



Housing Alexandria

City of Alexandria Zoning For Housing
March 21, 2023



ABOUT HOUSING ALEXANDRIA

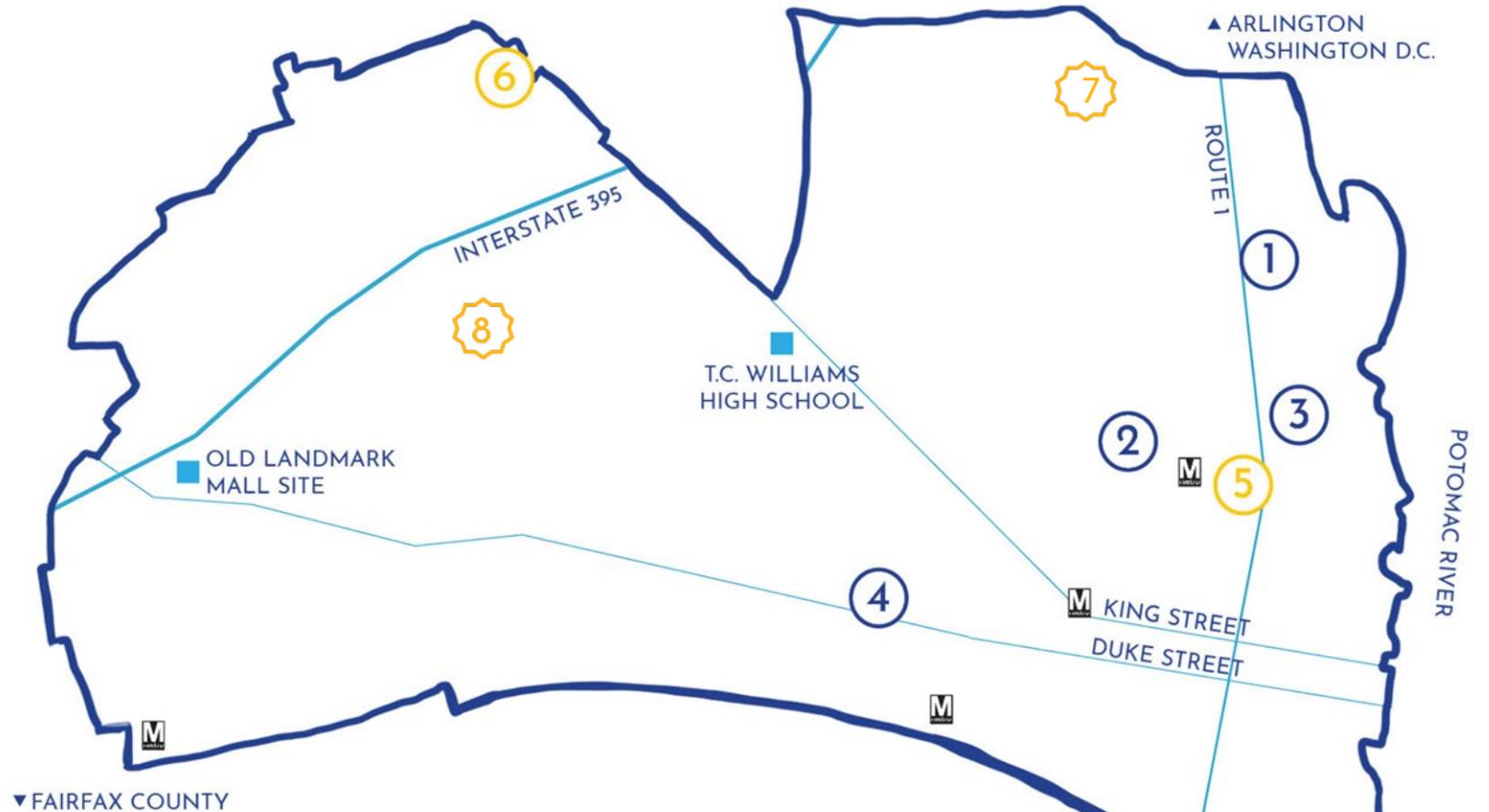
Founded in 2004
as a response to
City Council
discussion about
preserving
affordability

Mission:
**To develop and
preserve housing
that is affordable in
Alexandria, so all
may live and thrive
here.**

Serving over
1,000 residents
in 700 units,
across eight
buildings.

WHERE WE WORK

1. The Station at Potomac Yard
2. Lacy Court Apartments
3. Arbelo Apartments
4. Longview Terrace and The Ellsworth
5. The Bloom
6. The Nexus and Parkstone Alexandria
7. *Proposed:* Arlandria Neighborhood
8. *Proposed:* Seminary Road Neighborhood





CITY OF ALEXANDRIA FIRE STATION 209

**The Station at
Potomac Yard
(2009):**

A first of its kind
combination of a fire
department and
affordable housing.
64 Units | 60-80% AMI

Zoning Issues:
Bonus Density
Parking





KIDS ONLY

EXIT

A photograph of a modern apartment building courtyard. The building is multi-story with light-colored brick and large windows. In the foreground, there is a green lawn with a wooden pergola structure on the left and a colorful playground on the right. The playground has a slide and a sign that says "KIDS ONLY". There are some trees and a planter box in the middle ground.

The Nexus (2019)

The Nexus, co-located with retail, dining, and a grocery, offers private terraces and playgrounds for residents.

74 Units | 40-60% AMI



First St

Capgemini's Shelter

TONY'S AUTO SERVICE



**The Bloom at Braddock
(2020)**

The Bloom offers 10 permanent supportive housing units and a purpose-built home for Carpenter's Shelter

97 Units | 40-60% AMI

Zoning Issues
SUP for Operation of Shelter
Parking based on updates
Use of the Bonus Density Program



4 PERSPECTIVE - VIEW LOOKING WEST FROM MT. VERNON AVE
NOT TO SCALE

DEVELOPMENT PLAN



GARDEN STYLE APARTMENT ACQUISITIONS

Lacy Court

44 Units | 40% - 60% AMI
Renovated 2019



RA Zoning | 27 DU/Acre
@1.39 acres = 37 units

Longview Terrace

41 Units | 60% AMI
Renovated 2014-2015



RC Zoning | 54.45 DU/Acre
@.73 acres = 39 units

Arbelo

34 Units | 60% AMI
Renovated 2014-2015



RB Zoning | 22 DU/Acre
@.8 acres = 17 units



Housing Alexandria

Jon Frederick

President

jfrederick@housingalexandria.org

