HOUSING SUMMIT

FEEDBACK

Compiled Results of Mentimeter, Engagement Boards, Social Media, and Follow-Up Survey
8:30-10:30 a.m. Bus Tours
10:00 a.m. Exhibits Open
11:00 a.m. Opening Plenary: Alexandria's Housing Master Plan in 2020 – Celebrating Success and resetting the Bar
   Andrea Brennan, Audrey P. Davis, Mayor Justin Wilson, Helen S. McAlvaine (moderator)
12:15 p.m. Lunch
1:00 p.m. Creating Opportunities for Housing through Partnerships and Innovation
   Sonia Bintie, Dr. Gregory C. Hutchings, Jr., Nina Janko, Kathleen Turner, Michelle Bower (moderator)
   Housing the Future Workforce and Ensuring that All Benefit
   Ail Jackson, Stephanie Landrum, George L. Leventhal, Evelyn Umsela, Helen S. McAlvaine (moderator)
2:05 p.m. Alexandria’s American Dream
   Robert J. Adams, Akerie Brown, Kathleen Olson, Max Frenter, Brandi D. Collins (moderator)
   The New Housing for All
   James H. Edmondson, Kamah McAlpine, Sarah Scott, James Simonson, Jonathan Frederick (moderator)
3:15 p.m. Closing Plenary: Expanding Alexandria’s Toolbox and Working toward Regional Solutions
   Susan F. Deavey, Honorable Christian Dorsey, Karl Moritz, Stanley W. Siler, Walter D. Webdale, Mayor Justin Wilson, City Manager Mark Jinks (moderator)

LIVE TWEET THROUGHOUT THE DAY #AlexHousing2020
Which of these housing needs are you most concerned about?

1st
Affordable & modestly priced homeownership

2nd
Decent affordable rental
‘325 – ‘500

3rd
Workforce affordable rental
‘500 – ‘600

4th
Affordable rental (‘60 – ‘75K)

5th
Supportive housing
(permanent or transitional)

6th
Affordable assisted living/memory care

What are your favorite big ideas from today’s Summit?

MENTIMETER
Great visit today at the #AlexHousing2020 summit in Alexandria, Virginia. Great discussions and connections for housing opportunities! @HUDMidAtlantic #HUDR3

GriffersillAdvised @GriffersillAdvised · Jan 11
#AlexHousing2020 People don't realize how much good reliable public transportation can make a difference in not only the housing situation but the economic disparity issue as well.

AlexandriaVA Housing @HousingAlexVA · Jan 11
@CD4Arlington: “I want to claw some it [parking spaces] back for housing.”
#AlexHousing2020

Alex @HownowKnowhow · Jan 11
Getting a history of African Americans & Housing in the city- one story is about a black neighborhood getting pushed out to create a historical park for a former fort there on the 100th anniversary of the Civil War, which speaks volumes #AlexHousing2020
FOLLOW-UP SURVEY

Respondents

affordable housing advocate
City of Alexandria staff member
community service provider
housing developer/poverty owner
interested resident of Alexandria
leader/member of a housing nonprofit
leader/member of a regional organization
Other
RECURRING THEMES

- DENSITY/ZONING TOOLS
- PARTNERSHIPS
- AFFORDABLE HOMEOWNERSHIP
- PRESERVATION OF NATURALLY OCCURING AFFORDABLE HOUSING
- RACIAL EQUITY/GENTRIFICATION
- HOUSING FOR ALL (SENIORS, DISABLED, VERY LOW INCOME)
- ACCESSORY DWELLING UNITs
- COMMUNITY LAND TRUSTs
## NEXT STEPS – Office of Housing/Department of Planning & Zoning

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<td>ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING (HUD)</td>
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<td>ARHA MASTER PLAN</td>
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<td>CONSOLIDATED PLAN (HUD)</td>
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DENSITY/ZONING FOR HOUSING
Example - Inclusionary Housing

- IZ Policy would expand housing production by providing added density for new and rehabbed developments in exchange for low- and moderate-income housing
- Feasibility Analysis for an IZ Policy will be aligned with the market
- Housing Contributions Work Group recommendations will be factored in
- Process will include assistance from a consultant team, HR&A Advisors
- Study Phases include: Best Practices, Feasibility, Community Outreach, and Analysis/Recommendations under a progressive timeline through approximately early Fall 2020
Density/Zoning for Housing Example - Accessory Dwelling Units

- Accessory apartments, second units or granny flats are often referred to as Accessory Dwelling Units (ADUs)
- The initiative will propose a recommended approach for permitting ADUs as an opportunity to expand housing options and support housing affordability
- Process will include assistance from a consultant team, The Urban Institute
- Study Phases include: Best Practices, Community Outreach, Analysis and Recommendations
DENSITY/ZONING FOR HOUSING
EXAMPLE: Reconcile Townhouse Zoning

- Townhouses can be an affordable housing type
- Currently, Alexandria has several townhouse zones (RB, RM) that have very different rules.
- RB is more stringent than RM in a number of ways. RB zone has fixed open space requirements regardless of lot size and limited allowable square footage
- Limits opportunities for growing families to stay in their neighborhoods.
- West Old Town Civic Association supports this study
- Will be looking at the zoning ordinance for other opportunities to standardize zoning requirements for similar types of housing.
DENSITY/ZONING FOR HOUSING
Example – Height for Housing Production and expanded Affordable Housing

- Most zones have height limits.
- Study impediments to affordable housing and the use of Section 7-700.
- Amend the City’s Height District Map to align with principles under Small Area Plans.
- Added height can foster strong communities with expanded housing opportunities, more affordability and neighborhood amenities.

Monday Properties:

October 2018 Proposed Site Plan for 2000 N. Beauregard Street with multi-family building and adjacent amenity building.