

# City of Alexandria, Virginia

## MEMORANDUM

DATE: FEBRUARY 5, 2019

TO: VICE CHAIRMAN NATE MACEK AND MEMBERS OF THE PLANNING COMMISSION

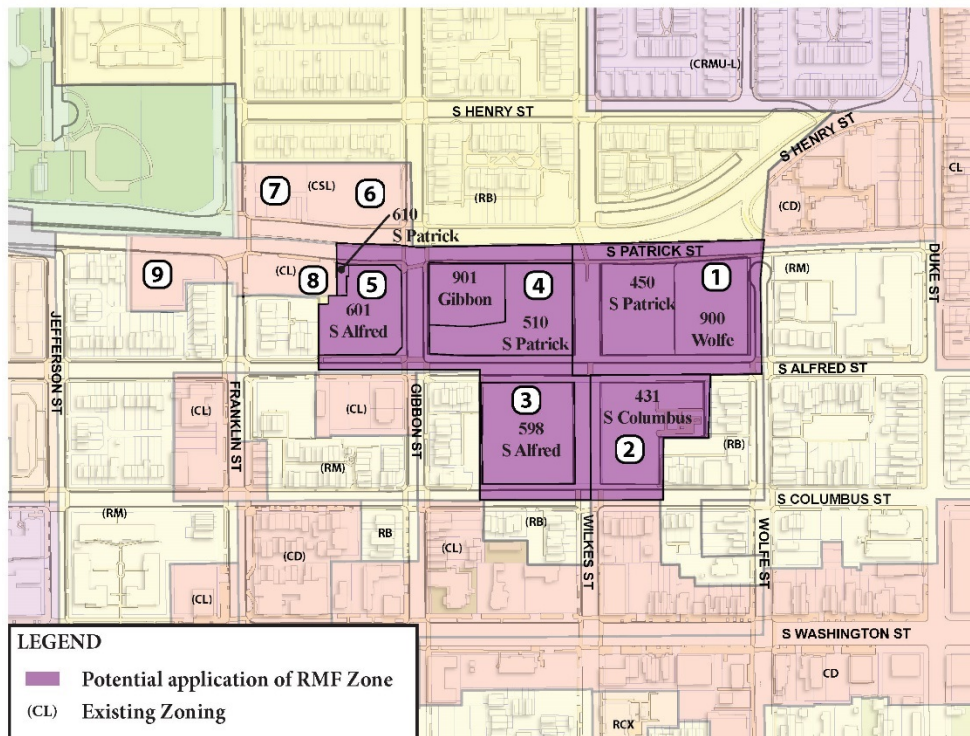
FROM: KARL MORITZ, DIRECTOR, DEPARTMENT OF PLANNING & ZONING

SUBJECT: DOCKET ITEM #6 – AMENDMENTS TO THE STAFF REPORT AND ATTACHMENT #2

This memorandum provides minor technical revisions pertaining to the proposed text amendment to the Zoning Ordinance to create the RMF/Residential Multifamily zone. Staff proposes a clarification and a typographical revision to the proposed ordinance text.

### **I. Staff Report Revisions:**

1. Staff proposes to replace Figure 1 on page 3 of the staff report with the figure below, which incorporates corresponding labeling in the Staff Report.



## **II. Attachment 2: Proposed Zoning Ordinance Text Amendment Revisions:**

1. Staff proposes to correct the reference in section 3-1407 on page 7 of Attachment 2- Proposed Zoning Ordinance Text Amendment, to change reference 3-1406(B) to 3-1405(B), shown in bold below.

The proposed section should read:

3-1407- Special Use Permit Standards.

In addition to the regulations listed in section 3-1400 and the procedures and criteria for special use permits listed in section 11-500, council shall consider the following in determining whether to approve a special use permit under section **3-1405(B)**:

2. Staff proposes to add the following language at the end of Section 3-1405 (B)(3) on page 7 of Attachment 2- Proposed Zoning Ordinance Text Amendment:

“Any existing Housing Assistance Payment contract in existence as of March 16, 2019 and any extension thereof which maintains the material aspects of the existing contract shall be deemed to be in compliance with this subsection.”

The proposed section should read:

Rents payable by households for the committed affordable units shall not, on average, exceed the maximum rents allowed under the Federal Low-Income Housing Tax Credit program for households with incomes at 40 percent of the area median income for the Washington D.C. Metropolitan Statistical Area. Average rents payable by households for the committed affordable units may be increased up to the maximum rents allowed under the Federal Low-Income Housing Tax Credit program for households with incomes at 50 percent of the area median income for the Washington D.C. Metropolitan Statistical Area subject to the submission of a revised Affordable Housing Plan. **Any existing Housing Assistance Payment contract in existence as of March 16, 2019 and any extension thereof which maintains the material aspects of the existing contract shall be deemed to be in compliance with this subsection.**

The addition of this language ensures that existing housing assistance contracts that currently maintain deep levels of affordability in the City meet the requirements of the proposed zone. The language helps to incentivize property owners with federal housing assistance contracts to extend and renew these valuable rental subsidies.

speaker #1 provided  
hand out

Docket Item No. 6, Text Amendment #2018-0013  
Proposed amended language to add to end of Section 3-1405 (B)(3):

“Any existing Housing Assistance Payment contract ~~in existence~~ **in effect** as of ~~March 16, 2019~~ *<effective date of the ordinance>* and any extension thereof **or** **new contract** which maintains the material aspects of the existing contract shall be deemed to be in compliance with this subsection.”