


ALEXANDRIA AFFORDABLE HOUSING ADVISORY COMMITTEE

DATE: MARCH 22, 2013

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL
CHAIR AND MEMBERS OF THE PLANNING COMMISSION

FROM: MICHAEL CAISON, CHAIR 
AFFORDABLE HOUSING ADVISORY COMMITTEE

SUBJECT: RECOMMENDATIONS REGARDING THE DISTRIBUTION OF
COMMITTED AFFORDABLE UNITS IN THE BEAUREGARD SMALL
AREA PLAN

As part of its action in adopting the Beauregard Small Area Plan last May, the City Council directed that the Affordable Housing Advisory Committee (AHAC) “provide recommendations related to the provision of affordable housing, to City Council and the Planning Commission. These recommendations will take into account the results of the tenant survey and the funding recommendations of the plan.” I am pleased to transmit AHAC’s recommendations.

In developing its recommendations, AHAC relied upon information provided by staff concerning the income distribution and cost assumptions on which the 800 units in the Beauregard Plan were based. After the Tenant Survey revealed a very different distribution of income among survey respondents, staff provided a variety of alternative distributions for the Committee’s review. At its February 7 meeting, the Committee approved the attached distribution as its draft recommendation. Following a community meeting held in the Beauregard area on February 9, the Committee reaffirmed its recommendation on March 19.

The recommended distribution involves three revised assumptions from the ones used in the Beauregard Plan. First, it assumes that additional leveraged resources will be used to support two projects to be constructed on sites in the BSAP area. Second, it assumes that some one-person households currently in one-bedroom units will relocate to efficiency units, thereby achieving greater affordability for themselves, and also enabling the plan’s resources to be stretched further. Finally, it assumes that, prior to the donation to the City of two Lynbrook buildings containing 44 units, units in those buildings will be made affordable at 60% of area median income at a minimal subsidy cost, and that the deeper subsidy levels assumed in the BSAP will not occur until after the property is transferred, when a mix of affordability levels will be created. It is our understanding that this revised distribution can be achieved with a limited increase in City resources.

The Committee’s recommended distribution is attached.

Attachment

