



Alexandria Affordable Housing Activity

Alexandria Office of Housing

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Who Needs Affordable Housing?



Affordable Housing Target Groups

- ◆ Rental housing: 60% of the area median family income for the Washington, DC metropolitan area, adjusted for family size
- ◆ Sales housing: City-established income limits. For households of three or more persons, the City's limit is the area median income.



Occupations at 60% of Median (1 person - \$37,920)

◆ Bureau of Labor Statistics, 2004

– Dental Assistants	\$37,740
– Biological Technicians	\$36,410
– Security Guards	\$27,190*
– Preschool Teachers	\$26,240*
– Nurses Aides, Orderlies, Attendants	\$24,600*
– Teacher Assistants	\$22,110*

**Income falls below 50% of median for one person -
\$31,600*



Occupations at 60% of Median (1 person \$37,920)

◆ City of Alexandria and Alexandria City Public Schools, FY 2006

- Secretary II (GS 10C) \$32,940
- Planning Assistant (GS 9B) \$30,056



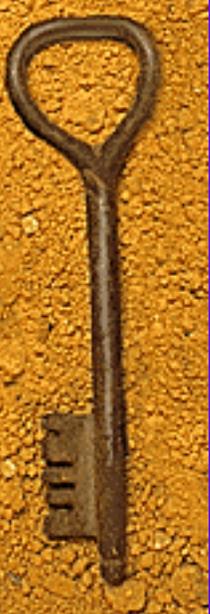
Occupations at 60% of Median (3 persons - \$48,780)

◆ Bureau of Labor Statistics, 2004

- Graphic designers \$47,000
- Child, family, and school social workers \$46,880
- Paralegals and legal assistants \$45,240
- Fire fighters \$42,530

◆ City of Alexandria and ACPS, FY 2006

- Eligibility Worker II (GS 13H) \$46,241
- Librarian II (GS 17B) \$43,810
- Fire Fighter II (PS 10A) \$43,807
- Police Officer I/II (PS 9A) \$41,721
- New Teacher with BA \$40,001



Occupations Eligible for Moderate Income Homeownership Program (1 person - \$72,240)

◆ Bureau of Labor Statistics

– Computer programmers	\$69,180
– Loan officers	\$65,700
– Accountants and auditors	\$64,330
– Registered nurses	\$61,020

◆ City of Alexandria, FY 2006

– Fiscal Officer I (GS 19L)	\$69,493
– Zoning Inspector (GS 14M)	\$55,909



Occupations Eligible for Moderate Income Homeownership Program (3 persons-\$90,300)*

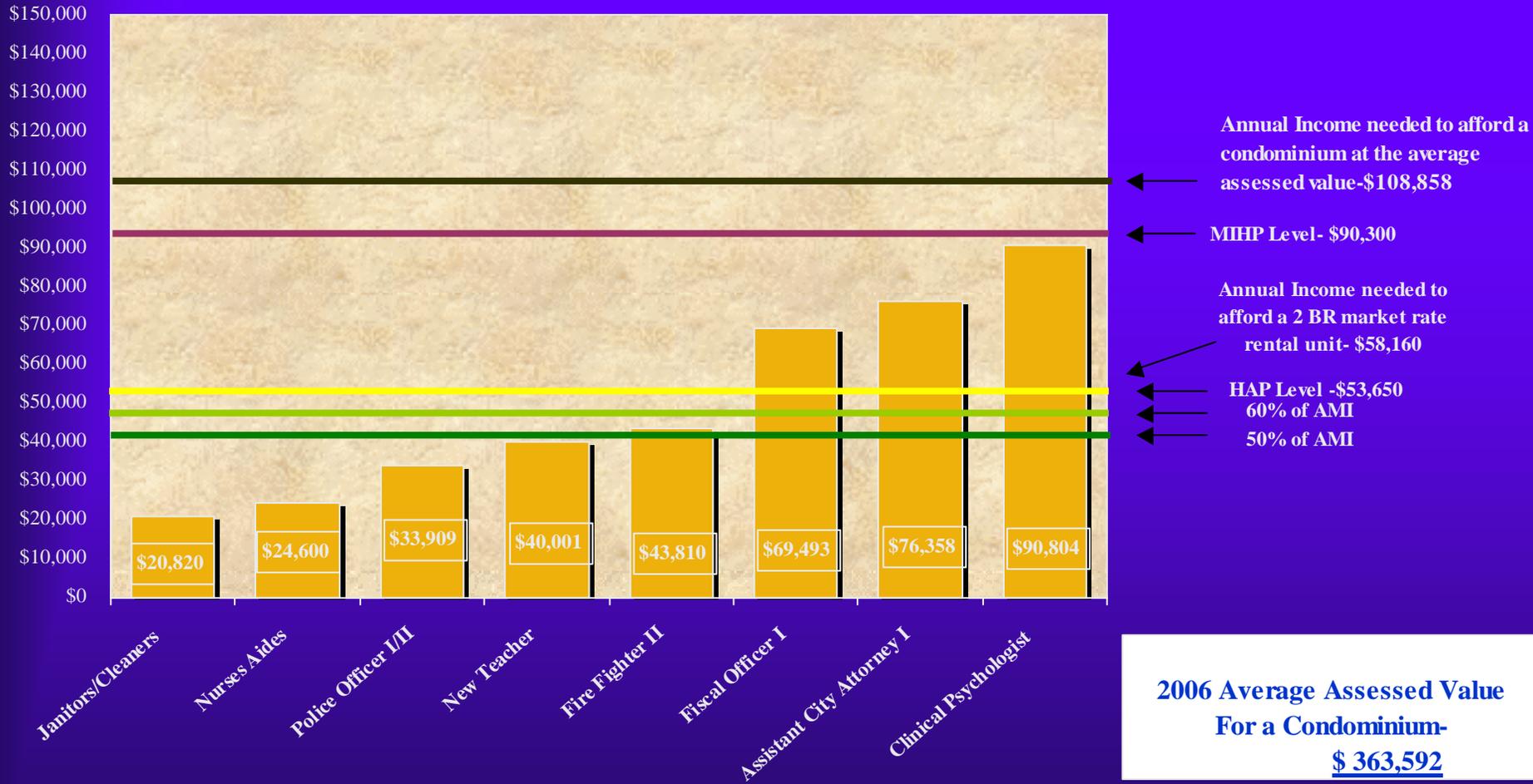
- ◆ Bureau of Labor Statistics, 2004

- Civil Engineers \$75,040

- ◆ City of Alexandria, FY 2006

- Assistant City Attorney I \$76,358

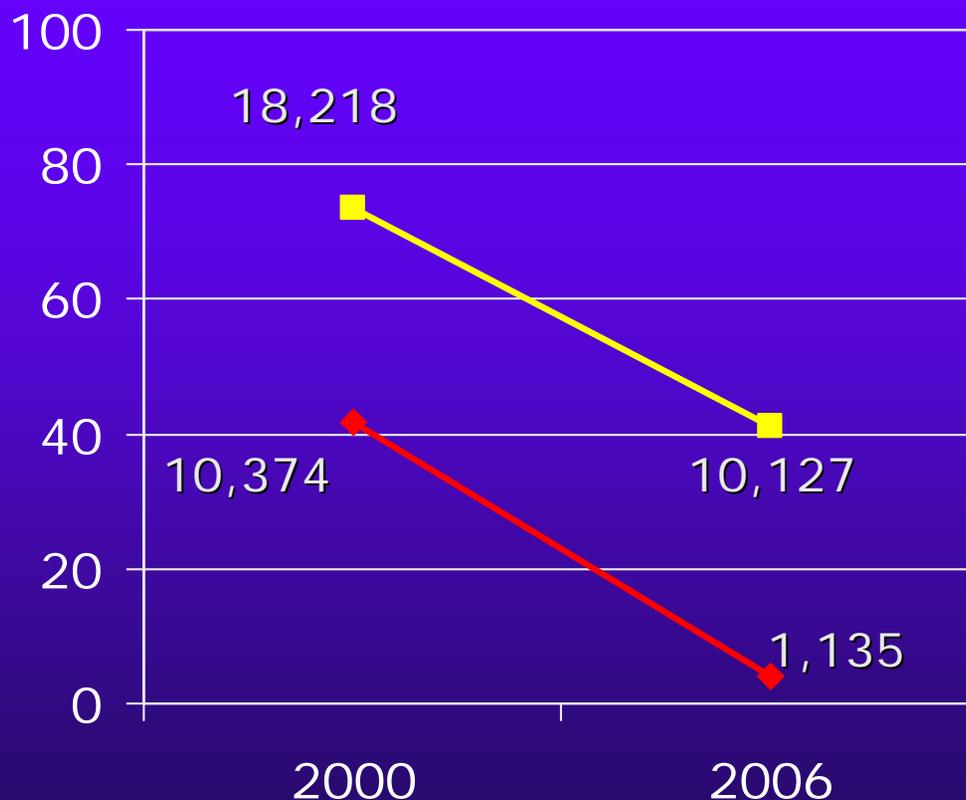
Affordability levels for a One Income, Three-Person Household*



*The three-person family size is used to establish the affordable rent for a two-bedroom unit under the Low Income Housing Tax Credit (LIHTC) program

Affordability of Rental Units

Percent of all rental apartment units¹ affordable to low and very low income households

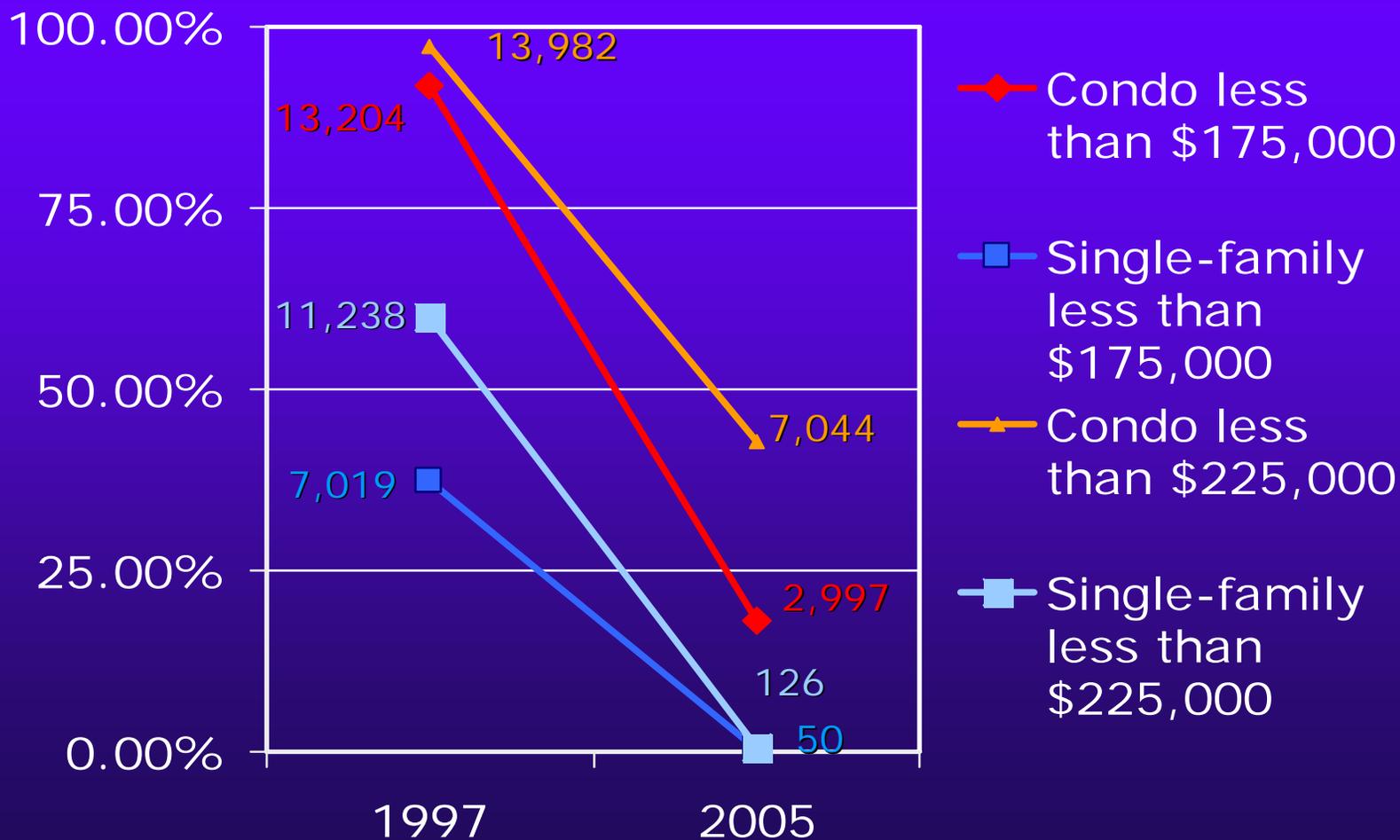


—◆— 50% of median
—■— 60% of median

1. Market rate units in complexes of 10 or more units

Ownership Housing Affordability

Percent of all units of each type in assessed value range, 1997 and 2005.





Housing Production



Producing Affordable Housing

- ◆ Housing production (sales and rental)
 - Direct funding support for construction or acquisition/rehabilitation.
 - Housing Opportunities Fund
 - Dedicated one cent on real property tax rate
 - General obligation bonds
 - Development of units by Alexandria Housing Development Corporation and other non-profits
 - Securing affordable units in new developments.
 - Using incentives under Zoning Ordinance
 - Voluntary contributions translated into units
 - City support for funding by others



Current and Planned Projects

- ◆ Acquired, Rehabilitation Pending: Beverly Park (41 units), Wesley Housing Development Corporation
- ◆ Approved: Beasley Square (new construction), Harambee Community and Economic Development Corporation – 8 units
- ◆ Under Contract: Arbelo Apartments (34 units), Monroe Nelson and Lacy Court Apartments (44 units), RPJ Housing Development Corporation
- ◆ Pending: Potomac Yard, Landmark, Hunting Towers/Terrace, affordable assisted living
- ◆ On Hold: Gunston Hall

Beverly Park Apartments

Acquired by Wesley Housing Development Corporation with City assistance; rehabilitation pending

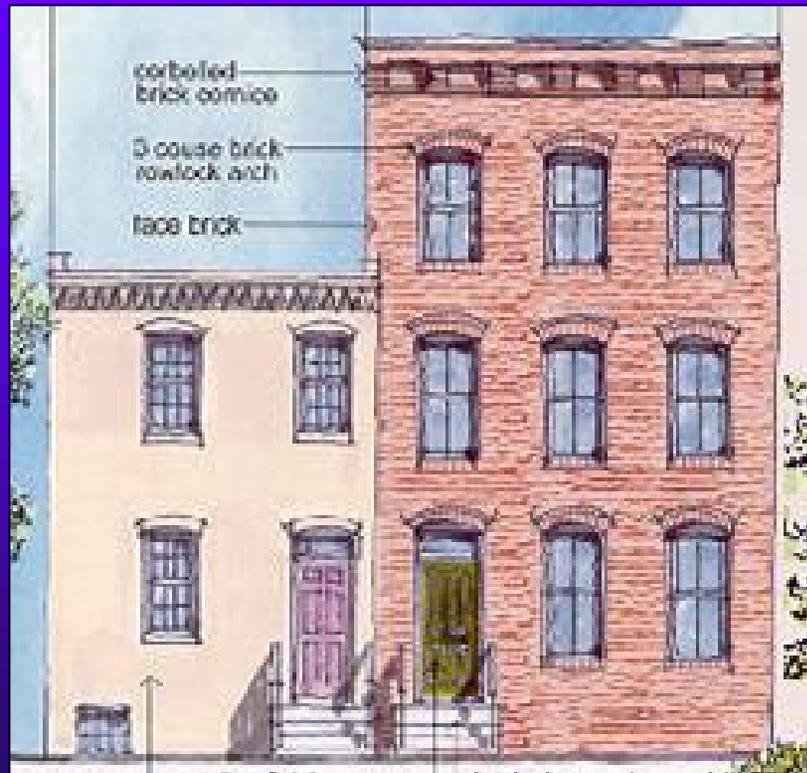


Total units: 41

City investment: \$1,500,000

Beasley Square

To be constructed by Harambee Community and Economic Development Corporation



Total Units: 8 City awaiting permanent funding proposal

Arbelo Apartments

City funding approved for acquisition by RPJ Housing Development Corporation



Total units: 34
City investment:
\$3,500,000



Lacy Court and Monroe Nelson Apartments

Under contract to RPJ Housing; City funding to be docketed
for Council action in June



Lacy Court



Monroe Nelson

Total units: 44 Proposed City investment: \$6,615,000

Gunston Hall

Possible purchase by Alexandria Housing Development Corporation



Total units: 56

Approved City investment:
\$12,800,000

Potomac Yard

Affordable Housing



Location of On-Site
Affordable Units

Planning Commission - May 4, 2006

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Proposed units in Landbay H: 4, to be conveyed to
City or designee

Potomac Yard Fire House Project





Mixed Use Development

- ◆ The proposed Potomac Yard Fire House project creatively combines mixed use components to maximize civic, retail and affordable housing opportunities.
- ◆ This project can be replicated to increase affordable housing over municipal buildings.



Potomac Yard – Affordable Housing Component

- ◆ The opportunity exists to have the Potomac Yard developer construct a portion of their affordable housing requirement above the station as a component of a mixed use building at this location.
- ◆ Potential for 60 affordable housing units at the following ratio and areas;
 - 12 – one bedroom units at 914 sq ft
 - 45 – two bedroom units at 1,150 sq ft
 - 3 – three bedroom units at 1,425 sq ft
- ◆ Amenities could include a small fitness facility and a community/business center with some open rooftop space.
- ◆ A small amount of retail space may be provided at grade.
- ◆ Underground parking would serve both the residents and the fire station.

Other Examples – Silver Spring



ATA – Lane Development





Density Bonus As a Tool to Produce Affordable Housing

City Ordinance: The City's Zoning Ordinance provides for up to 20% bonus density in exchange for affordable housing

In the ATA-Lane Development Project (reviewed and approved by Planning Commission last night)

The applicant has offered to set aside **38%** of the additional density requested for affordable housing.

The applicant proposes to set aside more than 30,000sq. ft to provide **34+affordable set-aside rental units** if the property is developed as apartments, **OR 28+ affordable condominium units**, if the property is developed as a condominium.

Plus a voluntary cash contribution consistent with the guidelines suggested in the Developer's Housing Contribution Policy Work Group (DHCPWG) of more than \$1 million .

Hunting Towers



Proposed affordable units: 530, once IDI/Kay Management acquire the property from VDOT

Landmark



AERIAL RENDERING

ANTUNOVICH ASSOCIATES, ARCHITECTS & PLANNERS

GENERAL GROWTH PROPERTIES, DEVELOPERS





Affordable Housing Production Units in New Developments

- ◆ 96 affordable sales units and 12 affordable rental units produced in 10 developments under City's Affordable Housing Policy
- ◆ Includes discounted and non-discounted units produced by for-profit developers, as well as 16 non-profit developer units with City assistance
- ◆ Completed FY 2005 (included in figures above)
 - The Preston: 6 sales units
 - Northampton Place West: 12 rental units in condominium building



Current Discounted Unit Activity

◆ Currently under construction

- Cameron Station: 7 sales units (affordable units under contract)
- Northampton Place West: 13 rental units in condominium building
- The Monarch (Hennage Printing): 5 sales units
- Halstead Park Center: 9 sales units
- Mill Race: 13 sales units, 15 rental units

◆ Pledged Units Not Yet Under Construction

- Tuscany at Landmark: 2 sales units
- Postmasters: 4 off-site sales units to be purchased
- The Prescott (Hopkins Warehouse): 4 sales units



Developer Housing Contribution Work Group Formula

◆ Residential Development

- \$1.50 (rental)/\$2.00 (sales) per gsf of base permitted gross floor area, PLUS
- \$4.00 per gsf of additional floor area permitted by Zoning Code with a Special Use Permit, PLUS
- 1/3 of any new units made possible by additional square footage using bonus density/height provisions

◆ Commercial Development

- \$1.50 per gross square foot

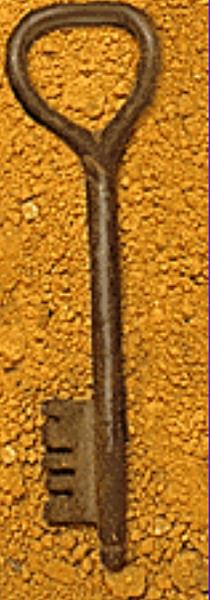


FY 2006 Pledges and Affordable Housing Plans

- ◆ Monetary pledges: \$1,482,106 from 5 developments
- ◆ Pending Affordable Housing Plans
 - Braddock Place Condominiums – 7 units
 - Lane Development – 34 rental units, or 28 condo units (to be conveyed to City designee for operation as rental units)
 - Potomac Yard, Landbay H – 4 units



Housing Assistance



Making Housing Affordable

- ◆ Assistance with housing costs
 - Homeownership costs
 - Down payment and closing costs
 - Mortgage financing
 - Fostering/encouraging private investment
 - Property tax relief
 - Home rehabilitation assistance
 - Rental costs
 - Rent subsidies (ARHA, HUD)
 - Rent relief



FY 2006 Loans through 4/30/06

◆ Homeownership

- Homeownership Assistance Program (HAP) – 20 loans
- Moderate Income Homeownership Program (MIHP) – 55 loans
- Employee Homeownership Incentive Program (EHIP) – 25 loans

◆ Rehabilitation

- Home Rehabilitation Loan Program – 5 loans
- Rental Accessibility Modification Program (RAMP)– 3 loans