

Draft Housing Master Plan Planning Commission Work Session



Housing Master Plan Draft Process



**April 2010-
April 2011**

Advisory Group Meetings

**April –
June 2011**

Housing Contribution Work
Group Meetings

**Summer/
Fall 2011**

Consultation with Partner
Depts./Agencies

Spring 2012

Development of Draft Plan
Housing/P&Z/CAO collaboration
on bonus density proposal
Advisory Group, Work Group
Meetings
Planning Commission &
City Council Work Sessions

Fall 2012

Final Revisions, Production of Draft Plan

November 2012

Draft Plan Released





Review and Approval Process

- ✓ 90 day public comment period for Draft
(November 30 – March 1)

- ✓ Town Hall Meetings
 - ✓ January 24 7-9 Samuel Tucker School
 - ✓ February 11 7-9 Jefferson Houston School

- PC/CC Work Sessions
 - PC work session – March 5
 - CC work session – April 9

- Public Hearing and Consideration
 - June 2013



Incomes and Housing Costs

- **From 2000 to 2011:**
 - HUD median income for Washington, DC metropolitan area increased by **28%**, from \$82,800 to \$106,100
 - Average rent for market rate two bedroom unit in Alexandria increased by **71%**, from \$1,034 to \$1,765
 - Average assessed value of residential property increased by **135%**, from \$191,341 to \$449,411:
 - Single family: 137%, from \$260,907 to \$617,826
 - Condominiums: 149%, from \$106,875 to \$266,481



Who Needs Affordable and Workforce Housing

AFFORDABLE

- Rental (2 persons @ 60% AMI or \$49,680)
 - Paralegal
 - Mental Health Worker
 - Head Custodian
 - Police Telecommunications Officer
- Ownership (3 persons @ 80% AMI - \$74,560)
 - Music Teacher
 - Fire Fighter
 - Electrician
 - Licensed Practical Nurse (LPN)

WORKFORCE

- Rental (2 persons @ 80% AMI \$66,240)
 - Teacher
 - Accountant
 - Librarian
 - Bank Branch Manager
- Ownership (3 persons @ 120% AMI - \$111,780)
 - School Psychologist
 - Attorney
 - Two Schoolteachers
 - Electrician & Retail Manager

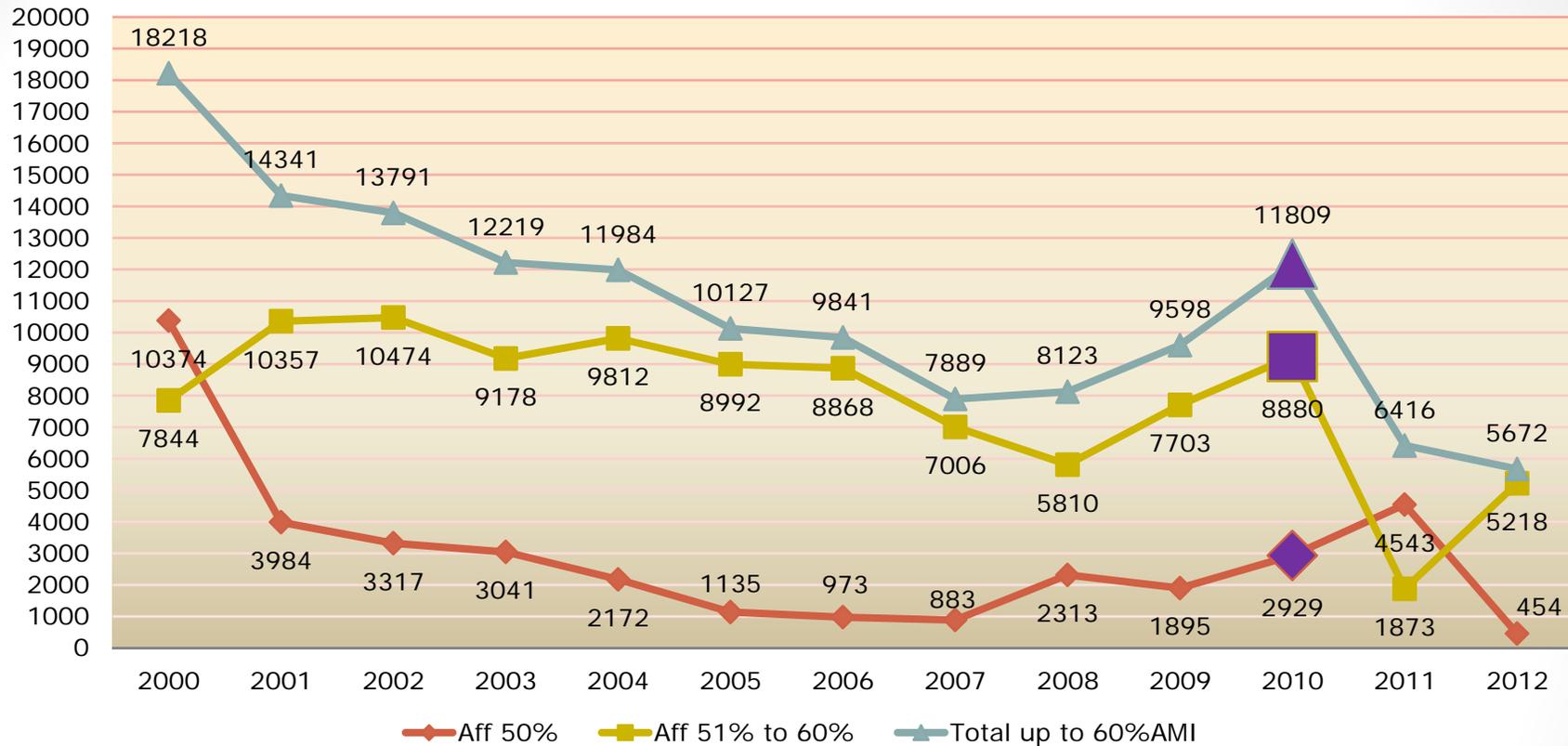


Need for Additional Publicly Assisted Units

- Currently 3,710 Publicly Assisted Rental Units
- 2010 Demand was approximately 14,000
- Market Rate Affordable Housing is continuing to decline
- ARHA Voucher Wait list has 7,895 households and the Public Housing Wait list has 7,796 households



Market Affordable Rental Units, 2000 to 2012



Threatened Assisted Rental Housing

- 871 assisted units of non-Resolution 830 units will face potential loss by June 2015
- An additional 480 units face threats from July 2015 – June 2020



2010 Rental Supply and Demand

- Priority concerns identified in housing master plan
 - General shortage of units for households under 30% AMI
 - Major focus of ACSB and HSCC
 - General shortage of 3-bedroom units
 - Shortages of 2- and 3-bedroom units for households under 50% AMI



Plan Structure

Guiding Principles

Goals and Strategies

Tools



Guiding Principles

- **Principle 1:** Variety of housing options at all incomes
- **Principle 2:** Housing choice for all ages and abilities
- **Principle 3:** Active partnerships
- **Principle 4:** Key priorities for distribution and preservation
 - Access to transportation and services
 - Strategic preservation or location opportunities
 - Geographic distribution
- **Principle 5:** Social and cultural diversity through mixed income communities
- **Principle 6:** Healthy and growing economy requires affordable housing



Goals



Goal 1: Preserve long-term affordability and physical condition of assisted and market affordable rental housing



Goal 2: Provide or secure affordable and workforce rental housing through strategic development and redevelopment

Goal 3: Provide affordable home purchase opportunities

Goal 4: Enable homeowners to remain in their homes

Goal 5: Provide safe, quality housing choices



Goal 6: Enhance public awareness of the benefits of affordable Housing





Zoning Tools

Tool	Implementation Schedule			Required Action
	Type	1-3 Years	4-6 Years	
Zoning Tools				
Accessory Dwelling Unit Policy				
Phase 1 (New CDD Zones)	N	✓		Local Policy Development Community Outreach, Research and Analysis, Local Policy
Phase 2 (Full Program)	N		✓	Local Policy Development, Local Ordinance Amendment
Additional Density in Exchange for Affordable Housing	E, M	✓		Local Ordinance Amendment
Parking Requirements for Substantial Rehabilitation	N	✓		Local Policy Development
Parking Requirements for Affordable Housing	E, M	✓		Further Study, Legislative Action, Local Ordinance
Transfer of Development Rights	N		✓	

E-Existing; M-Modified; N-New



Additional Density for Affordable Housing

- June Planning Commission Work Session
 - Amend Ordinance to include formula calculation affordable housing for density achieved via rezoning
- Draft HMP Recommendation
 - Create policy pertaining to density achieved through rezoning that states:
 - “when additional density is provided through rezoning, developer contributions should take into account that affordable housing is one of the City’s highest priorities.”



Transfer of Development Rights

- June Planning Commission Work Session
 - Explore possibility and creation of TDR Program via State Code
- Draft HMP Recommendation
 - No Program through statutorily authorized approach because:
 - Limited designated sending areas (unused density)
 - Limited and controversial Receiving Areas
 - Substantial staff time for small return
 - Policy for “TDR-like” transfer of density within Small Area Planning Process.



Section 7-700 Update

- Affordable Units Off-Site
- Cash in-lieu of on site units
- Require 1/3 of Bonus Units be dedicated Affordable
 - unless the City and the Applicant mutually agree to a different number of units in order to address a stated City objective (e.g., a particular configuration of unit sizes).

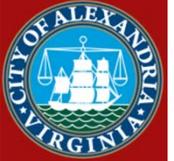


Zoning Tools

Tool	Implementation Schedule			Required Action
	Type	1-3 Years	4-6 Years	
Zoning Tools				
Accessory Dwelling Unit Policy				
Phase 1 (New CDD Zones)	N	✓		Local Policy Development Community Outreach, Research and Analysis, Local Policy
Phase 2 (Full Program)	N		✓	Local Policy Development, Local Ordinance Amendment
Additional Density in Exchange for Affordable Housing	E, M	✓		Local Ordinance Amendment
Parking Requirements for Substantial Rehabilitation	N	✓		Local Policy Development
Parking Requirements for Affordable Housing	E, M	✓		Further Study, Legislative Action, Local Ordinance
Transfer of Development Rights	N		✓	

E-Existing; M-Modified; N-New

Program Tools



Tool	Implementation Schedule			Required Action
	Type	1-3 Years	4-6 Years	
Programmatic Tools				
Community Land Trust	N	✓		Further Study; Policy Development
Development Fee Relief	N	✓		Further Study; Policy Development
Fair Housing Testing and Education	E			
Home Purchase Assistance Loan Program Enhancements	E, M	✓		Local Program Modification
Home Rehabilitation Loan Program Enhancements	E, M	✓		Local Program Modification
Homelessness Prevention/Assistance	E			
Housing Choice in New Construction and Rehabilitation	N		✓	Partnerships, Further Study, Policy Development
Housing Development Loans (Rental and Ownership)	E			
Landlord Tenant Relations	E			
Maximizing Public Land for Affordable Housing	N		✓	Partnerships, Further Study, Policy Development

E-Existing; M-Modified; N-New

Voluntary Contribution Formula Update



Development Category	2005 Rates	2012 Rates
Non-Residential	\$1.50	\$1.78
Tier 1 Residential		
For-Sale	\$2.00	\$2.37
Rental	\$1.50	\$2.37
Tier 2 Residential	\$4.00	\$4.74



Timing for Update

The new formula should be applied to all projects with concept plans submitted after acceptance of the formula by City Council, and should be docketed for Council as soon as possible.

Program Tools (cont.)



Tool	Implementation Schedule			Required Action
	Type	1-3 Years	4-6 Years	
Programmatic Tools				
Mixed-Income Affordable Assisted Living	N	✓		Partnerships, Affordable Assisted Living Work Group Formation, Advocacy and Outreach
Predevelopment Funds	E, M			Local Policy Development
Rent Relief Program for Seniors and Disabled	E			
Rental Housing Assistance (Set Aside, Res. 830, HCV, etc.)	E			
Resource Center for Affordable Housing	N	✓		Research, Data Collection, Website update
Special District to Enable Access to Historic Tax Credits	N	✓		Partnerships, Study and Analysis, Advocacy and Outreach
Voluntary Developer Contribution Policy Update	E, M	✓		Local Program Modification

E-Existing; M-Modified; N-New

Existing City/ARHA Programs

FY2011 accomplishments/costs



	Programs	Units/Households/Persons	Cost per unit or household
Housing development (rental or ownership)	<ul style="list-style-type: none"> Acquisition and/or rehabilitation loans Predevelopment loans 	<ul style="list-style-type: none"> 51 units None 	<ul style="list-style-type: none"> \$10,400 NA
Rental housing	<ul style="list-style-type: none"> Resolution 830 Housing Choice Voucher (ARHA) Rental Accessibility Modification Program (RAMP) Rental Set-Aside Unit Program Rent Relief Program for Seniors and Disabled 	<ul style="list-style-type: none"> 1,150 units 1,450 vouchers None 76 units 101 persons 	<ul style="list-style-type: none"> \$7,500 \$12,000 NA NA \$2,900
Rental services	<ul style="list-style-type: none"> Landlord-Tenant Compliant Mediation Relocation Counseling Eviction Assistance and Furniture Storage Program³ 	<ul style="list-style-type: none"> 1,176 37 Households 	<ul style="list-style-type: none"> NA \$1,050
Home purchase	<ul style="list-style-type: none"> Homeownership Assistance Program^{1,2} Moderate Income Homeownership Program^{1,2} Employee Housing Incentive Program² Homeownership Counseling³ Ownership Set Aside Program 	<ul style="list-style-type: none"> 25 Households 6 Households 6 Households 156 Households None 	<ul style="list-style-type: none"> \$45,900 \$22,350 \$10,000 \$450 NA
Homeowner assistance	<ul style="list-style-type: none"> Home Rehabilitation Loan Program Residential Energy Loan Program (New) Energy Share Program Real Property Tax Relief 	<ul style="list-style-type: none"> 4 loans New in FY 2012 New 1,200 Households 	<ul style="list-style-type: none"> \$83,000 NA NA \$2,800
Homelessness prevention/assistance	<ul style="list-style-type: none"> Homeless shelters Non-profit transitional housing programs Transitional Assistance Program Homeless Intervention Program 	<ul style="list-style-type: none"> 991 persons 49 Households 33 households 86 Households 	<ul style="list-style-type: none"> \$3,400 \$18,500 \$1,000 \$4,300
Community Services Board	<ul style="list-style-type: none"> Group homes Supervised apartments Safe Haven 	<ul style="list-style-type: none"> 221 persons 	<ul style="list-style-type: none"> \$45,000
Fair Housing	<ul style="list-style-type: none"> Fair Housing Testing Program Fair Housing Training for Realtors and Property Managers. 	<ul style="list-style-type: none"> 1 round of testing 	<ul style="list-style-type: none"> \$48,000

¹ Modification(s) proposed in Housing Master Plan

² Programs are funded only for limited situations in FY 2013

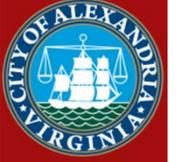
³ Program is unfunded in FY 2013



Financial Tools

Tool	Implementation Schedule			Required Action
	Type	1-3 Years	4-6 Years	
Financial Tools				
General Fund Direct Allocation Support				
Annual Lump Sum Appropriation	E, M	✓		Local Policy Development
Increased Dedicated Real Estate Tax	E, M	✓		Local Policy Development
Tax Increment Funding	E, M	✓		Local Policy Development
General Fund Foregone Revenue (Tax Relief)				
Homeowner Tax Relief – Seniors/Disabled	E			
Tax Abatement for Substantial Rehab	N			
Loan Consortium	N		✓	Partnerships, Education Process, Local Program Development
Loan Guarantees	E, M		✓	Local Policy Development

E-Existing; M-Modified; N-New



Public Comments



Major Recurring Comments

- Plan should have specific targets
- Plan should have dedicated funding stream (variations of this)

These comments were received from multiple organizations and individuals



Comments from Organizational Briefings

- ARHA
 - Plan needs specific numeric targets
 - Costs should be made clear in presentations to policymakers
 - City funding commitment is critical
 - ARHA should be clearly included in references to non-profit partners
- Children, Youth and Families Collaborative Commission
 - Housing for families is a critical need
 - Request for info on number of children in assisted housing



Comments from Organizations

- Public Health Advisory Commission
 - Add principle regarding affordable housing and health
- Alexandria Commission on Persons with Disabilities
 - Positive comments re Plan's treatment of accessible housing choice issues
- Commission on Aging
 - Support for Plan's goals; form partnerships to develop assisted living facility; consider accessory dwellings



Comments from Organizations (cont.)

- Northern Virginia Affordable Housing Alliance
 - Plan is thoughtful and comprehensive but needs targets, accountability (annual review), and revenue strategies
- Habitat for Humanity of Northern Virginia
 - Support for Plan; need for financial and political support; homeownership stabilizes families & protects against rent increases
- Beauregard Tenants Association
 - Need for immediate solutions to housing crisis; JBG should roll back rents to 2010 levels



Comments from Individuals

- Comments from individuals are still being reviewed and organized. A representative sample:
 - City should provide shallow rent subsidies
 - How is Plan integrated with needs of Alexandria City Public Schools?
 - Development of multi-story townhomes is not suitable for an aging population
 - Explain City's strategy to address opt-outs of federally-subsidized private housing
 - Plan is incomplete without targets and priorities



Comments from Individuals (cont.)

- Importance of:
 - Transitional housing
 - Housing for seniors and persons with disabilities
 - Affordable homeownership
 - For very low income households
 - For moderate income households/public employees
 - Rental housing compared to homeownership
 - Balance between rental housing and homeownership
 - Preservation of market affordable housing
 - As alternative to tearing down
 - As alternative to new construction, which is more expensive
 - Collaboration between City and ARHA