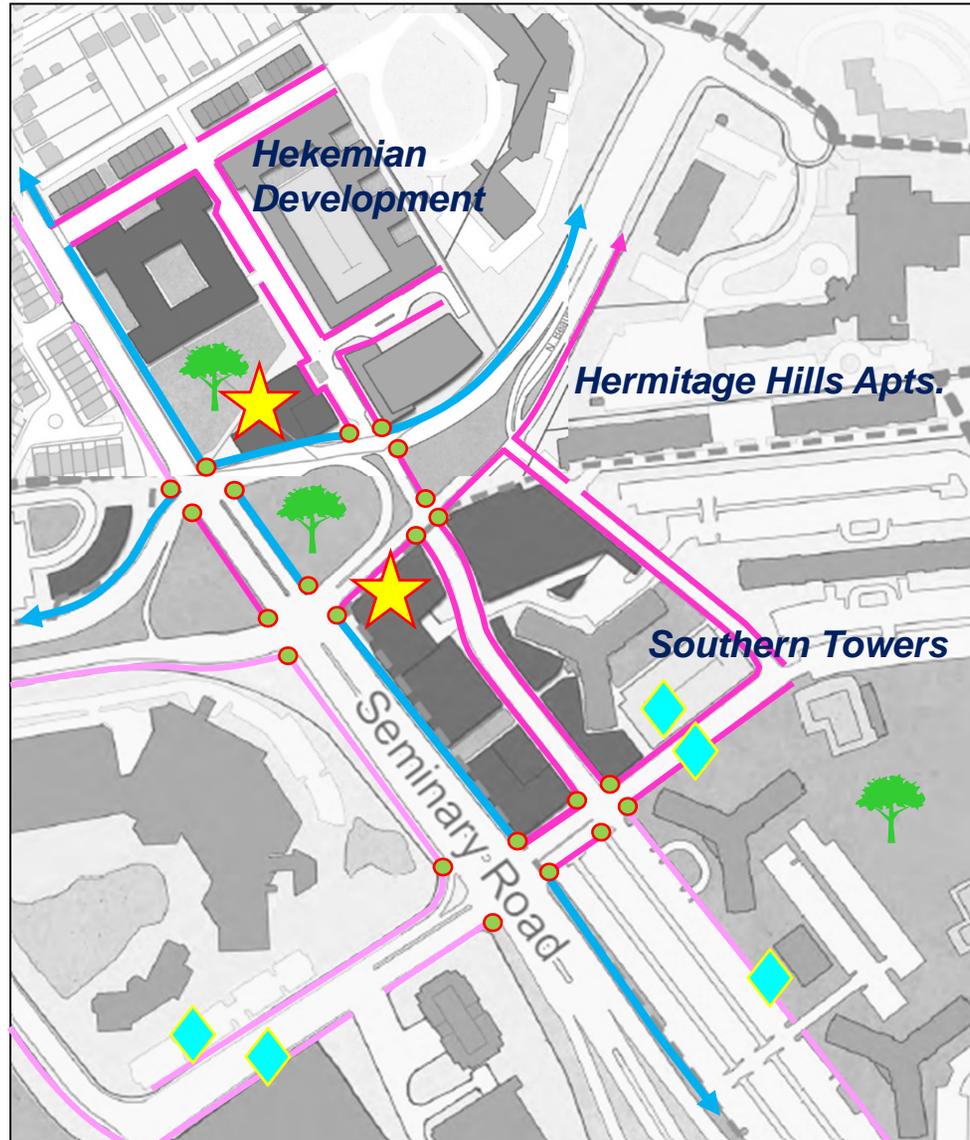




Connectivity between Hekemian and Southern Towers

LEGEND:

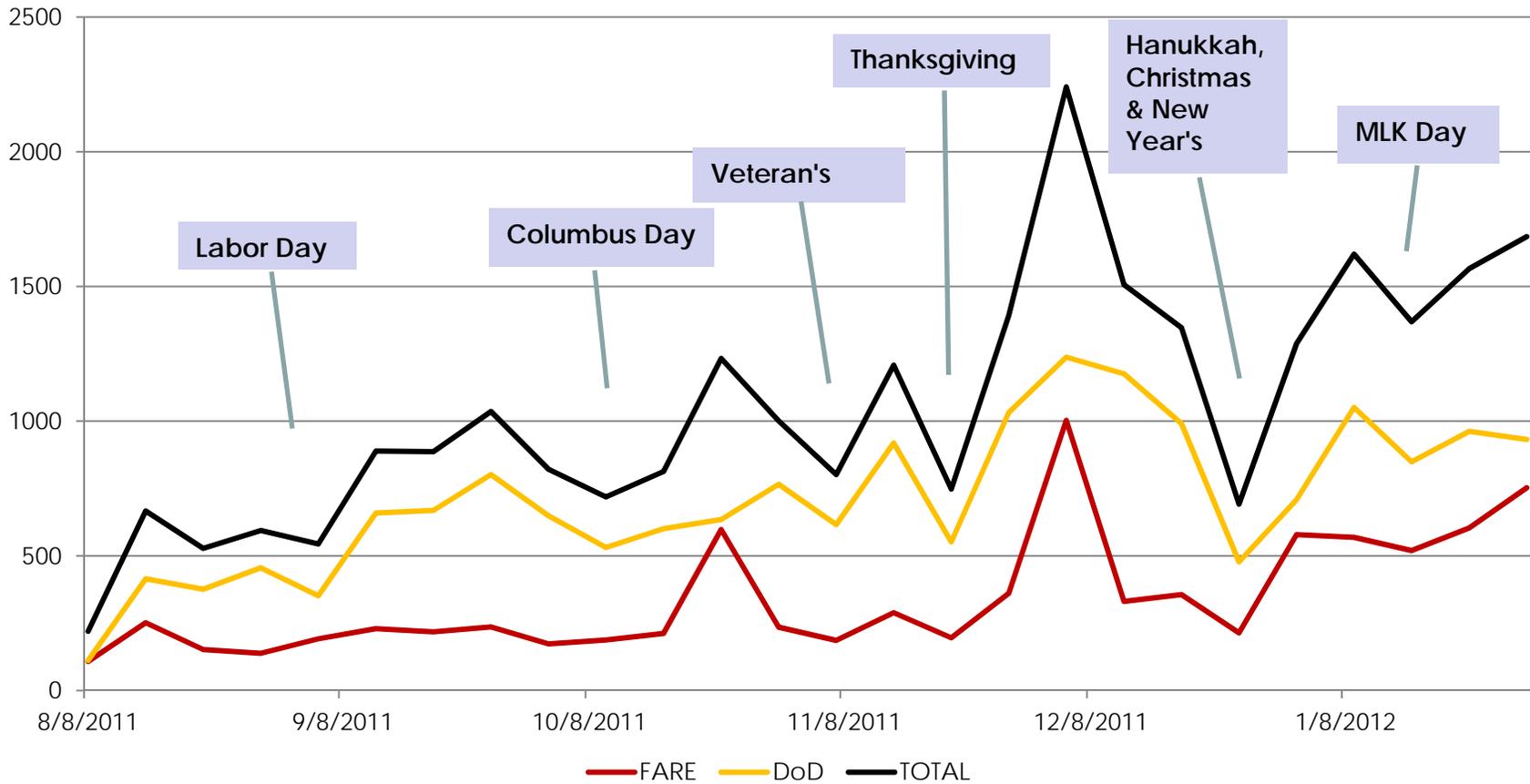
- Future Multi-Use Path
- Existing Sidewalk
- Future Sidewalk
- Transit Station
- Pedestrian signal
- Retail Node
- Open Space





Transit Ridership – DASH Express

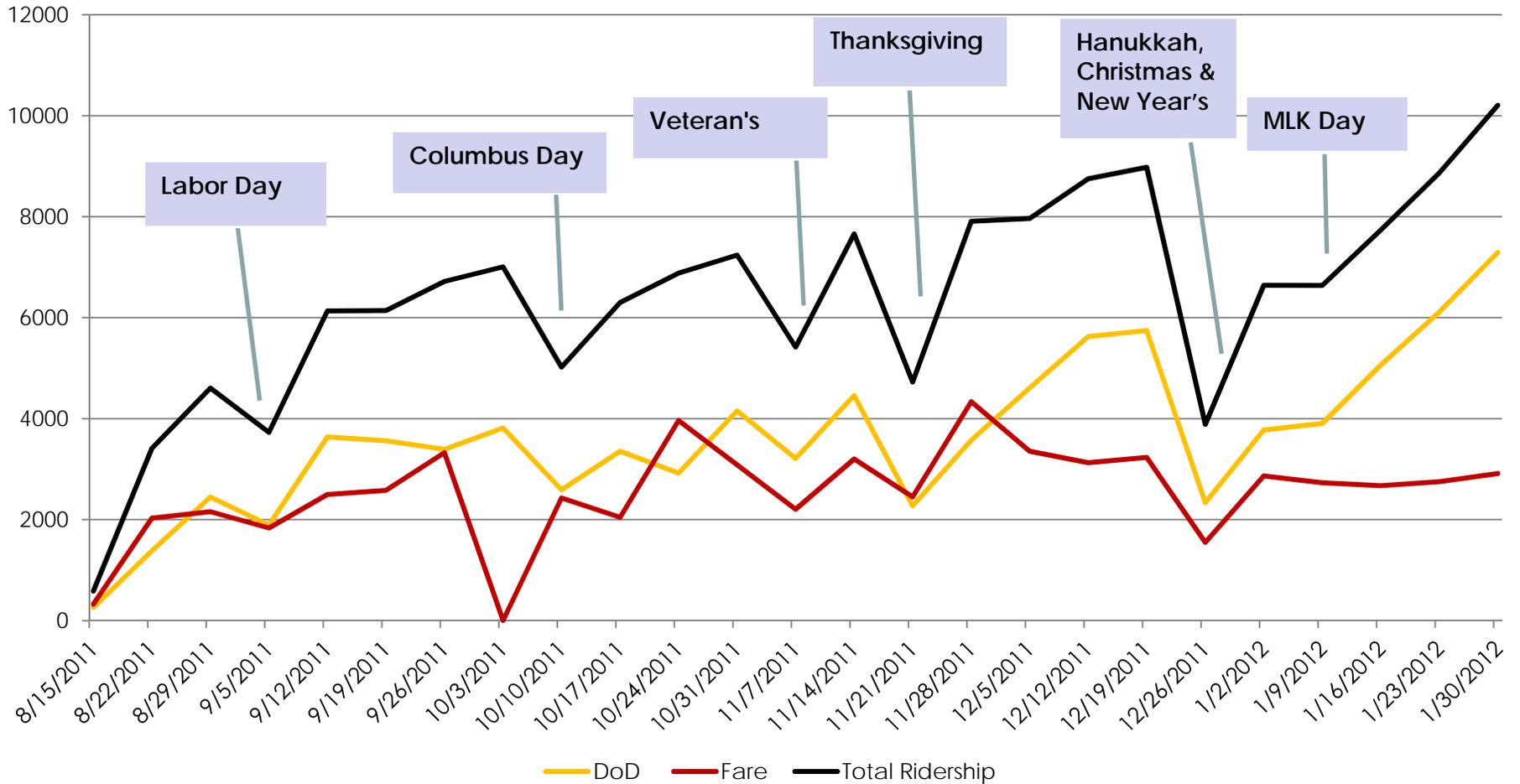
Weekly Ridership





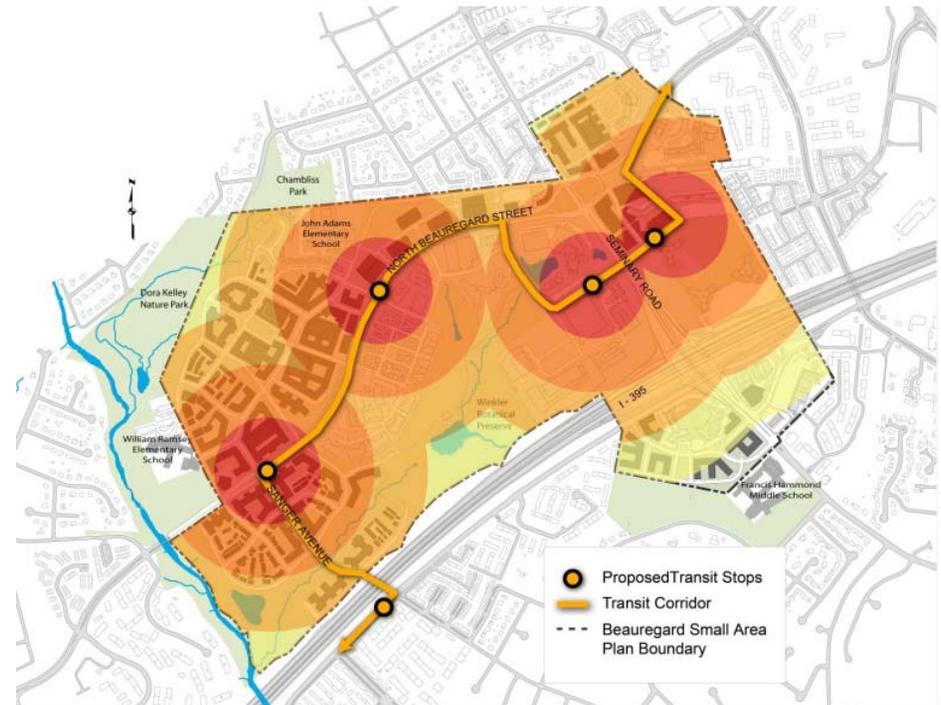
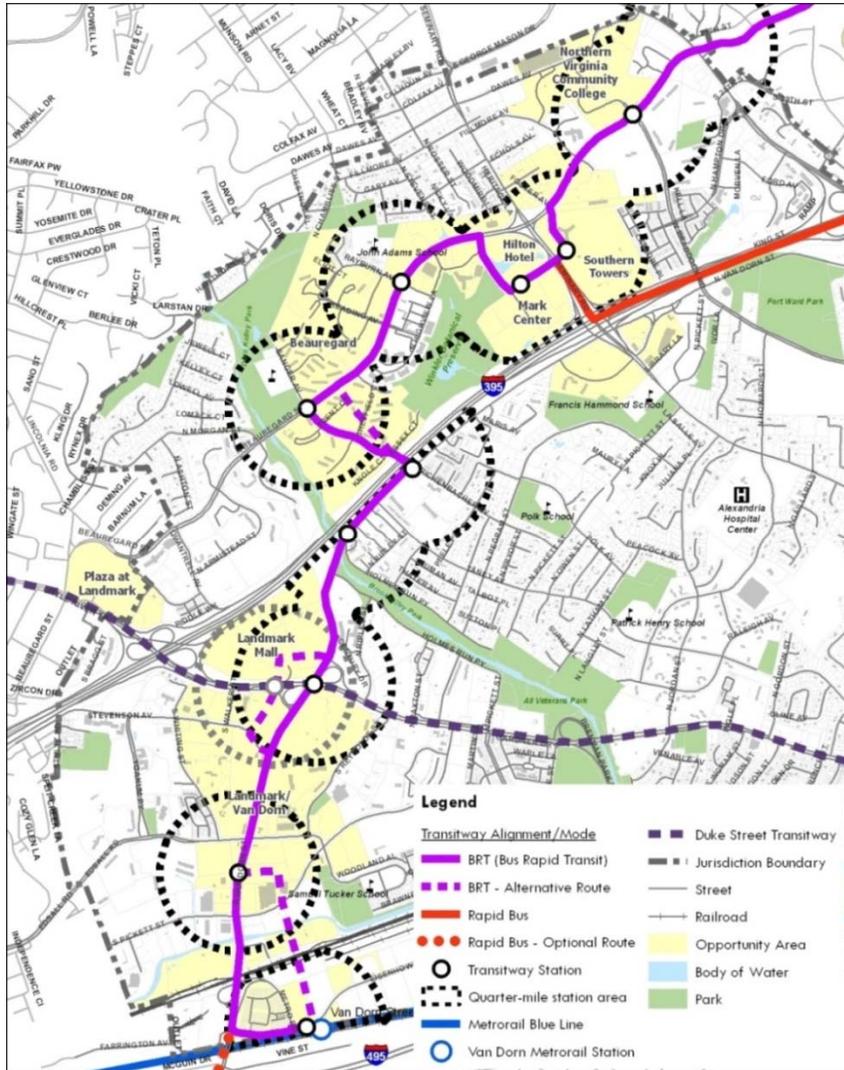
Transit Ridership – WMATA Express

Weekly Ridership





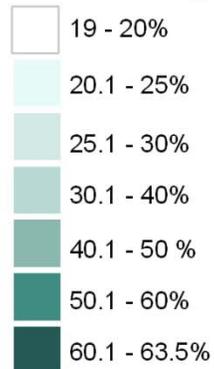
Transitway Corridor C Recommendation





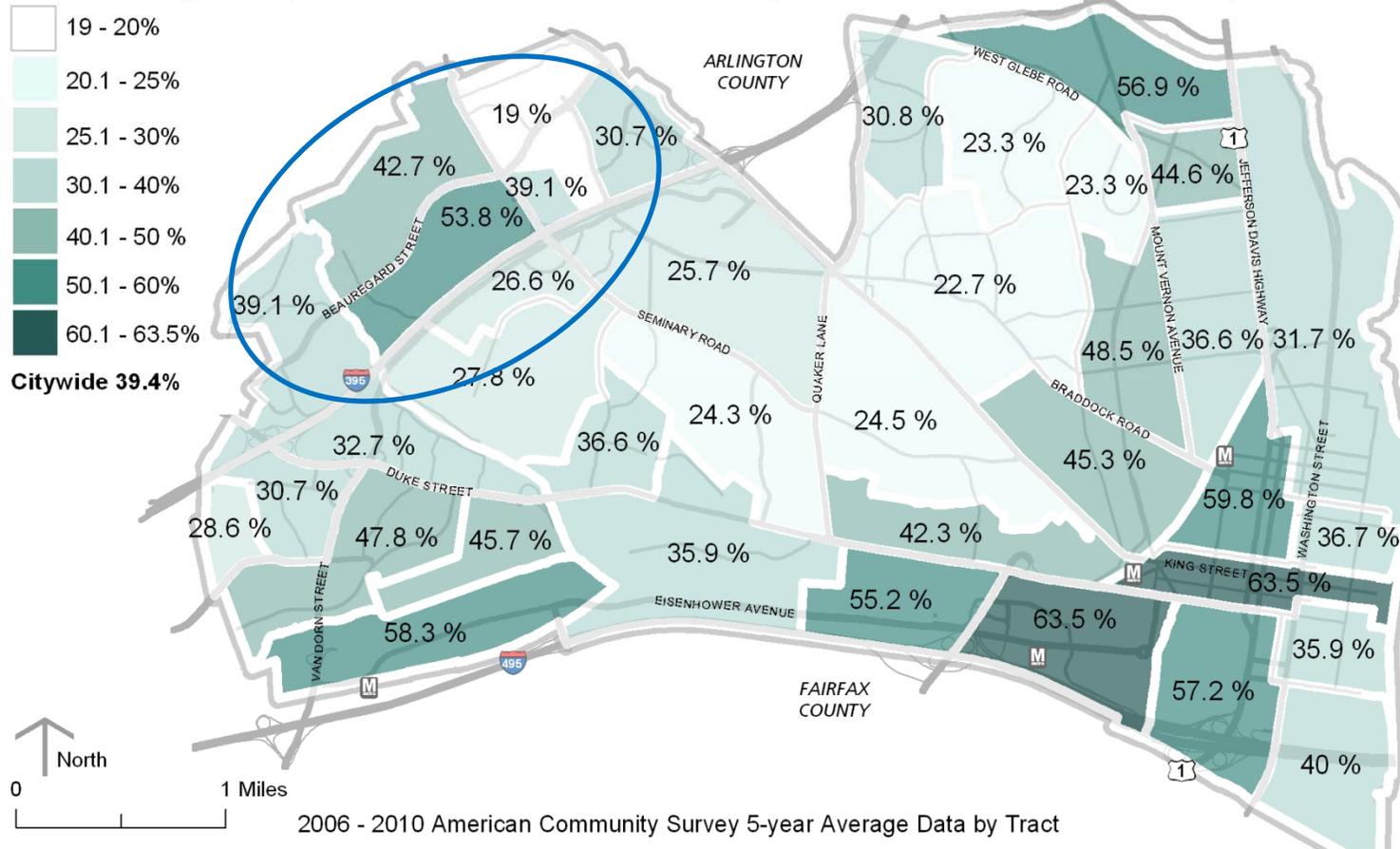
Non-Single Occupant Vehicle Use

Percent of Workers Commuting by Modes Other than Single Occupant Vehicle



Citywide 39.4%

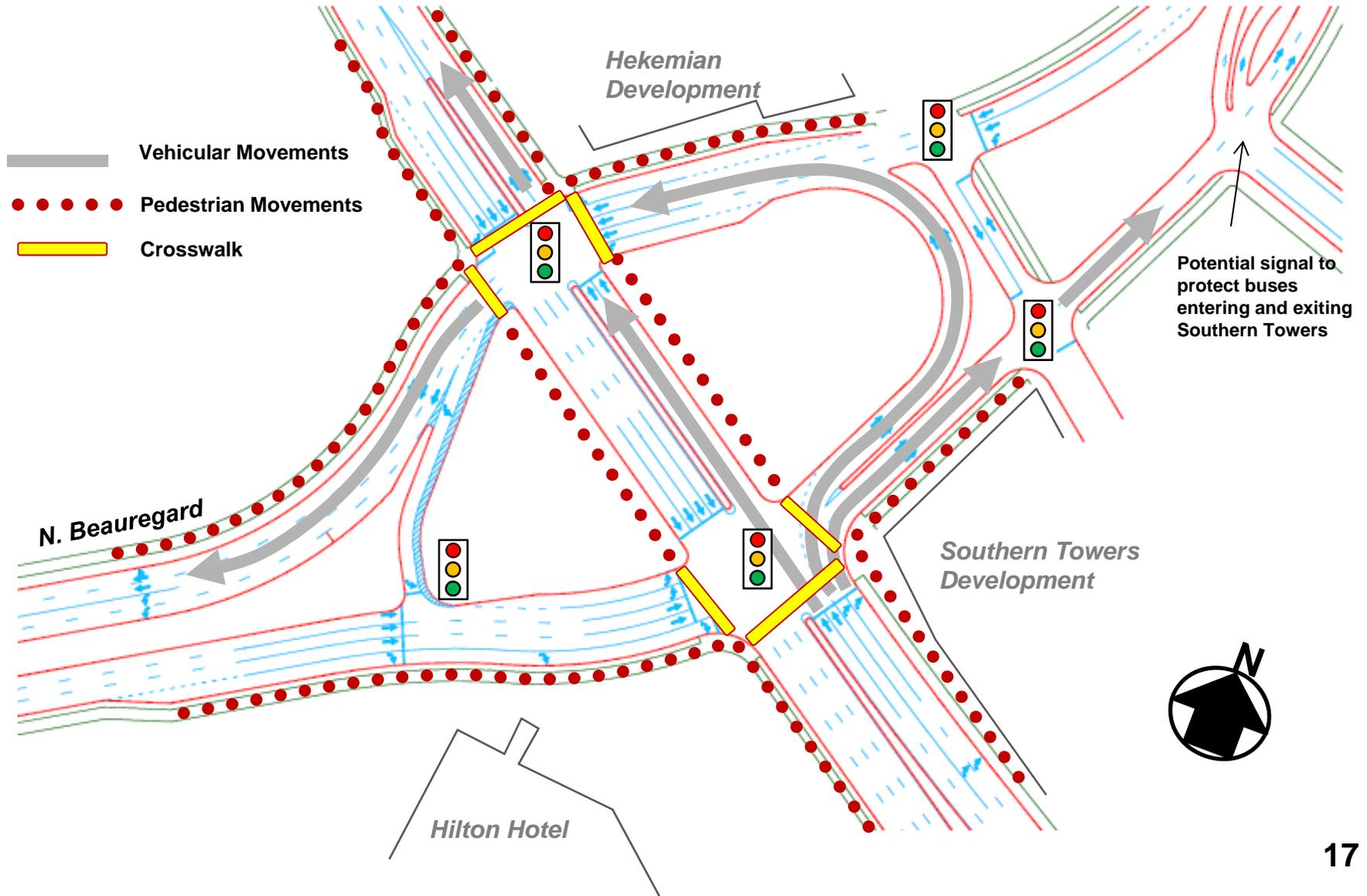
Percent of Workers Commuting by Modes Other than Single Occupant Vehicle



2006 - 2010 American Community Survey 5-year Average Data by Tract

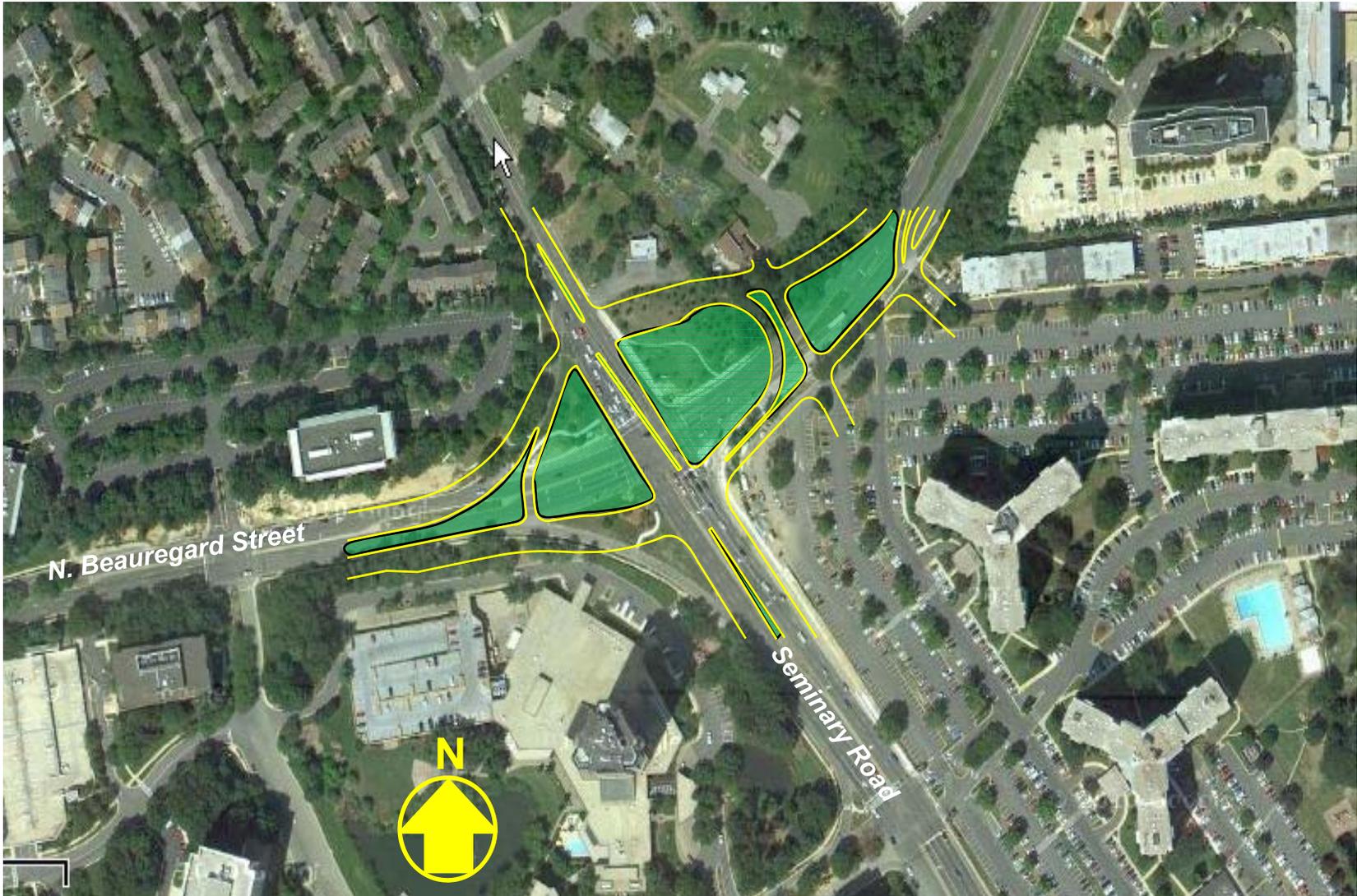


Ellipse





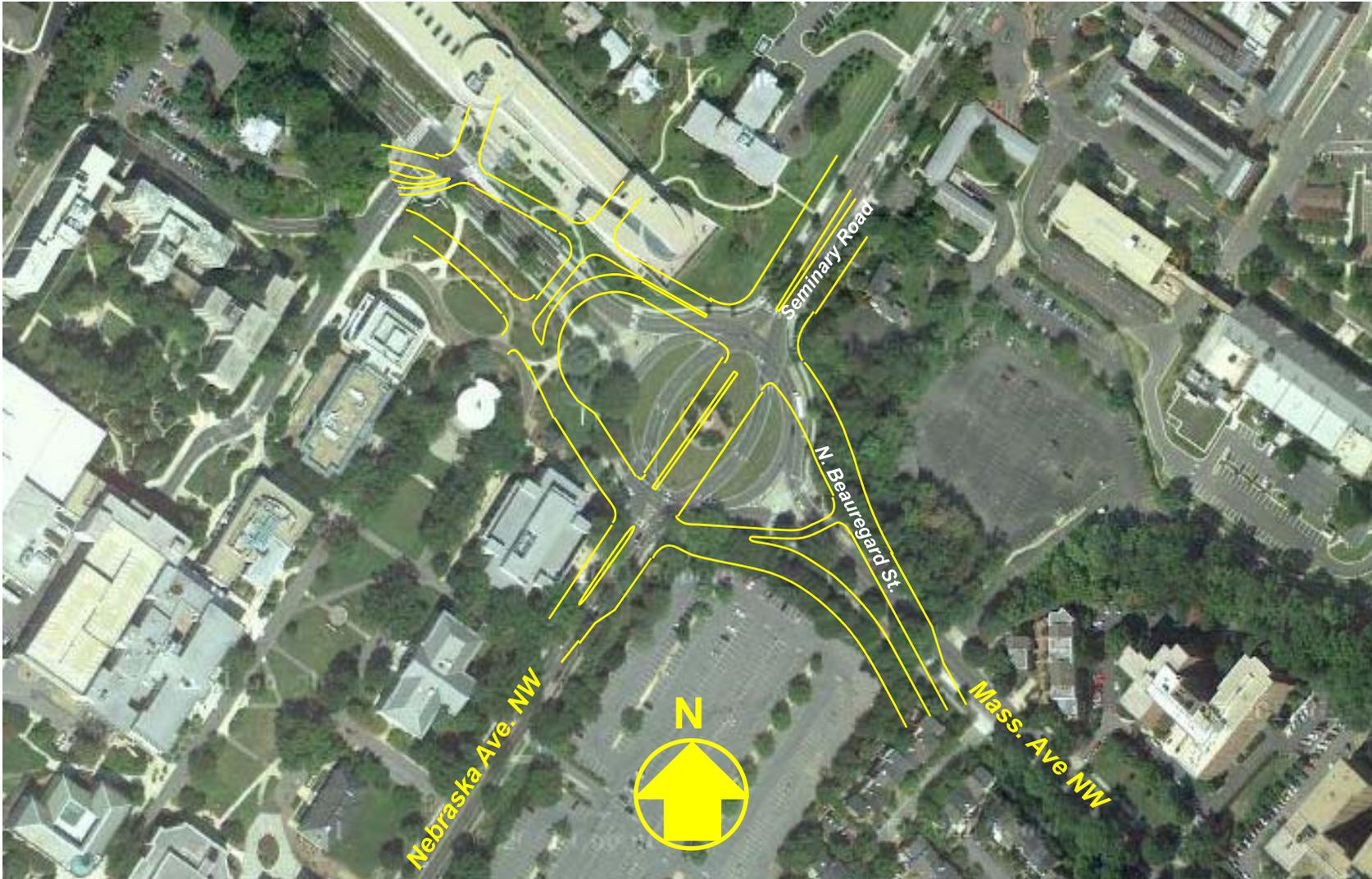
Ellipse



Note: Yellow lines represent curb edge

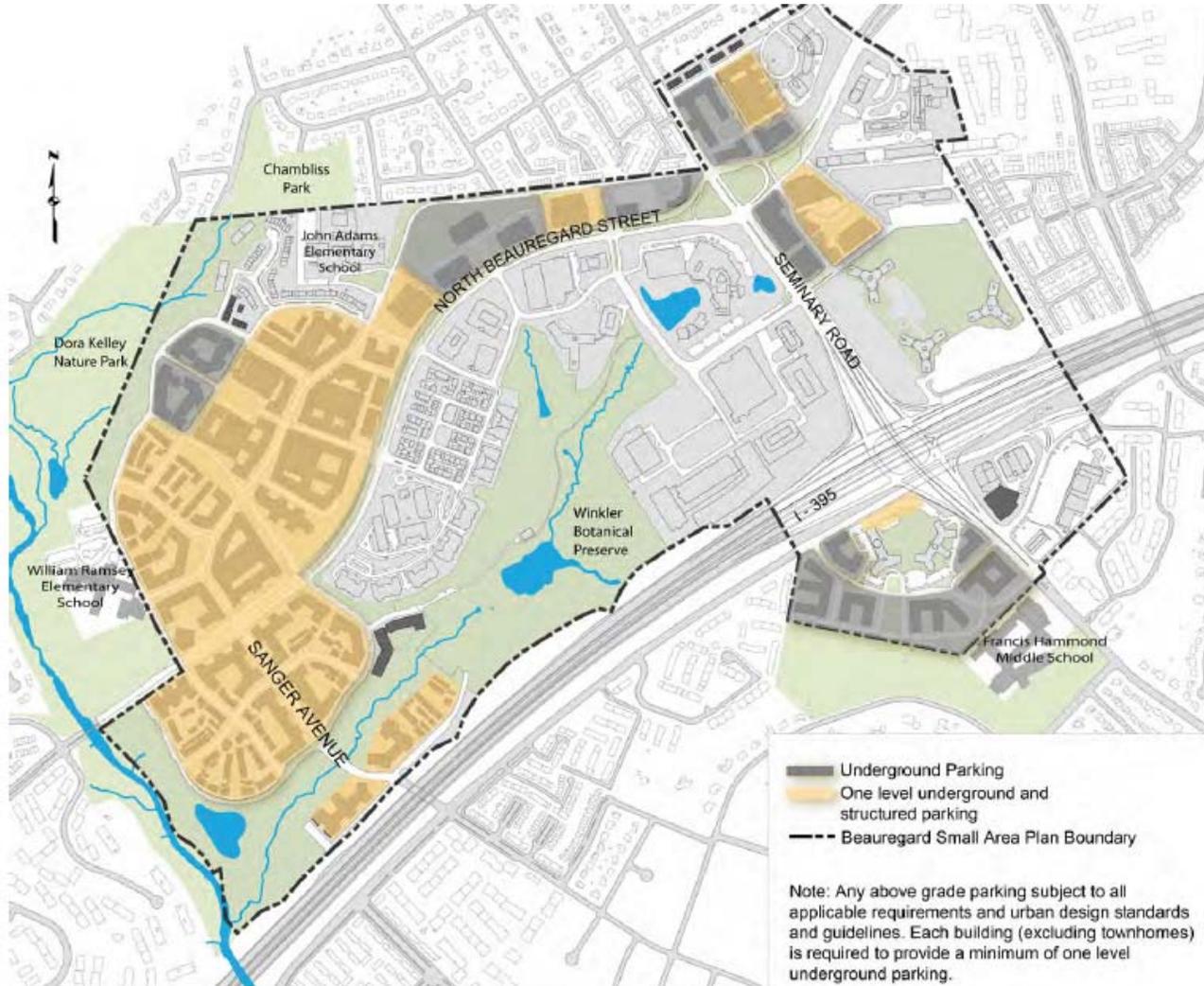


Ellipse Example





Parking





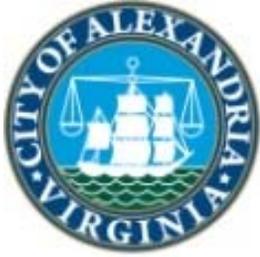
Parking

LAND USE	PHASE I— PRIOR TO OPERATIONAL DEDICATED TRANSIT	PHASE II— OPERATIONAL DEDICATED TRANSIT
Residential	1.75 sp/unit	1.3 sp/unit
Office	2.8 sp/1,000 sq.ft.	2.5 sp/1,000 sq.ft.
Townhouse	2.0 sp/unit	2.0 sp/unit
Retail	4.0 sp/1,000 sq.ft.	3.5 sp/1,000 sq.ft.
Hotel	1.0 sp/ room	.75 sp/ room

Notes:

1. A shared parking program is encouraged.
2. Additional visitor parking may be required for residential use(s), up to 15% of the provided parking.
3. Affordable housing units and other types, such as accessory dwelling units, may provide less parking.

Housing



Housing

- A. Update on Housing Proposal
 - More units
 - Earlier acquisition
 - Deeper subsidies/calculating the cost of affordability
 - Longer affordability
- B. Tenant Survey
- C. Distribution of affordable units
- D. Leverage: Other sources to pay for affordable housing
- E. How the Plan will work
- F. Follow up to community comment forms





Update on Housing Proposal: More Committed Units

The City's intent is to increase the target from 703 committed affordable units to a higher number.

One of the ways we may be able to achieve this is to acquire units in existing buildings as well as to buy new units. Existing units cost less.

Using the example of a two bedroom unit affordable at 60% AMI:

The cost to acquire a new unit is estimated to be \$178,000

The cost to acquire an existing unit is estimated to be \$35,000

SENIOR HOUSING In accord with recommendations in the Strategic Plan on Aging, affordable housing options for seniors may be explored at Goodwin House (GH's strategic planning process is just underway), The Hermitage and above the new fire station.



Update on Housing Proposal: Earlier acquisition

Some committed affordable units may be acquired early to be available when demolition occurs.

The early acquisition will not include Willow Run as it is not in the Plan area.

The City is looking for resources to buy units in existing properties beginning in the next two years.

Sources for early buy-down may be:

- T&ES – Ellipse contingency
- Housing – Housing Trust Fund contributions & other housing sources

Interim tenant assistance will also be available, including coordinated relocation options for comparably priced units and payments to help with moving costs.



Update on Housing Proposal: Deeper subsidies

In response to concerns from residents and the community, the City is looking to add affordable units at lower income levels.

Funding to subsidize these units may come from:

- Savings achieved on the cost of acquisition by including some existing units as well as new
- Reallocation of some Housing and Ellipse contingency funds
- Third party leverage to be identified
- Additional increment of future City real estate tax revenue achieved due to increased value



Calculating the Cost of Affordability

Available Funds: \$79,800,000				
Income Group	Unit Type			Total
	Efficiency	1BR	2BR	
30% of AMI	0	0	0	0
40% of AMI	0	0	0	0
50% of AMI	0	0	0	0
55% of AMI	82	65	47	194
60% of AMI	79	65	50	194
75% of AMI	X	65	64	129
80% of AMI	X	65	65	130
Committed Unit Total	161	260	226	647
		Hillwood Units		56
		Total Units		703
		Units as a % of Existing Units to be demolished		28%



Update on Housing Proposal: Longer Affordability

The proposed 30 year affordability period may be increased through:

1. Nonprofit or ARHA ownership of some units
2. Option to Extend Affordability after initial 30 years
3. Exploring opportunities to preserve a few more existing units



Update on Housing Proposal- Summary

The goal of the revised Plan will be:

- Increase the total number of committed affordable units
- Acquire committed affordable units earlier
- Extend affordability beyond 30 years
- Serve lower income and senior households
- Enable use of Section 8/ Housing Choice Vouchers
- Achieve new committed units that are more livable and energy efficient
- Create some new committed units that are accessible
- Provide interim tenant assistance that includes regular communication, coordinated relocation to comparably priced units in the Plan area and throughout City, and financial payments to defray moving costs



Tenant Survey

In response to resident and community concerns, the City and the developer group, in consultation with Tenant and Workers United, is considering sponsoring a survey of rental households impacted by demolition and redevelopment.

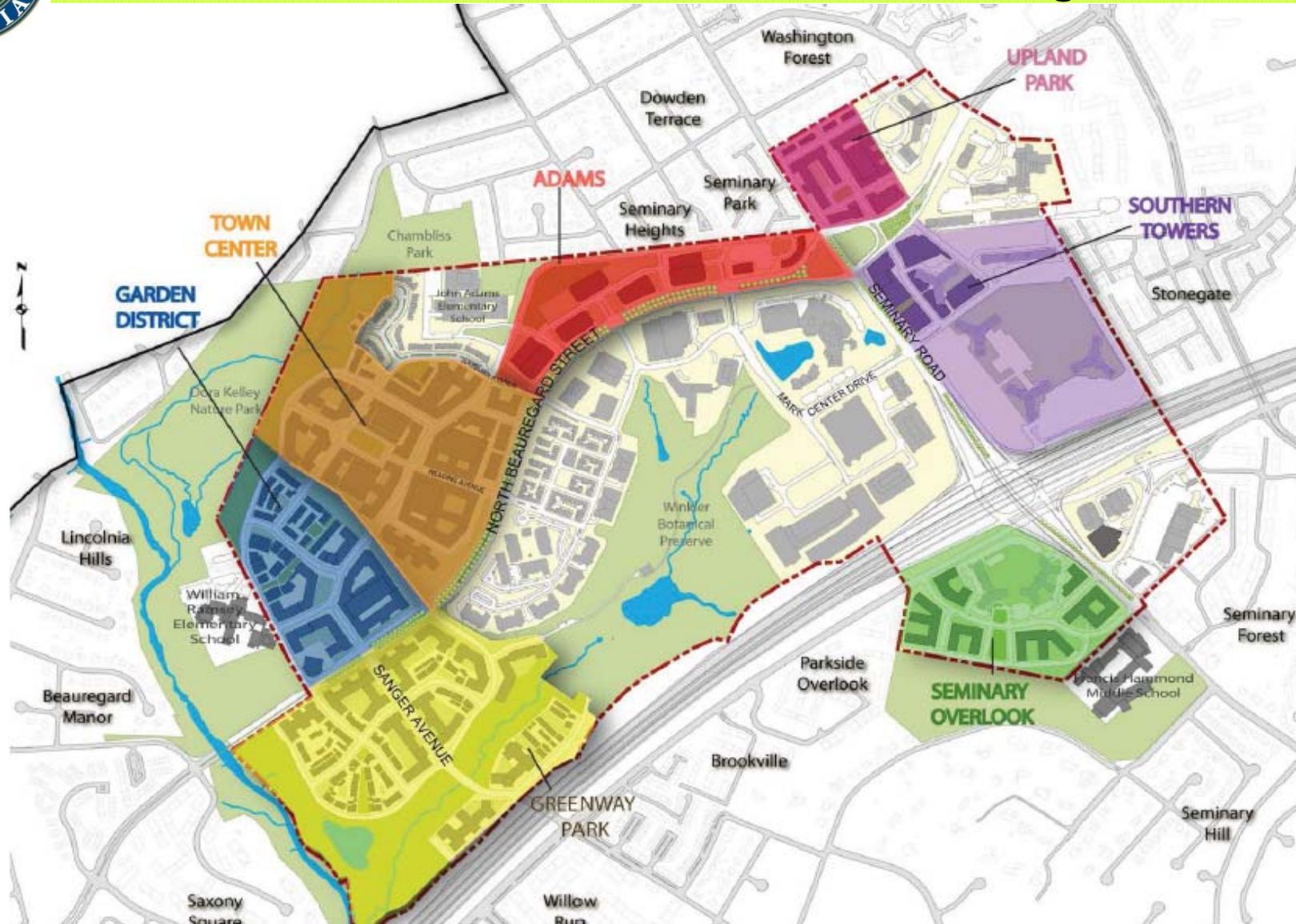
The survey would ask residents about household number, ages, income and work (including location), as well request other demographic information.

Survey data will be used to help refine planning for affordable housing during the upcoming zoning/DSUP processes in the fall.

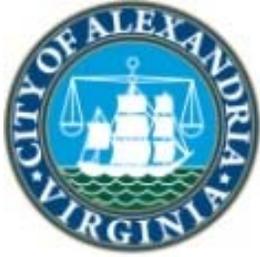
The report will not identify specific participants. Results will be shared with the community.



Location of Committed Affordable Housing



Please note that unit number and location are preliminary projections. These may vary as the DSUP process progresses and opportunities to leverage additional units arise.

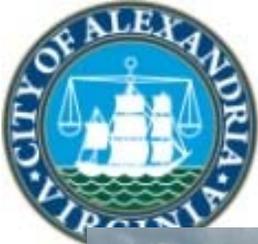


Leverage

To date, the City's estimates regarding funding and the number of affordable housing units that can be achieved have not included any assumptions regarding potential third party leverage.

Leverage includes grants or other financial resources available from non-City private (e.g., foundations) and public (state, local, federal) sources.

The City will actively seek third party financial resources to supplement the funds already pledged by the developers and the City to enhance and increase affordable housing options in Beauregard.



How Leverage Works – The Station at Potomac Yard



The City partnered with AHDC, a nonprofit housing entity, to develop, finance and construct this mixed use project, including 44 committed affordable rental units and 20 committed workforce rental units.

Total development cost = \$34 million

City provided loans & grants of \$2.9 million

In addition to the donation of land from the developer, the balance of the project's cost (approximately \$31.1 million) was leveraged from a variety of public and private sources, including:

- Developer contributions
- VHDA construction/permanent loan
- Low income housing tax credits
- AHDC's deferred developer fees
- Other



How the Plan will work – Single mother of 2

The P Family

Household

Mom, Girls 8 and 6

Income/Assets

\$44,500 (50% AMI)

Ms. P – Medical Technician Alexandria Hospital

No Child Support

Current Residence/Cost

Seminary Hills – 2BR – 3 Years

Rent \$1485 + Utilities \$140 (44% of Income)

Relocation

Phase I – Redevelopment Within 5 Years

Relocation Coordinator to Assist With Relocation

Moving Expense Payment

Comparable Unit Within Same Rent

Qualified for a Committed Affordable Unit When Available (Current Rent \$1210)





How the Plan will work – Family of Five

The E Family

Household

Dad –Mom –Sons 8, 10, 14

Current Residence/Cost

Brookdale-2BR -14 Years

Rent \$1314 +Utilities \$125 (26% Income)

Income/Assets

Income \$66,000 (60% AMI)

Mr. E -Employed by Construction Subcontractor \$32,000 base salary
Occasional Overtime and Weekend Side Work

Mrs. E - Supervisor in Facilities Maintenance- \$34,000

Relocation

Phase 2 – Redevelopment in 5 to 10-15 years notices

Residents in good standing, with school age children

Will be offered a comparable unit within the Plan area

Eligible for a committed affordable unit





How the Plan will work – Retiree on a Fixed Income

Mrs. G

Household

Mrs. G – Widow -76

Income/Assets

Income \$30,560 (50% AMI)

Social Security \$14,160

Pension \$9,000

Contribution from Son \$5,640

Interest \$1760

Relocation

Phase I – Redevelopment in the next 5 Years

May be able to stay at Hillwood

Or Will be offered a comparable unit within the Plan Area

Eligible for a committed affordable unit at \$941

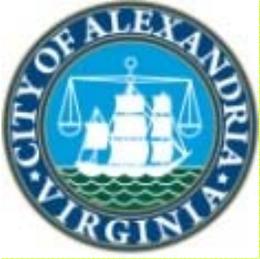
Current Residence/Cost

Hillwood -1BR/Den-23 Years

Rent \$1270 (53% of Income)

Utilities capped at \$100 per month





Follow Up to Community Comments and Questions



What Are Housing Choice Vouchers?

Housing Choice Vouchers

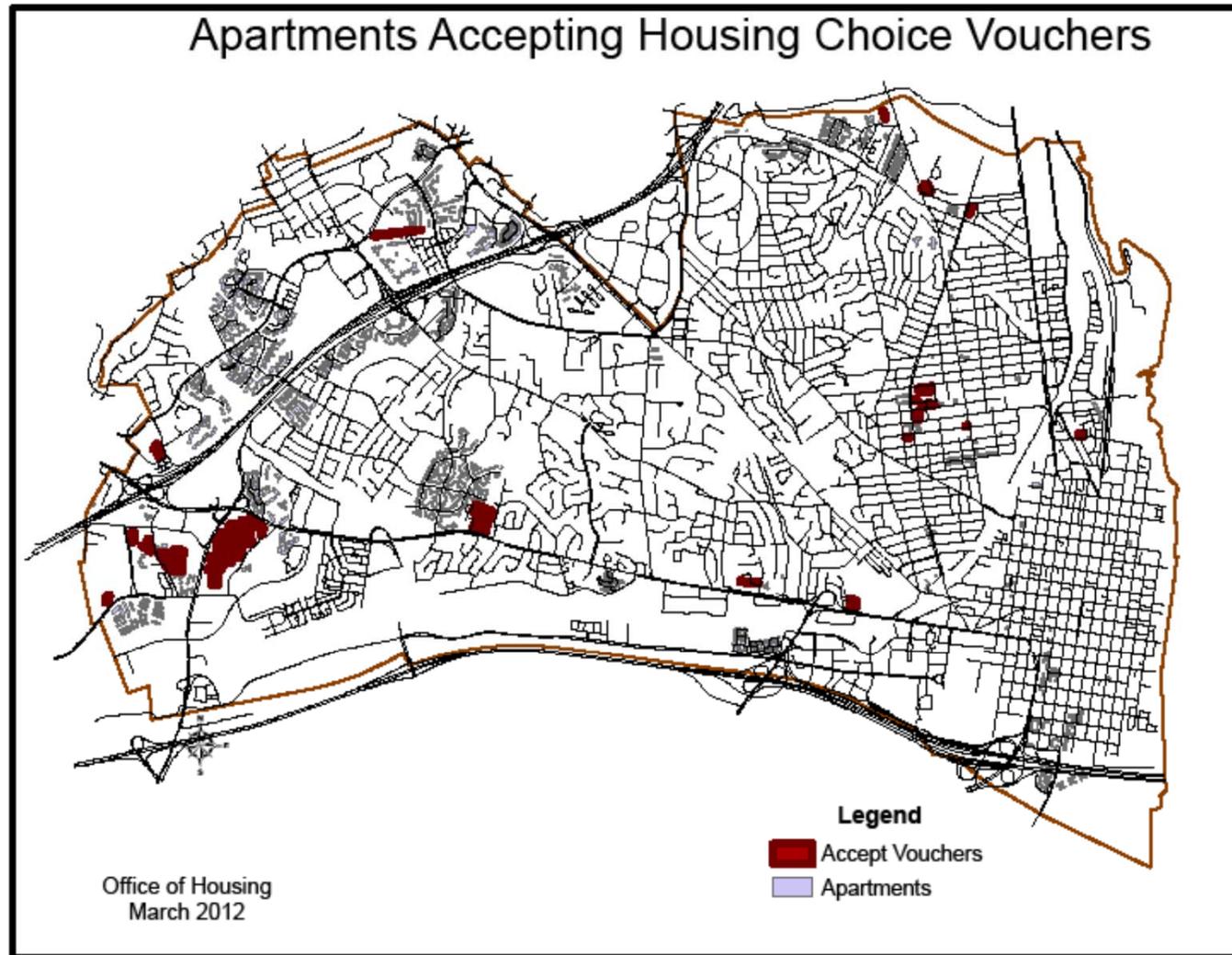
- Formerly called "Section 8"
- Administered by ARHA
- 15,000 on Wait List
- Wait List Currently 5+ Years
- Landlord's Option to Participate



Line to Apply – ARHA Opens Wait List for One Week in August 2011

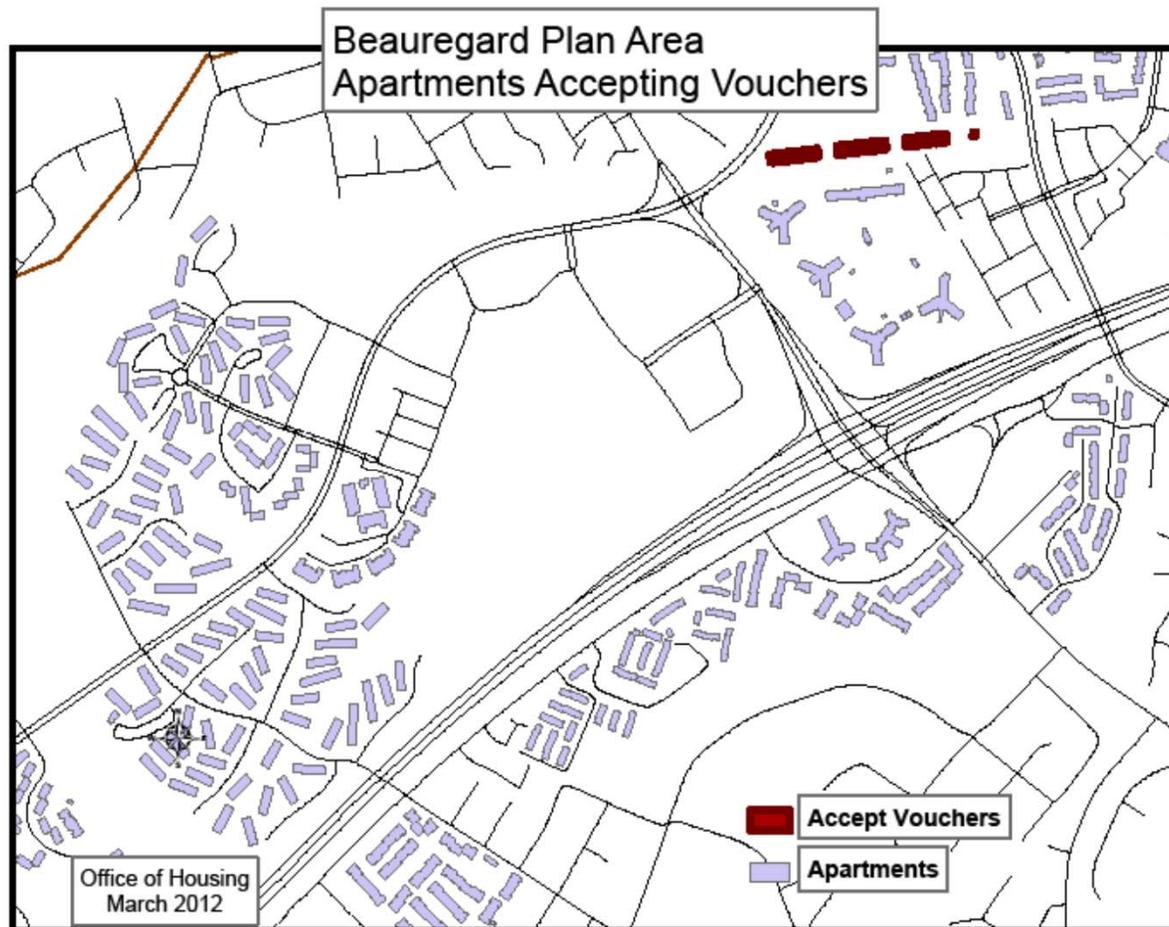


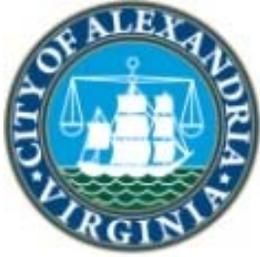
What Are Housing Choice Vouchers?





What Are Housing Choice Vouchers?





How do Vouchers Work?

Who Qualifies?

Households Within Income Limits

1 Person	2 People	3 People	4 People	5 People	6 People	7 People	8 People
\$49,200	\$56,200	\$63,250	\$70,250	\$75,900	\$81,500	\$87,150	\$92,750

Examples of ARHA's Preferences

(Can Affect How Long a Household Will Wait on the Waiting List)

- Elderly or Disabled
- Households with Children
- Live or Work in Alexandria



How do Vouchers Work?

Family of Three – The P. Family

1. Ms. P Applies to ARHA and Waits on Wait List
2. ARHA Certifies Ms. P's Income
3. ARHA Issues Voucher to Ms. P for 2 BR Unit
4. Ms. P Finds a Landlord Who Will Accept the Voucher
5. Contract with Landlord, Ms. P, and ARHA
6. ARHA Inspects Unit

2 Bedroom Maximum \$1506

Family Income \$44500

Family Pays \$1113 (30% of Income)

Rent = \$1485

Family Pays Landlord \$1113

ARHA Pays Landlord \$ 372



How many vouchers are in use in the City?

Total number of vouchers allocated: 1,722
Additional 184 for James Bland Relocation

Total Funded/In Use: 1450
Plus Additional 184 for James Bland Relocation

Alexandria Apartment Complexes Accepting Vouchers

Total Multifamily Complexes Surveyed:	108
Total Units Surveyed:	29,420

Total Complexes Accepting Vouchers:	36
Total Units in Complexes Accepting HCV	6543

Percent Apartment Complexes	33%
Percent Units Available to HCV	22%



What rental units will be preserved?



Several existing apartment communities in the Plan area will not be redeveloped.

These include Southern Towers, Seminary Towers and two buildings within Hillwood.



Currently, a total of 2,981 existing rental units will remain, with the 56 units at Hillwood to be preserved as committed affordable and/or workforce units.

Other buildings may be preserved.



How does the new committed unit target compare to the BCSG/TWU 20% affordable housing goal?

Using the current target of 703 units, this number represents:

- 28% of the units to be demolished
- 18% of the net new units
- 11% of the total new units developed in the Plan area

The target number may vary depending on level of subsidy.

The target does not include or address the 2,925 existing units which will remain at Southern Towers and Seminary Towers.



Define public, affordable and workforce housing

Public Housing

- Owned and operated by ARHA (or ARHA partnership)
- 823 public housing units in City, plus 327 additional replacement units
- Requires income <50% AMI for admission; average income <30% AMI
- Residents pay 30% of income for rent
- Federal government (HUD) provides operating subsidy that pays about 84% of actual operating costs
- ARHA has leveraged its land and partnered with EYA to redevelop obsolescent public housing into mixed income communities.





Define public, affordable and workforce housing

Affordable housing

- incomes at or below 60% AMI
- Some units may be designated for lower income ranges, e.g., 40 %or 50% AMI.



Committed affordable housing may be provided by nonprofit or private developers.

City or federal funding subsidies are usually required





Define public, affordable and workforce housing



Workforce rental housing

Incomes between
60-80% AMI

Generally no state or federal
subsidies available

Example: The Station at Potomac Yard

- Developers' contribution was used to develop the 20 workforce units (80%AMI) and their associated parking spaces.
- 44 affordable units (60% AMI) were funded with tax credits.
- Property has been 100% occupied since April 2010.
- Affordable and workforce unit renters include City and ACPS employees.



Define public, affordable and workforce housing

Maximum Income Limits for a Three Person Household and
Maximum Rents for Two Bedroom Units

% AMI	Maximum Income	Maximum Rent
30%	\$29,050	\$726
60%	\$58,080	\$1,452
80%	\$77,400	\$1,935



How much for sale housing (privately owned) will be developed in the Plan area?

From information provided by the Developer group, their proposals currently include:

Approximately 400-450 townhomes (for sale/market rate)

Approximately 6,000 multifamily units (these will be market rate rental apartments or for sale/market rate condominiums)

These numbers are estimates.

Whether the multifamily buildings are apartments or condominiums depends on market conditions at the time the developments are planned, financed and/or delivered.



What is the status of the City's affordable housing negotiations with the Developers?

- Progress is being made to improve and enhance the original housing proposal
- Both the City and the Developers continue to look for ways to increase the number of units and to provide units affordable to lower income households
- The City will seek third party leverage to potentially increase the number of committed units
- Nonprofits and ARHA will help
- The housing targets will continue to be refined as the zoning and DSUP processes proceed
- Every development will provide an affordable housing plan with specific unit numbers, mixes and levels of affordability
- Continued cooperation and collaboration are pledged



Next Steps - Project Schedule

About March 21: Release of Revised Beauregard Draft Plan

March 22: Parks and Recreation Commission Meeting – Public Hearing

March 29: I-395 Improvements – Public Information Meeting

**April 2: Beauregard Town Hall Meeting –
Revised Beauregard Draft Plan**

April 3: Planning Commission Work Session

April 5: Affordable Housing Advisory Committee Meeting

May 1: Planning Commission Public Hearing

May 12: City Council Public Hearing