

City of Alexandria Housing Master Plan

Key Themes from the Affordable Housing Allocation Exercise Held January 29, 2011

Exercise 1: How/Where to accommodate unmet need? *(In order of prevalence among groups, with group #'s noted)*

- Achieve mix of incomes/demographics/range of affordability within developments (1, 2, 3, 4, 5)
- Achieve geographic distribution of housing types/Fair share/de-concentration of Res. 830 units (1, 2, 3, 4, 5)
- Strive for proximity to transit, including bus lines; improve walkability (1, 2, 3, 4, 5)
- Focus on redevelopment areas with greatest potential for increased density/mixed use, including current/future metro areas (Potomac Yard, Eisenhower Valley, Landmark/Van Dorn, Hunting Towers/Terrace, Beauregard) (1, 2, 3, 4, 5)
- Strive for proximity to employment, schools, everyday needs; integrate services with housing (1, 2, 3, 4, 5)
- Consider single family neighborhoods for group homes and accessory dwelling units or other affordable housing (1, 2, 3)
- Achieve mixed use – schools with housing, other commercial uses (4, 5)
- Coordinate with current city planning initiatives (2, 3)
- Consider housing and transportation costs together to determine affordability (3)
- Balance need for more density in transportation corridors with current traffic (3)
- Recognize areas that are not practical (2)
- Accept higher density if it means more units can be accommodated near amenities (3)
- Add more resolution 830 units (3)
- Retain existing housing to the extent possible (4)

Exercise 2: Does the allocation change when cost is taken into consideration? *(Each group approached this differently. Below is a sampling of comments related to the question, with group #'s noted).*

- Consider areas with potential for increased density and for mixed use (2)
- Required affordable and increased density in new construction near Metro(2)
- Allow more density in high cost areas to preserve existing AH (3)
- Require more deeply subsidized AH from developers of high cost areas in return for increased density (3)
- Maximizing new development opportunities (4)
- Use all new construction to proffer affordable housing (2)
- Extra cost does not outweigh established guiding principles (5)
- Need to take cost into account if we want to ensure affordable housing goals are met (3, 4)
- Build smaller, less costly units (4)
- Leverage resources such as ARHA land, city owned land (4)
- Need to get a bigger share of developer contribution (4)
- Developer must also contribute to adequate roads/infrastructure if given increased density (3)
- Balance demands on developers (4)
- Minimize impact on taxpayers in Alexandria (2)
- Preserve existing/add more units in high cost areas, even if it requires higher density (3)
- Cost will change as transportation corridors redevelop (5)
- Cost must be balanced with other factors (2)
- Moving Resolution 830 units to other areas tends to be more expensive (2)
- Focus new units on special needs, persons with disabilities, seniors/aging (3)
- All Resolution 830 units should remain/be replaced in same SAP – connection to community is important (3)
- Redistribute from Metro areas to establish better mix of housing in Alex. West (potential redevt. area) (1)