



# Arlandria/**Chirilagua** Plan

## Draft Housing Recommendations

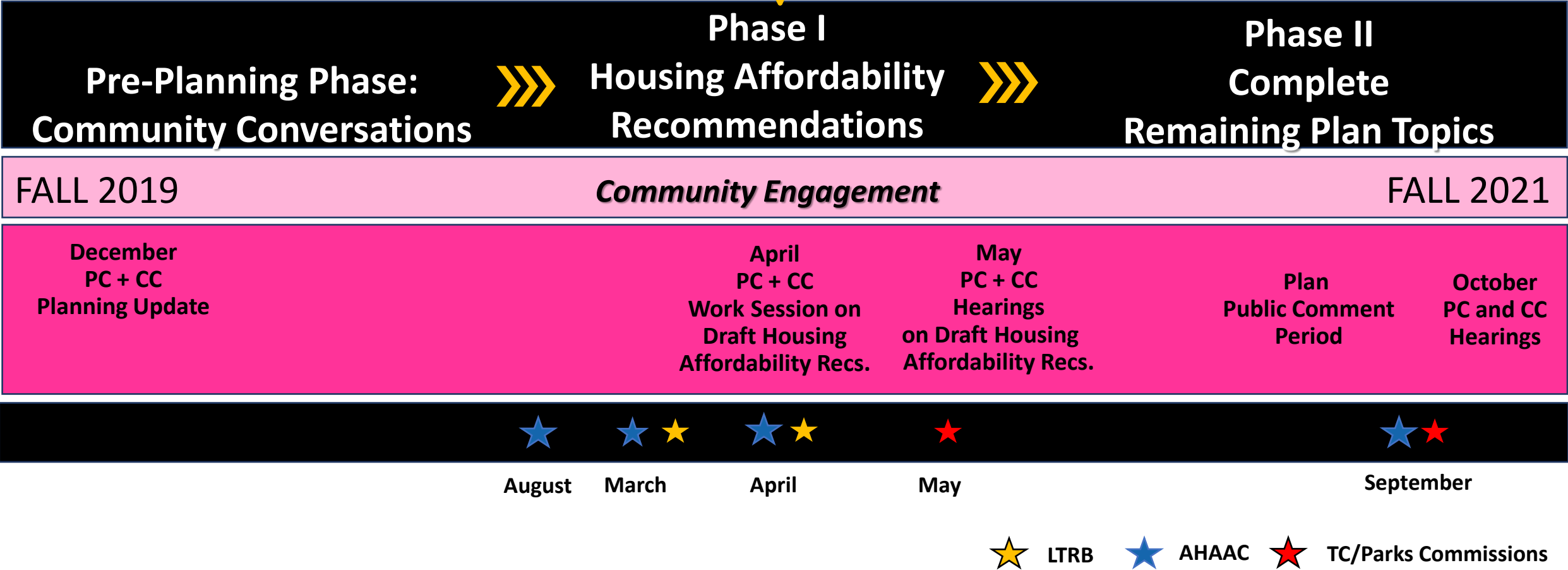
04 08 2021 Planning Commision Work Session

# Planning Process Objectives

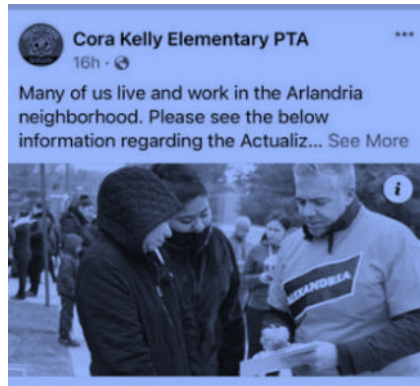
- Preserve Arlandria-Chirilagua as a *culturally diverse neighborhood*.
- *Protect residents' ability to remain in the community* amidst anticipated market pressures by *preserving and expanding housing affordability and opportunity*.
- Support *existing commercial corridor* and local businesses.
- Build on *neighborhood walkability, safety, and transportation options*.
- Connect and *expand the open space network* with more play areas and outdoor living rooms.
- *Empower residents* to advocate for their needs and participate in decisions affecting their neighborhood.



# Project Schedule

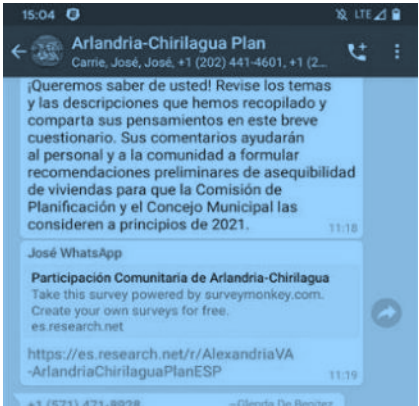






# Community Priorities

- Deeply affordable housing
- Outdoor gather + play spaces
- Safety walking + biking
- Lighting
- Job training + employment
- Childcare
- Improved living conditions
- Access to health services
- Increased security re legal status



# Community Outreach – Spanish First

- 5 focus group meetings
- 4 pop ups and table at the Arlandria Market
- 184 Spanish + 40 English responses to questionnaire
- 2 virtual community meetings
- ~ 50 WhatsApp followers

- ongoing coordination with community orgs: TWU, Casa Chirilagua, Churches, Hume Springs Civic, Cora Kelly PTA, MVCS PTA, Padres Activos
- Facebook Live and promotions
- Posters, signs and flyers with QR code

# Arlandria-Chirilagua Housing Demand

## Census Tract Profile (2019 5-Year Estimates)

**\$53k** (\$100,939 median household income citywide)

**Median renter household income**

**30%** (10% citywide)

**Persons below poverty line**

**885**

**Housing cost burdened renter  
households with incomes < \$50,000**

## Tenant Workers United 2019 Survey Findings (285 households surveyed)

**95%**

**Of surveyed households earn less than 40% AMI**  
(< \$35,000 - \$58,000/yr for a household of 1-6 in  
2020)

**28.5%**

**Of surveyed households have 5+ residents**

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**701 (16.5%)**

**# of people who received COVID-19  
Emergency Rental Assistance**  
(% of total City recipients through February 2021)



# Arlandria-Chirilagua Housing Supply

- Majority of rental housing is affordable at 60-80% AMI (inclusive of utilities)
- Majority of market rate units are one-bedroom, and some two bedrooms
- Many households “share” housing

Sample of area housing options:





# Expand Deeply Affordable Housing

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## City

- Support partnerships to leverage resources and maximize production of deeply affordable housing
- Encourage using public land and co-location for affordable housing
- Create options to buy down rents where feasible
- Permit additional density and height in exchange for expanded housing affordability (Section 7-700)

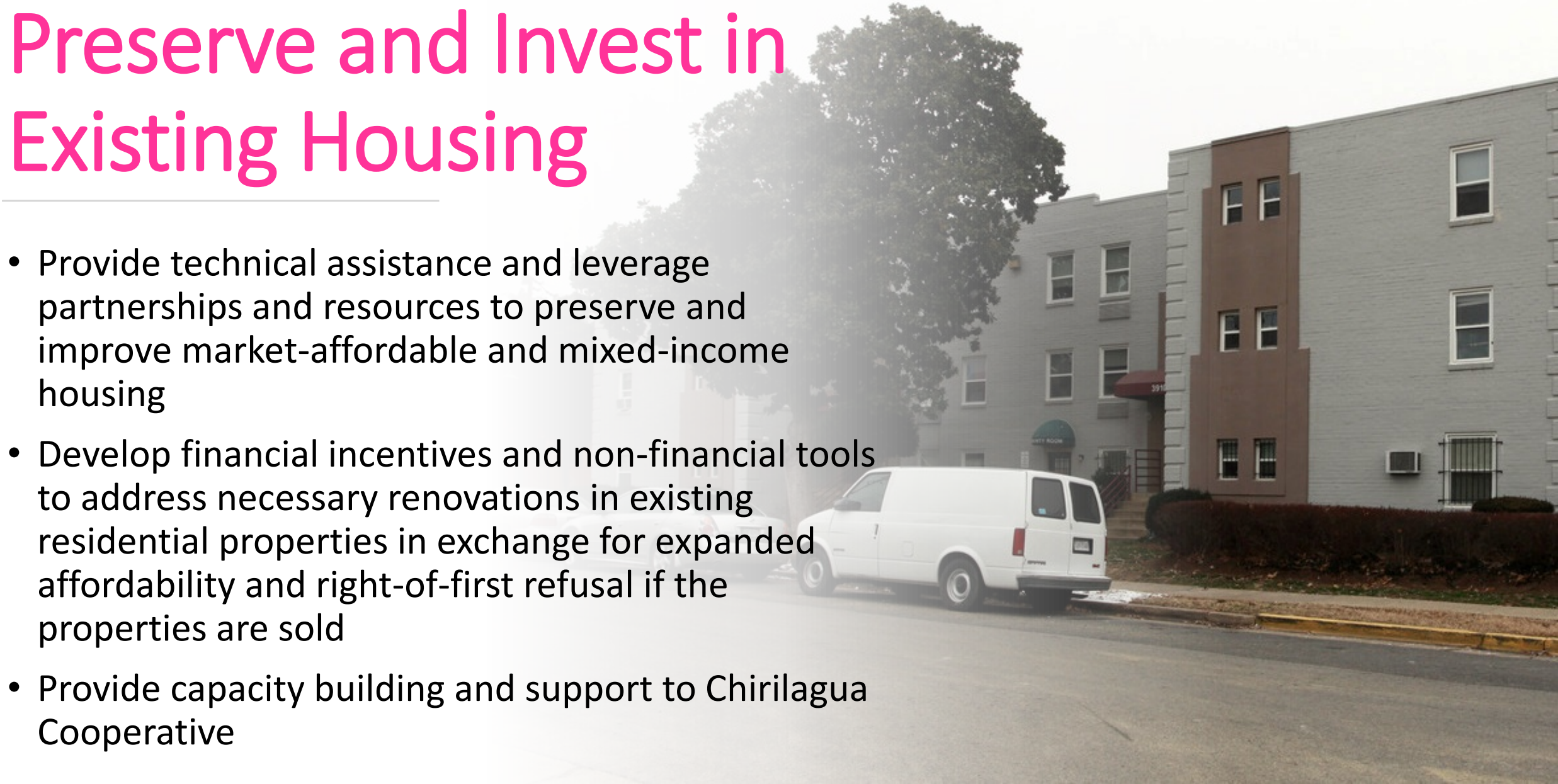
## Developers

- 10% of new development (above 2003 SAP) will be committed affordable
  - 1/2 at 40% AMI (= annual salary of \$35,000-\$50,000 for 1-4 person household)
  - 1/2 at 50% AMI (= annual salary of \$44,000-\$63,000 for 1-4 person household)
- Base development is subject to City affordable housing contribution policy
- Consider flexibility for parking requirements in order to maximize affordability



# Preserve and Invest in Existing Housing

- Provide technical assistance and leverage partnerships and resources to preserve and improve market-affordable and mixed-income housing
- Develop financial incentives and non-financial tools to address necessary renovations in existing residential properties in exchange for expanded affordability and right-of-first refusal if the properties are sold
- Provide capacity building and support to Chirilagua Cooperative





# Empower and Protect Residents

- Work with community partners to cultivate tenant empowerment through training
- Provide enhanced landlord-tenant mediation and support, including eviction prevention services
- Ensure eligible residents receive enhanced tenant protections, relocation support, and other assistance if residential properties redevelop
- Prioritize residents currently living in Arlandria for new deeply affordable housing units and help community members be "ready to rent"
- Expand Spanish language homeownership training and counseling
- Explore ways to create new affordable homeownership (for example through community land trusts)





# Meet Community Needs

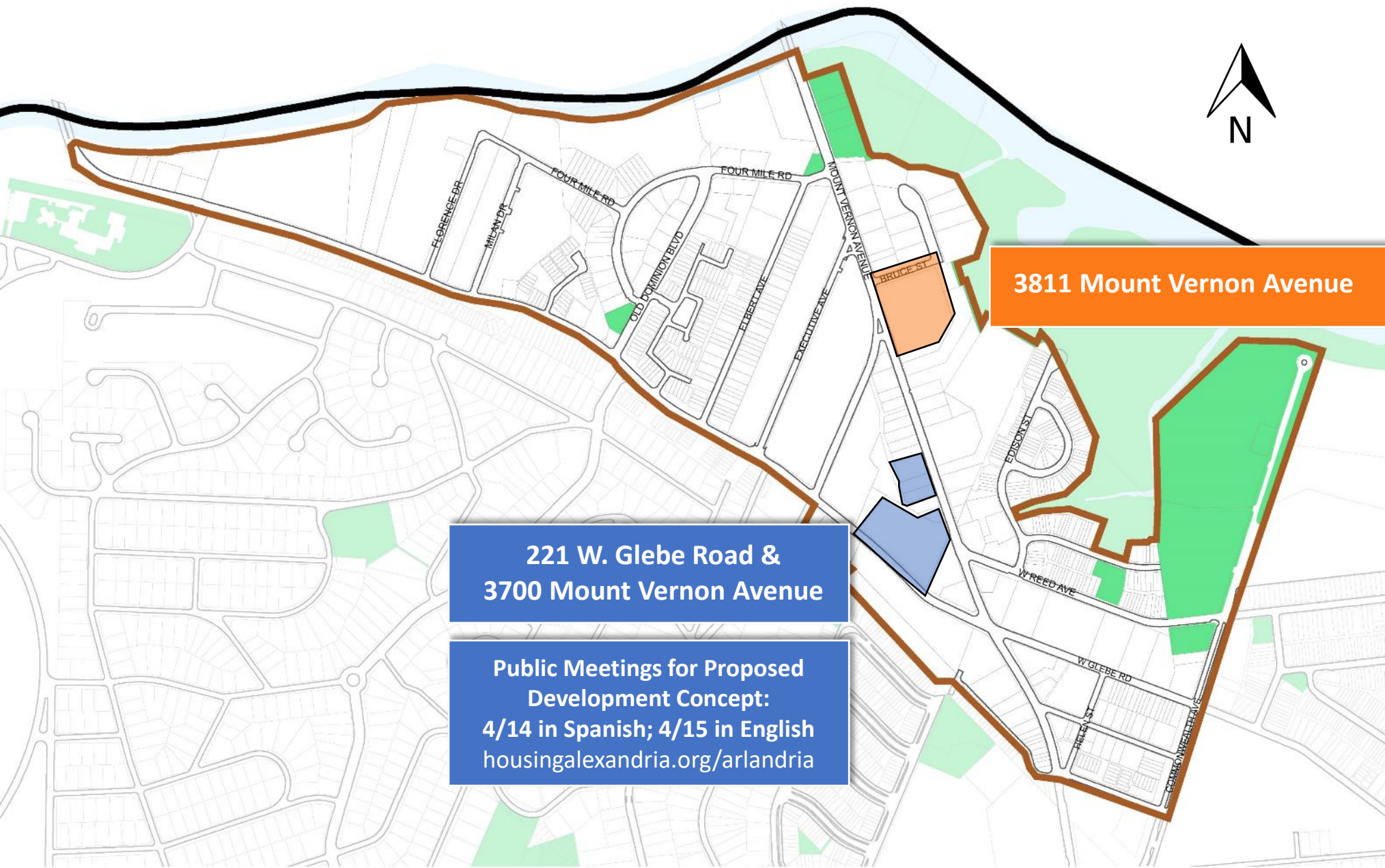
- Work with partners to offer a range of housing types to meet housing demand and to accommodate different household sizes, compositions, ages, and abilities
- Encourage co-location of affordable housing with potential future City uses, such as flex space for city services, where feasible
- Explore opportunities to enhance access to community resources, including medical care, healthy food, job and language training, and wireless internet service, as well as programs to engage youth and build self-sufficiency and wellbeing



# Affordable Housing Funding/Plan Implementation

- Potential Funding Sources
  - City CIP
  - Tax Increment over 20 years
  - Developer contributions
    - Monetary contributions on base development
    - 10% of net new development over existing 2003 Plan/zoning provided as affordable housing (½ at 40% AMI and ½ at 50% AMI)
    - \$6/SF on net new SF over existing 2003 Plan /zoning for Plan area improvements – anticipated for open space
  - Amazon REACH
  - Federal and State Housing Trust Fund

# Proposed Development Concepts



## LEGEND

-  Arlandria/Chirilagua Plan Boundary
-  Alexandria City Boundary
-  Existing Open Space
-  3811 M.V. Ave.
-  221 W. Glebe & 3700 M.V. Ave.

**3811 Mount Vernon Avenue**

**221 W. Glebe Road &  
3700 Mount Vernon Avenue**

**Public Meetings for Proposed  
Development Concept:  
4/14 in Spanish; 4/15 in English  
[housingalexandria.org/arlandria](http://housingalexandria.org/arlandria)**



# Next Steps

## MARCH-MAY

- Dialogue + Endorsement of Housing Affordability Recommendations
- Community Meetings in Spanish and English
- Alexandria Housing Affordability Advisory Committee
- Online questionnaire
- City Council Discussion
- Landlord Tenant Relations Board
- Planning Commission Work Session
- Planning Commission Public Hearing
- City Council Public Hearing

## MAY-SEPTEMBER

- Community Dialogue on Remaining Plan Topics: Land Use, Open Space, Mobility, Infrastructure, Implementation, Etc.)

## OCTOBER

- Public Hearings on Adoption of Final Plan (all chapters)

# Q+A

**March 31 - April 14**

*Participate in an online questionnaire regarding  
the draft housing recommendations*

<https://www.research.net/r/AlexandriaVA-ArlandriaChirilaguaPlanEngApril>

**Project web page**

[alexandriava.gov/planning](https://alexandriava.gov/planning)

**WhatsApp or Text**

**at 571-358-7569**

