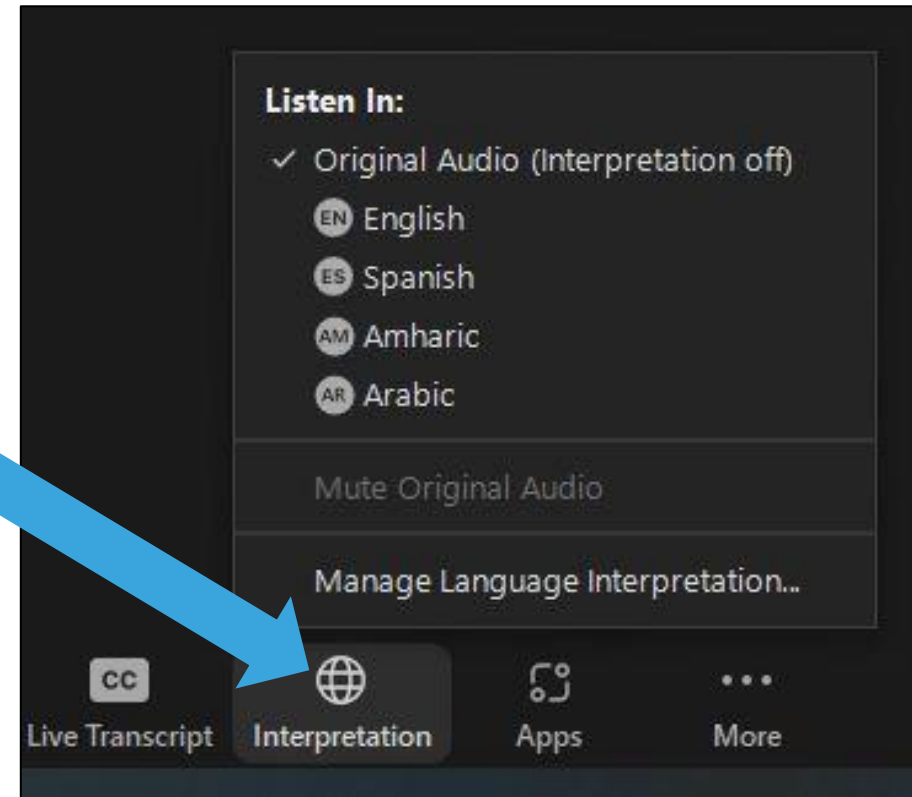


Welcome!

The Alexandria West Community Meeting
will begin at **7:00 p.m.**

For interpretation services, please select
your language at the bottom of your
screen





¡Bienvenidos!

مرحبًا

AlexWEST

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Community Meeting #5
September 27th, 2023

خوش آمدی








بینه راغلاست



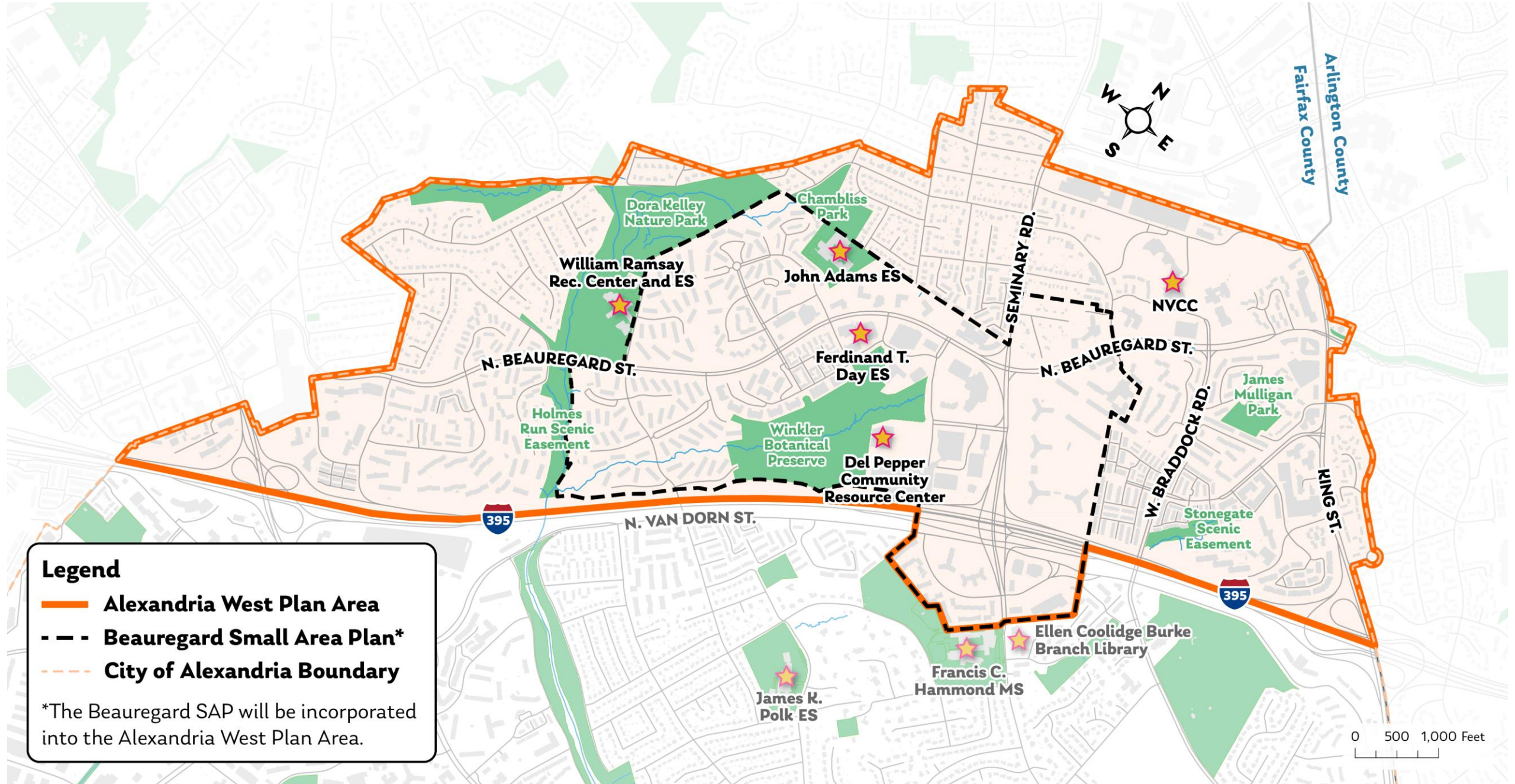
Welcome!



Meeting Agenda

-  Where We Are in the Process
-  What We Heard From You
-  Housing Background
-  Housing Strategy and Tools
-  Land Use Framework
-  Next Steps
-  Community Discussion and Questions



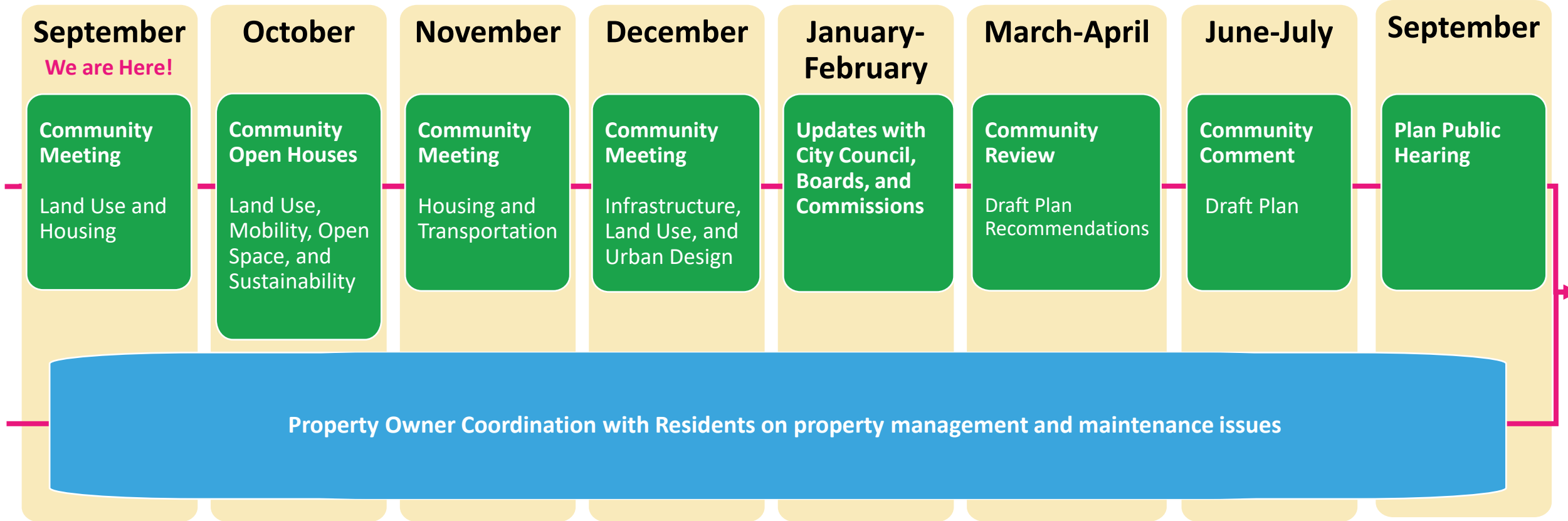


Legend

- — — Alexandria West Plan Area
- - - Beauregard Small Area Plan*
- - - City of Alexandria Boundary

*The Beauregard SAP will be incorporated into the Alexandria West Plan Area.

Alexandria West Planning Schedule



Property Owner Hosted Tenant Meetings

CIM, Southern Towers

Initial Meetings (in each building):

- 9/13, 2023 – 4:30 pm – 5:30 pm – Ashlawn Building
- 9/14, 2023 – 5:00 pm – 6:00 pm – Sherwood Building
- 9/19, 2023 – 5:00 pm – 6:00 pm – Monticello Building
- 9/20, 2023 – 5:00 pm – 6:00 pm – Graham Building
- 9/21, 2023 – 6:00 pm – 7:00 pm – Stratford Building

Points of Contact:

- Bennington Crossing: 703.354.0911, benningtonmgr@morganproperties.com
- Willow Run: 703.578.7840, willowrunmgr@morganproperties.com
- Brookdale: 703.578.7830, brookedalemgr@morganproperties.com
- Stoneridge: 703.578.7810, stoneridgemgr@morganproperties.com
- Lynbrook: 703.578.9300, lynbrookmgr@morganproperties.com

Morgan Properties

Initial Meetings (all at Mark Center Pavilion)

- 09/22 4 to 7 PM – Bennington Crossings
- 10/4 4 to 7 PM – Willow Run
- 10/6 4 to 7 PM – Brookdale
- 10/12 04 to 7 PM – Stoneridge
- 10/20 04 to 7 PM – Lynbrook

Points of Contact:

- Ashlawn: 703.467.4920, AshlawnResidentServices@cimgroup.com
- Sherwood: 703.567.4930, SherwoodResidentServices@cimgroup.com
- Monticello: 703.567.4950, MonticelloResidentServices@cimgroup.com
- Graham: 703.567.4940, GrahamResidentServices@cimgroup.com
- Stratford: 703.567.4901, StratfordResidentServices@cimgroup.com



Community Comments on Housing

- We **need** more deeply affordable housing, current numbers/goals are not enough
- We **need** a more livable community, both in terms of quality of life and affordability
- We **need** to make sure community members who currently live in AlexWest can stay there.

“**Poor management** of rental properties; Many of the apartment complexes have terrible issues with **rodents** and **roaches**.”

“If other parts of Alexandria and NoVA were more like our neighborhood—with a mix of housing types and lots of density—our region would be much more **affordable**, sustainable, and diverse.”

“Increase overall housing supply” [is] an important component to **expanding housing opportunity**, alongside the already-included needs for dedicated affordable units and a variety of unit types.”

“I worry about how **expensive** [renting] has gotten, we need to allow a lot more housing to be built. **Growth is good**, other parts of the City should allow more density too!”

Housing Terminology: Affordability

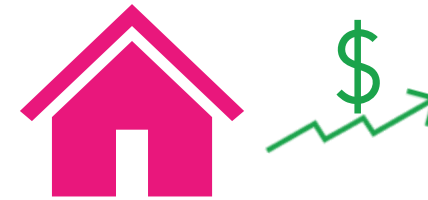
Committed Affordable Units (CAUs)

Housing units that are available to **income-eligible households** through **rent restrictions** established by federal, state and/or local programs. **The incomes levels targeted in a CAU vary by program.**



Market Affordable Units

Non-subsidized rental units affordable to households earning **up to 60% of the area median income (AMI)**. Rents at these units are **not restricted**, are not adjusted for utilities, and **may cease to be affordable at any time.**



Learn more at: alexandriava.gov/housing/housing-publications-reports-and-videos

Housing Terminology: Area Median Income

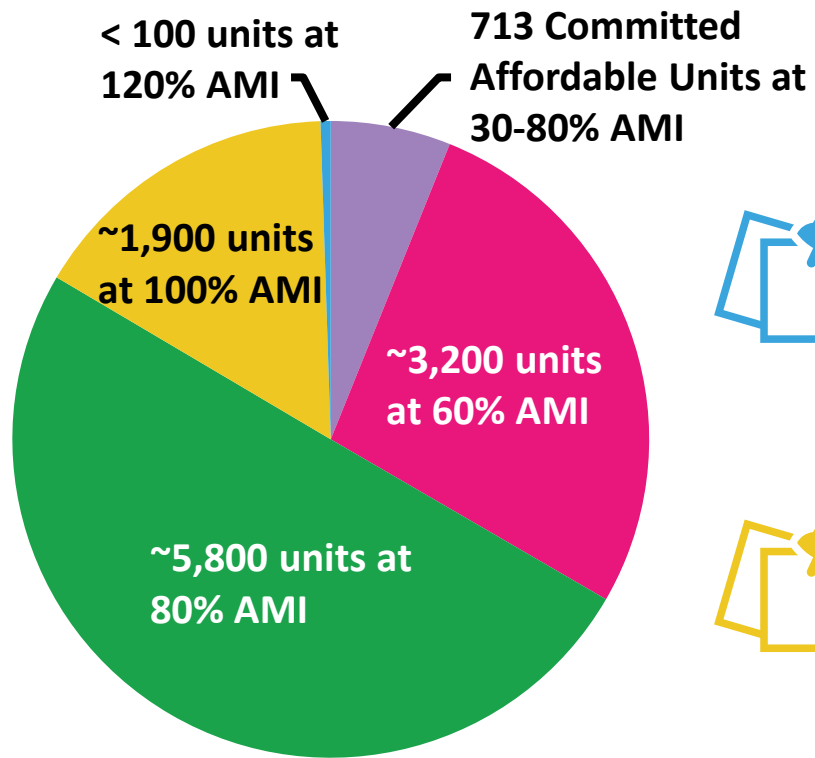
Area Median Income is the exact middle of the range of incomes of families or households in an area. **AMIs are based on household size.**

2023 AMI <small>(DC Metro Area)</small>	1 person	4 people	
40% AMI	\$42k	\$60k	} Affordable, 40% - 60% AMI
50% AMI	\$53k	\$75k	
60% AMI	\$63k	\$90k	} Workforce Affordable, 61% - 80% AMI
80% AMI	\$84k	\$120k	

Learn more at: alexandriava.gov/housing/housing-publications-reports-and-videos

AlexWest Rental Housing Supply

Rental options by level of affordability (based on rent and utilities). *~74% of units in AlexWest are rentals.*



Majority of **market** and **workforce affordable rental** units are 50-60+ years old



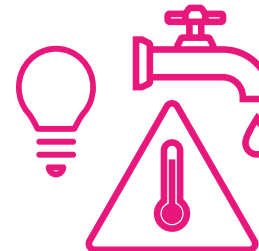
14% of the City's CAUs and **38%** of the City's market affordable units are in AlexWest



Average **1-bedroom** rent, adjusted for utilities.



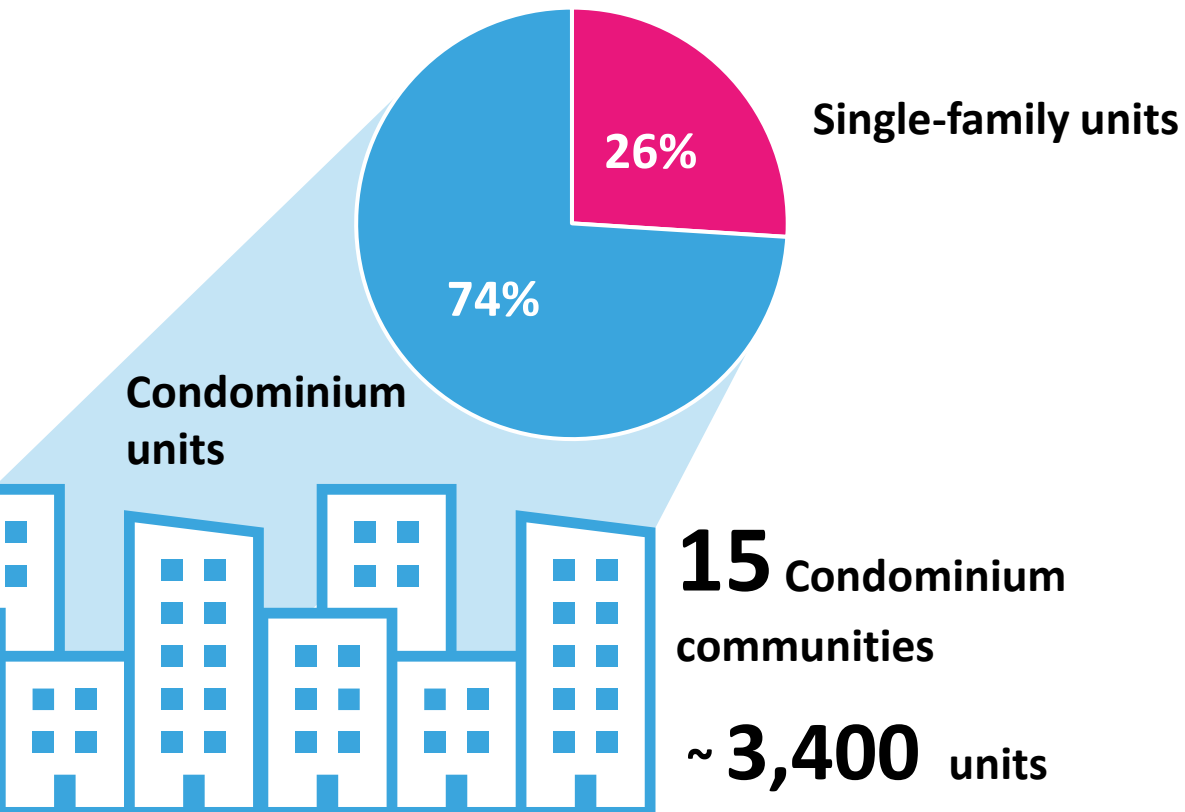
Average **2-bedroom** rent, adjusted for utilities.



Increasing **utilities** and **fees** are making many rental units **less affordable.**

AlexWest Homeowner Housing Supply

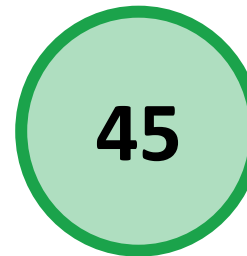
Homeownership Housing Types
~26% of units in AlexWest



Condominiums serve as important source of affordable homeownership



Average assessed value of a condominium unit



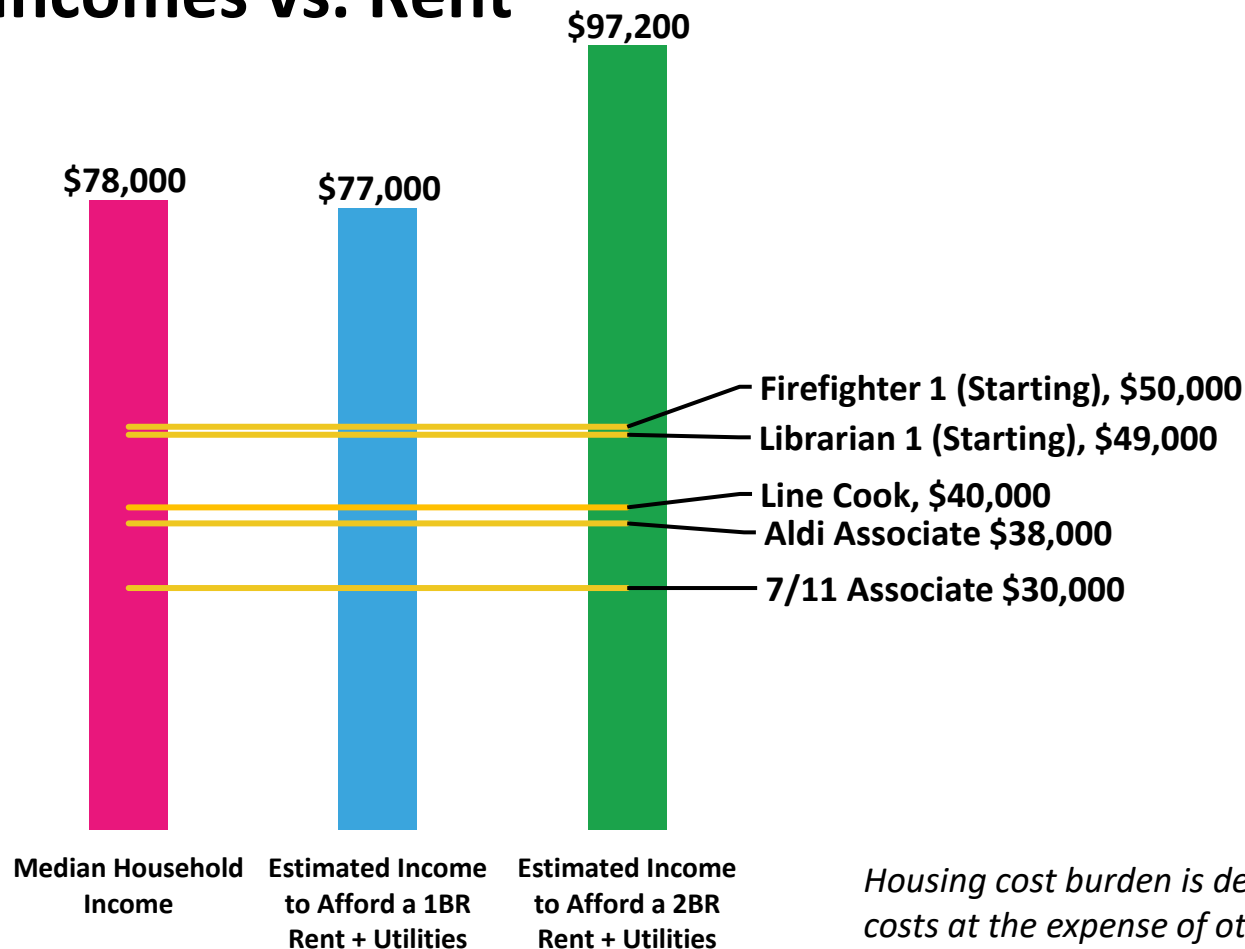
Average age of condominium communities

Rising condominium fees and assessments pose a challenge and create barriers to affordability.



AlexWest Housing Vulnerability

Incomes vs. Rent



98%

Almost all **renter** households [~2,800] with incomes less than \$50,000 are housing cost-burdened.

Source: ACS 5-Year Estimates (2017-2021)

72%

Majority of **homeowner** households [~900] with incomes less than \$75,000 are housing cost burdened.

Source: ACS 5-Year Estimates (2017-2021)

525

Number of writs of eviction issued (Jan-Aug 2023), 39% of City total

Source: City of Alexandria, VA

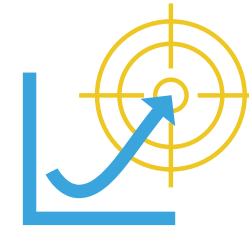
Housing cost burden is defined as spending more than 30% of household income on housing-related costs at the expense of other essential needs, such as healthcare, childcare, food, and education.

Affordable Housing and Land Use Tools

- **Prioritize** new development on sites that **minimize impacts on existing housing** and **mitigate displacement**



- **Establish a target requirement for committed affordable units** or for **affordability** as new development occurs and properties redevelop



- **Explore** opportunities for **public-private-nonprofit partnerships, dedication of land,** and potential **public and private investment** to preserve and/or create committed affordable housing

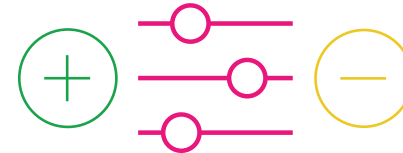


- **Encourage** a range of **housing options,** including opportunities for first-time homeowners and seniors.



Affordable Housing and Land Use Challenges

- **Tradeoffs** may need to occur between the **number of affordable units created** and the **depth of their affordability/subsidy**
- **Affordable housing** development **partnerships** typically require a complex layering of federal, state, private, and City resources; identifying **funding** for these partnerships is very **challenging**
- Some properties have **existing development approvals** (zoning entitlements) **which include affordable housing and other community benefits**. Development on these properties should maintain or improve upon these benefits.



Integrated Land Use and Affordable Housing Strategy

Land Use changes are **one way** that the City can improve affordability in AlexWest. Additional strategies for affordability include:

- **Addressing** building **condition** and **maintenance** issues through engagement with property owners
- **Empowering** tenants with training related to their rights
- **Pursuing** additional **legislative authority** to protect tenants
- **Strengthening** condominium communities
- **Maximizing** awareness and participation in **workforce development programs**
- **Obtaining** other **community benefits** through development





Land Use Strategy



Why is this important to do now?

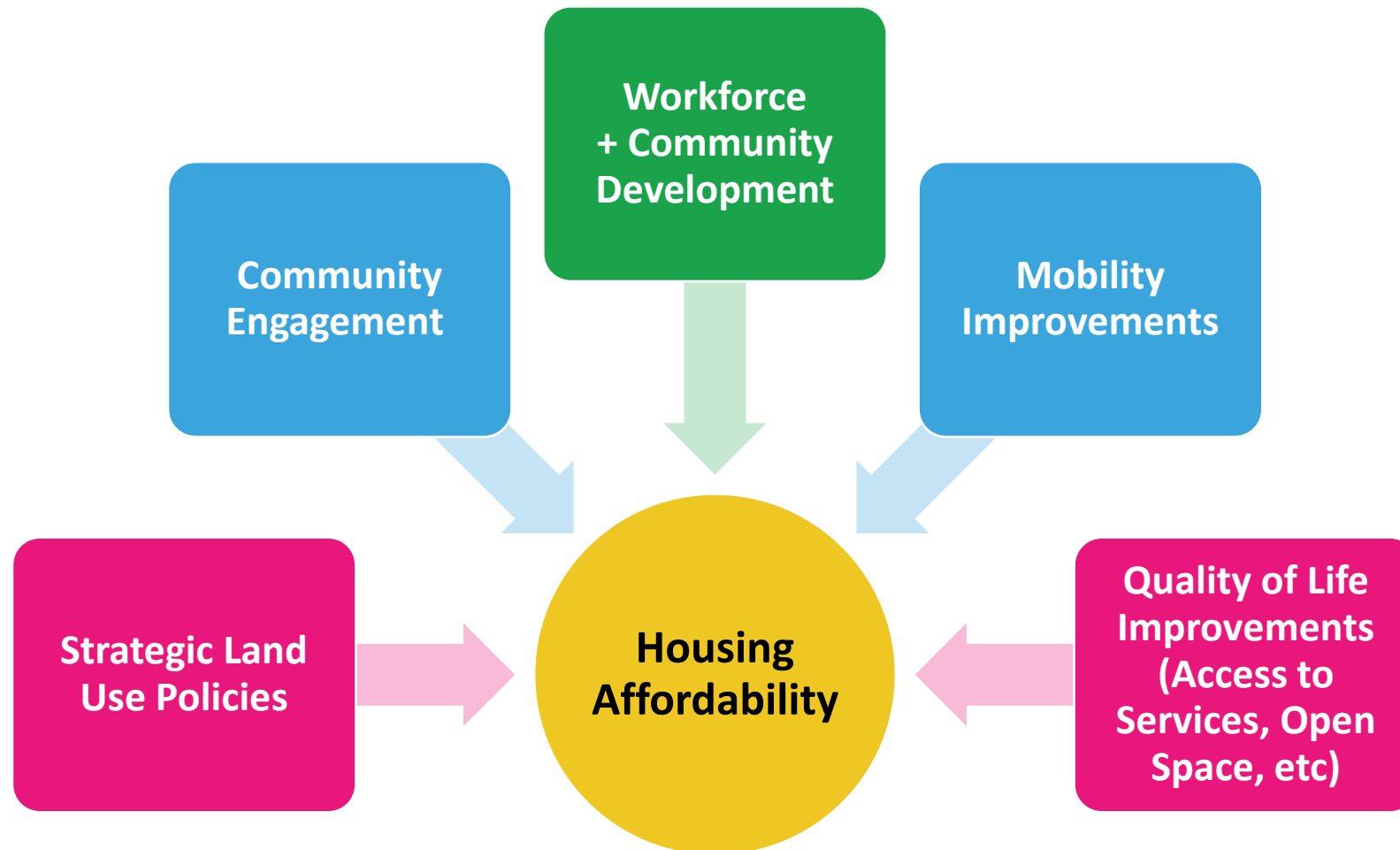


The regional housing market will continue to **grow** and **change**, cost of living will continue to **rise**



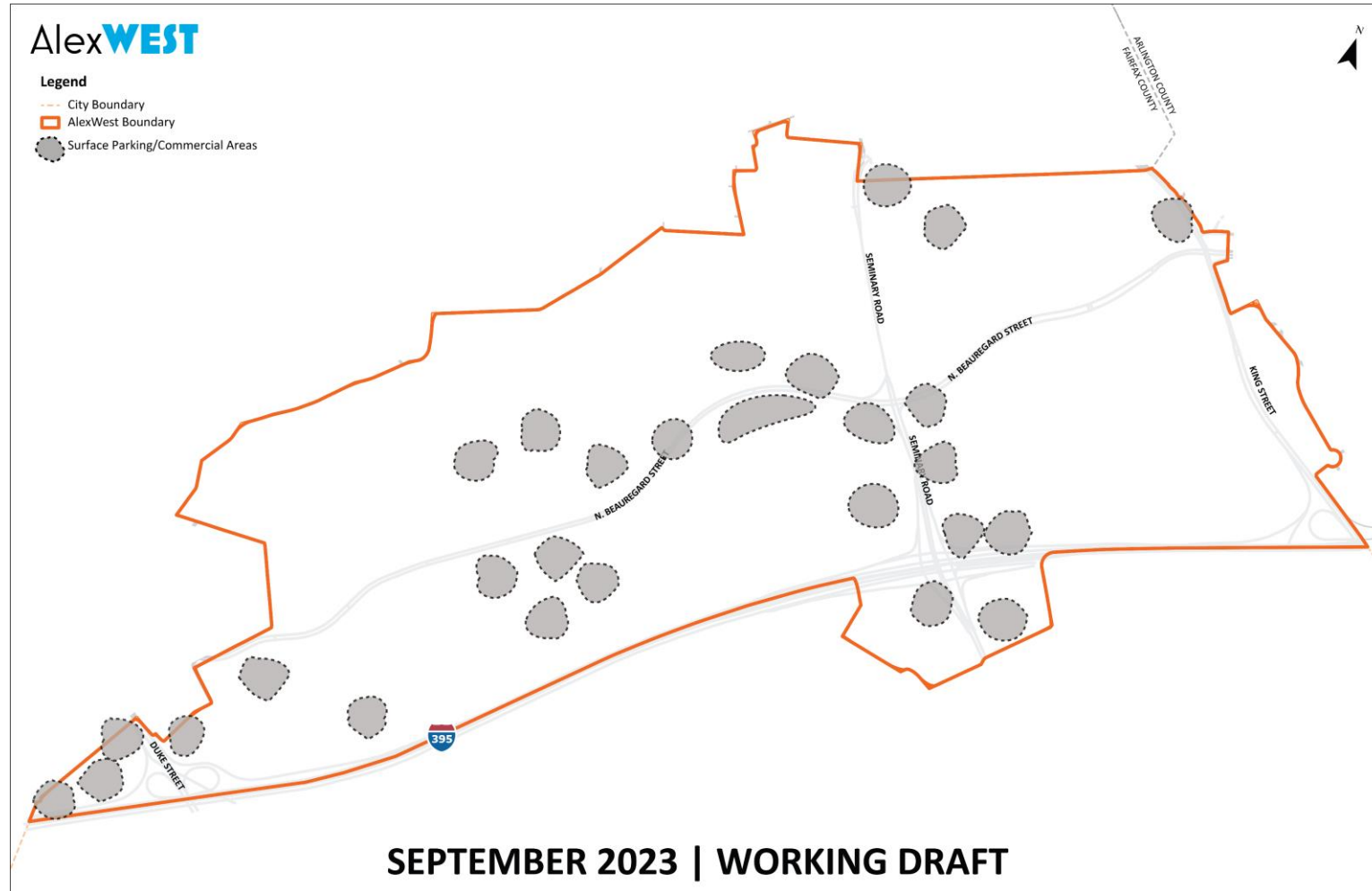
Without intervention, we risk a **continued loss** of **housing affordability** and fewer committed affordable units.

Housing Affordability, Land Use, Transportation and Quality of Life



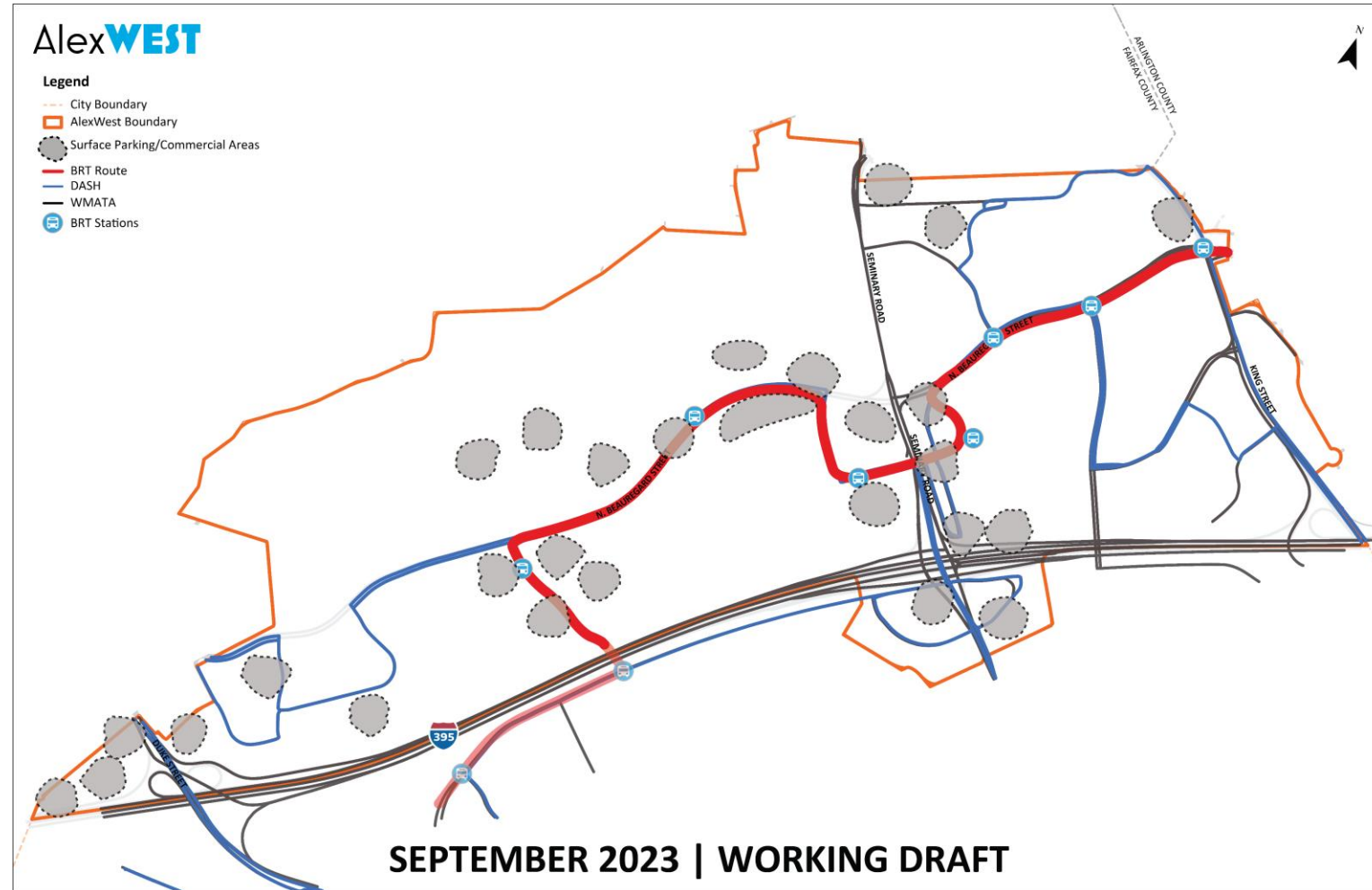
Surface Parking + Commercial Areas

- There are **~160 acres** of surface parking and commercial uses, similar in size to the main portion of **Potomac Yard**
- Prioritizing surface parking for redevelopment can enable **new affordable housing** and minimize displacing existing residents
- Surface parking can impact neighborhoods through **stormwater runoff**, and **increased heat**; many lots in AlexWest do not meet current standards



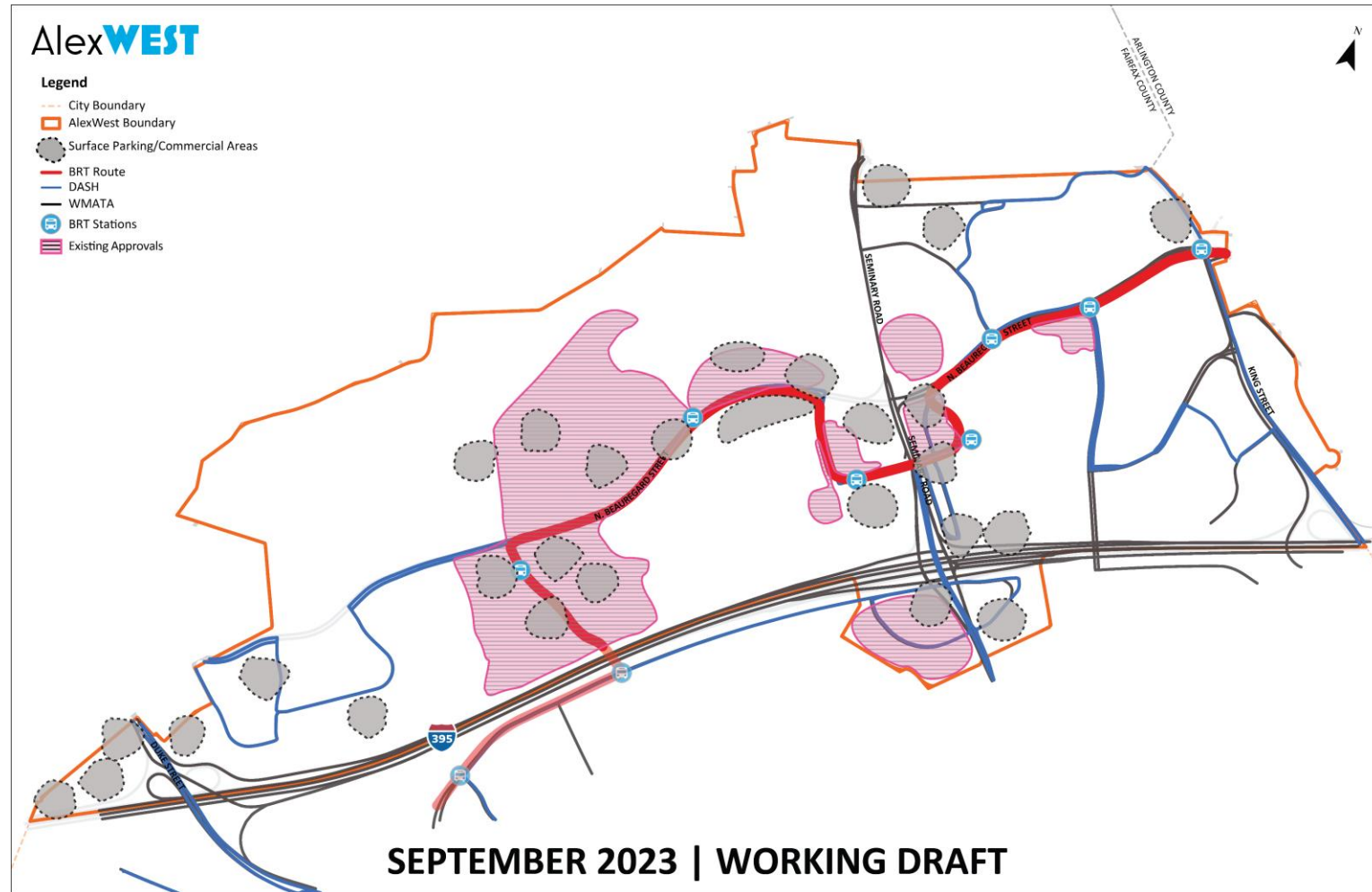
Surface Parking + Transit

- Several **transit lines**, including **DASH** and **WMATA**, go through AlexWest
- The **West End Transitway** will go through the central portion of AlexWest
- **Prioritizing** development near **transit** helps ensure residents have access to a variety of transportation options



Surface Parking + Transit + Existing Approvals

- Some property owners in AlexWest either have **existing development rights** or have expressed interest in **development**
- Addressing this **proactively** will help to ensure that any **new development** provides needed **benefits to the community** and is consistent with the neighborhood's **goals for the future**



Land Use Strategy

Focus Area
New development and redevelopment will be prioritized on surface parking and in commercial areas to **minimize displacement**

Area 2
New development and redevelopment will be subject to criteria established in the plan

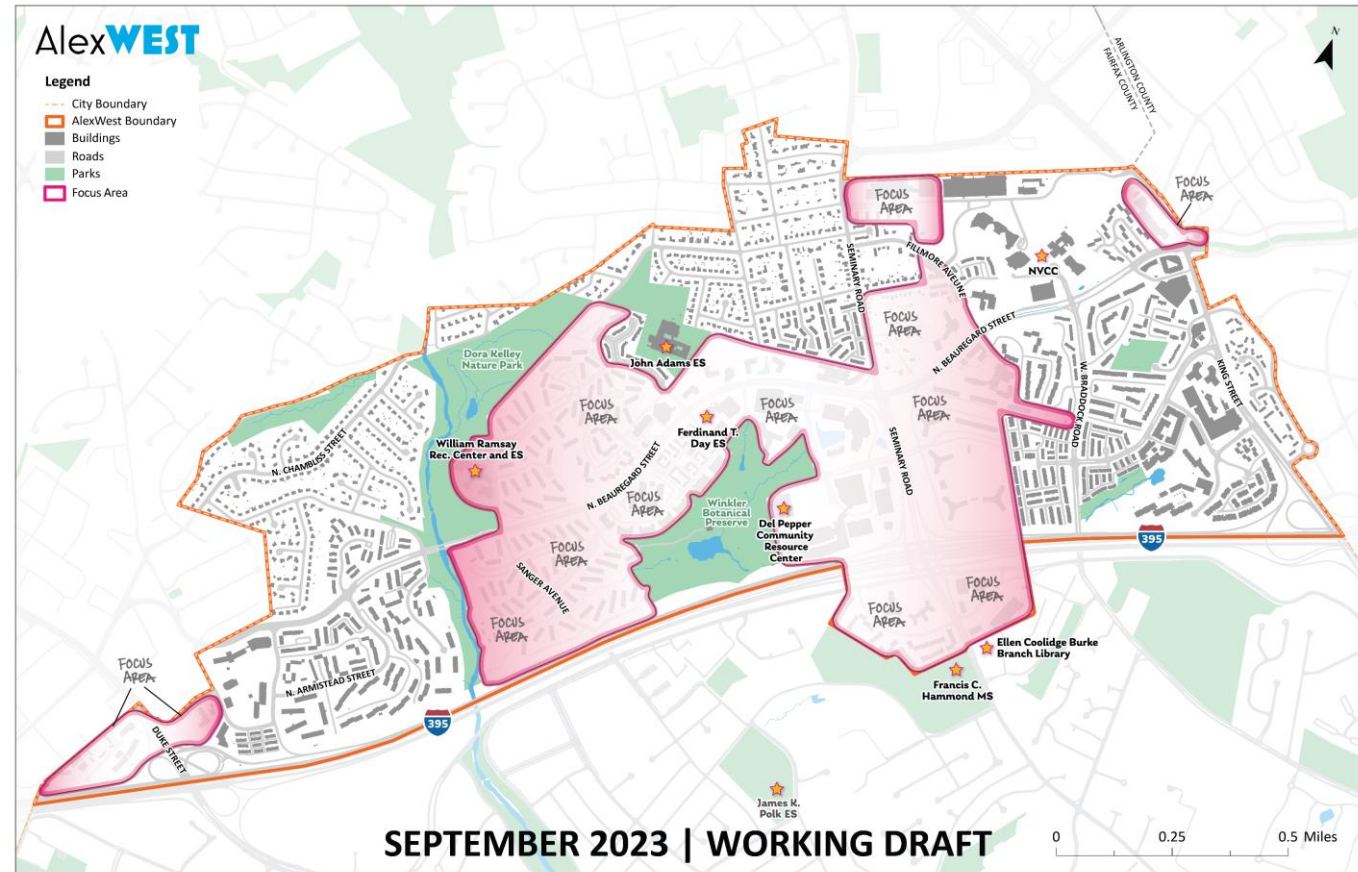
Area 3
New development will proceed based on existing City policies



Focus Area

This area is where most of the anticipated redevelopment is likely to happen and presents an opportunity to provide market rate and affordable housing on sites that will minimize displacement.

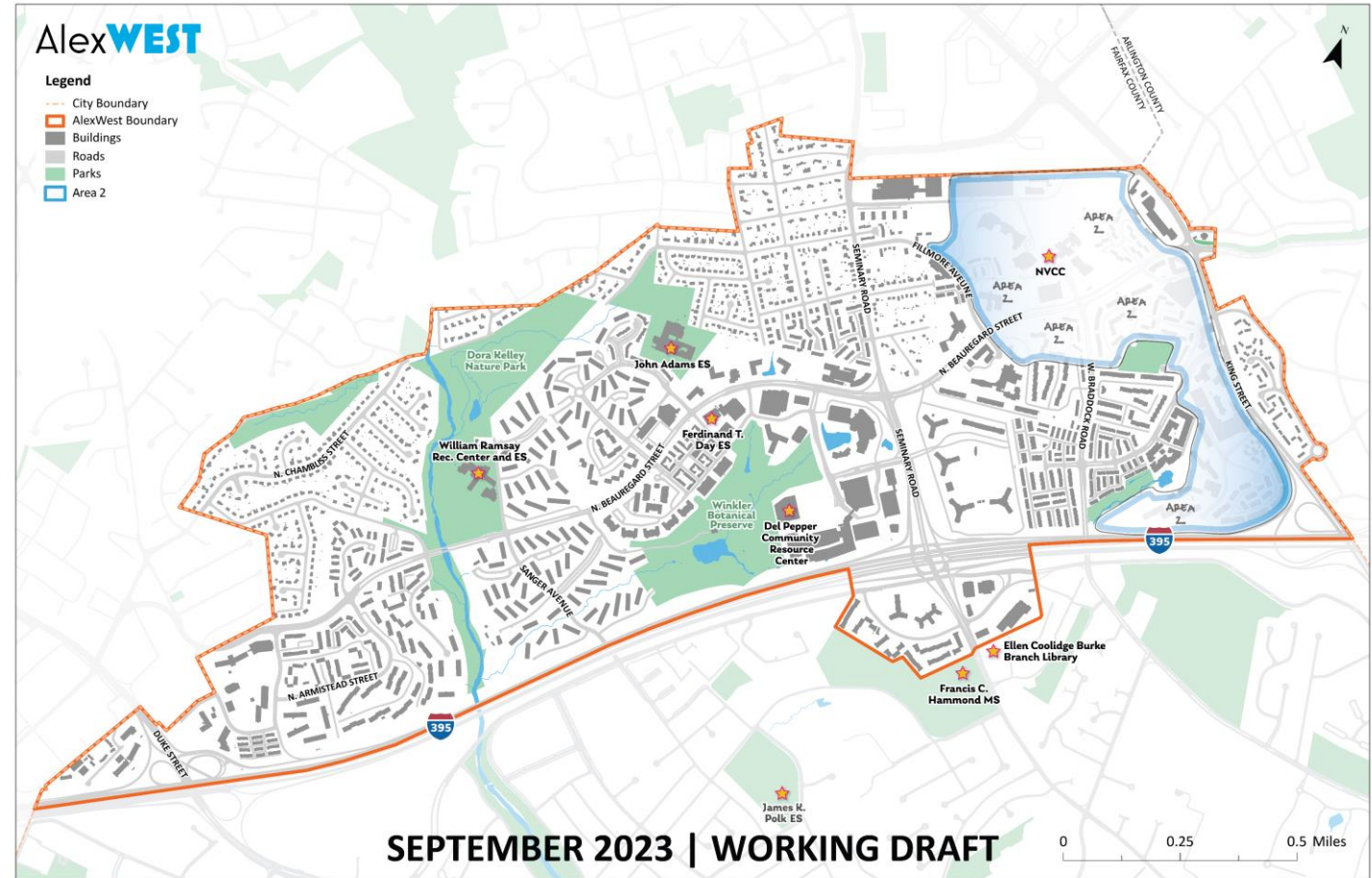
- **Incentivize** redevelopment in areas that will minimize displacement, like surface parking areas and on commercial areas
- **Require** on-site affordable housing as part of redevelopment
- **Explore** partnerships, land dedication, and alternative investments to create and/or preserve affordable housing, including for seniors and first-time homeowners
- **Ensure** changes to existing approvals are consistent with the plan's affordable housing goals



Area 2

Redevelopment is not broadly anticipated in this area, but there will likely be some sites that redevelop in the future. Any future development is an opportunity to obtain important community benefits.

- **Establish** design criteria for redevelopment that require things such as **parks**, improved **transportation infrastructure**, and **affordable housing** as part of redevelopment.



Area 3

These areas are generally not anticipated for large scale redevelopment

- Any new development will be subject to City policies and regulations.



Next Steps

Upcoming Engagement Opportunities this Fall

- **October-November Open Houses: *Land Use, Open Space, Sustainability, and Mobility***; All 3 meeting dates will cover the same topics.
 - October 26th, Ferdinand T. Day School
 - November 4th, Ramsey Recreational Center
 - November 8th, Location TBA
- **November Community Meeting (Nov. 13): *Housing Transportation***
- **December Community Meeting (Dec. 11): *Land Use, Infrastructure, and Urban Design***
- **Spring Community Meetings and Draft Recommendations**





Community Discussion and Questions



Meeting Wrap-up

Thank you!



QR Code
to Meeting Evaluation



Project Webpage:
alexandriava.gov/AlexandriaWest



QR Code
to Join WhatsApp Group

AlexWEST

Questions?

Contact: Christian Brandt, Urban Planner
Christian.Brandt@alexandriava.gov