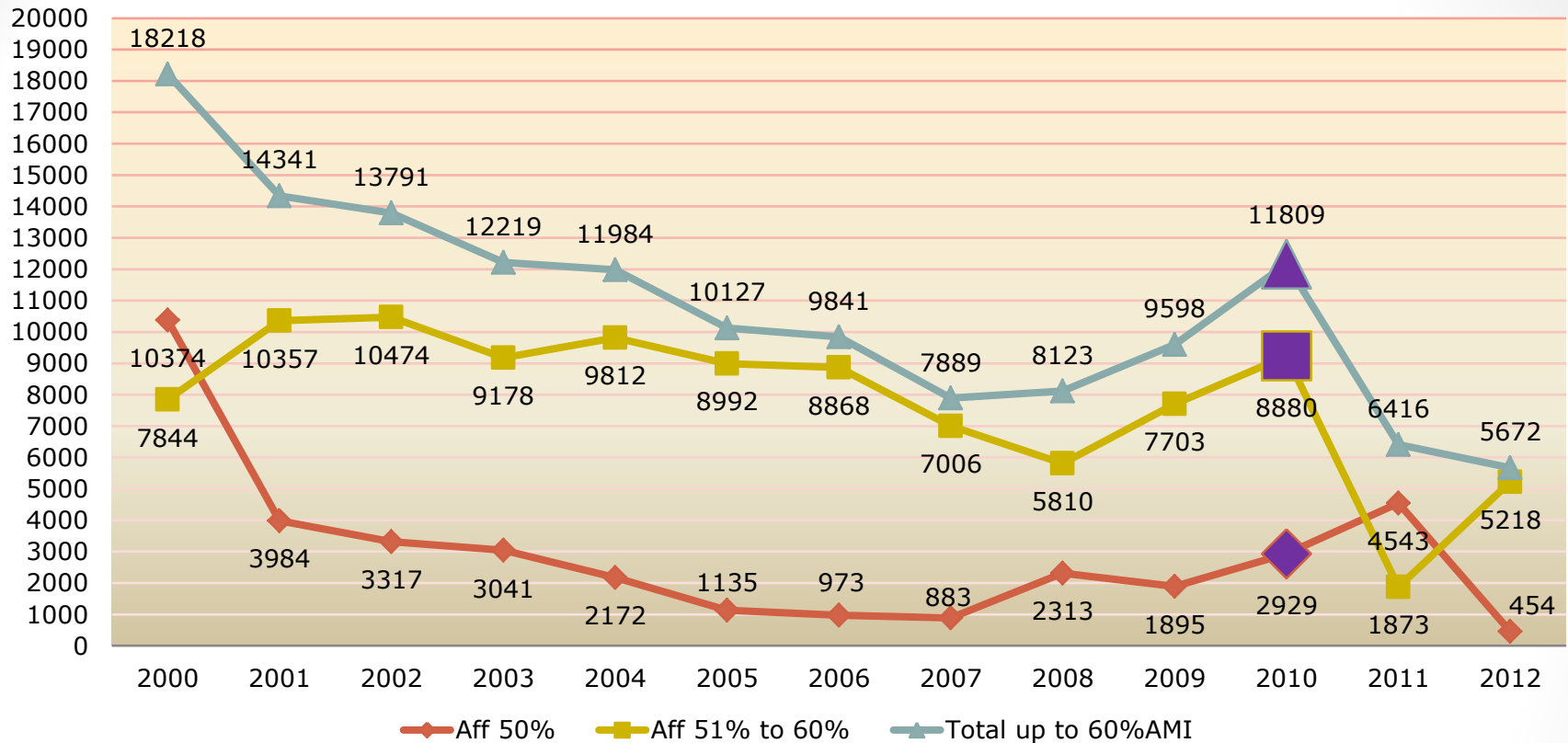


Housing Master Plan



Market Affordable Rental Units, 2000 to 2012



Threatened Assisted Rental Housing

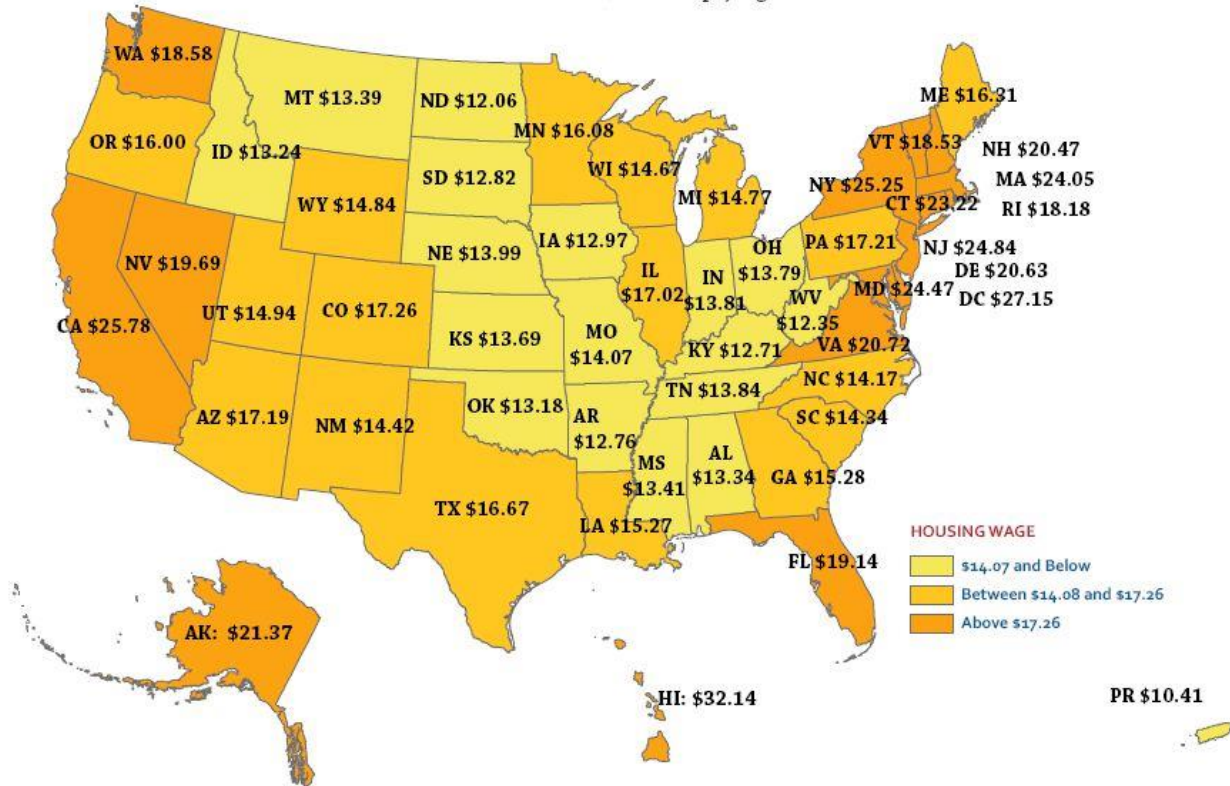
- Over 1,300 in assisted non-Resolution 830 units will face potential loss by 2025



Out of Reach 2013

The National Low Income Housing Coalition

Represents the hourly wage that a household must earn (working 40 hours a week, 52 weeks a year) in order to afford the Fair Market Rent for a two-bedroom unit, without paying more than 30% of their income.



NATIONAL LOW INCOME HOUSING COALITION // OUT OF REACH 2013

Virginia is the ninth most expensive state with regard to the hourly wage required to rent a 2 bedroom apartment.

(3)



Need for Additional Publicly Assisted Units

- Currently 3,716 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



Draft Plan Review and Approval Process

Previous Review Process

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

- ✓ Town Hall Meetings
 - ✓ January 24
 - ✓ February 11

- ✓ PC/CC Work Sessions
 - ✓ PC work session – March 5
 - ✓ CC work session – April 9
 - ✓ CC Work session – October 8



Changes in Revised Draft

- “Housing for all” language added to Introduction
- Goal 3 (Homeownership) modified to add bonus density and developer set-aside units as additional strategies
- Goal 7 Added
- Additional Density in Exchange for Affordable Housing Language
- Chapter 7 Funding clarified New Market Tax Credit program information
- Public process description in Appendix 1
- Appendix 3 Consistency with other Plans added Eco-City Charter and Environmental Action Plan
- Responses to public comments/questions provided in Appendix 8
- City Targets in Appendix 9
- Technical corrections



Planning Commission Amendments

- Amend Appendix 7 to clarify that several of the tools identified by the tool sheets and within Chapter 6 are exploratory in nature and will require additional analysis, a public process, and local policy development. An additional change has been made to the Accessory Dwelling Unit tool sheet to clarify a policy development phase with regard to including such units in new CDDs.
- Amend Appendix 9 “Housing Master Plan Targets” to clarify the sources of the \$5.5 million resources identified as current resources. The amendment clarifies that the \$5.5 million is an annual average that includes expected (but not guaranteed) revenues including increased Housing Trust Fund revenue from increasing development activity, a specific large loan repayment, and projected tax revenues from Beauregard area development that have been designated for affordable housing in that area.



Plan Structure

Guiding Principles

Goals and Strategies

Tools

(8)



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



Previous Goals 1 - 6

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 for households of all ages and abilities

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



Goals and Strategies

Goal 3: Provide affordable home purchase opportunities

Strategies:

- 3.1 Homebuyer training and counseling
- 3.2 Provide financial assistance to:
 - Low and moderate income households
 - City and School employees
- 3.3 Support homeownership set aside opportunities



New Goal and Strategies

Goal 7: Enhance public awareness of the benefits of healthy, well-designed, and energy efficient housing that fosters the well-being of Alexandria residents.

Strategies:

- 7.1** Provide rehabilitation assistance to multifamily properties to improve housing conditions
- 7.2** Promote comprehensive smoke-free air policies within all assisted housing units, along with access to smoking cessation services
- 7.3** Assist owners of multifamily properties in educating residents of ways to address environmental triggers
- 7.4** Assist homeowners in assessing energy efficiency and indoor air quality



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			
Public Land for Affordable Housing	N	✓	✓	Partnerships, Further Study, Policy Development

E-Existing; M-Modified; N-New



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

E-Existing; M-Modified; N-New; *Included in Plan Adoption



Proposed Predevelopment Funding Change

- The maximum amount of predevelopment funds that can be approved administratively for affordable housing development/preservation projects will be the greater of \$50,000 per project or \$5,000 per unit.



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 Further Study, Legislative Action, Local Ordinance
Parking Requirements for Affordable Housing	E, M	✓		Local Program Modification
Transfer of Development Rights Voluntary Developer Contribution Policy Update*	N		✓	

E-Existing; M-Modified; N-New; *Included in Plan Adoption



Proposed Section 7-700 Update (deferred by Planning Commission)

- Affordable Units Off-Site
- Cash in-lieu of on site units
- Require 1/3 of Bonus Units be dedicated Affordable
 - 1/3 of bonus units (or equivalent) equivalency can be established with a different number of units if the size (square footage or number of bedrooms) of the units provided achieves an equivalent contribution
- Allow bonus density in excess of 20% where allowed by the Small Area Plan



Proposed Parking Reduction Update

- Amend Section 8-200(F)(4)(a) to:
 - Exclude rehabilitation costs associated with units for households at 60% of median income and below from the calculation of rehabilitation costs that trigger compliance with current parking standards.
- Parking for such properties will be reviewed administratively through building permit process



Developer Housing Contribution Work Group Report

- Voluntary Contribution levels

Development Category	2005 Rates	2013 Rates*
Non-Residential	\$1.50	\$1.82
Tier 1 Residential		
For Sale	\$2.00	\$2.43
For Rent	\$1.50	\$2.43
Tier 2 Residential	\$4.00	\$4.85

*The formula will be adjusted annually by the CPI Housing All Urban Consumers for the Washington-Baltimore Metropolitan Area

- Mixed-Use Projects
- 7-700 Changes – as previously noted



Additional Density for Affordable Housing

- Developer Contribution Work Group Recommendation
 - “when additional density is provided through rezoning, developer contributions should take into account that affordable housing is one of the City’s highest priorities.”



New, Additional Clarifying Language, page 108

- When an application for a rezoning is proposed that increases the permitted density or otherwise adds value to the parcel being rezoned, the City should consider whether, among the variety of public benefits that may be under consideration, there should be a significant cash or in-kind contribution to affordable housing in excess of what would normally be provided with a Development Special Use Permit.



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
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		✓	Local Policy Development
Loan Consortium	N		✓	Partnerships, Education Process, Local Program Development
Loan Guarantees	E,M		✓	Local Policy Development

E-Existing; M-Modified; N-New



Targets

(23)



Base Case:

Units Achievable with Current Resource Levels - avg. \$5.5 million per year

	Average Per Year	FY 2014 - FY 2025
Rental Production/Preservation	42	504
Homebuyer	6	72
Homeowner Rehabilitation	20	240
Development Process (Rental or Ownership)	28	336
Sub Total	96	1,152
Beauregard (per BSAP timetable)	41	494
ARHA Redevelopment. Support	15	175
Sub Total	56	669
Grand Total	152	1,821

(24)



PUBLIC HEARING

(25)



City Council

12-14-2013