



Alexandria Housing Activities September 2021

Housing Developments Move Forward. Alexandria Housing Development Corporation (AHDC) has two developments underway in Alexandria: the [Arlandria Neighborhood Development Project](#), approximately 450 units of affordable housing serving households from 40% to 80% of the area median income (AMI), and the [Seminary Road Homeownership Project](#), a proposal to create 37 homeownership (!) units with 3 units owned and operated by Shelter Homes of Alexandria. **Wesley Housing** also has several developments under consideration or in the works including [The Waypoint at Fairlington](#), 81 units of affordable rental housing developed in partnership with Fairlington Presbyterian Church, and plans to redevelop their property at **ParkView** with approximately 200 additional units. In Old Town, the redevelopment of **The Heritage at Old Town** continues; and after an extended delay, [development of the Oakville Triangle](#), which will provide 65 units of affordable rental housing, is underway.

Affordable Homeownership in Parker Gray District PT Blooms LLC recently [presented their proposal](#) to the **Braddock Implementation Advisory Committee** to develop a 78-unit condominium building, including 8 affordable for-sale units at 805 North Columbus Street. The developer requested bonus density per [Zoning Ordinance Section 7-700](#), resulting in a total of 8 affordable units - 1 1-BR; 4 1-BR w/den; 2 2-BR w/den; 1 3-BR w/den. The City will conduct a lottery among potential pre-qualified applicants for the affordable units, and provide down-payment and closing cost assistance as needed. These condos will be affordable to households between 70% - 100% AMI. Additionally, parking requirements have been reduced given the location of this development just blocks from the Braddock Road metro station.

Amazon Funding for Affordable Housing in TOD Earlier this summer **Amazon** and the **Washington Metropolitan Area Transit Authority (WMATA)** announced [a plan to help finance more than 1,000 affordable housing units in the metro area](#), committing over \$125 million in below market capital. Of that amount, \$25 million will be set aside to assist minority-led developers on Metro's joint development sites. The City's **Office of Housing** has been in close contact with Amazon principals, taking them on a tour of potential TOD development sites and sharing plans for pipeline projects near City metro stations.

Secretary of Housing and Urban Development Marcia Fudge Visits Alexandria [The City hosted Secretary Fudge](#) as she toured The Spire, an affordable housing community, developed by **AHC Inc** in partnership with the Episcopal Church of the Resurrection in the West End. Secretary Fudge talked about the housing affordability crisis we face across the country, and highlighted the resources for lowering housing costs in the Biden Administration's [Build Back Better Agenda](#). As Mayor Justin Wilson said during the tour, “It was an honor to welcome Secretary Fudge to Alexandria and have the opportunity to highlight a project that demonstrates the value of community partnerships. Affordable housing continues to be a priority for the City and is integral for the success of our community as a whole.”

The Eviction Moratorium Has Ended On August 26, the Supreme Court overturned the most recent eviction moratorium issued by the US Centers for Disease Control and Prevention (CDC). Read our blog ["The Supreme Court Ended the Eviction Moratorium - Now What?"](#) for a recap of the Court's ruling, as well as what protections and resources are in place for Virginia's COVID-impacted tenants. Alexandria landlords and tenants can access Eviction Prevention Act (ERA) funds through the **Rent Relief Program (RRP)** administered by the **VA Department of Housing and Community Development** for tenants and **Virginia Housing** for landlords. To get help with applying for RRP assistance, **call the Eviction Legal Helpline** at 1-833-NoEvict (1-833-663-8428) or **call the Statewide Legal Aid Helpline** at 1-866-LEGLAID (1-866-534-5243) **to reach rental assistance navigators in your area.**

NVAHA has developed an [Eviction Prevention and Rental Assistance Dashboard](#) to track eviction filings, case outcomes and disbursement of RRP funds at the ZIP code-level. The dashboard also monitors eviction filings and case outcomes over time as different pandemic-related protections are enacted and expire. The goal is to help local governments and human service providers conduct more targeted outreach for protections and rental assistance resources, identify neighborhoods that are not being served through existing efforts and evaluate the impact of pandemic-related protections on housing stability in our region. The dashboard covers six jurisdictions, so you can review Alexandria data and compare the City's statistics on filings, evictions, judgments and rental assistance with neighboring jurisdictions. The data on eviction filings and case outcomes is made available through an arrangement with the [RVA Eviction Lab](#) at Virginia Commonwealth University. The Virginia Department of Housing and Community Development is providing data on rental assistance disbursed through RRP. Our recent series of blog posts have looked at the definition and implication of [default judgements](#) and [where housing insecurity is most severe](#). We've also explored [how to redesign landlord tenant relationships and the legal system related to evictions](#) to create more equitable outcomes.

Guaranteed Income Pilot Through funding from the **American Rescue Plan (ERA) Act**, the City will pilot a guaranteed income pilot (GIP), providing direct, recurring cash payments of \$500 a month to 150 families for a two-year period. There will be no restriction on how families can spend the money. Eligible city residents with a household income at 30-40% AMI, or who meet the Alexandria United Way's Asset Limited and Income Constrained (ALICE) requirements while employed are eligible for the selection pool. As a reference, before the pandemic, 28% of Alexandria's households were identified as ALICE. Visit the City's [website](#) for additional information about GIP eligibility and when this program will begin.

A [Frequently Asked Questions fact sheet](#) has also been developed to share with prospective applicants.

Financial Assistance for Wastewater Bills AlexRenew has funds from the federal CARES and ARP Acts to help customers struggling to pay their wastewater bills. They've had difficulty reaching those in need, however, and the money will expire at the end of September. Help spread the word about the program and refer residents who need help to their [website](#). Applications must be submitted online, but there is a customer service team prepped to help over the phone and they can submit the application on behalf of the customer. The number is 703.844.0505. Questions? Email Jackie at jackie@joinpromise.com.

New DASH Network On September 5, 2021, DASH will be launching the [New DASH Network](#), which represents the first phase of the Alexandria Transit Vision (ATV) Plan and marks the start of a new era for bus service in the City of Alexandria. The new network will be highlighted by a series of frequent, all-day bus lines with buses running every 15 minutes or better, all day, seven days per week in Old Town, the West End, Parkfairfax, Arlandria, Potomac Yard, and the King Street Corridor. Beginning September 5, DASH will also transition to fare-free operations so that all DASH buses will be free to ride. No SmarTrip card, no app, no exact change. Just hop on and ride!

The New DASH Network is a reduced version of the 2022 Alexandria Transit Vision Plan, which required additional operating funds that were not available in the current fiscal year. DASH will be able to use NRTC grant funding from the I-395 Commuter Choice program for express lane toll revenues to implement major service enhancements on two of the routes in the new network (Lines 35 and 36A/B), but will continue to seek additional city funding in future years for the continued rollout of the 2022 and 2030 Alexandria Transit Vision Plan recommendations. **Help to spread the word about these changes, and help the public understand their impact**, especially since the route numbers will all be different from what people are used to seeing. To this end, DASH is installing new signage at all stops, running announcements on all buses, and deploying teams of ambassadors to key locations throughout the City both before and after the launch date. Visit the new DASH Network [website page](#) which includes route information, system maps, tables that compare existing routes to new routes, and a trip planner that allows you to input your desired trip and see what it will be in the new network.

2020 Census The [Virginia Public Access Project](#) has a treasure trove of **2020 Census** data that include maps and visualizations on population growth, race, ethnicity and regions of the Commonwealth that will gain or lose representation as the result of redistricting. Check out the [Census data for Alexandria](#).