

r.1 SOUTH HOUSING AFFORDABILITY STRATEGY

Planning Commission Worksession
December 5, 2017



AGENDA

1. Background
2. Charrette Process
3. Schedule
4. Next Steps



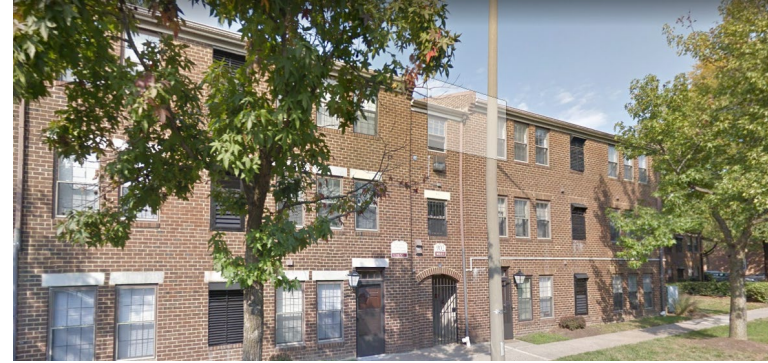
WHY PLAN?

- Protect a committed housing resource
- 319 committed & market affordable units



AFFORDABLE HOUSING

- Plan supported through VHDA
- 215 affordable housing units are under Project Based Voucher (PBVs) contracts
 - 140 at Heritage at Old Town have PBVs under annual renewal
 - 75 at Olde Towne West III have PBVs that expire in late 2019/early 2020
- 104 market-affordable/ workforce-affordable units which accept Housing Choice Vouchers
- Many family-sized units



AFFORDABLE HOUSING

Project Based Vouchers (PBVs)

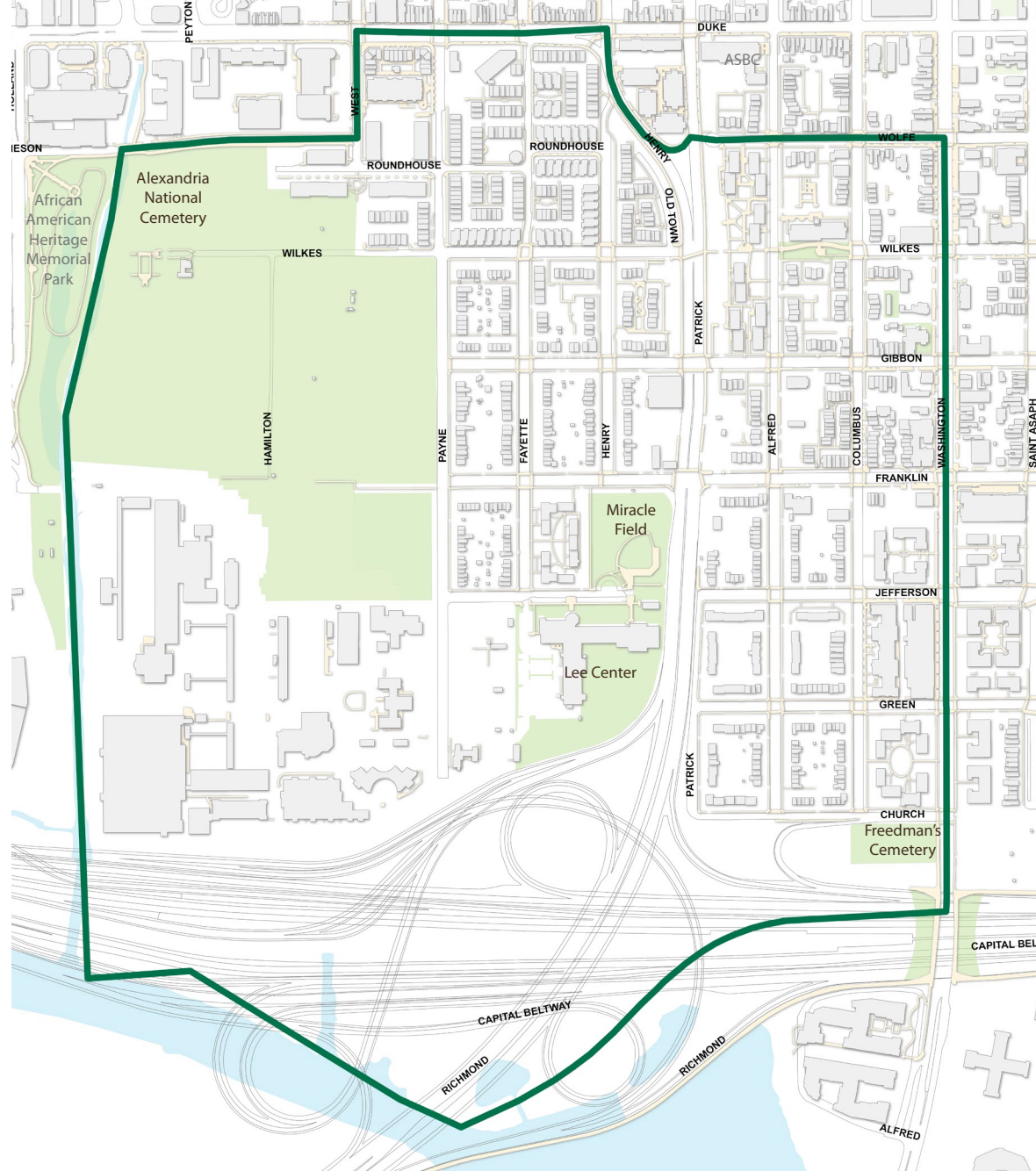
- Funded by the federal government
- Critical source of deeply affordable units in the City
 - Approximately 30% of the City's committed affordable rental stock
- Residents pay 30% of their income toward the rent; PBV pays the difference up to established fair market rent
- Operates similarly to Housing Choice Vouchers, but are tied to a **specific property** rather than a household
- PBV contracts typically have 20-year term with varying options to renew or extend

Challenges

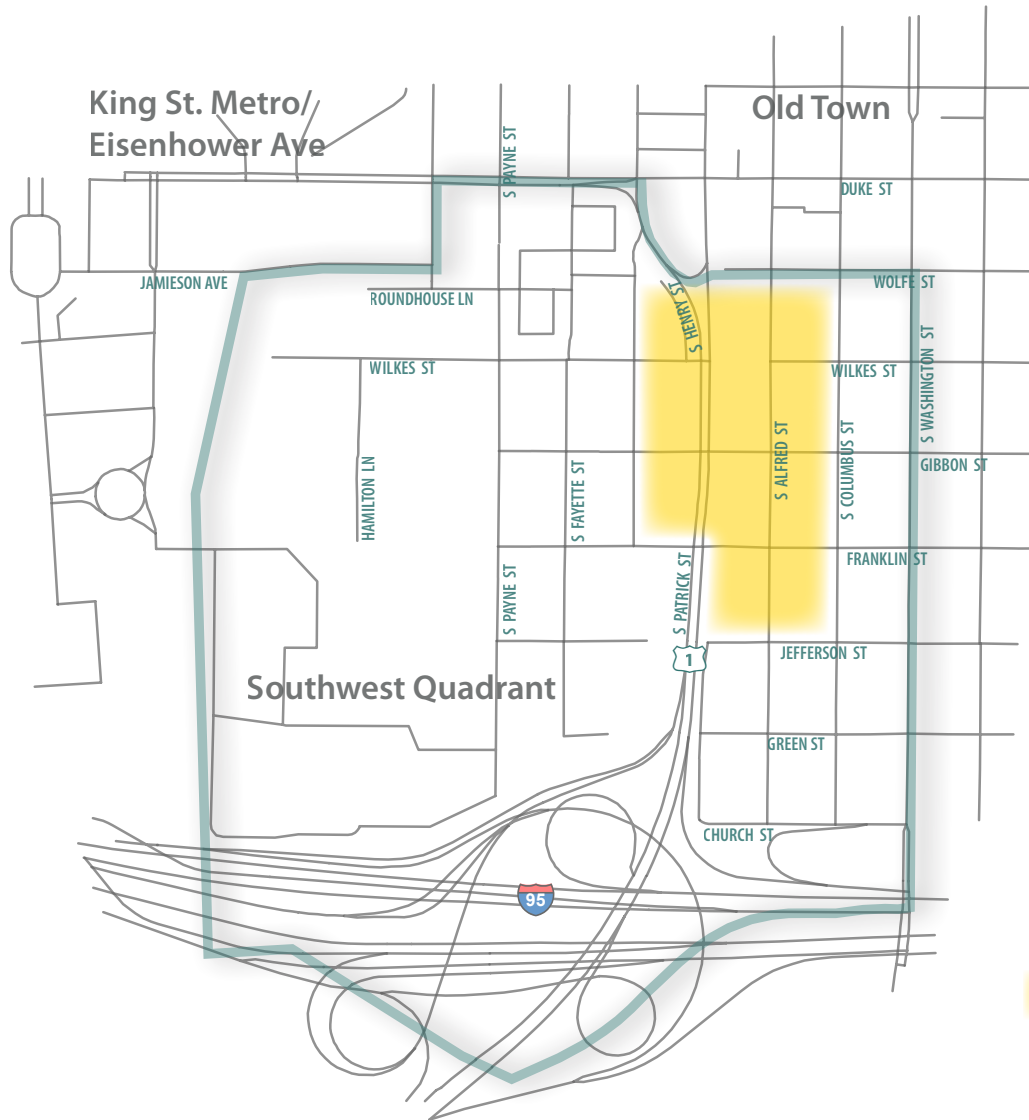
- Separation of neighborhoods
- Parking lots and setbacks along Route 1

Opportunities

- Preservation of affordable housing
- Improved pedestrian and bicycle safety
- Enhanced gateway to the City





FOCUS AREA



PRESERVE housing affordability and community diversity

PRIORITIZE safety and accessibility

STRENGTHEN the character of the neighborhood

-  Southwest Quadrant Small Area Plan
-  Route 1 South Housing Affordability Strategy General Focus Area

Note: Focus area boundary is general in nature and not intended to indicate redevelopment sites

TOPICS



HOUSING AFFORDABILITY



NEIGHBORHOOD COMPATIBILITY



HISTORY & CONTEXT



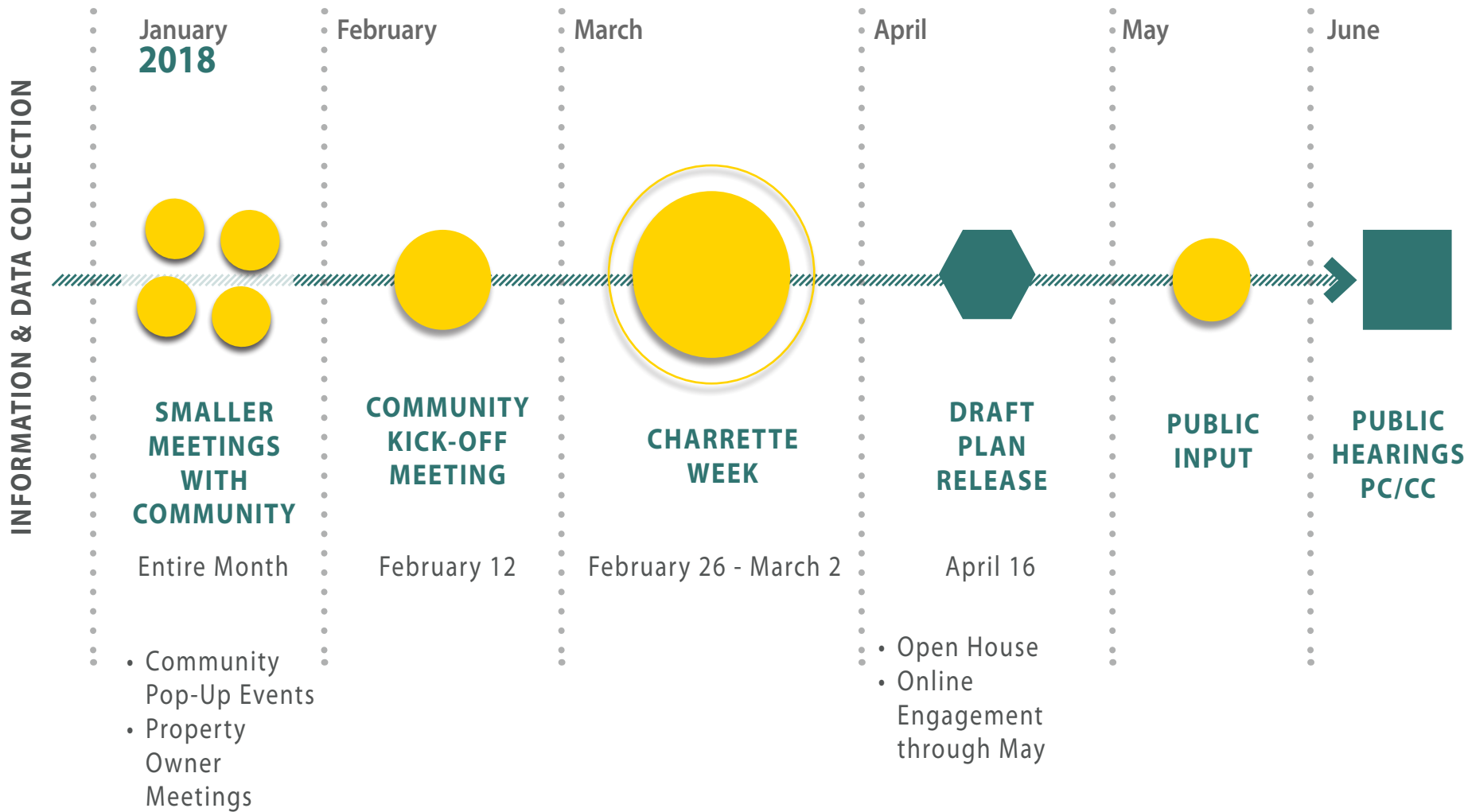
**URBAN DESIGN - STREETScape
PEDESTRIAN / BIKE SAFETY & ACCESSIBILITY**

CHARRETTE PROCESS

- Charrette Approach
- Volunteer Charrette Group
- Inclusive Technology
- Draft Plan Framework



SCHEDULE



NEXT STEPS

- Alexandria Housing Affordability Advisory Committee (AHAAC) Meeting
- Volunteer Charrette Group
 - Planning Commission & AHAAC designees
- City Council Update
- Property Owner Outreach
- Pop-Up Public Engagement Events
- Community Meeting
- Charrette Organization