



*Alexandria*

*June 7, 2006*

*Affordable Housing*

*City Council Work Session*

## The Strategic Plan outlines Alexandria's vision

*Alexandria 2015 is a vibrant, diverse, historic and beautiful city with unique neighborhoods and multiple urban villages where we take pride in our great community.*



# Alexandria

*A Sense of Place*

*Usable Public Open Spaces*

*Mix of Residential, Retail & Office Uses*

*Friendly, Safe, Walkable Environment*

*Neighborhood Preservation*

*Connection of Communities by Transit*

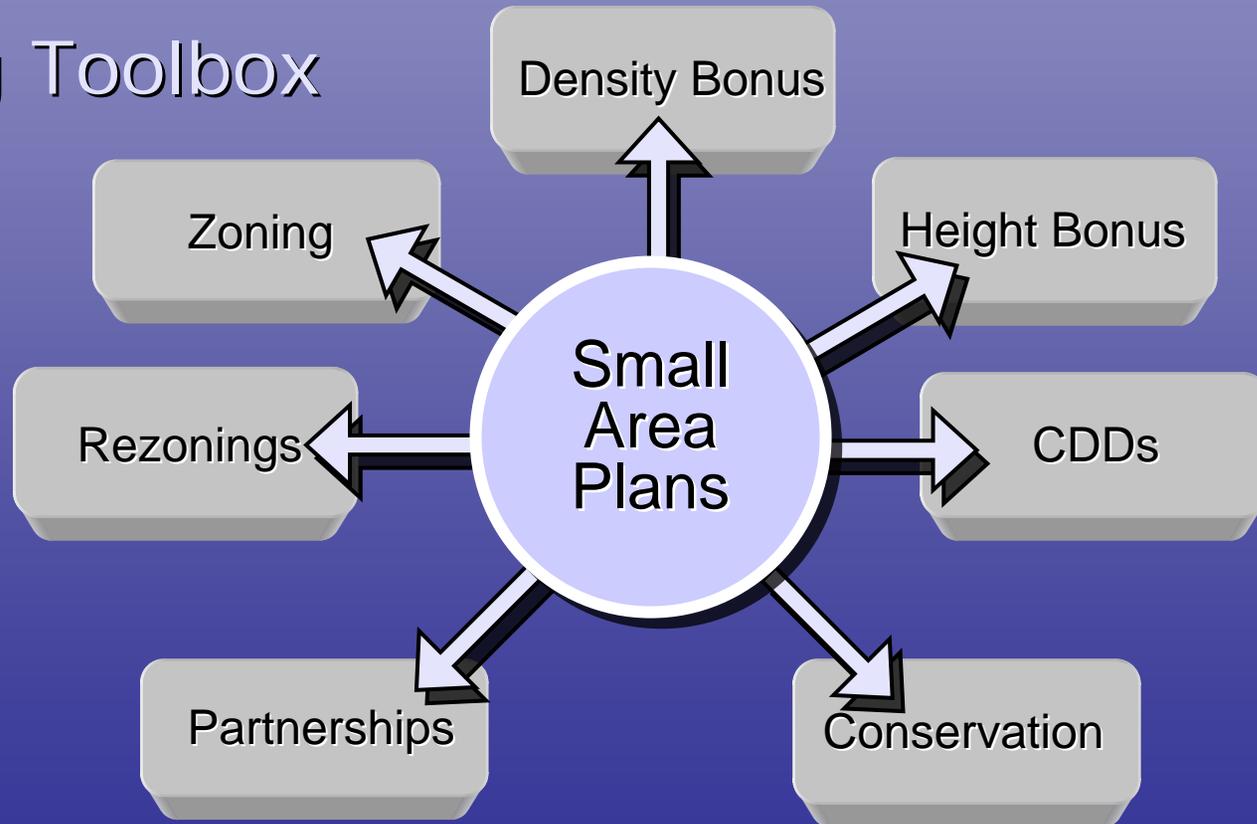
*Affordable Housing*

*Community Outreach*

## Affordable Housing Vision Statement

*People have a choice of housing opportunities for a variety of income and age levels and for workers in Alexandria.*

## Zoning Toolbox



# Achieving the Council's vision for affordable and workforce housing:

## Small Area Plans

- Identify affordable housing needs and opportunities
  - Strategies tailored to the area.
  - Sites for redevelopment or conservation.
  - Comprehensive rezonings

## Projects

- 181 affordable affordable units pledged.
- Monetary contributions committed - \$14.3 million.
- 108 units in affordable housing projects.

## Partnerships

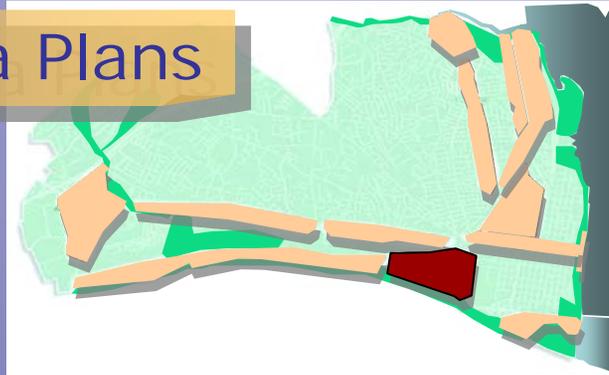
- With ARHA
- With Alexandria Housing Development Corporation
- With developers



# Small Area Plans



## Small Area Plans



## Eisenhower East

- Additional density near Metro.
- Height and density bonus with affordable housing.
- Mill Race – 28 affordable units
- ATA – 20% density and height bonus:
  - 38 affordable units
  - \$1 million

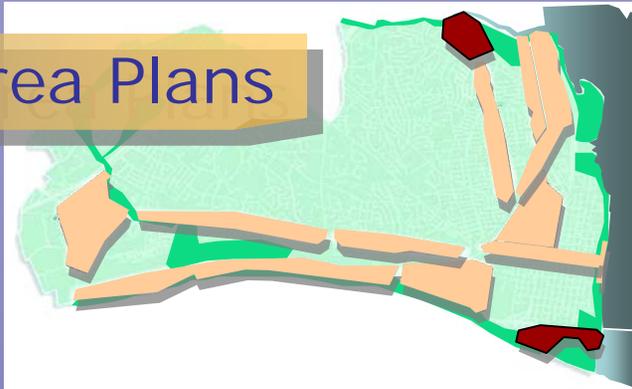


Mill Race



ATA

## Small Area Plans



### Arlandria

- Minimum 10% affordable housing units in CDD areas.
- 70% of units 2-bedroom or more
- Conservation and retention of existing affordable housing units.

### Hunting Creek

- Additional height for exceptional contribution to affordable housing.
- Potential to preserve up to 530 workforce housing units.



Beverly Park Apartments

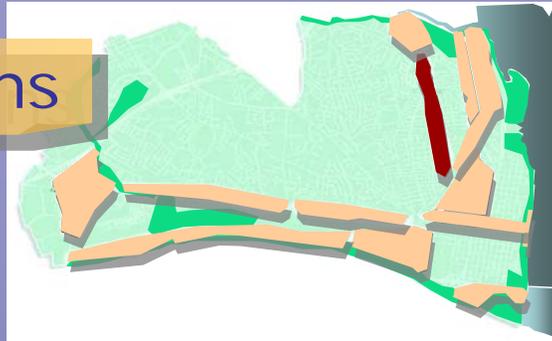


Hunting Towers

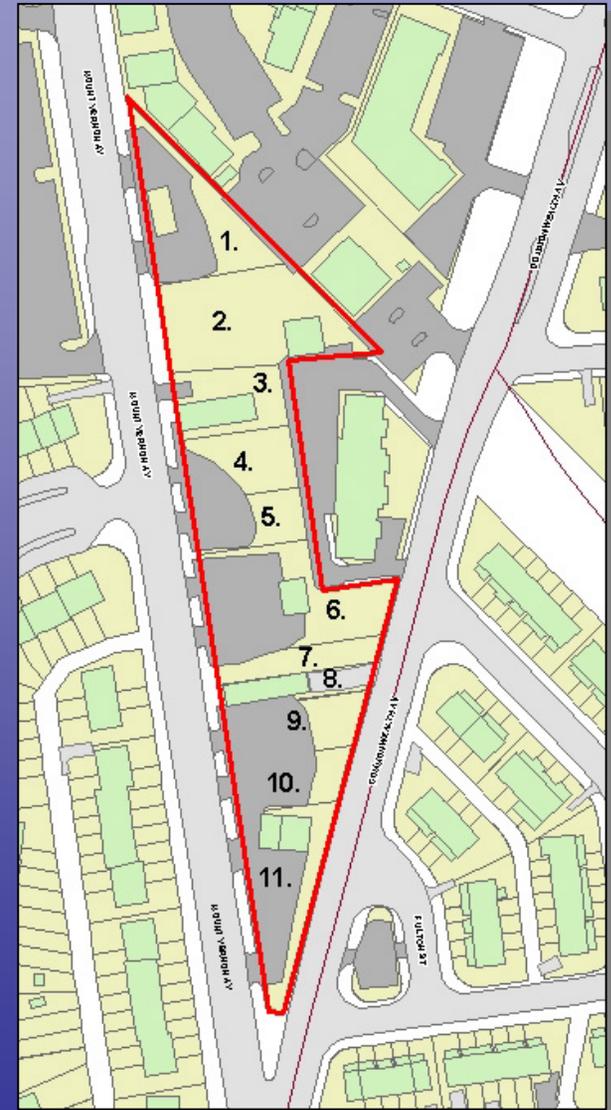
# Small Area Plans

## Mount Vernon Avenue Plan

- 25% density increase for affordable housing in CDD zones (Triangle and Giant sites)

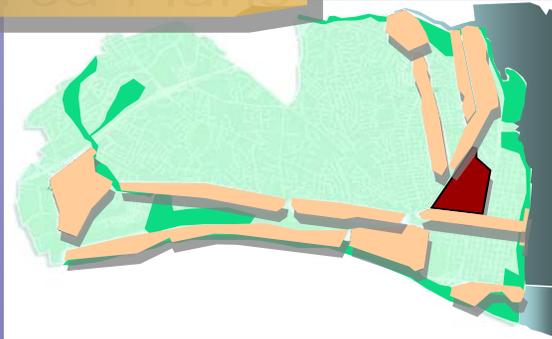


Giant/CVS mixed-use site concept



Triangle Site

# Small Area Plans



## Braddock Road Metro Area Plan

- Gateway area upzoning to provide affordable housing.
- Retain 415 public housing units.

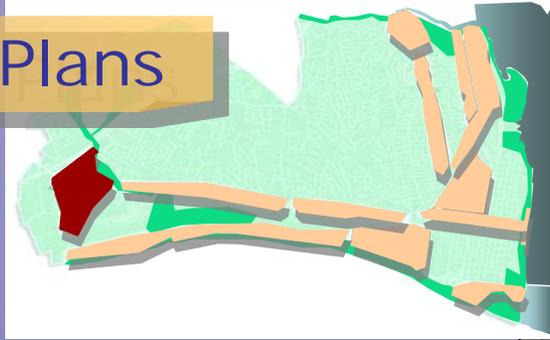


Public Housing



Braddock Road Metro Area

# Small Area Plans



## Landmark/ Van Dorn Plan

- Additional FAR and density for workforce housing.
- Up to 4,000 additional units.
- Height and/or density bonus for affordable housing, up to 200 additional low- and moderate-income units.
- Retain existing workforce housing.



 Near-term development

 Long-term potential development



# Coordinated Development District (CDD)



\$10.5 million developer contribution to affordable housing, depending on plans for each land bay.

- Affordable housing units included in projects.
- Land for public use including affordable housing.
- Workforce housing with homeownership assistance from City and state programs.

# Coordinated Development District (CDD)



Cameron Station

Cameron Station  
Winkler  
Eisenhower East  
Hoffman  
Potomac Yard Fire Station  
60 units  
Mount Vernon Avenue



Potomac Yard Fire Station

# Projects

## The Halstead (Park Center)

- Height bonus for affordable housing, 9 sales units.

## ATA

- 38 affordable units
- + \$1 million

## Northampton

- 25 affordable units

## Prescott

- 4 affordable units

# Density or height bonus for affordable housing



ATA



Halstead  
(Park Center)



Prescott

# Projects

## Rezoning

### Preston

- Height bonus for affordable housing, 9 sales units.

### Quaker Ridge

- \$ contribution

### Glebe Road

- \$ contribution

### Harambee

- 8 affordable units



Quaker Ridge



Harambee

# Public/Private Partnerships

## Affordable Housing Projects

### Chatham Square

- No net loss of public housing
- Rezoning and Master Plan Amendment
- Replace 52 public housing units on site.
- Replace 48 public housing units in scattered sites.



Chatham Square  
Mixed-income project

### ARHA Scattered Site Projects

- Replacement for Chatham Square, 48 units on three sites.



ARHA Scattered Site Project – Whiting Street

Harambee -8 affordable units

# Public/Private Partnerships

The Berg before redevelopment



# Alexandria's Future

## Awards

- *American Planning Association* National Capital Area Chapter award for Housing Choice and Affordability, 2005.
- *Professional Builder Magazine*, 2005 Best in American Living Awards – Gold – Best Urban Smart Growth Neighborhood/ Community

