

# r.1 SOUTH HOUSING AFFORDABILITY STRATEGY

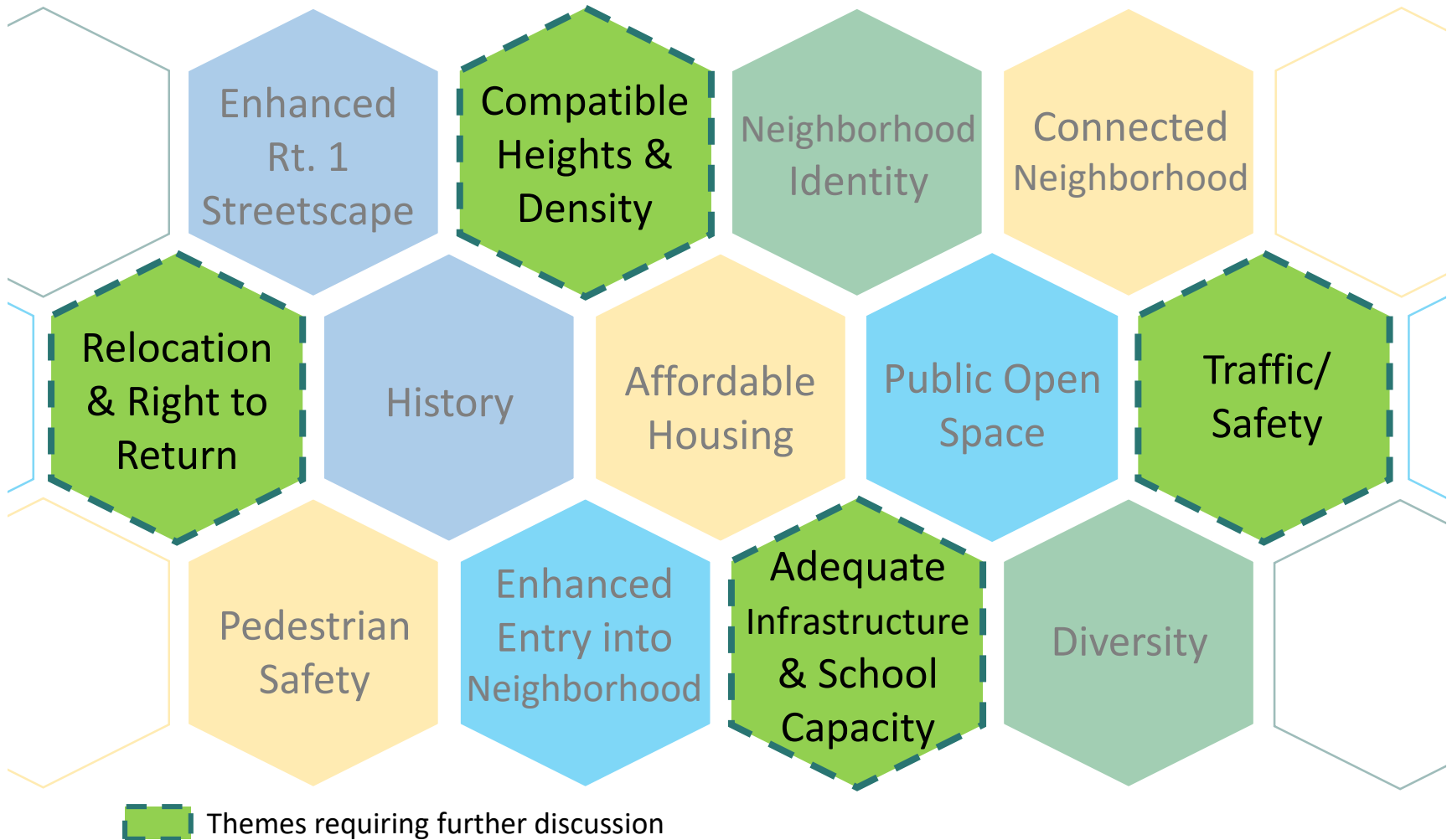
Planning Commission Work Session

6/05/2018





# Themes from Community Comments



<b>ECONOMICS OF HOUSING AFFORDABILITY</b>	<b>Scenario 1:</b> Properties renovate or redevelop under existing zoning. Federal rental subsidies are lost. Affordable units are replaced off-site.	<b>Scenario 2:</b> Properties renovate or redevelop under existing zoning. Federal rental subsidies are lost. City subsidizes market-rate units on-site to maintain affordability.	<b>Scenario 3:</b> Affordable units are replaced by developer on-site through redevelopment with additional density. City investment limited to gap financing.
Permanent displacement	Yes	Partial	No
Increase in on-site density	No	No	Yes
Developable land needed (min 3-4 acres)	~\$6.5-\$20M	No	No
Competitive funding needed	~\$40-\$60M	No	~\$0-15M
City gap funding (development loan)	~\$17-\$20M	No	~\$0-10 M
City operating subsidy	~\$26-\$52M (subsidize from 60% to 20-40% AMI for 20 years)	\$72-\$98M (subsidize from 100% to 20-40% AMI for 20 years)	No
TOTAL CITY \$	\$43-72 M	\$72-98 M	\$0-10 M

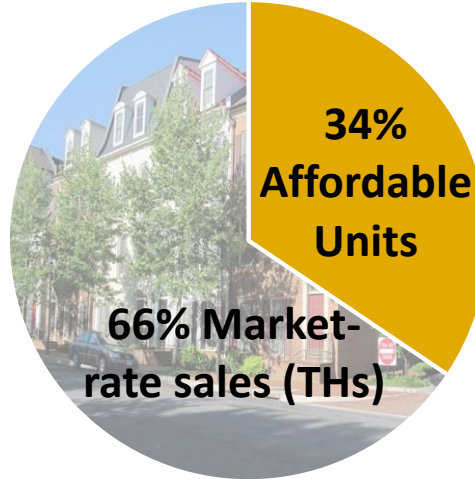


# Economics of Housing Affordability

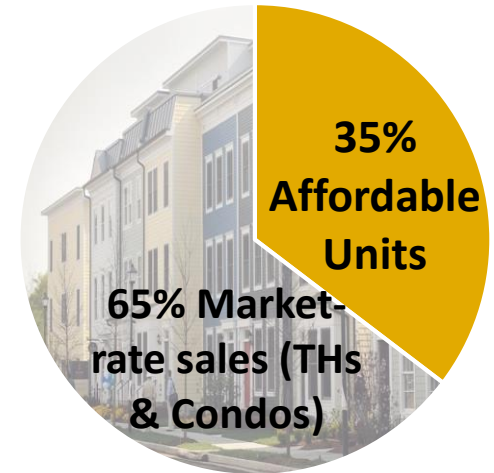
**FOXCHASE**  
**4:1 Ratio**



**CHATHAM SQUARE**  
**2:1 Ratio**



**OLD TOWN COMMONS**  
**2:1 Ratio**



**ROUTE 1 SOUTH**  
**Approx.**  
**3:1 Ratio (2.5 – 3.5)**

# Neighborhoods + Density



**SW Quadrant**

8 du/acre

**10.7 du/acre**



**Old Town**

10.8 du/acre



**Braddock**

15 du/acre

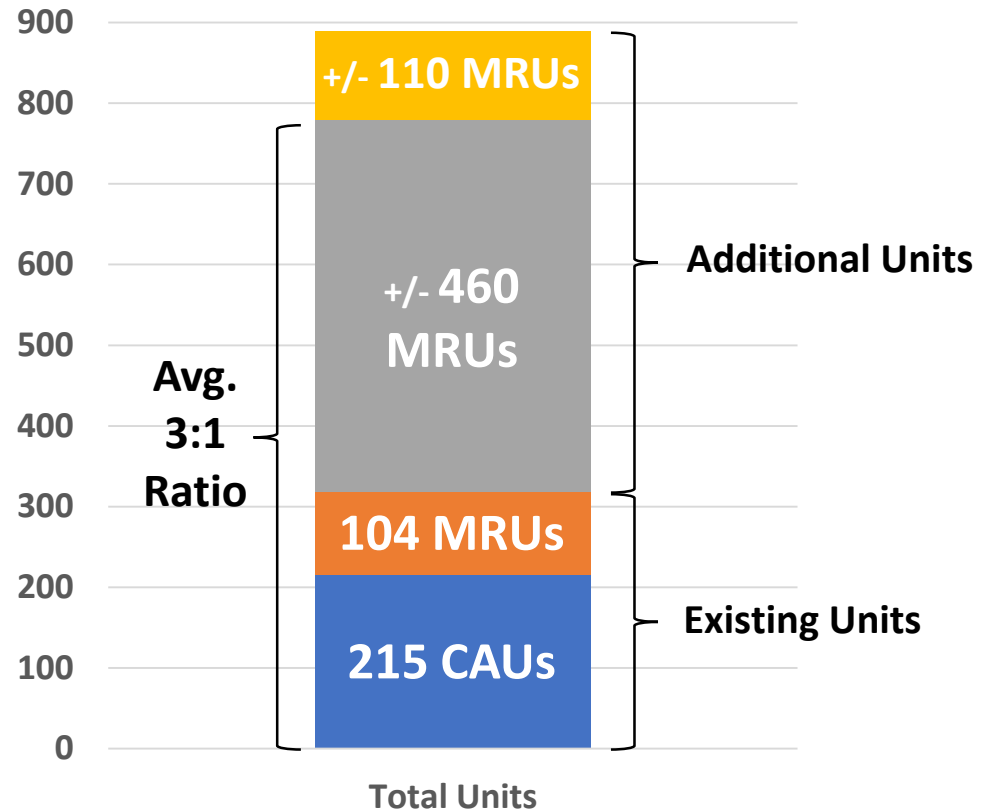


# Neighborhoods + Density

Avg. **3** market rate  
units to every **1**  
affordable unit

+

+/- 110 market rate  
units on Commercial  
Sites along Route 1



**CAUs = Committed Affordable Units**

**MRUs = Market Rate Units**

Note: Estimated number of new units is based on average ratio of market rate to affordable units. Final number of units will be determined as part of the development review process.



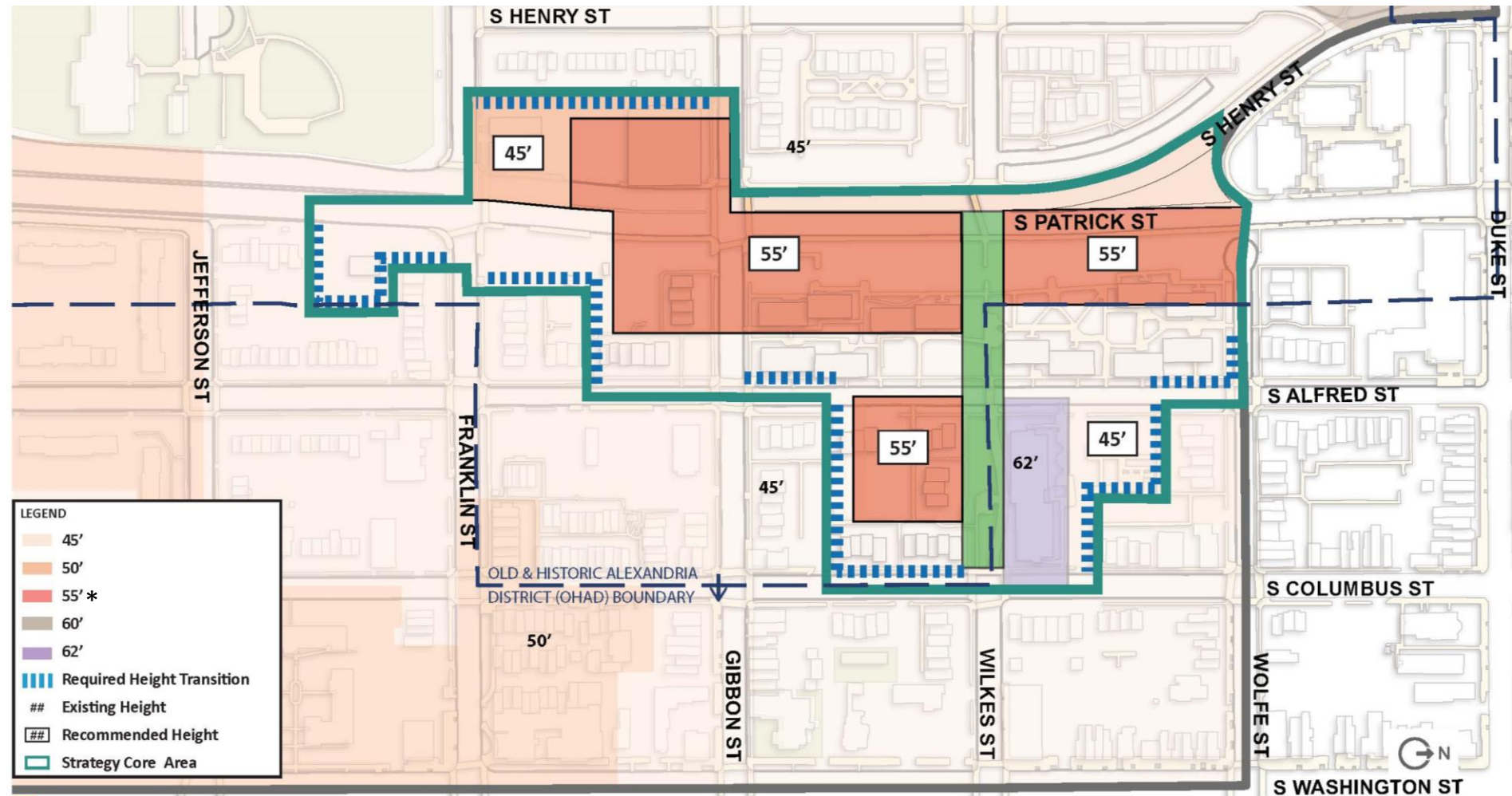
# Gateway Entrance

(Looking North)





# Proposed Building Heights

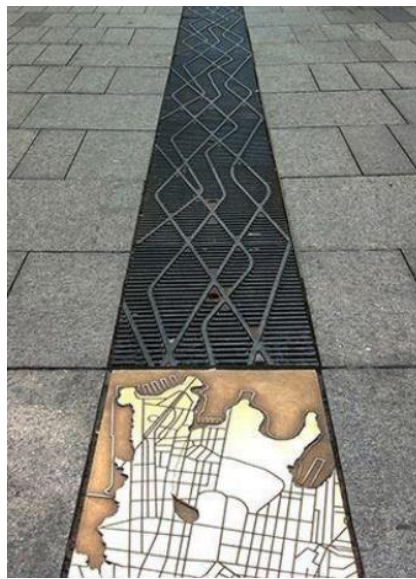


\* Predominately 55' with up to 5 additional feet for architectural features





streetscape + street trees



history + art



scaling elements



open space



scale transitions

# Buildings as Good Neighbors



# Neighborhood - Compatibility





# ACPS Student Generation Estimates

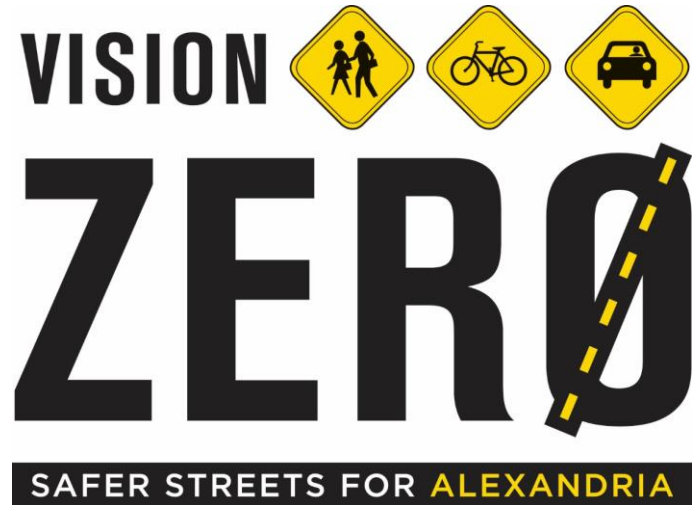
- Enrollment projections
- Capacity planning
- Diversity

Total Estimated Net New Students By Phase and by School level	
Phase 1 (0-5 years):	4 students (comprised of approx. 2 ES, 1 MS, 1 HS)
Phase 2 (6-10 years):	18 students (comprised of approx. 9 ES, 6 MS, 3 HS)
Phase 3 (11-15 years):	1 student (comprised of approx. 1 ES, 0 MS, 0 HS)
<b>Total over 3 phases</b>	<b>23 students</b> <b>(comprised of approx. 12 ES, 7 MS, 4 HS)</b>

*Note: Based on 2015-2017 student generation rate and estimated number of new units, which is based on average ratio of market rate to affordable units. Final number of units will be determined as part of the development review process.*



# Route 1/ S. Patrick St.



## Resolution No. 2757

The City of Alexandria adopts a goal of eliminating death and serious injuries by 2028; and endorses Vision Zero as a comprehensive and holistic approach to achieve this goal. (01.24.17)

# Additional Peak Hour Traffic

Phase 1

20/25  
am/pm

Phase 2

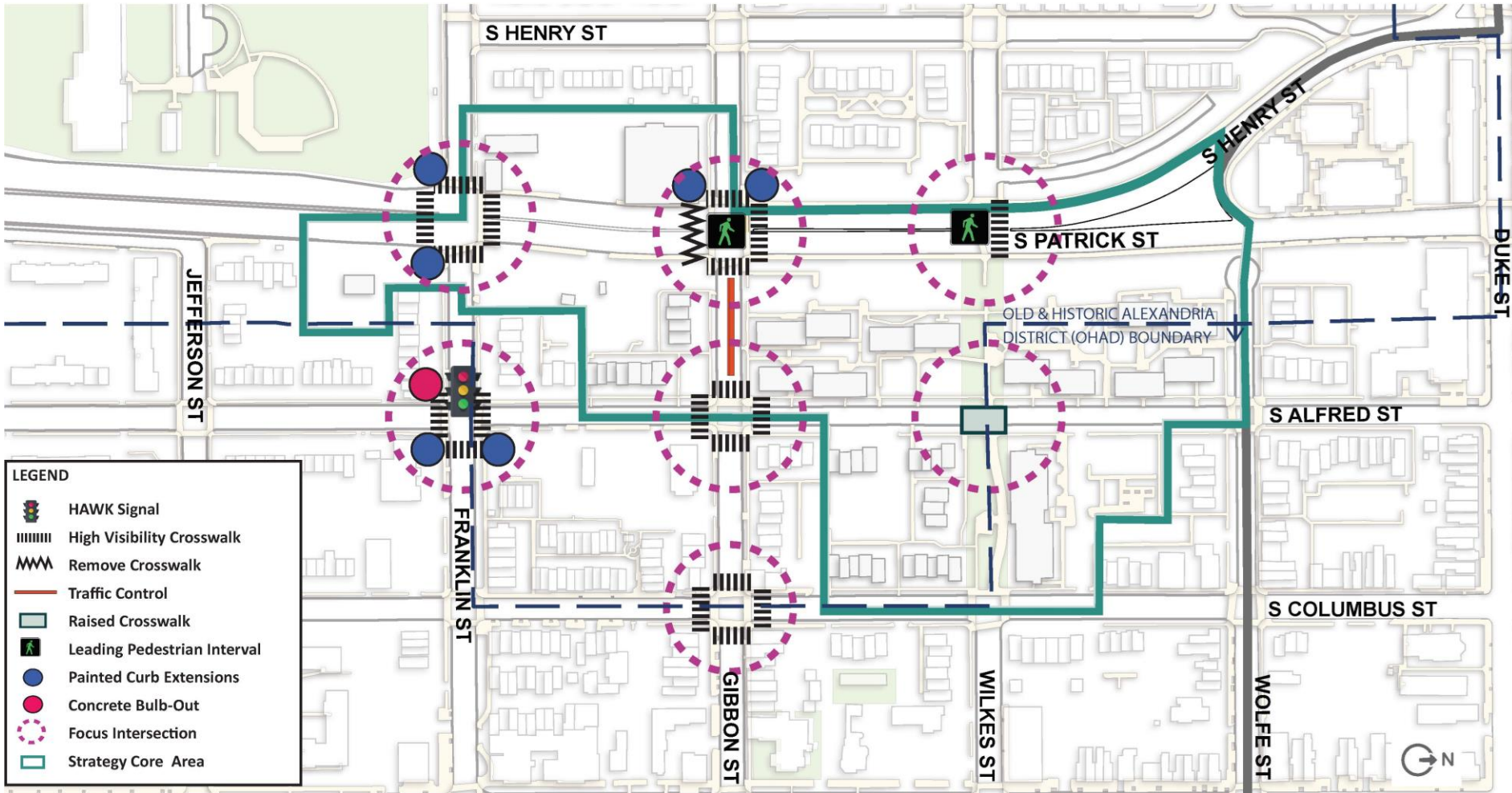
60/30  
am/pm

Phase 3

90/70  
am/pm

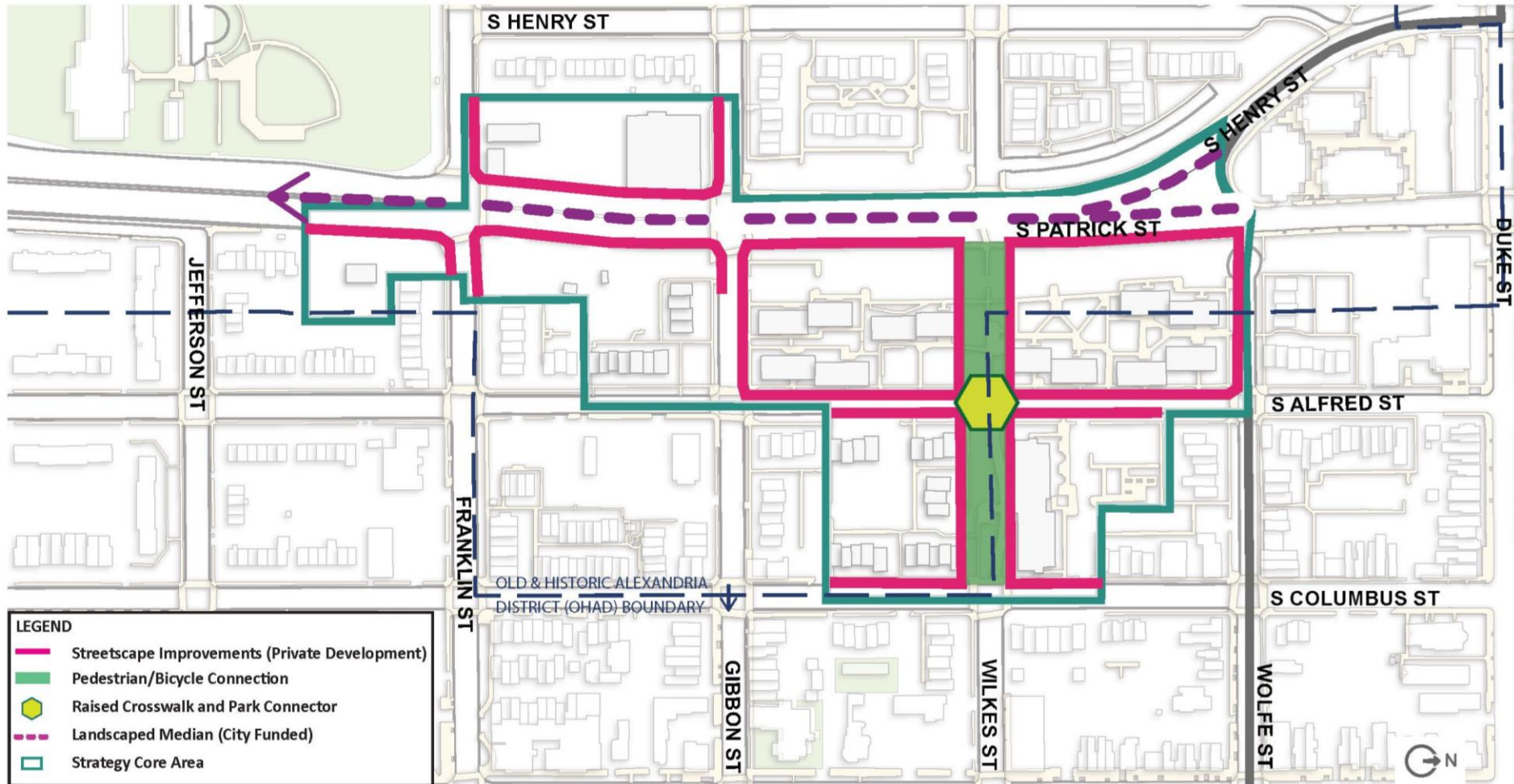


# Near-Term Improvements



# Mid and Long-Term Vision

(Public and Private Improvements)



# Support for Heritage and OTW Communities

Right to return

Mitigate impacts of relocation

- *Relocation plan*
  - Phasing
  - Housing options/resources
- *Continued engagement*
  - Information about City services
  - Coordination with ACPS
  - Housing needs survey





# Plan Schedule – Next Steps

