

# r.1 SOUTH HOUSING AFFORDABILITY STRATEGY

Charrette and Process Orientation Meeting  
January 16, 2018

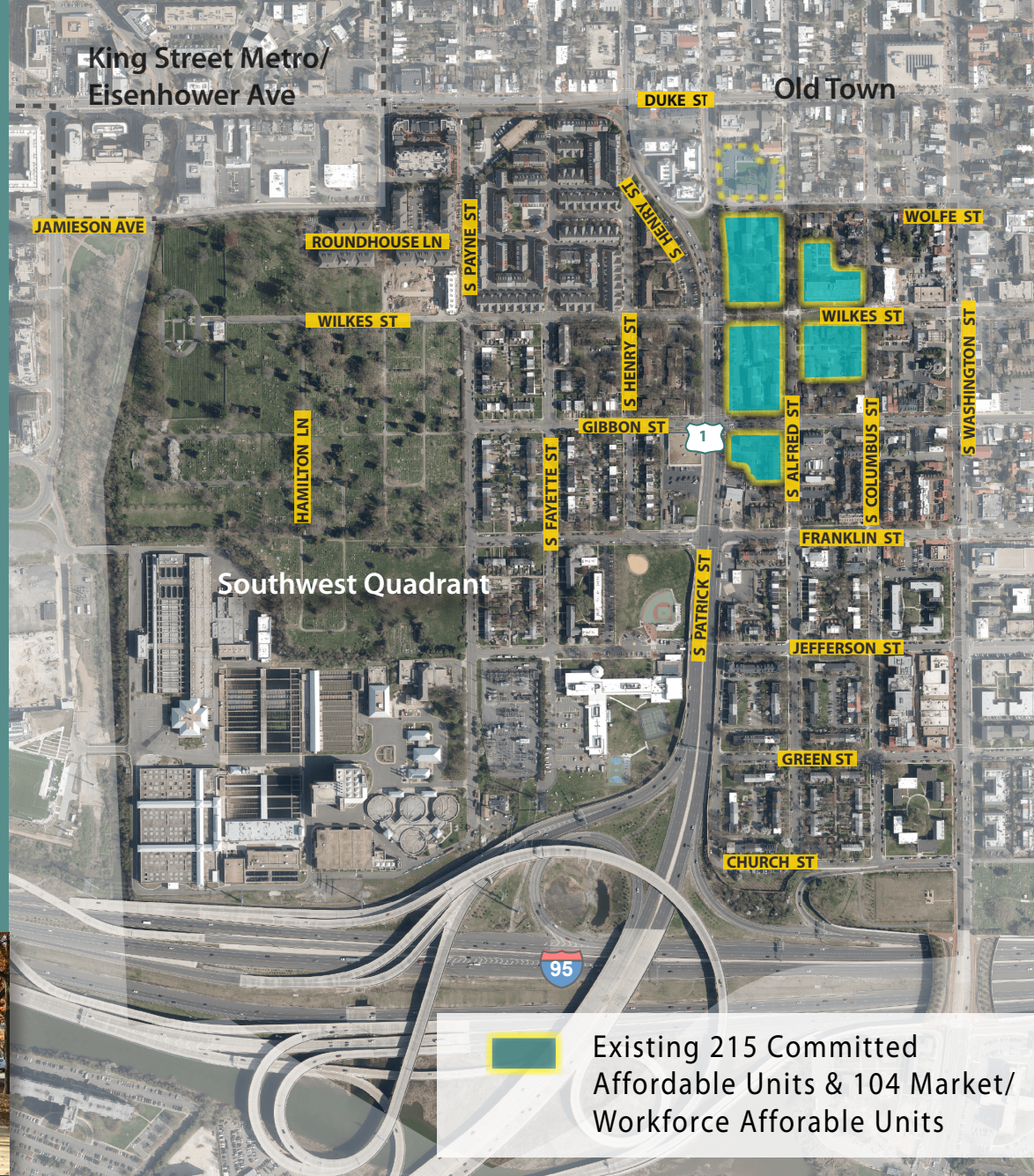


# AGENDA

1. Background
2. Planning Process
3. Charrette & Ways to be Involved
4. Next Steps & Upcoming Events

# WHY PLAN ?

- Preserve existing housing diversity & affordability in the area
- Plan supported through grant from the Virginia Housing Development Authority (VHDA)
- Focus on **Heritage at Old Town** & **Olde Towne West III**



# WHY PLAN NOW?

## 1. HUD-rental subsidy contracts are term-limited.

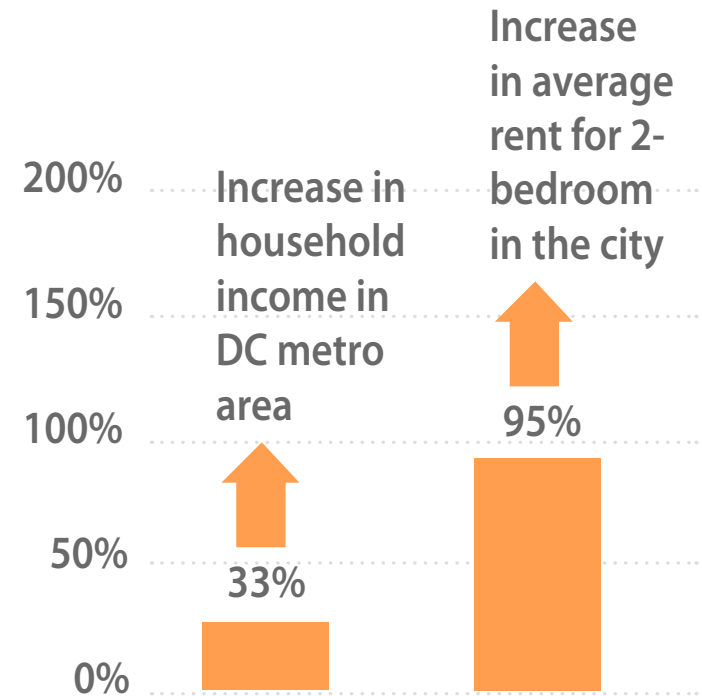
Properties	Committed Affordable	Market/Workforce Affordable	Rental Subsidy Contract Status*
Hertiage at Old Town	140	104	Expired; currently on annual renewal
Olde Towne West III	75	0	Expire late 2019/ early 2020
Total	319		

*\* contract applies to committed affordable units*

# WHY PLAN NOW? con't.

## 2. Critical demand for affordable housing in City driven by:

- a. **Growth in housing costs**
  - 75% of Alexandria workers live outside the City
  - 2/3 of low/moderate-income renters are housing cost-burdened
- b. **Loss of market-affordable units**
  - Declined by 90% or approx. 16,000+ units since 2000

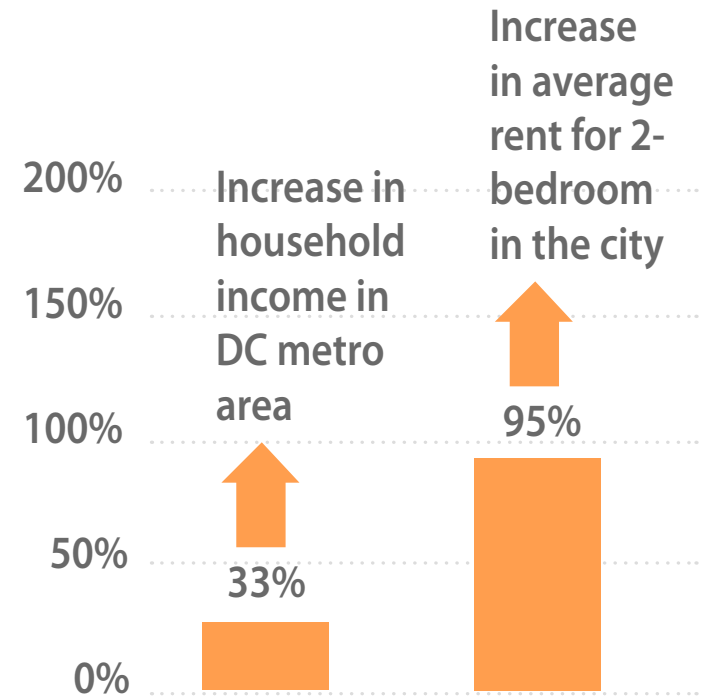


Source: HUD Income Limits, 2000-2017; City of Alexandria, Office of Housing 2017 Apartment Survey and Office of Real Estate Assessments, 2000-2017

# WHY PLAN NOW? con't.

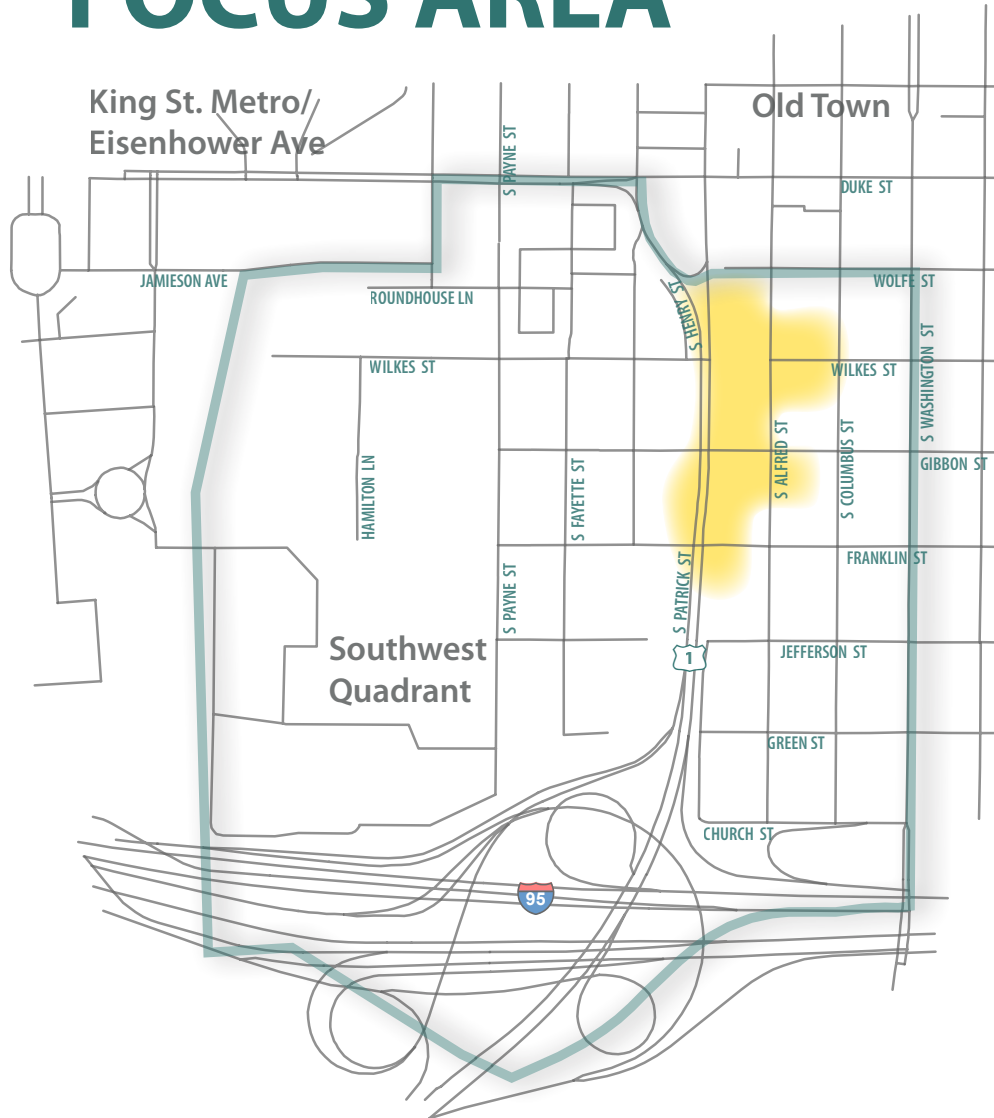
## 2. Critical demand for affordable housing in City driven by:

- c. Limited federal housing funding
- d. Demographic changes
- e. Projected job growth in lower-wage sectors





Source: HUD Income Limits, 2000-2017; City of Alexandria, Office of Housing 2017 Apartment Survey and Office of Real Estate Assessments, 2000-2017

# FOCUS AREA



## Opportunities:

- **PRESERVE** housing affordability and community diversity
- **PRIORITIZE** safety and accessibility
- **STRENGTHEN** the character of the neighborhood

-  Southwest Quadrant Small Area Plan
-  Route 1 South Housing Affordability Strategy General Focus Area

Note: Focus area boundary is general in nature and not intended to indicate redevelopment sites

# TOPICS



**HOUSING AFFORDABILITY**



**NEIGHBORHOOD COMPATIBILITY**



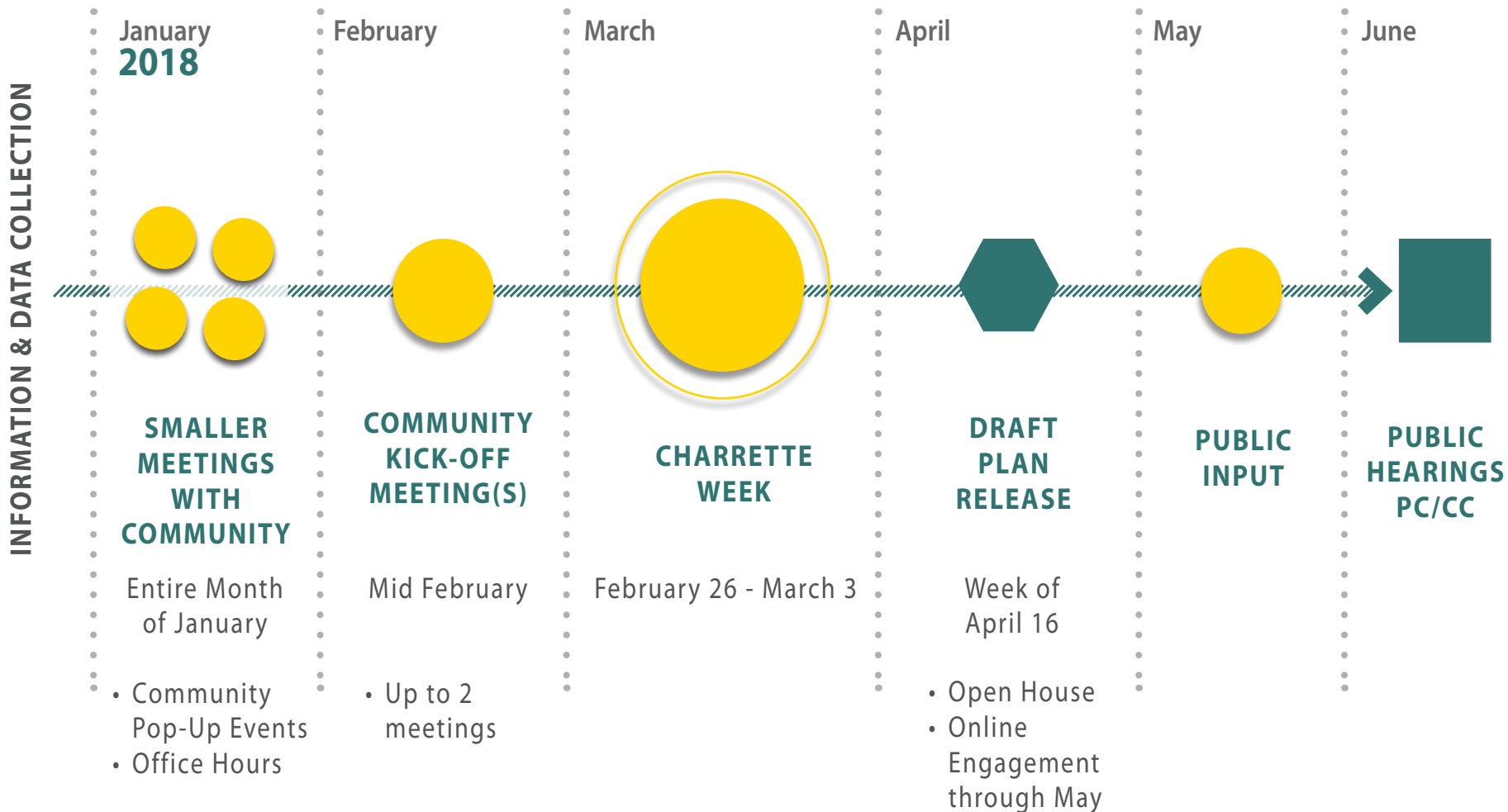
**HISTORY & CONTEXT**



**URBAN DESIGN - STREETSCAPE  
PEDESTRIAN / BIKE SAFETY & ACCESSIBILITY**



# SCHEDULE



# WHAT IS A CHARRETTE?

Definition: The National Charrette Institute™ defines 'Charrette' as "a multiple-day collaborative design and planning workshop held on-site and inclusive of all affected stakeholders."

- **GOAL:** Create Draft Plan Framework
- Inclusive Technology
- Public involvement



# CHARRETTE WEEK

Monday  
Feb. 26

Tuesday  
Feb. 27

Wednesday  
Feb. 28

Thursday  
Mar. 1

Friday  
Mar. 2

Saturday  
Mar. 3

4-5 full days/ 1-2 half days  
Morning Core Team Meetings  
Afternoons for Staff work

Evening Community Meetings/ Open Houses



# CHARRETTE GROUP VOLUNTEERS

- COMMIT** to attend morning Core Team Meetings and/or evening Community Meetings/ Open Houses through out Charrette Week.
- ENGAGE** in the planning process by giving your feedback and insight during Charrette Week.
- SHARE** with your neighbors details of the process and plan recommendations; bring them and/or their insight to the table.

# MANY WAYS TO BE INVOLVED

**YOUR FEEDBACK  
IS VALUABLE!**

**PROVIDE IT  
WHENEVER  
& HOWEVER  
IT'S CONVENIENT  
FOR YOU.**



# UPCOMING EVENTS

## POP-UP EVENTS

POP-UP #2: Thur., Jan. 18,  
5 - 8 pm, Roundhouse at  
Old Town Village

POP-UP #3: Tue., Jan.  
23, 4- 7 pm, Heritage  
Apartments Lobby

POP-UP #4: Wed., Jan.  
31, 5 - 8 pm, Lee Center  
Recreation Lobby

## COMMUNITY MEETING(S)

Potentially two meetings:

#1: Wed., Feb. 15, 7 - 9 pm  
(Location TBD)

#2: Tue., Feb. 20, 7 - 9 pm,  
Lee Center

## CHARRETTE WEEK

Monday, February 26  
- Saturday, March 3 at  
Lee Center Exhibit Hall

**STAY INFORMED:** Sign up for eNews by going to <http://www.alexandriava.gov/eNews>

Visit the project webpage at <http://www.alexandriava.gov/Planning>

Questions? Contact Ashley Labadie at 703-746-3801 or by email at [ashley.labadie@alexandriava.gov](mailto:ashley.labadie@alexandriava.gov)





# REFERENCE SLIDES

# AFFORDABLE HOUSING DEFINITIONS

## Committed Affordable:

- units with committed level and term of affordability (up to 60% of the area median income)
  - Publicly assisted units (nonprofit housing projects, HUD-funded affordable units in privately-owned properties, public housing owned and operated by the Alexandria Redevelopment Housing Authority (ARHA)
  - Set-aside units in market-rate projects secured through development process

## Market Affordable:

- non-subsidized rental units affordable up to 60% of the area median income (units may cease to be affordable at any time)

## Workforce Affordable:

- non-subsidized rental units affordable between 61-80% of the area median income

# 2017 AMI (Area Median Income)

Household Size/ AMI	1-Person	2-Person	3-Person	4-Person	
30% AMI	\$ 23,200	\$ 26,500	\$ 29,800	\$ 33,100	Committed affordable and market- affordable units
40% AMI	\$ 30,920	\$ 35,320	\$ 39,720	\$ 44,120	
50% AMI	\$ 38,650	\$ 44,150	\$ 49,650	\$ 55,150	
60% AMI	\$ 46,380	\$ 52,980	\$ 59,580	\$ 66,180	
80% AMI	\$ 61,840	\$ 70,640	\$ 79,440	\$ 88,240	Workforce affordable units
100% AMI	\$ 77,300	\$ 88,300	\$ 99,300	\$ 110,300	

*Source: 2017 HUD Income Limits for 30% and 50% AMI for Washington-Arlington-Alexandria, DC-VA-MD HUD Metro Fair Market Rent Area; FY 2017 Multi-family Tax Subsidy Project Income Limits for 60% AMI, and Office of Housing for 40% AMI and Mathematical 80% AMI (figures have not been rounded)*

# HUD-RENTAL SUBSIDIES

- 215 affordable housing units are under Project Based Voucher (PBVs) contracts
  - 140 at Heritage at Old Town have PBVs under annual renewal
  - 75 at Olde Towne West III have PBVs that expire in late 2019/early 2020
- 104 market-affordable/ workforce-affordable units which accept Housing Choice Vouchers
- Many family-sized units



# HUD-RENTAL SUBSIDIES

## Project Based Vouchers (PBVs)

- Funded by the federal government
- Critical source of deeply affordable units in the City
  - Approximately 30% of the City's committed affordable rental stock
- Residents pay 30% of their income toward the rent; PBV pays the difference up to established fair market rent
- Operates similarly to Housing Choice Vouchers, but are tied to a **specific property** rather than a household
- PBV contracts typically have 20-year term with varying options to renew or extend