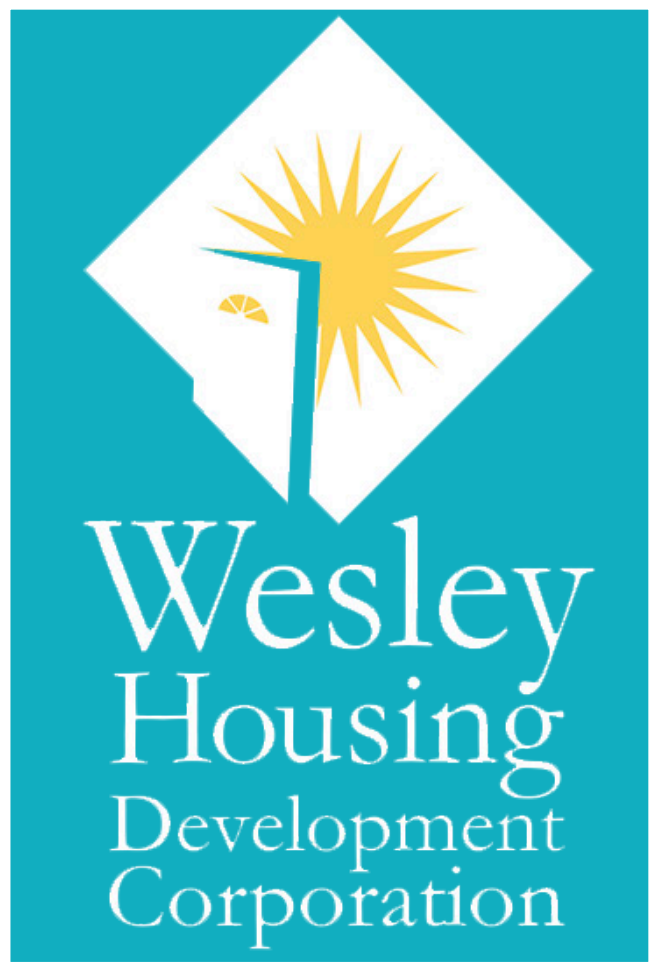


the door to brighter futures



Wesley  
Housing  
Development  
Corporation

[courb.co/fpc](http://courb.co/fpc)



[wesleyhousing.org](http://wesleyhousing.org)



@wesleyhousing

5515 Cherokee Ave. Suite 200 | Alexandria, VA 22312 | Phone: 703-642-3830

# Affordable Housing (n):

When people don't have to choose between paying rent and buying groceries, or live in unhealthy conditions. And where we can provide a sense of security and community.

A place where no more than 30% of income should go towards housing costs.

# WHY AFFORDABLE HOUSING?

Northern Virginia and the District of Columbia have been plagued by an affordable housing crisis for several decades.

More recently, when the recession hit, the demand for rentals grew substantially. Consequently, rent in the area has risen 61% since 2000.



## Success Story of Affordable Housing

Affordable housing goes beyond the home. Our goal is to build homes where everyone can prosper.

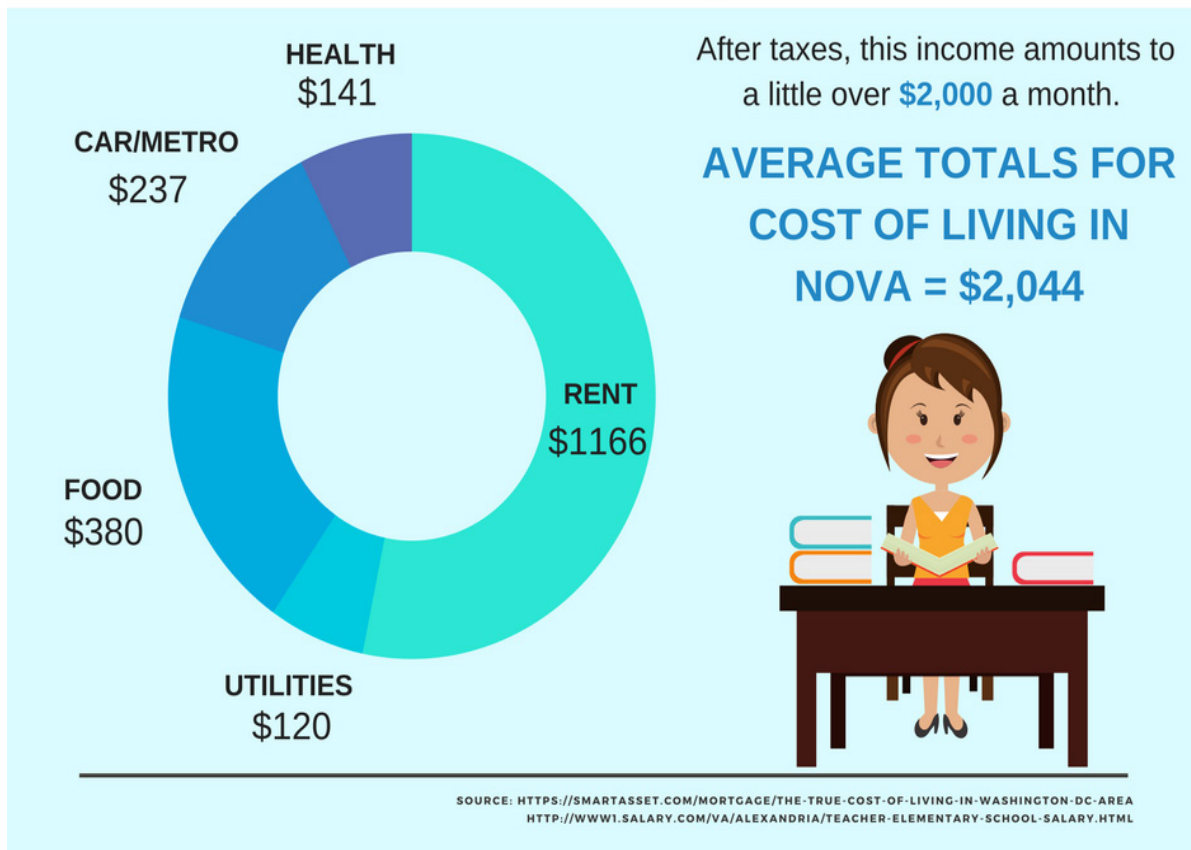
Wesley Housing's employment specialist worked closely with a resident who has a severe disability. His particular diagnosis had greatly affected his ability to successfully perform job duties in the past. After being unemployed for six years, and consistently applying for jobs, our employment specialist began working with him extensively beginning in November. Within four months of working with him, he obtained employment in DC. that allowed him to work and meet his needs.



# THE NUMBERS

More than 1 in 5 area residents pay over 50% of their monthly income for rent and utilities. Below is an example of a starting salary at an Alexandria public school. This doesn't cover necessities like student loans, clothing, and other everyday items.

## ALEXANDRIA TEACHER'S SALARY AT \$39,200



- + 2016 federal minimum wage:  
\$7.25/hr. = \$15,080/y.r full-time
- + 2016 average rent for a 1-bedroom apartment in the D.C. metro area = \$20,484/yr.
- + The benchmark for what constitutes "affordable" housing is that no more than 30% of income is spent on housing.
- + For a 1-bedroom apartment to be affordable, a minimum wage single person must work 3.5 minimum wage jobs or 115 hours a week
- + In 2016, of the more than 11,946 people in the region who were homeless, 49% are people in families.
- + Decent and affordable housing has a demonstrable impact on family stability and the future success of children.

# FAQ

**Q: What is affordable housing?**

A: Affordable housing is when people don't have to choose between paying rent and buying groceries, live in unhealthy conditions, and provides a sense of security and community. A place where no more than 30% of income should go toward housing costs.

**Q: Why is Fairlington Presbyterian Church (FPC) looking to develop their property for affordable housing?**

A: The leaders of the congregation expressed to the members that "we are called to share what we have been given. The church has more property than it needs, and no longer sits in a sparsely populated suburb. The gift to us from our founders is our property. We should use it wisely in service to God's mission for us."

The shortage of affordable housing has an effect on friends and members of the FPC congregation. Some members can no longer afford to live in the neighborhood and have had to move further away from the church. Some newcomers worship with the congregation for a while but eventually have to move further away and find other churches.

**Q: How will the church and the community benefit from the development?**

A: The parking lot is in disrepair and will soon require an expensive resurfacing. This expense is unjustifiable as the parking lot modification far exceeds the required parking on a typical Sunday or weekday. The parking lot is graded toward the church, creating recurring water intrusions that will be costly for the church to permanently correct. A cooperative project that would move, change or re-grade the property will solve both of these issues.

The proposal includes the replacement of surface parking and parking lot lighting, sidewalks and the relocation of the playground. A new outdoor play and worship space will be developed and will include providing a replacement fence comparable to the current fence and the trees necessary to achieve the City-required canopy coverage and landscaping requirements. Sidewalks will be provided along with any City required site lighting.

**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 feature more than 80% 2- and 3-bedroom apartments. All of the units will be targeted to low-income households, with rents set to be affordable for families at or below 60% of the Area Median Income. The proposed development would be designed with a portion of ADA/UFAS accessible units. As the owner-operator of numerous 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, and families with working single parents 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 (<http://on.wsj.com/2qdaVsc>). Wesley Housing in particular takes a lot of pride in our properties and ensures that they are constructed with high-quality, attractive materials to ensure (among other things) that the properties blend in well with surrounding neighborhoods.

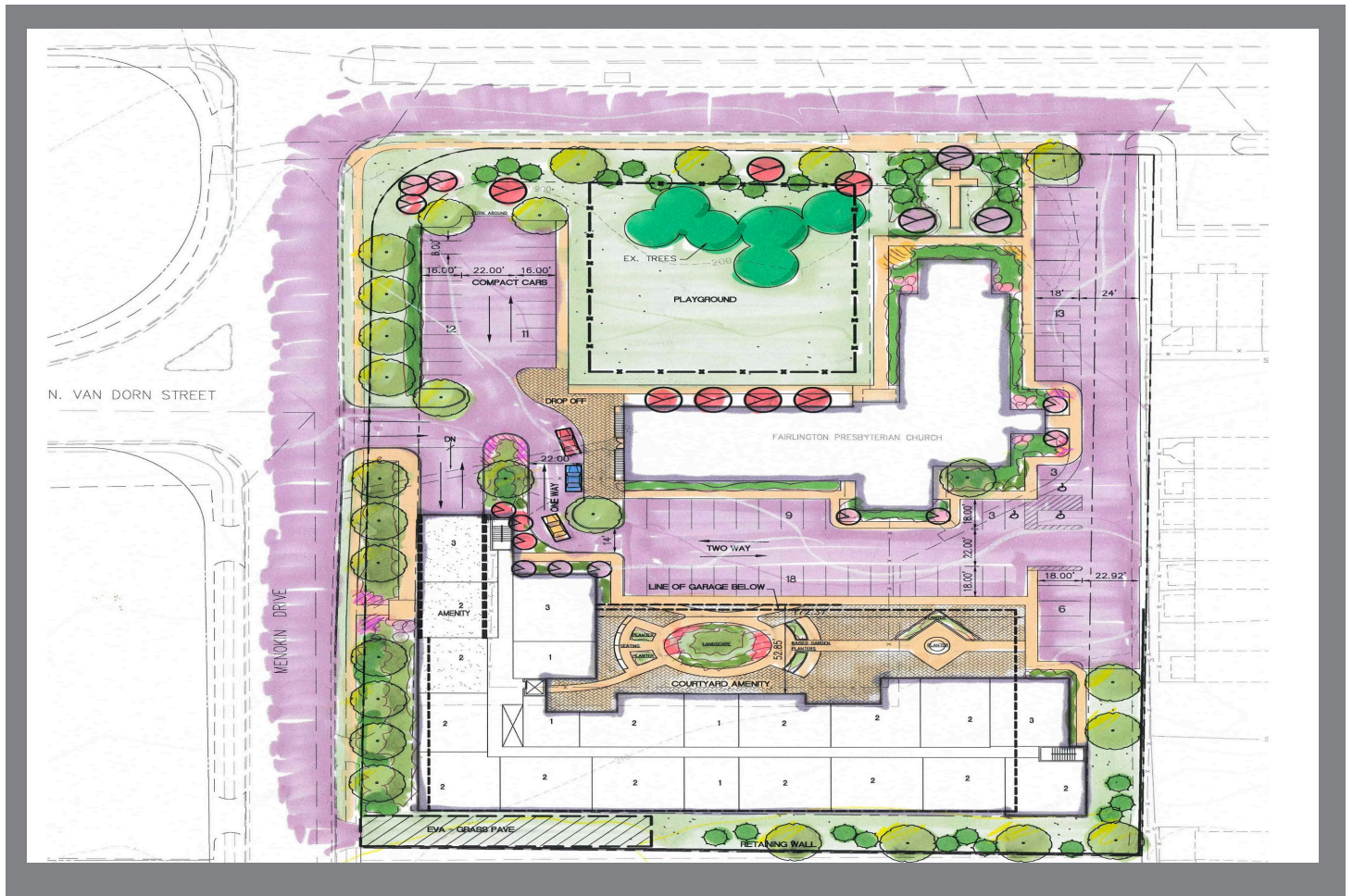
**Q: What is the need in Alexandria?**

A: Northern Virginia has been plagued by an affordable housing crisis for several decades. Seventy-two percent 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.

For more FAQ's and to post a comment visit: [courb.co/fpc](http://courb.co/fpc)



# PLANNING



## OUR MISSION

**To develop, own, operate, preserve, and maintain affordable housing and sustain quality communities for low- and moderate-income families and individuals across the Washington, D.C. region.**

## PROVIDING SOLUTIONS SINCE 1974

**Wesley Housing has been providing affordable housing solutions since 1974. Former schoolteacher Virginia Peters established the nonprofit organization in response to a study by her church's affordable housing task force that revealed the staggering number of low- and moderate-income families, seniors, and disabled individuals with few or no viable options for decent, affordable housing.**

