

NORTHERN VIRGINIA AFFORDABLE HOUSING ALLIANCE

ADVOCACY ACTION ALERT

Alexandria Housing Activities June 2021

Inova Health Care Services Zoning Change. On **Tuesday June 1 at 7 PM, The Planning Commission** will consider a request for a rezoning at 4250 and 4320 Seminary Road, **Inova Alexandria Hospital's** current location. The sale of this 33.55 acre site is part of Inova's plan to relocate, expand, and modernize its hospital facilities at the [redeveloped Landmark Mall](#). Following a rezoning of the existing hospital site and permitting and construction of a new hospital at Landmark, Inova anticipates the sale of the existing hospital property, and application for development permits and eventual demolition of the hospital (by the new owner/developer); estimated to take place between 2026 and 2028. Inova is seeking a zoning designation that: 1) changes the land use category from Institution to Residential Medium, and 2) change the recommended heights in the small area plan from 35' for all buildings to 30' for single and two-family dwellings and 45' for all other structures.

Given the location and size of the site, housing advocates want to see greater zoning flexibility to provide opportunities for affordable rental housing as well as ownership for first-time homebuyers. The zoning designation that Inova is requesting provides the highest and best use of the property and maximizes their proceeds. It also shuts the door (for now) on multifamily housing. **Affordable housing is one of the greatest challenges the City faces and is considered to be one of the highest priorities.** Housing is a racial, social and health equity issue. The lessons learned from COVID showed the importance of safe, decent housing to remain sheltered in place. The disparate impact of the pandemic on Black and Brown residents requires us to assess all City processes and procedures through a racial equity lens. Are the City's policies and resources equitably distributed to all City residents? It's time for Alexandria to look at what's missing in their housing 'toolkit' so that future opportunities like this one are not wasted. Housing advocates will testify Tuesday at the Planning Commission hearing requesting that the rezoning be denied, even as the staff report signals its approval. Plan to attend this virtual meeting https://zoom.us/webinar/register/WN_HtjH2JX2R96-cgjHOzx24A or on Government Channel 70.

NVAHA Fiscal Year 2022 Housing Budget Review Chart. As part of our **Housing Policy Toolkit**, we've created a [Housing Budget Chart](#) that identifies the major financial resources approved in FY22 in the City of Alexandria, Arlington, Fairfax and Loudoun Counties. The chart also includes information on FY21 and FY22 funding approved by the 2021 General Assembly for state housing programs. Through the **American Rescue Plan**, Virginia will receive \$4.3

billion in federal funds, and cities and counties will receive a total of \$2.7 billion. Governor Northam and the Virginia General Assembly issued a [joint statement](#) listing five broad areas of need that will be prioritized during a special session of the General Assembly, convened later this summer. The US Treasury Department has issued more [detailed guidance](#) on eligible uses of ARP funds, including specific language that identifies "[Investments in housing and neighborhoods, such as services to address individuals experiencing homelessness, affordable housing development, housing vouchers, and residential counseling and housing navigation assistance to facilitate moves to neighborhoods with high economic opportunity.](#)" We will be following where the money goes at both the local and state levels. Advocates have a once-in-a-lifetime opportunity to address significant unmet housing, health, and infrastructure needs such as broadband with this massive infusion of federal funding. Alexandria's [May 8 virtual meeting](#) lists questions and spending recommendations from City residents on how the **American Rescue Plan** funds should be spent.

Housing Directors Annual Presentation to NVAHA Leadership Council On May 10, the **Housing Directors from the City of Alexandria, Arlington, Fairfax and Loudoun Counties** provided a look at the activities, policies and resources available in each of their jurisdictions for housing production and preservation for FY2022. Ongoing eviction prevention strategies and financial resources for tenants in need were also reviewed. We encourage you to watch their presentations [here](#).

Homelessness in Metropolitan Washington 2021 Point-In-Time Survey. For the 21st consecutive year, the **Metropolitan Washington Council of Governments (COG)** Homeless Services Planning and Coordinating Committee has conducted a regional Point-In-Time (PIT) enumeration of the area's residents experiencing homelessness and those who were formerly homeless. [The 2021 report](#) states that "The 2021 PIT enumeration resulted in a total count of 8,309 literally homeless individuals. This is the lowest number of persons counted experiencing homelessness since the region began coordinating in 2001, and the third consecutive year in a row that the literally homeless total has been below 10,000 persons." Additional findings, and a breakdown of different homeless populations in each jurisdiction are listed in the report.

The Alliance for Housing Solutions 2021 Leckey Forum. This year's event will be held virtually on **June 10, 7-9 PM**. The Keynote speaker is Daniel Parolek, CEO and Principal of [Opticos Design](#), the author of [Missing Middle Housing: Thinking Big and Building Small to Respond to Today's Housing Crisis](#). Parolek inspired a new movement for housing choice in 2010 when he introduced the concept of the "missing middle" in American housing. In this webinar, Parolek will give a short summary of his book and introduce the top mistakes cities are making in Missing Middle Housing application. His presentation will be followed by a panel discussion on the implications for Arlington. What lessons can the County learn from those mistakes to help solve our Missing Middle Housing puzzle? Registration for this free event can be found [here](#).

Making Room for More Housing: The Los Angeles Accessory Dwelling Boom **George Mason University Center for Real Estate Entrepreneurship, June 23, 5 PM - 6:15 PM.** Accessory dwelling units (ADUs), new additional residential units situated within currently built single-family lots, are viewed as a way to increase housing supply in expensive and land-constrained markets. After new policies went into effect in 2017, ADUs in Los Angeles

dramatically increased from 581 permits from 2014 to 2016 to 10,979 permits from 2017 to 2019. ADUs now account for about 20 percent of all Los Angeles housing permits. Join the Center for Real Estate Entrepreneurship of George Mason University for an in-depth case study discussion on the regulatory and procedural changes which facilitated this ADU boom, and the resulting impact on housing and neighborhoods. There is a [\\$10 registration fee](#) to attend this webinar.

Webinar Worthy of Your Time. [The Institute for Public Health Innovation](#) is hosting a webinar series *Racism is a Public Health Crisis*. [The first session](#) explored the background and context for a resolution adopted this year by the Virginia General Assembly that declared racism a public health crisis. Sponsored by Delegate Lashrecse Aird (D-Petersburg), this resolution is a significant step for a state built on the legacy of the Confederacy and segregationist policy. Virginia joins 181 cities and counties and 7 states in declaring racism a public health crisis.

Energy Masters Outdoor Information Desk June 14, 3-4:30 PM. Do you enjoy home projects and want to apply your hands-on skills to a volunteer program that makes energy efficiency upgrades in affordable housing units? Do you have questions about your water, gas, or electric bills? Come to our table and talk to existing Energy Masters volunteers to learn about the program and talk about energy-related topics. Program representatives from **Virginia Cooperative Extension's Energy Masters and SNAP-Ed** programs will have a table at the Francis C Hammond Middle School in the City of Alexandria. Registration is not required.

With Deep Gratitude and Appreciation for their Service

Walter D. Webdale, President & CEO, AHC Inc, having led the organization and their tremendous portfolio of development for 22 years, has announced his retirement effective May 31, 2021. Walter has won numerous accolades and awards both regionally and nationally for his work in developing and preserving affordable housing through the Mid-Atlantic region. We also note with affection that Walter has been a strong supporter of NVAHA since its inception in 2005, and for the past five years has hosted our Leadership Council meetings at AHC's headquarters. Thank you, Walter, for your vision and tenacity in leading the way to create housing opportunities for low and moderate income households throughout Northern Virginia. We are grateful for your years of service; we wish you all the best, and we will miss you.

Pam Michell, Executive Director of New Hope Housing, has announced her retirement effective October, 2021. Pam has led that organization for 30 years and has inspired us all with her commitment to serving homeless persons with dignity and compassion. Through her leadership, Pam has taught us all about the conditions that can lead to becoming homeless, and championed best practices to integrate these neighbors back into our communities. Thank you, Pam, for your service and your persistence. We wish you all the best in your next life journey, and we will miss you!

Nina Janopaul, President & CEO, APAH. Earlier this year, Nina announced that she would retire on June 1. During her 14 years at APAH, Nina used her leadership position to advance their mission and expand their footprint to jurisdictions outside of Arlington. She was a frequent participant at panel discussions and housing events across the region, and a tireless advocate and

spokesperson for affordable housing. At NVAHA, Nina was an ardent supporter of our work, and helped raise the visibility of our organization, especially in her role as Board chair over the last year and a half. Nina, we thank you for your energy and enthusiasm for the work we all do each day, and we wish you much happiness wherever your next journey takes you.