



UPDATE TO COG BOARD: CITY OF ALEXANDRIA'S PROGRESS IN IMPLEMENTING THE REGIONAL HOUSING INITIATIVE



Justin M. Wilson, Mayor
February 9, 2022



Alexandria's COG RHI Timeline



2018-2019

Staff (Housing, PZ, Manager) and Mayor participate in developing the COG Initiative, with updates to City Council



September 2019

COG Board unanimously adopts RHI Resolution including targets, strategies and local allocations



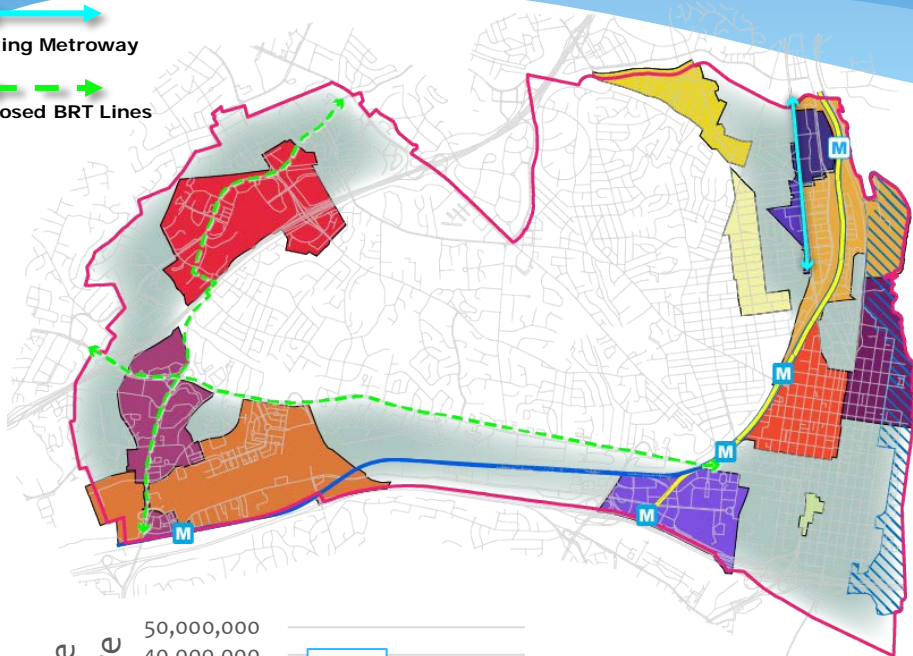
October 2019

Staff present COG Resolution to City Council, Planning Commission and Housing Affordability Advisory Committee and propose roadmap to meet Alexandria target

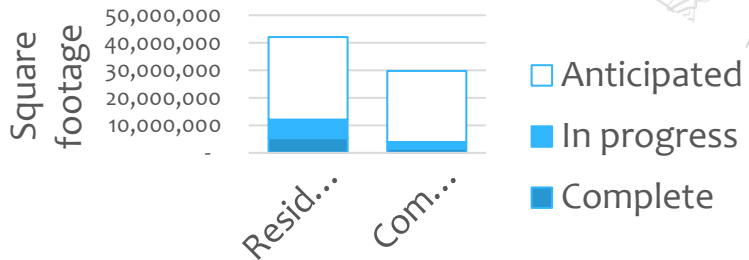


How? Capacity for residential production: Alexandria's plans allow 40M+ sf additional housing (2019)

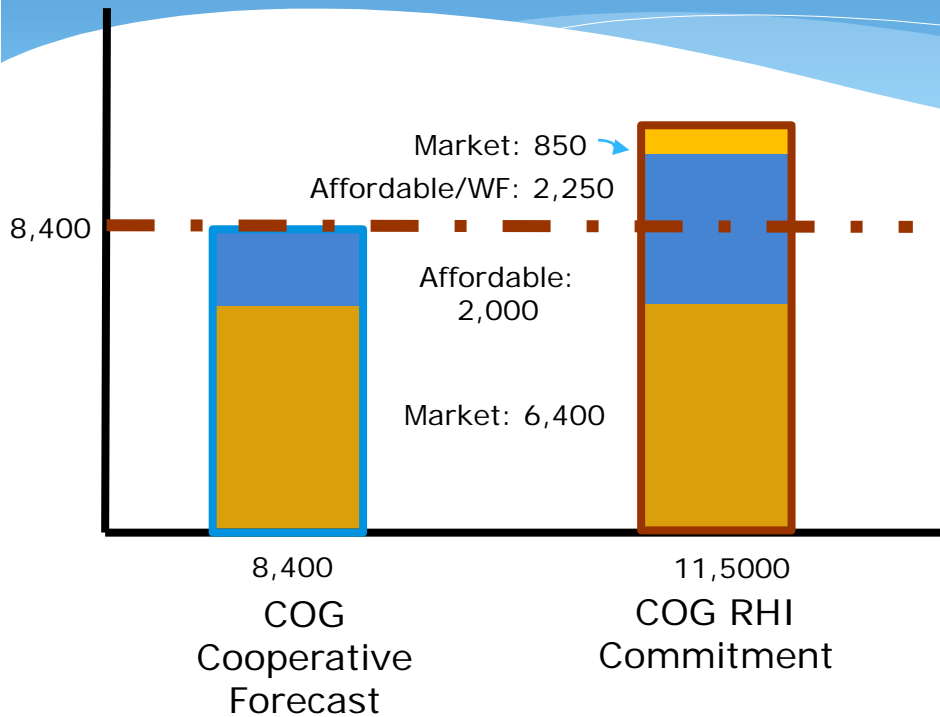
Existing Metroway
Proposed BRT Lines



- North Potomac Yard (2017)**
Land Area: 73 ac
Planned Dev.: 7.5M sf
- Old Town North (2017)**
Land Area: 200 ac
Planned Dev.: 6.5M sf
- Oakville Triangle (2015)**
Land Area: 37 ac
Planned Dev.: 2.7M sf
- Eisenhower West (2015)**
Land Area: 621 ac
Planned Dev.: 9.3M sf
- Beauregard (2012)**
Land Area: 237 ac
Planned Dev.: 10.2M sf
- Waterfront (2012)**
Land Area: 357 ac
Planned Dev.: 811k sf
- Landmark/Van Dorn (2009)**
Land Area: 607 ac
Planned Dev.: 12.5M sf
- Braddock (2008)**
Land Area: 237 ac
Planned Dev.: 3.6M sf
- Mount Vernon (2005)**
Land Area: 123 ac
Planned Dev.: 577k sf
- Eisenhower East (2003)**
Land Area: 245 ac
Planned Dev.: 11.8M sf (+7M sf)
- Arlandria (2003)**
Land Area: 151 ac
Planned Dev.: 2.0M sf
- Potomac Yard/Greens (2003)**
Land Area: 382 ac
Planned Dev.: 4.2M sf
- South Patrick Street (Sept. 2018)**
Land Area: 17 ac
Planned Dev.: 918k sf



Stepping Up: Alexandria's New Housing Production Commitment for 2030



Alexandria 2020-2030

COG Cooperative Forecast:
8,400 housing units

COG RHI Target: 11,500
housing units

Annual Housing Production
2014-19: ~840 units

Since 2019: Alexandria
annual production average
increases to ~1105 units
delivered/year

"On track"



2013 Housing Master Plan



- **Housing for All**
- **Housing options** at all incomes, life stages, and abilities
 - ✓ Healthy and safe
 - ✓ Energy efficient
 - ✓ Accessible
- **Citywide distribution** of affordable units to foster racial, social and cultural diversity and mixed-income communities
- Emphasis on opportunities in neighborhoods with **strong access to transit, jobs, and services**



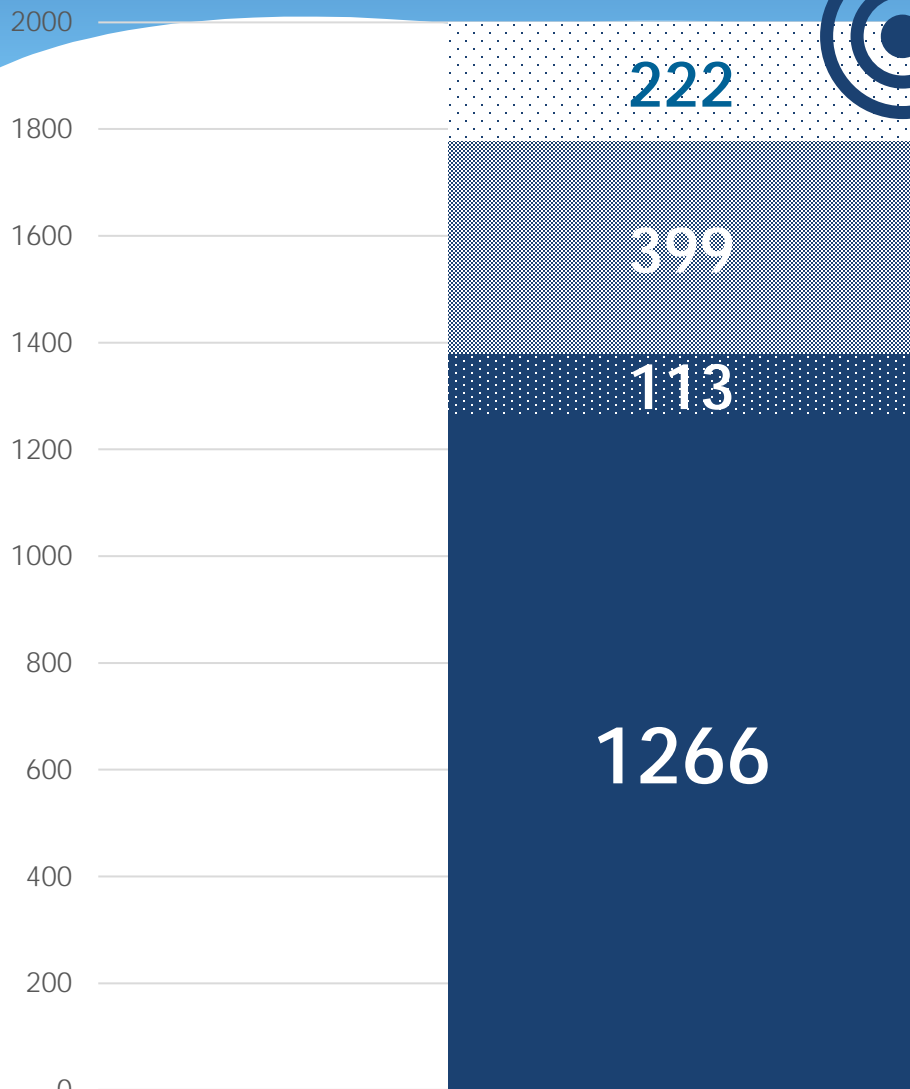
2021 ALL Alexandria Resolution: commitment to achieving Racial and Social Equity

Housing Master Plan Progress

January 2014-December 2021



HMP Goal: 2,000 UNITS WITH
NEW AFFORDABILITY by 2025
“On track”



+ City Council endorsed COG Regional Housing Initiative in March 2020 to expand Alexandria’s housing production and preservation target by 2,250+ more affordable and workforce units by 2030

- Gap
- Development Pipeline
- Under Construction
- Completed

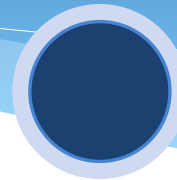


Alexandria's COG RHI Timeline – cont'd



January 2020

Housing Summit (HMP mid-point/focus on equity)



March 2020

City Council adopts resolution endorsing COG RHI

TAKEAWAYS

- Alexandria's affordable/workforce housing allocation (+2,250 units by 2030) is **additive** to the 2025 Housing Master Plan goal of 2,000 units
- Enhanced **collaboration** between PZ and Housing
- Adoption of target reflects community values and shared understanding of the **housing + economic growth connection**
- Achieving Alexandria's RHI target requires **new land use tools and zoning regulations** that prioritize housing production, especially affordable housing
- Significant **City financial commitment** (cost of deep affordability) and enhanced access to "nimble" **non-City funding**
- Emphasis on **metrics** and accountability/Increased **asset management**
- Focus on fostering a **pipeline** of projects through 2030 (through development and small area planning processes, as well as with partners)





Alexandria's COG RHI Timeline–COVID

- Meeting the moment (March 2020 through March 2021)
- City pivots to meet emerging COVID-19 needs, including rental assistance to keep Alexandrians stably housed, and regulatory flexibility and financial support to keep local businesses operating
- But virtual outreach options keep RHI planning and regulatory review going



Impacts of the pandemic and 2020's demands for racial and social justice have made the case for the RHI stronger than ever



RHI - Zoning for Housing Initiative

- Incorporated into City's Interdepartmental Long-Range Work Plan
 - Accessory Dwelling Unit (2020) and Co-living (January 2022) policies adopted
 - IZ study (completed)
 - Other ongoing zoning text revisions and amendments to enhance housing and more equitable access
 - Implementation of Residential Multifamily (RMF) Zone which enables substantial density in exchange for preservation or production of deeply affordable housing)—2021 ULI Larson Best Housing Policy Award + Heritage at Old Town



RHI – Updated Housing Policies and Strategies

- **Housing contribution policy update:** enhanced provision of affordable housing based on density and market when proposed development exceeds Small Area Plan; in cases of emerging land use trends (e.g., commercial to residential use conversions, senior housing and senior housing + care)
- *Support for VA legislative change to make voluntary contributions mandatory*
- **Strategies to enhance geographic distribution:** use of city land, land-banking, mixed-use and mixed ability development; colocation with municipal and institutional uses
- **Support for new affordable homeownership options:** opportunities and structures to expand access and address systemic inequities



RHI – Housing Funding

Dedicated funding: CIP 1% meals tax rate increase for affordable housing and \$1M/year Amazon impact *plus City Housing Opportunities Funds, HOME, CDBG , etc.*



Partnerships with experienced affordable housing developers and funders are critical to Alexandria's success!

Leveraging non-City resources: Federal (HOME, ARPA, CDBG Section 108 loan funds), Amazon Housing Equity Fund, Virginia Housing Amazon REACH Virginia Grant funds, state and federal Housing Trust funds, LIHTCs, New Market Tax Credits, JBG SMITH Social Impact Funds, philanthropy, etc.

RHI – City Small Area Plans and Updates: continued focus on housing production



2019/2021

LANDMARK MALL:

new partnership among City, Foulger-Pratt and INOVA. Established aspirational housing target of 10% CAUs comprising set-aside units, an affordable project co-located with fire station, and 15 affordable homeownership units, as well as 2% COC units

2012 BEAUREGARD:

commitment to preserve 800 affordable units with 50% serving 40% AMI households; relocation coordinator coordinates placement into Southern Towers CAUs and referrals to other housing resources and city services.

2019-2021 ARLANDRIA-CHIRILAGUA PLAN:

Spanish-first approach supported by VH Community Impact Grant. Emphasizes deeper levels of affordability, expanding tenant protections and services, ensuring existing residents benefit from new affordable housing resources, and improving existing housing.

2017/2020 NORTH POTOMAC

YARD: 2020 Update (VT Innovation Campus/new metro station) emphasizes expanding affordable and workforce housing options including set aside units in market rate development and land reservation for future colocation of ACPS facility and 150+ units of affordable housing.

2015/20 OAKVILLE TRIANGLE: 65 units (mostly studios) affordable at 60% AMI approved for Triangle site to accommodate likely future workers; other projects in Route 1 area will follow the Housing Master Plan and contribution formula.

2017 OLD TOWN NORTH: permit bonus densities of 30%; prioritize one-for-one on-site replacement of ARHA units within the Plan area; encourage artist housing and innovation; incorporate universal design, including visitability features.

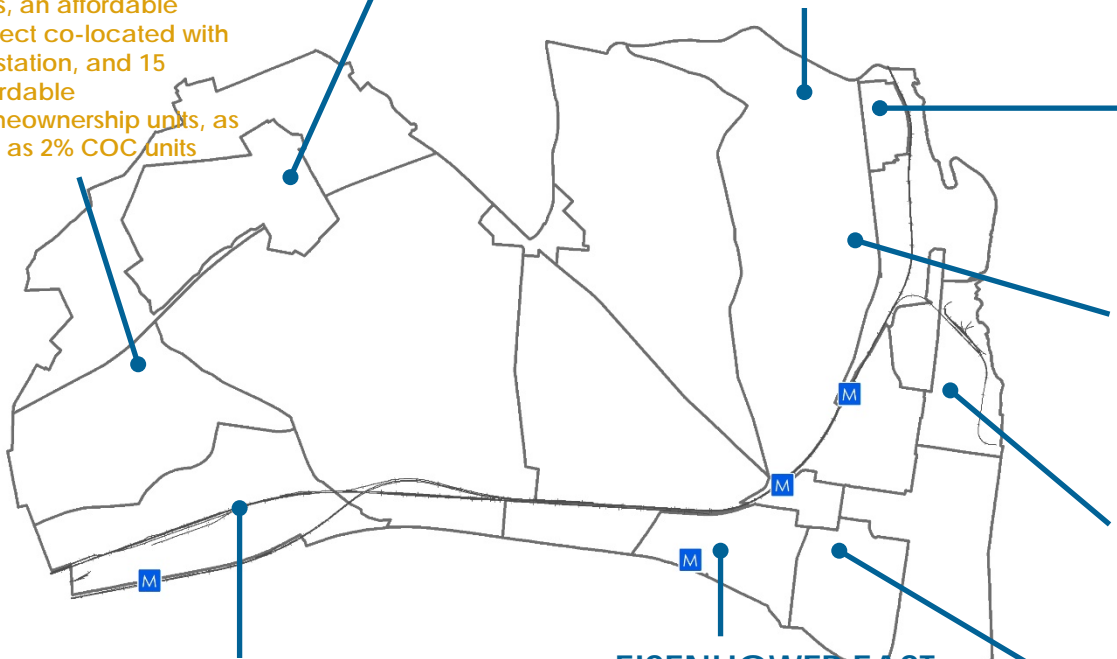
2018 SOUTH PATRICK STREET: preserve housing opportunity and affordability along Route 1 South through redevelopment and additional density; ensure eligible tenants have the right to return and receive support and assistance to mitigate impacts of temporary relocation. Engagement supported through VH Community Impact Grant.

2015 EISENHOWER WEST:

a range of affordable housing options throughout Plan area; co-locate housing with a municipal facility; permit bonus densities of 30% or more particularly where taller heights are allowed.

2020 EISENHOWER EAST:

provide 10% of new residential development as affordable; explore opportunities to collocate affordable units with civic uses; permit bonus densities of 30% or more; build public-private-nonprofit partnerships.





Parkstone: preservation (committed affordable, workforce and market rate units,); excess land for future rental and homeownership redevelopment options /JBG Smith Social Impact)



AHDC Arlandria: development includes 475 CAUs (20% @40% AMI) in Latinx neighborhood adjacent to HQ2 (City flex space; medical clinic)



Seminary Road: 36 affordable homeownership units plus 3 condos for ID/ED adults (replacing group homes)



Parcview II: land banking and RMF enable redevelopment of underutilized parking lot and pool areas to add 224 CAUs and a daycare, and preserve 149 existing affordable units

And more! Anticipated City RHI pipeline through 2030 = 2,250+ CAUs/CWFUs, including ARHA redevelopment, NPY Housing – ACPS colocation; potential WMATA – Amazon initiative projects; Arlandria preservation/redevelopment projects; Landmark Fire Station – Affordable Housing, 2712 Duke Street, ...

COG Regional Housing Initiative

Locality challenges



- Potential limits of available resources, including City, non-City and federal funding (Build Back Better and anticipated LIHTC program enhancements)
- Competing public needs and priorities
- Sustaining community support and maintaining equity at the center of planning and policy processes (culturally competent outreach; those impacted at the table)
- Infrastructure and school capacity to support development
- Measuring success: creating metrics and tracking data to inform decisions and investments
- Asset management requirements to monitor growing portfolio



COG Regional Housing Initiative

Questions regarding the City of
Alexandria's RHI commitment?

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