Alexandria Housing Summary November 2021

Arlandria Chirilagua Plan The [draft Housing Concepts for the Arlandria Chirilagua Small Area Plan (SAP)](#) are scheduled to go to **The Planning Commission** on **Dec 7 at 7 PM** and to the **City Council public hearing** on **Dec 18 at 9:30 AM**. We applaud the various ways in which the City conducted outreach to Arlandria/Chirilagua residents - hosting in-person pop-ups; interacting with multiple community leaders and organizations; hosting and participating in 30 virtual meetings and promoting the plan via text, videos, posters, signs and Facebook Live in both Spanish and English. The Plan is clear that housing supply and affordability are essential to its objectives. Specifically, the plan calls for:

- Using additional density and height to maximize affordable housing, requiring that 10% of development above existing zoning be affordable, and secure rental units at 40-50% AMI;
- Using public land in public private partnerships to leverage city gap investment;
- Exploring tools and resources to further deepen levels of affordability (e.g. 30% AMI) to meet the housing needs of current residents;
- Encouraging different housing types and sizes to accommodate households of all ages and at different stages of life;
- Providing technical assistance and financial incentives to owners to adequately maintain their properties and stabilize rent increases. We would also encourage more proactive engagement by the City's **Landlord Tenant Relations Board**, strengthening these relationships through more frequent two-way communication and consideration of dispute resolution practices in lieu of legal proceedings.

The close proximity of Amazon HQ2 and Virginia Tech's Innovation Campus have created redevelopment pressures on the existing older market affordable housing stock and heightened concerns among Arlandria residents, many of whom are already cost-burdened with existing rents. The recommendations for housing acknowledge the need to address this threat with a

commitment to affordable housing that requires **substantial financial resources** and **forward-thinking land use and zoning policies**. However, support among community residents for this plan is mixed, with concerns regarding the increased density and development. To protect the residents' ability to remain in their community, **additional density is required to provide the new homes at deeply affordable income levels**. The plan also calls for significant financial investments from the City, as well as other sources to retain and enhance this culturally significant, diverse community. Advocates should plan strong engagement at both the Planning Commission and City Council public hearings for what we anticipate will be spirited discussion.

Progress on Housing Developments Several developments are moving through the planning process including:

- **Alexandria Housing Development Corporation's** (AHDC) Arlandria Neighborhood [Proposed Development](#) - over 450 units with approximately 380 parking spaces across two-buildings. All units would be for households making up to 80% of the AMI ($77,600 for a family of four); with roughly 25% priced for households earning up to 40% AMI;
- **AHDC's** [Seminary Road Homeownership](#) proposal - 36 homeownership units (31 townhomes and 5 condominium flats);
- **Wesley Housing's** [ParkView II](#) proposal - redevelopment of a Wesley property to provide an additional 200 units of new multifamily rental housing while preserving the existing property in the West End/Landmark community;
- **[Oakville Triangle](#) Inova Health System, Stonebridge and PCCP, LLC** **-** a groundbreaking ceremony for a new medical and emergency facility, retail and residential development at Oakville Triangle in mid-November. This redevelopment plan, [approved in 2016](#),has undergone multiple delays and changes to the original plan. <u>One thing that has not changed is the commitment to provide 65 units of affordable housing.</u>

New Rental Assistance Portal at the Virginia Department of Housing & Community Development <u>Effective December 1, 2021, the Virginia Department of Housing and Community Development (DHCD) will begin administering the federal rental assistance program for both landlords and tenants.</u> Currently, **Virginia Housing** administers rental assistance to landlords through a separate portal. DHCD is working with **Virginia Interactive**, a digital service provider who will offer an updated, secure and user-friendly portal known as Gov2Go. While no system is perfect, we are fortunate that the state agencies have worked closely with local governments and community based organizations to address any bottlenecks in the rental relief process and adopt best practices to ensure that residents and landlords are aware of this program. Look for more information in the coming weeks.

The Role of Houses of Worship in Housing Enterprise Community Partners has been a regional leader in promoting the role of houses of worship in housing. In partnership with mission-oriented organizations, faith communities have contributed their land to develop affordable housing. There are examples of these partnerships in Alexandria - [here](#), [here](#) and [here](#). To learn more about this strategy, join Enterprise for their **Faith-Based Development Initiative Annual Summit, Gatekeepers: The Role of Houses of Worship in**

Creating Equitable Community Development, **Thursday, November 18, 1- 5:00 PM.** This year's summit explores the growing nationwide movement by houses of worship to develop their land into affordable homes and community amenities, and what the implications are for expanding racial equity. This event is free, but you must [register](#) to attend**.**

Prestigious National Award for Office of Housing The Office of Housing was co-recipient of the Urban Land Institute's [Robert C. Larson Housing Policy Leadership Award](#) with the City of Minneapolis. Alexandria was recognized for its 2019 amendment to its Zoning Ordinance to include a residential multifamily (RMF) zone, which allows substantial density to create an incentive for either producing or preserving deeply affordable housing. The RMF zone was developed to support the 2018 South Patrick Street Housing Affordability Strategy, a community planning process undertaken to identify potential tools, strategies and resources to be used to preserve 215 existing units of deeply affordable housing at risk of being lost to market pressures. The RMF zone allows the owner to develop three to five market-rate units to subsidize each deeply affordable unit provided. In addition, the zone requires assistance and protections for existing residents who are temporarily relocated—including the right to return after new development has been completed. Advocates are pleased to have played a small part in the approval process for the RMF zoning tool, which was used for the redevelopment of The Heritage at Old Town. **Kudos to the Office of Housing!!**

Items of Note
[City Council Virtual Budget and Planning Retreat, November 7, 9:30 - 3 PM](#)
[ARHA Redevelopment Workgroup](#), November 16, 5:30 - 7 PM, City Council Work Room, City Hall
[Proposed Housing Legislative Changes for the 2022 General Assembly Session](#)

C-PACE The Commercial Property Assessed Clean Energy (C-PACE) Program is an innovative financing program enabling owners of commercial, **multifamily (5+ units)** and industrial properties to obtain low-cost, long-term financing for eligible clean energy, stormwater management, and resiliency improvements. Clean energy improvements can include energy efficiency, renewable energy, electrification, water efficiency, and electric vehicle charging infrastructure projects and technologies. Alexandria's C-PACE program is one of six currently active in Virginia. The C-PACE financing program is an action item identified in Alexandria's Environmental Action Plan 2040 to achieve the City's greenhouse gas emission reduction and climate resiliency targets and goals. Questions?? Contact **Bill Ege**r, Energy Manager, Office of Energy Management, bill.eger@alexandriava.gov

3D Printer Houses The recent announcement by Lennar Homes about their plans to build a 3D community in Austin, TX has taken this prototype concept to the next level. The first 3D homes are being constructed in Virginia and **HousingForward Virginia** has produced a fascinating video on our statewide progress, and the potential for how this exciting concept might address development costs and affordability. We encourage you to watch [HousingX - 3D Printer House](#).