

May 8, 2017

Re: AHAAC support of North Potomac Yard Small Area Plan Update

The Alexandria Housing Affordability Advisory Committee (AHAAC) wishes to express its support for the North Potomac Yard (NPY) Small Area Plan Update to be considered by Planning Commission and City Council at their June public hearings. AHAAC has followed this planning initiative closely over the past year, with regular updates from our Committee member, Jon Frederick, who serves on the NPY SAP Update Advisory Group, and from Housing staff. On May 4, 2017, the Committee voted unanimously to endorse the Plan.

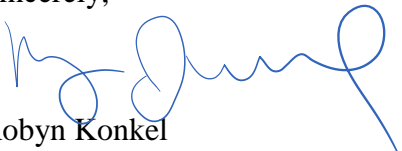
Through the NPY Small Area Plan Update, the City will achieve a number of community benefits, including enhanced open and green space, a vibrant retail destination, and expanded opportunities for a potential range of affordable housing. We note the Plan's consistency with the policies and goals of the Housing Master Plan to diversify housing options in the city, in particular through the use of tools such as the Bonus Density and Height Program (Section 7-700 of the Zoning Ordinance). We applaud the Plan's recommendation to permit projects to pursue bonus density up to 30% in exchange for affordable housing units generated at no financial cost to the city.

We are also glad to see important past housing recommendations preserved in the Plan, such as allowing ARHA replacement units and encouraging public, non-profit, and private partnerships to maximize the use of private and public land and to leverage available resources for the development of affordable housing, including public housing. In this spirit, we hope that the developer will work creatively with the City to implement the housing recommendations to achieve a significant number of committed affordable units.

We look forward to reviewing specific affordable housing plans for NPY at the time of DSUP review and to working with the City and ACPS to explore opportunities to co-locate affordable housing with a future school and/or other public use on Block 4.

Please contact me if you have any questions about AHAAC's action regarding the North Potomac Yard Small Area Plan Update.

Sincerely,



Robyn Konkel
Chair