



Senior Housing Forum 2017

OFFICE OF HOUSING

FEBRUARY 15, 2017



City of Alexandria Office of Housing

- ❑ Develops policy for affordable housing
- ❑ Provides loans and technical assistance to nonprofit and private developers to develop/preserve affordable housing
- ❑ Negotiates affordable units in market-rate properties through the development process





City of Alexandria, Office of Housing

- ❑ Provides home purchase assistance, home rehabilitation loan programs, and rental accessibility grants
 - homebuyer training, foreclosure prevention, and condo education
- ❑ Provides landlord-tenant services
 - annual rent survey; complaint resolution; mediation; relocation assistance, including Beauregard; and fair housing testing and education





Alexandria Housing Redevelopment Authority (ARHA)

- ❑ Owns and operates public housing and affordable housing, including units that serve some of Alexandria's lowest income residents
- ❑ Administers Housing Choice (Section 8) Voucher program to provide greater access to housing on the private market
- ❑ Issues tax-exempt bonds
- ❑ Redevelopment and preservation functions (e.g., Market Square)





What do we mean by affordable?

2016 AMI (Area Median Income)

| Household Size/AMI | 1-Person | 2-Person | 3-Person | 4-Person | |
|--------------------|----------|----------|----------|-----------|-------------------------|
| 30% AMI | \$22,850 | \$26,100 | \$29,350 | \$32,600 | ARHA/ DCHS |
| 40% AMI | \$30,440 | \$34,760 | \$39,120 | \$43,440 | Rental assistance |
| 50% AMI | \$38,050 | \$43,450 | \$48,900 | \$54,300 | |
| 60% AMI | \$45,660 | \$52,140 | \$58,680 | \$65,160 | |
| 80% AMI | \$60,880 | \$69,520 | \$78,240 | \$86,880 | Ownership assistance |
| 100% AMI | \$76,100 | \$86,900 | \$97,800 | \$108,600 | |

Up to:

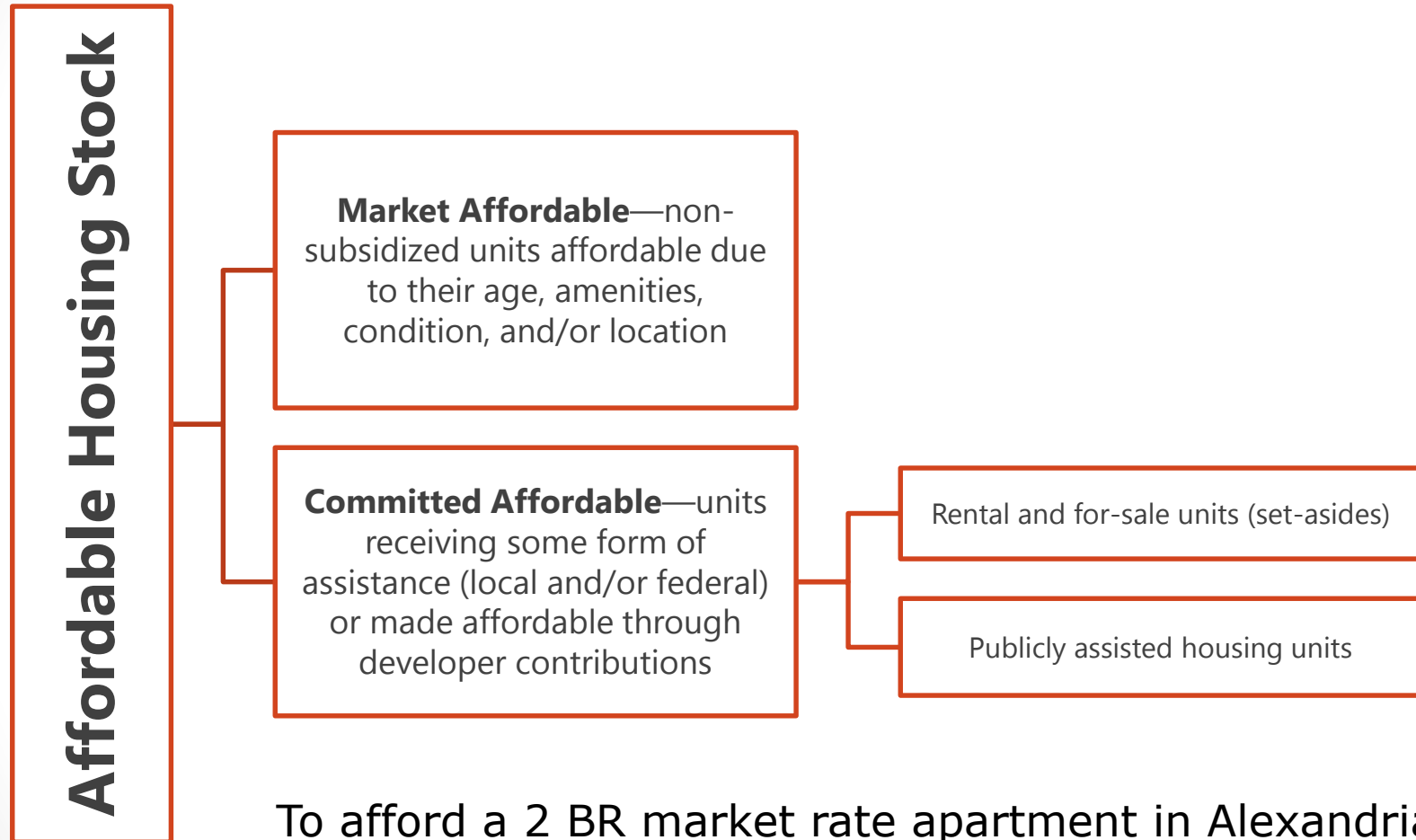
Sources: 2016 HUD Income Limits for 30% and 50% AMI for Washington-Arlington-Alexandria, DC-VA-MD HUD Metro Fair Market Rent Area); FY 2016 Multifamily Tax Subsidy Project Income Limits for 60% AMI; and Office of Housing for 40% AMI and Mathematical 80% AMI (figures have not been rounded)

Why is affordable housing important?

- ❑ A basic need
 - ❑ Cornerstone of a healthy, safe, inclusive and thriving community
 - ❑ Housing affordability increases household income available to meet other needs like child care, medications, health services, improved nutrition, activities to enrich the quality of life
- ❑ Essential to a competitive economy
 - ❑ Local workers live and spend in the City
 - ❑ Businesses can attract and retain a skilled and diverse workforce (lower turnover)
 - ❑ Affordable development is an economic activity



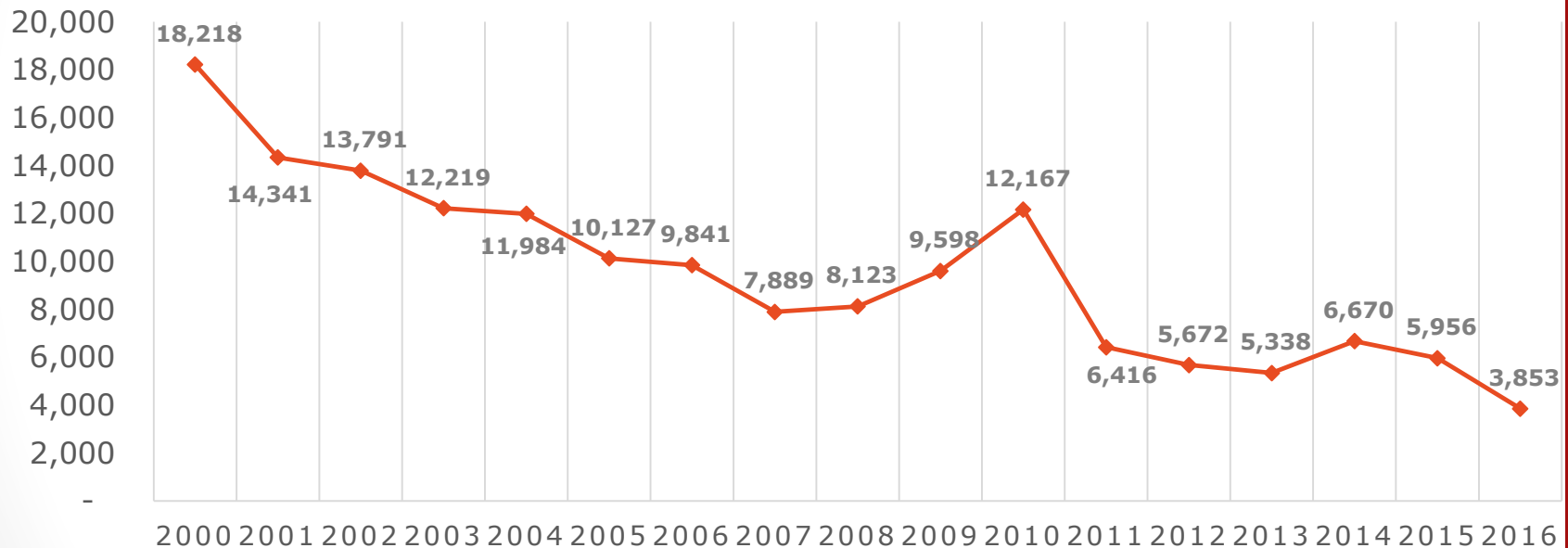
Types of affordable housing in the City



To afford a 2 BR market rate apartment in Alexandria, A household would need to make more than \$30/hour

Housing affordability challenge: Loss of market affordable housing

2000-2016 TRENDS



Source: City of Alexandria, Office of Housing, 2016

Housing affordability challenge: The need for committed affordable units

- ❑ Current inventory: 3,818 committed affordable rental units
- ❑ Large ARHA waitlists (housing choice vouchers and public housing)
- ❑ 2/3 of low- to moderate-income households spend >30% of income on housing-related costs
- ❑ Demand fueled by:
 - Growth in housing costs
 - Stagnant wages
 - Loss of market affordable units
 - Projected job growth in lower-paying industries
 - Expiring affordability contracts/terms
 - Growth in Baby Boomer generation (Silver Tsumani)



2013 Housing Master Plan

"Housing for All"

- ❑ Housing affordability and options for all incomes, ages, stages of life and abilities
- ❑ Housing is energy efficient, healthy, safe and accessible
- ❑ Citywide distribution of affordable units to foster social and cultural diversity and mixed-income communities
- ❑ Emphasis on opportunities in higher-density areas with strong access to transit, services, jobs and amenities

www.alexandriava.gov/HousingPlan

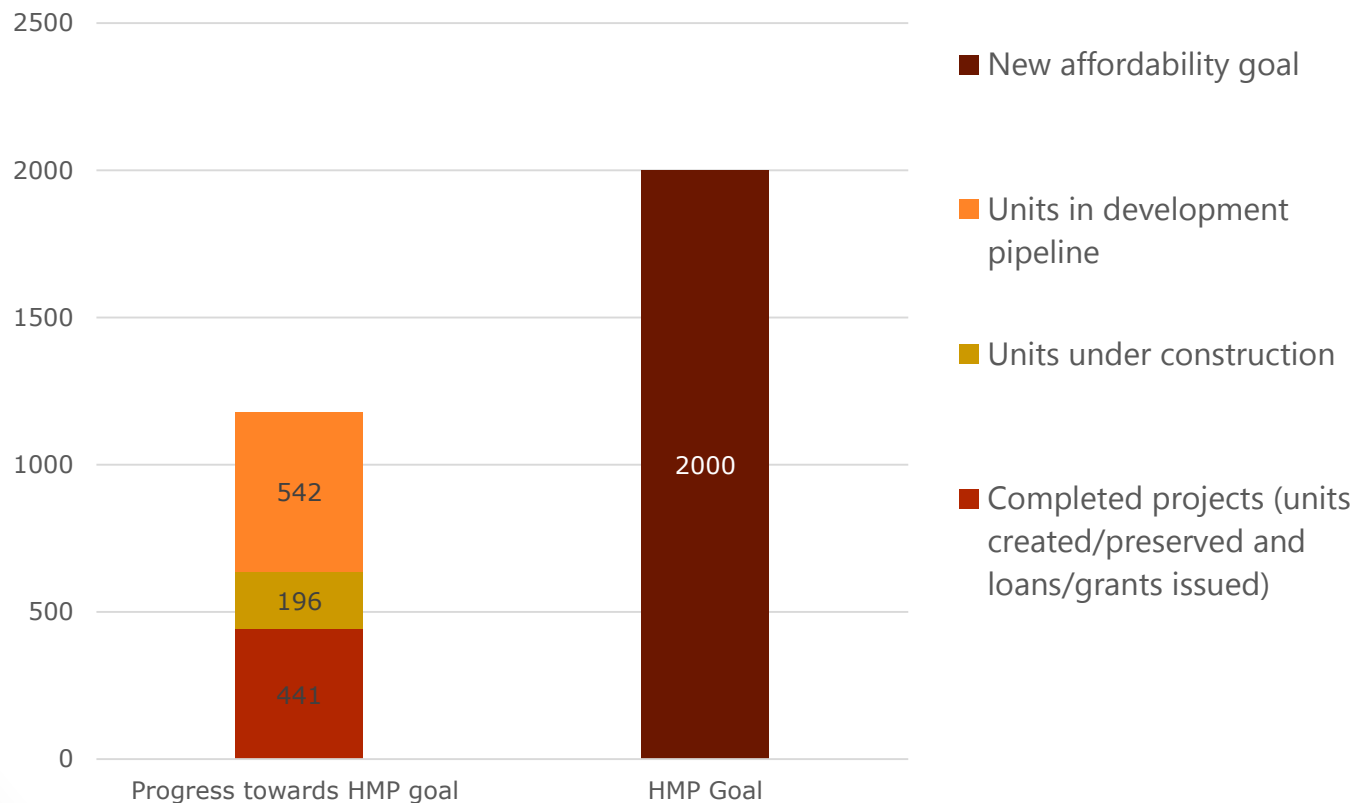
CITY OF ALEXANDRIA, VA

HOUSING MASTER PLAN



Housing Master Plan goal

❑ 2,000 units with new affordability by 2025



Source: City of Alexandria, Office of Housing, January 31, 2017



How affordable units get built

- ❑ Voluntary monetary contributions to the Housing Trust Fund
- ❑ Bonus density/height (Sec. 7-700)
- ❑ Coordinated Development Districts and re-zonings
- ❑ Partnerships with non-profit and private developers

Helps fund:

- The development and preservation of affordable housing
 - Leverages state and private funding
- Housing counseling services
- Mini-RAMPs (rental accessibility projects)
- Rebuilding Together Alexandria projects
- Homeownership programs
- AHDC operational support

Development process: units through bonus density/height



Station 650 at
Potomac Yard



The Bradley



Notch 8



Del Ray Central



Housing Resources for Aging In Place

- ❑ Investment in affordable rental housing development, including senior developments (Jackson Crossing, Gateway at Beauregard & King, Carpenter's Shelter Redevelopment, Beasley Square)
- ❑ Affordable homeownership assistance: NSP, ANSP, restricted resales, down payment and closing cost assistance
- ❑ Counseling and training: condominium ownership and governance education: foreclosure prevention; budgeting and financial literacy
- ❑ Landlord Tenant information and mediation services (annual apartment survey and fair housing testing)
- ❑ Real estate property tax relief (low income seniors/disabled)
- ❑ Home Rehabilitation Loan Program and operational support for RTA
- ❑ RAMP (Rental Accessibility Modification Program)

Home Rehabilitation Loan Program

- ❑ Program uses low-income home or condo owner's equity to make needed repairs and modifications (safety, accessibility, address code violations, energy efficiency)
- ❑ City zero-interest loan is repaid in 99 years/when property sells
- ❑ City manages project (architect, general contractor) in cooperation with owner
- ❑ Contact Arthur Thomas



Rental Accessibility Modification Program (RAMP)

- ❑ Income eligible renters can have accessibility modifications made to their apartment homes (City grant funds)
- ❑ For bigger projects, the City manages the work (architect and general contractor) in cooperation with the renter and landlord
- ❑ Contact Brandi Collins





Housing Resources for Aging In Place

- ❑ Set-aside units through the development process (including Alexandria Memory Care, future Goodwin House redevelopment)
- ❑ ARHA – Upcoming renovation of Ladrey Senior High Rise (monitor relocation options and preserve Resolution 830 units 1:1)
- ❑ Other senior housing development (Brandywine, Sunrise)
- ❑ Mixed-income affordable assisted living facility, including potential co-location with other city facilities
- ❑ Small area planning initiatives and processes (Old Town North, North Potomac Yard, and upcoming Route 1 Corridor South) that prioritize housing for all ages
- ❑ Preservation of existing assisted properties (Upcoming Route 1 South Corridor study)



Office of Housing – Contact Info

Office of Housing

alexandriava.gov/housing

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- Shane Cochran – Homeownership and Condo Education
- Arthur Thomas – Home Rehabilitation Loan Program
- Brandi Collins – RAMP
- Melodie Seau – Landlord Tenant Information and Mediation Services
- Caridad Palerm – Beauregard relocation
- Goodman Okpara – Fair Housing testing
- Eric Keeler and Tamara Jovovic – Affordable Housing Development