

## PARCVIEW II – FREQUENTLY ASKED QUESTIONS (FAQs)

### GENERAL:

#### **Q: Why is Wesley Housing and the City of Alexandria looking to develop a new affordable housing property at this location?**

A: ParcView Apartments is a Wesley-owned property that has served low-income individuals and families for nearly two decades. Most of the site is currently occupied by surface parking, which does not make the most of this great location. By taking this parking underground and building atop it, Wesley and the City will be turning a currently inert swath of land into a great asset for the City and its residents. As we further detail below, there is a great need for affordable housing in the City, and the rezoning and densification of the ParcView site will go a long way in helping to address that need. The existing residential tower is also in need of critical repairs and modernization of building systems, which Wesley intends to carry out as a part of this redevelopment effort.

#### **Q: What does the redevelopment entail and what will the site look like?**

A: While we are still early in the design stages, we currently envision building two new construction buildings at the site, abutting the existing tower, over an underground garage. These new buildings will add approximately 230 units (though this number is liable to change as design progresses) to the site, in addition to extensive amenity spaces and a central courtyard. The redevelopment of the site will also include a revamp of existing infrastructure (like stormwater management systems, electric transformers, etc.) and rehabilitate the existing building to update its systems and address maintenance issues.

As we advance through design and entitlements, more details of the site and buildings will be determined, and we will update these FAQs accordingly. These will include unit mix, income limits, site amenities and uses, etc.

#### **Q: Who is building the project?**

A: Wesley Housing will remain the owner and long-term property manager of both the existing and the new buildings. Wesley has selected Harkins Builders as the General Contractors for this project.

#### **Q: What is the timeline for this project?**

A: Wesley is currently working with its design team, the City of Alexandria, and the local community to produce the first iterations of design and begin the rezoning process with the City. We expect to have final City Council approval by January, 2022, after which financing applications and the closing process will take approximately 15 months. We therefore expect construction to start in 2023. Since the project will likely be built in phases, we don't yet know when the site will be fully redeveloped, but our current expectation is to have the redevelopment completed in 2027.

### **Q: How will the community benefit from the development?**

A: The addition of new units to this site will serve a wider population in terms of income, age, and family make up than is currently possible through the existing building. This will enable Wesley to provide housing to some of the its most underserved demographics while, by virtue of providing for a wide mix of income ranges, helping the City to deconcentrate poverty and democratize opportunity. The redevelopment of the site will also address existing infrastructure issues in the area, create numerous job opportunities, and bring a sizable monetary investment to the neighborhood.

### **Q: Who will the affordable housing serve?**

A: The City of Alexandria's Affordable Housing Master Plan found the greatest unmet demand to be for affordable family-sized units – particularly three-bedroom units. Therefore, the proposed residential building will expand on the current ParcView site by providing a number of three-bedroom unit, which are not currently provided at the site. All of the units will be targeted to low-income households, with rents set to be affordable for families at or below 80% of the Area Median Income. The proposed development would be designed with a portion of ADA/UFAS accessible units.

As owner-operators of properties, Wesley Housing does not (and, per federal law, cannot) specify who will live in the properties. The only requirement is that household income does not exceed certain limits. Residents of Wesley Housing properties include individuals of all ages, families including single parents with jobs as well as dual income-earning households.

### **Q: How might surrounding home property values be affected?**

A: Research shows that new affordable housing units in a neighborhood do not negatively affect property values: <https://www.trulia.com/blog/trends/low-income-housing/>. Wesley Housing in particular takes a lot of pride in our properties and ensures that they are made with high-quality, good-looking materials to ensure (among other things) that the properties blends in well with surrounding neighborhoods.

### **Q: What is the need in Alexandria?**

A: Northern Virginia has been plagued by an affordable housing crisis for several decades. 72% of Alexandria housing units that were affordable to low- and moderate-income households in 2000 were no longer affordable by 2010 because of increasing rents from growing demand for rentals following the housing market collapse and economic downturn. According to the City of Alexandria Housing Master Plan, the City has lost (and is continuing to lose) about 600 units of naturally-occurring affordable housing per year. We consider “naturally-occurring” affordable housing to be homes that can be rented (and purchased) at affordable prices simply due to the location, age, or condition of the property.

According to recent forecasts from the George Mason University Center for Regional analysis, the economic outlook for the DC Metro area calls for slower job growth and a transition from Federal contracting jobs (high wage) to a more diverse economy. That, combined with the economic turndown of the last several years, has driven demand for market rate rental housing



to new heights. As a result, area rents have risen more than 61% since 2000 and more than one in five area residents pay over 50% of their monthly income for rent and utilities. While local jurisdictions, including Alexandria, have put new tools in place to try to stem the loss of housing that is affordable to lower wage individuals, the available resources are not able to meet the demand, especially as formerly “market affordable” units are upgraded and rents are raised.

**Q: How will the addition of over 200 units affect traffic in the area?**

A: This is a very important question that will be extensively studied and addressed through the DSUP process. Any traffic effects will be considered with numerous City departments. A little further into the DSUP process, a traffic study will be procured and the results shared on this site. This will help inform the design of the building entrances and ensure that it will not place an undue burden on the traffic circulation patterns in the area.

**Q: Will the residential building contain sufficient parking for its residents?**

A: The City undertook extensive research on multifamily developments in 2014 to develop its new residential parking requirements which were adopted by City Council in 2015. As part of this process, the Office of Housing surveyed (and hand counted) parking use at City of Alexandria affordable housing communities. The latter directly shaped the creation of the city's affordable parking requirements.

Through the rezoning process, a minimum number of parking spaces will be stipulated for this project by the City, based on the number and size of units, as well as current parking ratios in comparable property.

**Q: What is the impact of this family-focused housing on the local schools?**

A: Wesley Housing is in communication with the City of Alexandria Housing Office who advised that the Planning Office will keep Alexandria City Public Schools apprised of potential new development, especially with respect to the redistricting. That said, Wesley Housing's experience with new developments is that families moving in generally already live within the city/county, if not the neighborhood itself. Therefore, there is not often a dramatic addition of children into the schools. This proposed redevelopment project is not scheduled to be completed until 2026.

**Q: Who can I contact if I have questions not answered here, and how can I find out more about the project?**

Please reach out to Alex Pereira, Project Manager, at [apereira@whdc.org](mailto:apereira@whdc.org) with any questions. Updated information will be made available periodically at the project's website: [www.wesleyhousing.org/property/parcview-ii](http://www.wesleyhousing.org/property/parcview-ii)

**RELOCATION:**

**Q: How are current ParcView residents going to be impacted?**

A: Construction is not likely to start until 2023, so until then there will be virtually no impact for current residents or neighbors. During the construction of the new buildings, minor and temporary adjustments to the daily patterns of circulation, traffic and parking should be expected, but



residents will not need to vacate their units. Once the new buildings are complete, and before the rehabilitation of the existing building begins, existing residents will have to be relocated from their units. This is expected to take place no earlier than 2025, and Wesley will work with residents to make this as painless a process as possible. Wesley intends to make the units at the newly construction building available to current residents on a preferential basis, so that the relocation is as simple as possible.

**Q: Will all residents be required to move? When do I need to start packing?**

A: All residents of the existing building will need to be relocated before we start the rehabilitation of that building. However, as noted above, this is not expected to begin until 2025, at the earliest. **There is no need to move right now!**

**Q: Will relocation have any costs to existing residents, and will they have a guaranteed place in the new buildings?**

A: Residents in good standing will have all their moving costs covered by Wesley Housing, and as mentioned above, will have the opportunity to move into the newly-built units on site on a preferential basis. As part of the pre-development process, a Relocation Plan will be developed by Wesley, with close collaboration with residents, through which the details of the relocation will be worked out.

