

City of Alexandria, Virginia

MEMORANDUM

DATE: DECEMBER 6, 2013

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: MILDRILYN STEPHENS DAVIS, DIRECTOR, OFFICE OF HOUSING

SUBJECT: HOUSING MASTER PLAN AMENDMENTS RECOMENED BY
PLANNING COMMISSION

ISSUE: Planning Commission Recommended Amendments to the Housing Master Plan

RECOMMENDATION: That City Council adopt the Housing Master Plan concurring with the amendments recommended by Planning Commission and detailed in this memo.

DISCUSSION: At the December 3, 2013 Planning Commission meeting, the commission acted to approve the Housing Master Plan subject to a few amendments. The Commission recommended that Appendix 7 and Appendix 9 of the Plan be amended to clarify the manner in which tools and the targets will be implemented in the future. The Commission requested staff to draft the specific language and plan amendments to address the concerns of the Commission. Overviews of these amendments recommend by the Commission are provided below.

In order to address the above recommendations of the Planning Commission, Staff has drafted the following language and tables to be added to the Housing Master Plan.

1. The following language will be added to the beginning of Appendix 7:

This Appendix provides a number of tools that can be used to increase affordable housing within the City of Alexandria. Table A7-1 one provides the details on the timeframes in which these tools will be implemented and/or studied further. The last column of Table A7-1 shows the required action needed to implement the tool. Any tool that has an action indicating that a local policy, local ordinance, or further study is needed will need to go through a public process that further defines whether the tool is appropriate for the City and if it is, the manner in which it would be implemented. Staff would then propose a policy which Council may or may not choose to adopt.

The financial tools are intended to provide options for Council's consideration during the annual budget preparation process. No further staff action is anticipated other than

through the budget process or as may otherwise be directed by the City Manager or City Council.

2. Directly following the above language, a new table (Table A7-1), which also appears on page 115 of the Plan document, will be included to Appendix 7. The new table is provided as an attachment to this memo.
3. The following language will be added to the Accessory Dwelling Unit Policy Tool Sheet on page 182, replacing the first step under Action Steps for Phase I with:

Further study regarding a policy that would allow accessory dwelling units for townhomes in new CDDs, to include standards to ensure that they are integrated into the neighborhood in an attractive way.

4. Amend Appendix 9 “Housing Master Plan Targets” to clarify the sources of the \$5.5 million resources identified as current resources. Specifically, the Plan should be amended to clarify that current resource level of \$5.5 million is an annual average figure reflecting projected revenues from federal, state and local sources, and exceeds currently budgeted resources due to anticipated increases in specific revenues. The following text will be added to page 212 to clarify what funding sources make up the current resources identified in Tables A9-2:

The \$5.5 million listed in Table A9-2 is an annual average of projected funds from federal, state, and local sources that are expected (but not guaranteed) to be available during the 12 year period. This includes 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. The actual revenues achieved from these sources, as well as from federal grants and City budget allocations, may vary from the projected amounts.

The Planning Commission appointed Commissioner Eric Wagner to review the proposed changes to the Housing Master Plan to ensure they addressed the Commission’s concerns. Staff has provided the proposed changes to Mr. Wagner and he has approved that these changes satisfactorily address the amendments as recommended by the Planning Commission.

ATTACHMENTS:

1. New Table A7-1 to be added to the Housing Master Plan

STAFF:

Mark Jinks, Deputy City Manager
Helen McIlvaine, Deputy Director, Office of Housing
Eric Keeler, Division Chief, Office of Housing
Jon Frederick, Housing Analyst, Office of Housing

A7-1

Table 6-4 Implementation Matrix

NEW OR MODIFIED TOOL	IMPLEMENTATION SCHEDULE		REQUIRED ACTION
	1 - 3 Years	4 - 6 Years	
Programmatic Tools			
Community Land Trust	X		Further Study; Policy Development
Development Fee Relief	X		Further Study; Policy Development
Home Purchase Assistance Loan Program Enhancements	X		Local Program Modification
Home Rehabilitation Loan Program Enhancements	X		Local Program Modification
Housing Choice in New Construction and Rehabilitation		X	Partnerships, Further Study, Policy Development
Maximum Public Land for Affordable Housing	X	X	Partnerships, Further Study, Policy Development
Mixed-Income Affordable Assisted Living	X		Partnerships, Affordable Assisted Living Work Group Formation, Advocacy and Outreach
Predevelopment Funds	X		Local Policy Development
Resource Center for Affordable Housing	X		Research, Data Collection, Website Update
Special District to Enable Access to Historic Tax Credits	X		Partnerships, Study and Analysis, Advocacy and Outreach
Voluntary Developer Contribution Formula	X		Local Program Modification
Zoning Tools			
Accessory Dwelling Unit Policy			
Phase 1 (New CDD Zones)	X	X	Further Study, Local Policy Development
Phase 2 (Full Program)		X	Community Outreach, Research, and Analysis, Local Policy
Additional Density in Exchange for Affordable Housing	X		Local Policy Development, Local Ordinance Amendment
Parking Requirements for Substantial Rehabilitation	X		Local Ordinance Amendment
Parking Requirement Reduction Policy for Affordable Housing	X		Local Policy Development
Transfer of Development Rights		X	Further Study, Local Ordinance
Financial Tools			
General Fund Direct Allocation Support			
Annual Lump Sum Appropriations	X		Local Policy Development
Increased Dedicated Real Estate Tax Revenue	X		Local Policy Development
Tax Increment Funding	X		Local Policy Development
Loan Consortium	X		Partnerships, Education Process, Local Program Development
Loan Guarantees		X	Local Policy Development
Tax Abatement for Rehabilitation		X	State Enabling Legislation, Local Policy Development