Beauregard Small Area Plan
Beauregard Community Meeting
March 19, 2012
7:00 PM
Agenda

I. Transportation

II. Housing

III. Upcoming Meetings – Next Steps
Transportation
Recommended Transportation System Improvements
Regional Bicycle Circulation (Existing)

**LEGEND:**
- Red: Off-Street Trail
- Yellow: 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

Labor Day
Columbus Day
Veteran's
Thanksgiving
Hanukkah, Christmas & New Year's
MLK Day


FARE  DoD  TOTAL
Transit Ridership - WMATA Express

Weekly Ridership

- Labor Day
- Columbus Day
- Veteran’s Day
- Thanksgiving
- Hanukkah, Christmas & New Year’s
- MLK Day

Graph showing weekly ridership data with labeled holidays and specific dates.
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
Potential signal to protect buses entering and exiting Southern Towers
Note: Yellow lines represent curb edge
Parking

Note: Any above grade parking subject to all applicable requirements and urban design standards and guidelines. Each building (excluding townhomes) is required to provide a minimum of one level underground parking.
# Parking

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

**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
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
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.
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.
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

<table>
<thead>
<tr>
<th>Income Group</th>
<th>Unit Type</th>
<th>Efficiency</th>
<th>1BR</th>
<th>2BR</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>30% of AMI</td>
<td></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>40% of AMI</td>
<td></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>50% of AMI</td>
<td></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
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<tr>
<td>55% of AMI</td>
<td></td>
<td>82</td>
<td>65</td>
<td>47</td>
<td>194</td>
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<tr>
<td>60% of AMI</td>
<td></td>
<td>79</td>
<td>65</td>
<td>50</td>
<td>194</td>
</tr>
<tr>
<td>75% of AMI</td>
<td>X</td>
<td></td>
<td>65</td>
<td>64</td>
<td>129</td>
</tr>
<tr>
<td>80% of AMI</td>
<td>X</td>
<td></td>
<td>65</td>
<td>65</td>
<td>130</td>
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<tr>
<td><strong>Committed Unit Total</strong></td>
<td></td>
<td><strong>161</strong></td>
<td><strong>260</strong></td>
<td><strong>226</strong></td>
<td><strong>647</strong></td>
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<tr>
<td><strong>Hillwood Units</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>56</strong></td>
</tr>
<tr>
<td><strong>Total Units</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>703</strong></td>
</tr>
<tr>
<td><strong>Units as a % of Existing Units to be demolished</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>28%</strong></td>
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</table>
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
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
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.
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.
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
### The P Family

#### Household
Mom, Girls 8 and 6

#### Current Residence/Cost
Seminary Hills – 2BR – 3 Years
*Rent $1485 + Utilities $140 (44% of Income)*

#### Income/Assets
$44,500 (50% AMI)
Ms. P – Medical Technician Alexandria Hospital
*No Child Support*

#### Relocation
Phase I – Redevelopment Within 5 Years
*Rerocation 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

Current Residence/Cost
Hillwood -1BR/Den-23 Years
Rent $1270 (53% of Income)
Utilities capped at $100 per month

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
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?

![Map of Apartments Accepting Housing Choice Vouchers](image)

Legend:
- Red: Accept Vouchers
- Light Purple: Apartments

Office of Housing
March 2012
What Are Housing Choice Vouchers?
Who Qualifies?

Households Within Income Limits

<table>
<thead>
<tr>
<th>1 Person</th>
<th>2 People</th>
<th>3 People</th>
<th>4 People</th>
<th>5 People</th>
<th>6 People</th>
<th>7 People</th>
<th>8 People</th>
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</thead>
<tbody>
<tr>
<td>$49,200</td>
<td>$56,200</td>
<td>$63,250</td>
<td>$70,250</td>
<td>$75,900</td>
<td>$81,500</td>
<td>$87,150</td>
<td>$92,750</td>
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</table>

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
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%
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.
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.
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

<table>
<thead>
<tr>
<th>% AMI</th>
<th>Maximum Income</th>
<th>Maximum Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>30%</td>
<td>$29,050</td>
<td>$726</td>
</tr>
<tr>
<td>60%</td>
<td>$58,080</td>
<td>$1,452</td>
</tr>
<tr>
<td>80%</td>
<td>$77,400</td>
<td>$1,935</td>
</tr>
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</table>
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