

RESIDENTIAL MULTIFAMILY (RMF) ZONE TEXT AMENDMENT

FREQUENTLY ASKED QUESTIONS

JANUARY 30, 2019

How did the concept for this zone come about?

In September 2018, City Council adopted the South Patrick Street Housing Affordability Strategy (Strategy) to develop a proactive approach for addressing expiring federal rental assistance contracts that threaten two of the city's significant deeply affordable housing resources, The Heritage at Old Town ('The Heritage') and Olde Towne West III. One of the early implementation tasks outlined in the Strategy was the creation of a new zone that could incentivize more deeply affordable housing and preservation of housing affordability through the provision of additional density.

Can this zone be applied to properties throughout the city?

As with any other zone in the city, a property owner can elect to apply for a rezoning to this or any other zone through a rezoning application. However, it should be noted that an application for rezoning requires community engagement and public hearings as part of an extensive review process, and any rezoning must be consistent with the City's Master Plan. Part of the application process involves staff review, analysis and recommendation to determine consistency with the City's Master Plan.

Will the City rezone my property?

No, the City does not rezone private property. In the case of the properties that were the subject of the South Patrick Street Housing Affordability Strategy, we anticipate that the property owners may elect to rezone their property to the new zone in the near term.

Do you think many properties in the City will elect to use this zone?

We anticipate that this zone will have a fairly narrow application because of the high proportion of affordable housing (1/3 of difference in FAR) required to be provided with redevelopment. It will likely be utilized by properties that already have affordable housing and/or by organizations that have a mission to expand housing affordability.

Can Section 7-700 be used with this zone?

Yes, as long as the requirements of 7-700 are met.

What is the height limit of this zone?

Permitted height is dictated by the Small Area Plan or other governing height requirements in the zoning ordinance.

What does "an average of 40% AMI" mean?

The *average* rents paid by households in the committed affordable units will be capped at 40% of the area median income (AMI). Actual household rents may range from 10% (or less) to HUD 80% AMI depending on the project's funder requirements. For example, eligible household incomes could range from \$8,210 (for a household of one with an income at 10% AMI) to \$89,650 (for a household of six with an income at HUD 80% AMI). The average rents paid can be increased to 50% AMI with the submission of a revised Affordable Housing Plan, which is subject to the review of Alexandria Housing Affordability Advisory Committee (AHAAC) and the approval of the City Manager.