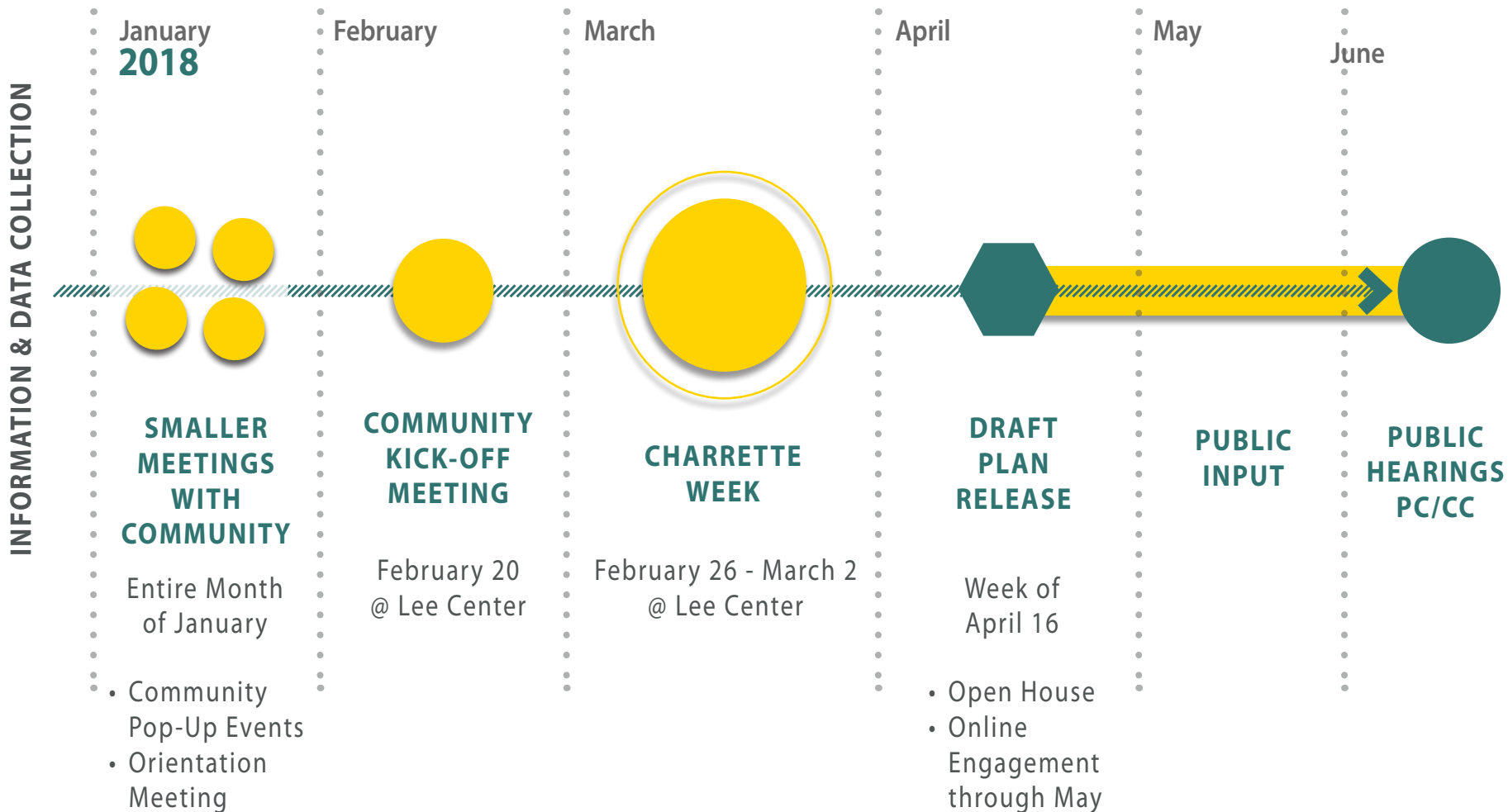


PROCESS



CHARRETTE WEEK


	Pre-Charrette Saturday, Feb 24	Day 1 Monday, Feb 26	Day 2 Tuesday, Feb 27	Day 3 Wednesday Feb 28	Day 4 Thursday, Mar 1	Day 5 Friday, Mar 2
7:30 AM		Light Breakfast	Light Breakfast	Light Breakfast	Light Breakfast	Light Breakfast
8:00 AM		Core Team Meeting (Plan Objectives/Group Exercise)	Core Team Meeting (Plan Strategies+ Options)	Core Team Meeting (Plan Recommendations)	Core Team Meeting (Refinement)	Core Team Meeting
9:00 AM		<small>LIVE STREAM</small>	<small>LIVE STREAM</small>	<small>LIVE STREAM</small>	<small>LIVE STREAM</small>	<small>LIVE STREAM</small>
10:00 AM	Community Walking Tour	Framework Development	Strategies + Options Development	Plan Recommendations	Plan Development	Production
11:00 AM		Technical Meetings	Technical Meetings	Technical Meetings		
12:00 PM		Break	Break	Break	Break	Break
1:00 PM		Framework Development	Strategies + Options Development	Plan Recommendations	Plan Development	Production
2:00 PM						
3:00 PM						
4:00 PM		Meeting Preparation		Meeting Preparation		Meeting Preparation
5:00 PM						
6:00 PM		Light Dinner*	Strategies + Options Development	Light Dinner*	Plan Development	Light Dinner*
7:00 PM		Public Meeting #1*	Open House	Public Meeting #2* Draft Recommendations	Open House	Public Meeting #3* Draft Plan + Recommendations
8:00 PM		<small>LIVE STREAM</small>	<small>LIVE STREAM</small>	<small>LIVE STREAM</small>	<small>LIVE STREAM</small>	<small>LIVE STREAM</small>
9:00 PM		Closed	Closed	Closed	Closed	Closed

LOCATION:

Lee Center

1108 Jefferson St, Alexandria, VA

Updated 02/06/2018

 Community Event

 Technical Meetings

 Open House

 Core Team Meetings

For more information about the charrette, visit alexandriava.gov/Planning
or contact Ashley Labadie at ashley.labadie@alexandriava.gov or 703.746.3801

* Child care and language interpretation will be provided.
The public is welcome to walk in at anytime during the charrette.



Live video and online participation will be available



CHARRETTE WEEK

CHARRETTE WEEK

Monday
Feb. 26

Tuesday
Feb. 27

Wednesday
Feb. 28

Thursday
Mar. 1

Friday
Mar. 2

**Vision/
Framework
Development**

**Strategies &
Recommendations**

**Housing
Affordability
Strategy/ Plan
Framework**



POST PLAN ADOPTION

CHARRETTE WEEK

POST PLAN ADOPTION

Monday
Feb. 26

Tuesday
Feb. 27

Wednesday
Feb. 28

Thursday
Mar. 1

Friday
Mar. 2

*Development
Review*

**Vision/
Framework
Development**

**Strategies &
Recommendations**

**Housing
Affordability
Strategy/ Plan
Framework**

ARCHITECTURE

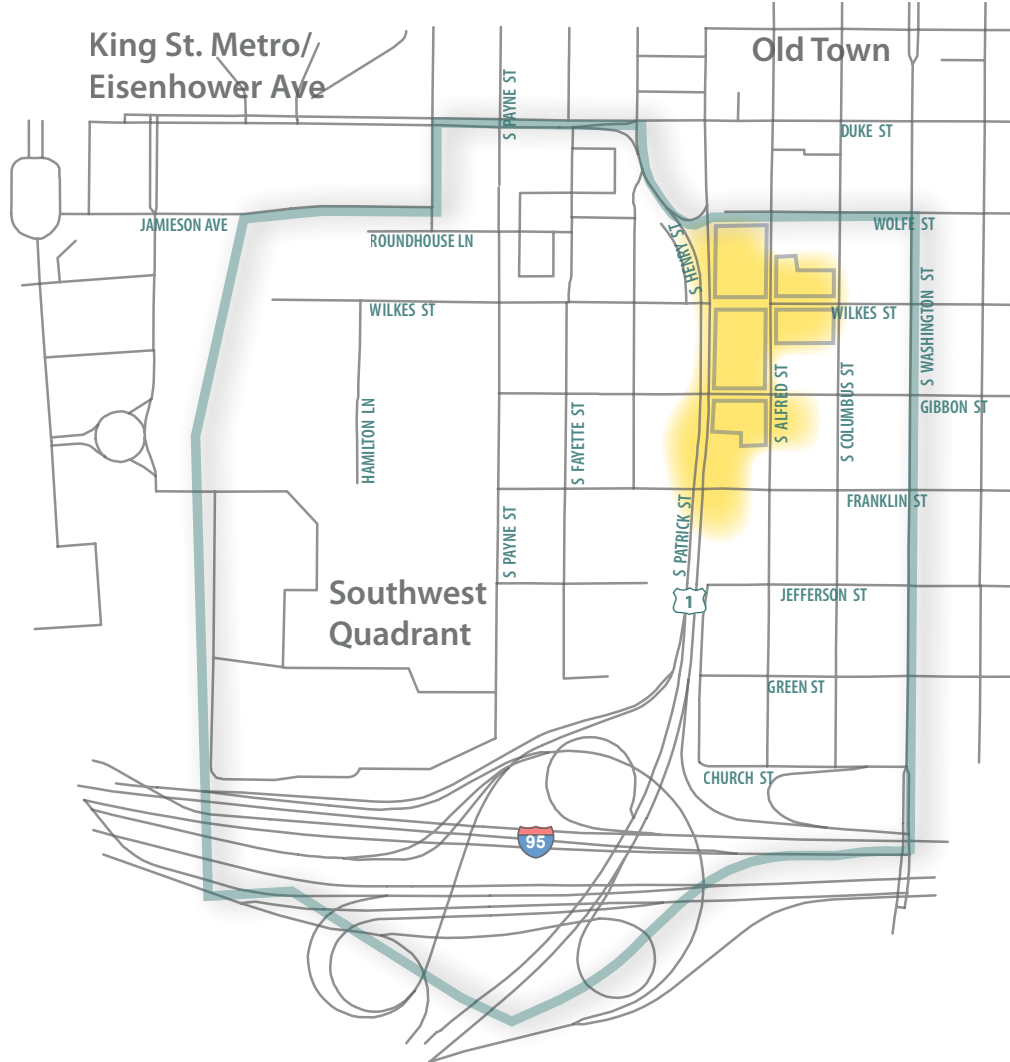
SITE DESIGN




HOUSING

**TRANSPORTATION
STUDIES**



FOCUS AREA



-  Southwest Quadrant Small Area Plan
-  Route 1 South Housing Affordability Strategy General Focus Area
-  Heritage at Old Town & Olde Towne West III

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

MANY WAYS TO BE INVOLVED

**YOUR FEEDBACK
IS VALUABLE!**

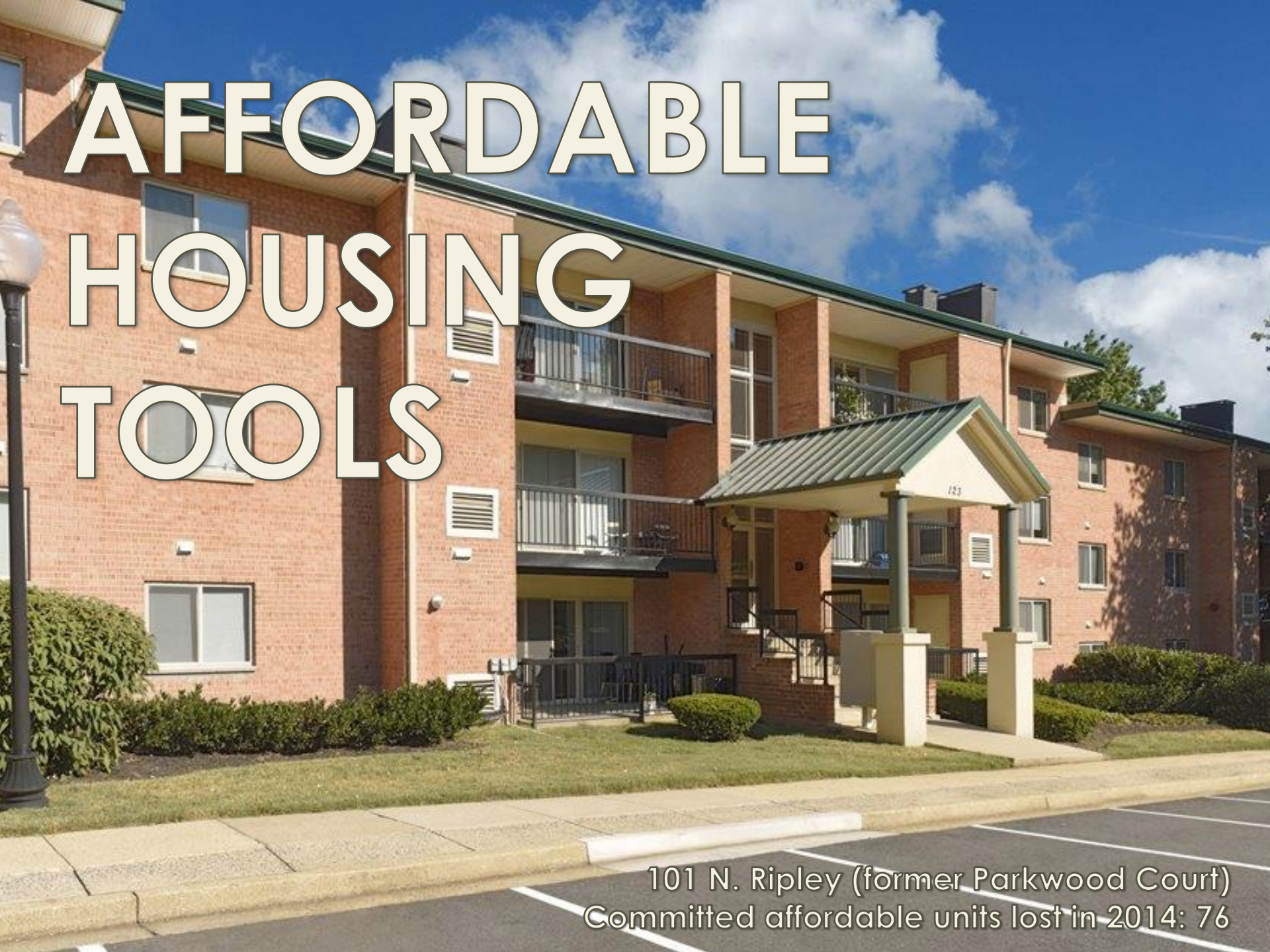
**PROVIDE IT
WHENEVER
& HOWEVER
IT'S CONVENIENT
FOR YOU.**



* Remote participation instructions available on the project website (<http://www.Alexandriava.gov/Planning>)

* Ashley Labadie for questions and comments:
ashley.labadie@alexandriava.gov or 703-746-3801

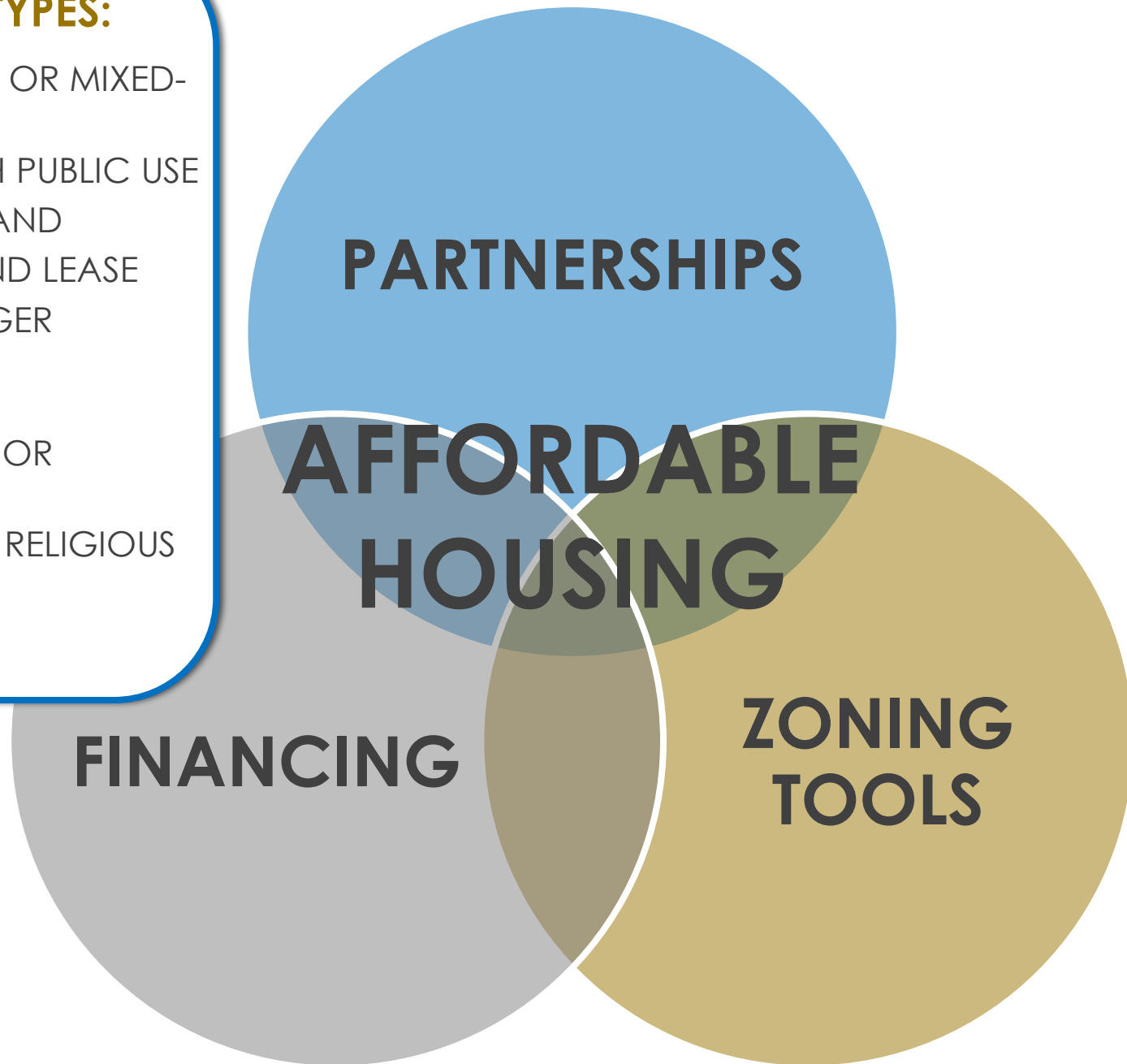
AFFORDABLE HOUSING TOOLS

A three-story brick apartment building with a green metal roof and balconies. The building has a covered entrance with a green metal roof and white columns. The text "AFFORDABLE HOUSING TOOLS" is overlaid on the left side of the image.

101 N. Ripley (former Parkwood Court)
Committed affordable units lost in 2014: 76

MANY PROJECT TYPES:

- 100% AFFORDABLE OR MIXED-INCOME
- CO-LOCATED WITH PUBLIC USE
- BUILT ON PUBLIC LAND
- INFILL WITH GROUND LEASE
- AIR RIGHTS IN LARGER PROJECT
- MIXED-USE WITH COMPLEMENTARY OR COMMERCIAL USE
- PARTNERSHIP WITH RELIGIOUS INSTITUTION
- SENIOR HOUSING



LIHTCs—Low Income Housing Tax Credits

- Typically main source of equity; competitive annual state allocation

PRIVATE DEBT

- Commercial banks, HUD, Virginia Housing Development Authority, Freddie Mac/Fannie Mae

DEVELOPER INVESTMENT

- Deferred developer fee or developer equity

CDBG/HOME

- Federal annual grant funding

OTHER GRANTS

- e.g. Federal and State Housing Trust Fund

CITY INVESTMENT

- Gap financing in form of secondary/subordinate loan
- Housing trust fund (developer contributions), dedicated tax revenue, general obligation bonds, and general fund

ST JAMES PLAZA

FILLMORE AVENUE/AHC, Inc.

93 apartments affordable for 60 years at 40%-60% of the area median income

FINANCIAL PROFILE:

\$20.6M—LIHTCs

\$5M—Private Debt

\$1.3M—Developer Investment
+ proceeds from partial sale of land for market-rate townhomes

\$400k—NeighborWorks

\$5.7M—City Gap Loan

- Housing Trust Fund
- Federal HOME & CDBG
- Dedicated tax revenue and general fund



TOOLS:

ZONING—Rezoned to provide adequate density and height to finance project

PARTNERSHIPS—Partnered with Campagna Center to provide on-site daycare

GATEWAY AT KING AND BEAUREGARD

KING STREET/AHDC

74 apartments affordable for 40 years at 40%-60% of the area median income

TOOLS:

ZONING—Overall site rezoned to allow for mixed-use redevelopment with apartments, retail, office, grocery store

PARTNERSHIP: Master developer constructing podium/parking and providing air rights for AHDC to construct affordable building



GATEWAY AT KING AND BEAUREGARD

KING STREET/AHDC

74 apartments affordable for 40 years at 40%-60% of the area median income

TOOLS:

ZONING—Overall site rezoned to allow for mixed-use redevelopment with apartments, retail, office, grocery store

PARTNERSHIP: Master developer constructing podium/parking and providing air rights for AHDC to construct affordable building

FINANCIAL PROFILE:

\$16.5M—LIHTCs

\$5.5M—Private Debt

\$1M—Developer Investment

\$5.8M—City Gap Loan

- Housing Trust Fund
- Federal HOME
- General obligation bonds



BONUS DENSITY and/or HEIGHT

SECTION 7-700

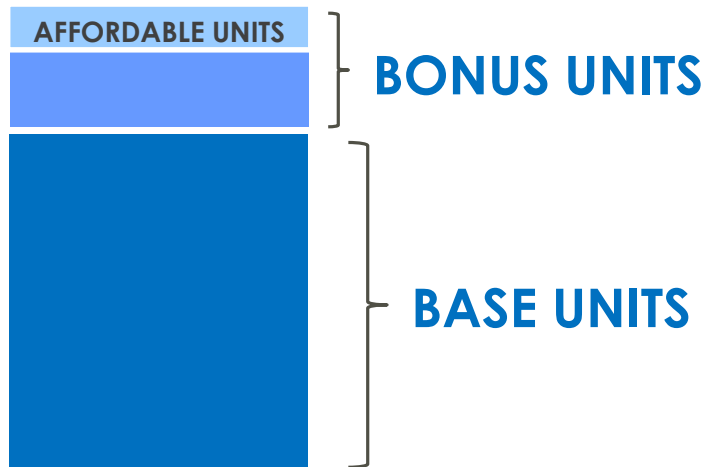
SECTION 7-700

Provides developers up to 30% of additional bonus density and/or up to 25' in height

- 1/3 of bonus density must be committed affordable

If equivalent in value, permits bonus units located offsite or in-lieu contribution to Housing Trust Fund

Allows for greater levels of bonus density if authorized through small area plan



CURRENT POLICY

Bonus rental units affordable at 60% AMI for 40 yrs

Bonus for-sale units affordable at ~70%-100% AMI for 40 yrs





BONUS DENSITY

JACKSON CROSSING

78 RENTAL UNITS IN 100%
AFFORDABLE BUILDING



BONUS DENSITY

DEL RAY CENTRAL

9 AFFORDABLE RENTAL
SET-ASIDE UNITS



BONUS HEIGHT

THE BRADLEY

10 AFFORDABLE RENTAL
SET-ASIDE UNITS



BONUS DENSITY

THE PRESCOTT

3 AFFORDABLE HOMEOWNERSHIP
SET-ASIDE UNITS

RENOVATION AND REDEVELOPMENT

PRESERVATION CONSIDERATIONS

- Ownership/mission
- Scale/age/condition of existing property
- Redevelopment/expansion potential
 - Neighborhood context
 - Zoning requirements
- Renovation vs redevelopment cost
- Opportunity to provide new amenities/services
- Temporary resident relocation
- Financing options
- Levels of existing affordability

LACY COURT

COMMONWEALTH AVENUE/AHDC

- 2018 Renovation of 44 affordable units
- Preservation of affordability at 40%-60% AMI

THE SPRINGS

N. CARLIN SPRINGS ROAD/APAH

- 2016 Redevelopment of 27 units into 98 affordable + 6 market-rate units
- Preservation and expansion of affordability at 40%-60% AMI