

MIXED-INCOME HOUSING TOUR SITES

City of Alexandria

April 19, 2008

Site	Former Site Name	Development Partners	Site Area (acres)	Former # of units (Year Built)	New Residential Units					Residential Density (du/acre)	Commercial Square Footage (gsf)	Government/ Institutional Square Footage (gsf)	Financing	Key issues of interest for Braddock East
					Market Rate	Affordable	Section 8	Public Housing	Total					
The Towns at Chatham Square: Alexandria, VA (Built 2005)	Samuel Madden Downtown	Alexandria Redevelopment & Housing Authority and EYA	4.2	100 units (1942)	100 units (66%)	0	0	52 units (34%)	152 units	37	0	0	\$3.5 million HOPE VI and City funds	<ul style="list-style-type: none"> > 66/33 Market/public housing household income mix > Household income range among market rate units > Integration of public housing and market rate units in consistent design > Playground and other semi-private open space > Below-grade parking > Architectural compatibility with neighborhood context
Quaker Hill: Alexandria, VA (Built 1989/1991)	Cameron Valley	Alexandria Redevelopment & Housing Authority and partner	4.7	264 units	166 units (73%)	0	60 units (27%)	0	226 units	57	0	0	Low-Income Housing Tax Credits	<ul style="list-style-type: none"> > Household income range > Design and financing aspects of rehabilitation strategy
Townhomes on Capitol Hill	Ellen Wilson	Telesis/Ellen Wilson Redevelopment LLC (CAC)	5.3	134 units (1941)	13 units (9%)	67 units @ 50-115% MFI; 34 units @ 25-50% MFI; 33 units @ 0-24% MFI (Total 91%)	0	0	147 units	28	0	0	\$25 million HOPE VI	<ul style="list-style-type: none"> > Household income range among affordable units > Architectural compatibility with neighborhood > Private open space > Variety of unit types > Mix of parking formats
Capitol Quarter	Arthur Capper/ Carrollsburg	Capper Carrollsburg Venture, LLC; a Joint Venture of Mid-City Urban, LLC and Forest City Enterprises Square 769, LLC; a Subsidiary of William C. Smith & Co, Inc; DC Housing Authority; and EYA	23	758 units	330 units (21%)	525 units (33%)	50 units for ownership*	707 units (45%)	1562 units	68	732,000 (office), 51,000 (retail)	18,000 (community center)	\$34.9 million HOPE VI	<ul style="list-style-type: none"> > Household income mix > Designing for higher density: mixing townhomes and flats in rowhome pattern; future multifamily buildings > Developing within a dense mixed-use community > Urban design strategies for rebuilding a neighborhood > Household relocation process from existing public housing units

* Included in either the affordable or public housing unit total