

# SENIOR AFFORDABLE HOUSING + CARE OPTIONS

PRESENTATION TO THE ALEXANDRIA HOUSING AFFORABILITY ADVISORY COMMITTEE



OFFICE OF HOUSING  
MAY 4, 2023



# 2019-2020 HOUSING POLICY UPDATE



- Limited senior housing applications until ~2012
- Housing Contributions Workgroup (HCWG) comprised of AHAAC and Commission on Aging; land use attorneys; Planning Commission representative; and range of development representatives created to address affordable housing contributions associated with emerging land use trends, including senior housing developments and commercial to residential building conversions, along with rezonings seeking “densification”

Established  
HCWG

Educational  
meetings

Topical  
presentations  
and  
discussions

Worksessions

Public  
hearings and  
adoption

# 2020 SENIOR HOUSING APPROVED RECOMMENDATIONS



Senior housing contribution policy for all projects *other than rezonings pursuing density above levels envisioned in underlying small area plan*



**Assisted Living/Memory Care:** 2% of units permitted under existing zoning at auxiliary grant (AG) level, or discounted units or monetary contribution of equivalent value. No contribution anticipated on any ancillary commercial uses.

**Independent Living:** Monetary contribution (or on-site contribution of equivalent value) consistent with Residential and Commercial contribution procedures.

# 2020 SENIOR HOUSING APPROVED RECOMMENDATIONS



Senior housing contribution requirements for rezonings pursuing density above levels envisioned in underlying small area plan



*Affordable unit requirement*

Density requested above underlying small area plan

*Affordable unit policy*

Density permitted by underlying zoning and/or consistent with underlying small area plan

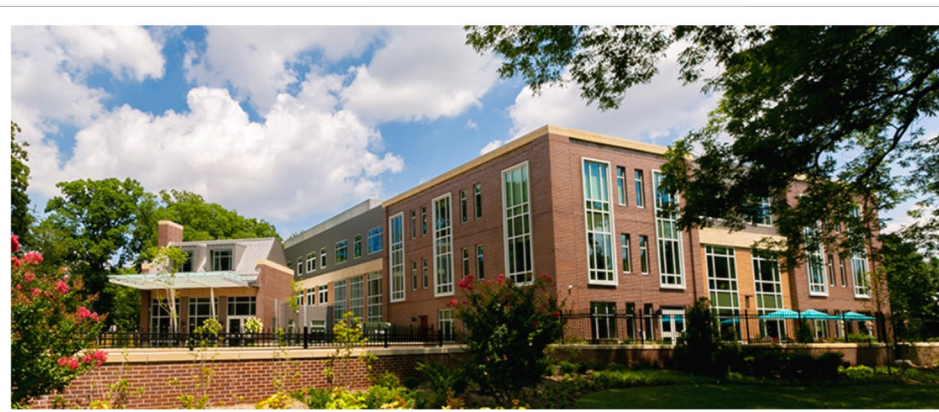
**Assisted Living/Memory Care:** 3%\* of units permitted through increase in density at AG level (or equivalent value) + 2% of units on base

**Independent Living:** 3%\* of units permitted through increase in density at 60% discount on housing, services, and fees, or units of equivalent value + contribution on base

\* Flexibility may be considered on a case-by-case basis, no lower than 2%.

## Silverado – Alexandria Memory Care [upper King Street]

2 discounted units (40% discount on room, board, and services) for income eligible residents for life of project



## Sunrise Old Town [North Washington Street]

2 Auxiliary Grant funded units for 40 years (starting with either AL/MC)

+ **Sunrise** [Duke Street]

1-2 Auxiliary Grant funded units



## Silverstone/Watermark – The Landing at Potomac Yard

7 Auxiliary Grant funded units for 40 years (starting with either AL/MC)



**Birmingham Green** [Manassas]  
Auxiliary Grant funded units in assisted  
living community co-owned by City



## + other senior housing resources:

**Annie B. Rose** [Pendleton Street]

90 Project Based Voucher units—privately operated senior independent living, under ground lease with ARHA

**Claridge House Alexandria** [Ripley Street]

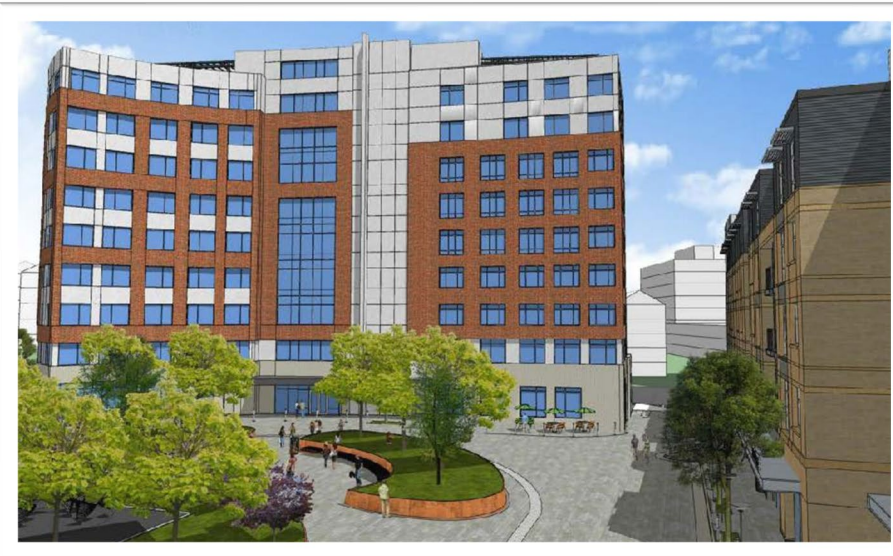
300 Project Based Voucher units—privately operated senior independent living

**Beasley Square** [S. West Street]

8 units—privately operated senior independent living; primarily serves residents with Housing Choice Vouchers

**Benchmark** [King & Beauregard Streets]

3 Auxiliary Grant funded units for 40 years  
(starting with AL); opening Spring 2024



**Aspire Age-Restricted Independent Living**  
[First Street at Braddock Metro]

9 discounted units (discount on housing/utilities only) for households at 60% area median income for 40 years; residents required to pay full mandatory housing service payment for food, activities, services, and transportation



**Projects under construction**

## **Ladrey Senior Housing** [Wythe Street]

170 units—ARHA owned and operated independent living with some units serving individuals with developmental disabilities; proposed for redevelopment into affordable non-age restricted community



## **The View, former Hermitage** [Fairbanks Avenue]

2 Auxiliary Grant units being established at the View; Opportunity to reposition and expand affordability for 20 beds in second building under discussion in coordination with the Commission on Aging and the Division on Aging and Adult Services



# **Projects in Concept Stage**



# Considerations



- Looking forward—what are senior housing priority needs in the City?
  - 20% of Alexandria households have a member that is 65+
  - 500+ senior residents at Claridge House, Annie B. Rose, and Ladrey
- What contribution approach might best address those needs?
  - Tiered approach? Auxiliary Grants, 40-50-60% discount, in-home care, other?
- Learning curve regarding AG units
  - Level of case management; Basic expectations: food + snacks; medication management; housekeeping/linens; regular communication; limitations on personal allowance
  - Challenge with calculating AG equivalency
  - Importance of development of MOU between City and applicant (conditioned w/development approvals)
- Zoning incentives are not designed for senior housing projects
  - Affordable housing discount does not currently extend to “non-housing” costs, i.e. mandatory fees for built-in services & amenities: this has implications for resident eligibility
- Implications for city staffing as number of units increases

## NOTES:

- No contributions outside of standard voluntary monetary commercial contribution for *nursing homes*.

# Discussion and Questions

