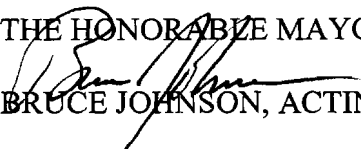


City of Alexandria, Virginia

MEMORANDUM

DATE: MAY 16, 2011

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM:  BRUCE JOHNSON, ACTING CITY MANAGER

SUBJECT: CONSIDERATION OF PARTICIPATION AS CO-APPLICANT FOR A REGIONAL TECHNICAL ASSISTANCE GRANT FOR THE DEVELOPMENT OF A TRANSIT-ORIENTED DEVELOPMENT FUND

ISSUE: City participation with Prince George's County and the District of Columbia in a grant application to the Metropolitan Washington Council of Governments (MWCOG).

RECOMMENDATION: That City Council endorse the application by the City of Alexandria, Prince George's County and the District of Columbia to the Metropolitan Washington Council of Governments for a \$60,000 regional technical assistance grant related to establishing a regional transit-oriented Development Fund.

DISCUSSION: As part of its Region Forward initiative, which the City has endorsed, MWCOG wishes to establish a regional affordable housing fund for Transit Oriented Development (TOD) projects as a means to address the region's jobs-housing imbalance. As a first step, COG staff invited the District of Columbia, along with one Virginia jurisdiction (Alexandria) and one Maryland jurisdiction (Prince George's County) to apply for a technical assistance grant under COG's Transportation/Land-Use Connections (TLC) Program. Prince George's County is serving as the lead applicant. In order to meet the COG established deadline, the Acting City Manager submitted a letter of support to COG for the application contingent upon approval by City Council.

The proposed technical assistance grant, in the amount of \$60,000, would be used by COG staff to fund an analysis of regional housing demand and supply within MWCOG's designated regional activity centers that would provide the research and planning framework for the development of the Region Forward Transit Oriented Development Fund. The analysis would be designed to identify the regional activity centers with the most severe housing supply-demand gaps, and target investment to those areas. The MWCOG-identified regional activity centers in Alexandria are the Carlyle/Eisenhower East area, the Old Town/Braddock area, and the Beauregard Corridor area (see attached map). The analysis would include current and future housing demand based on employment projections and socioeconomic trends; future housing supply projections by housing type, price/income level, and location; and assessment of future housing shortages by income level and location.

If the application is successful, COG staff would oversee the analysis and, should a regional TOD Fund be developed, would also have the lead responsibility for administering the fund. The benefit to Alexandria of such a fund is the potential for additional financial resources to address housing needs in one or more of the regional activity centers within the City. The San Francisco area, Seattle and Denver have established similar funds.

FISCAL IMPACT: There is no direct fiscal impact to the City, as COG would administer the technical assistance funds. No City match is required. Funding of the TOD fund is contemplated to originate from private funds from philanthropic groups, general foundations, bank foundations, the National Housing Trust, and/or the Enterprise Foundation.

ATTACHMENT:

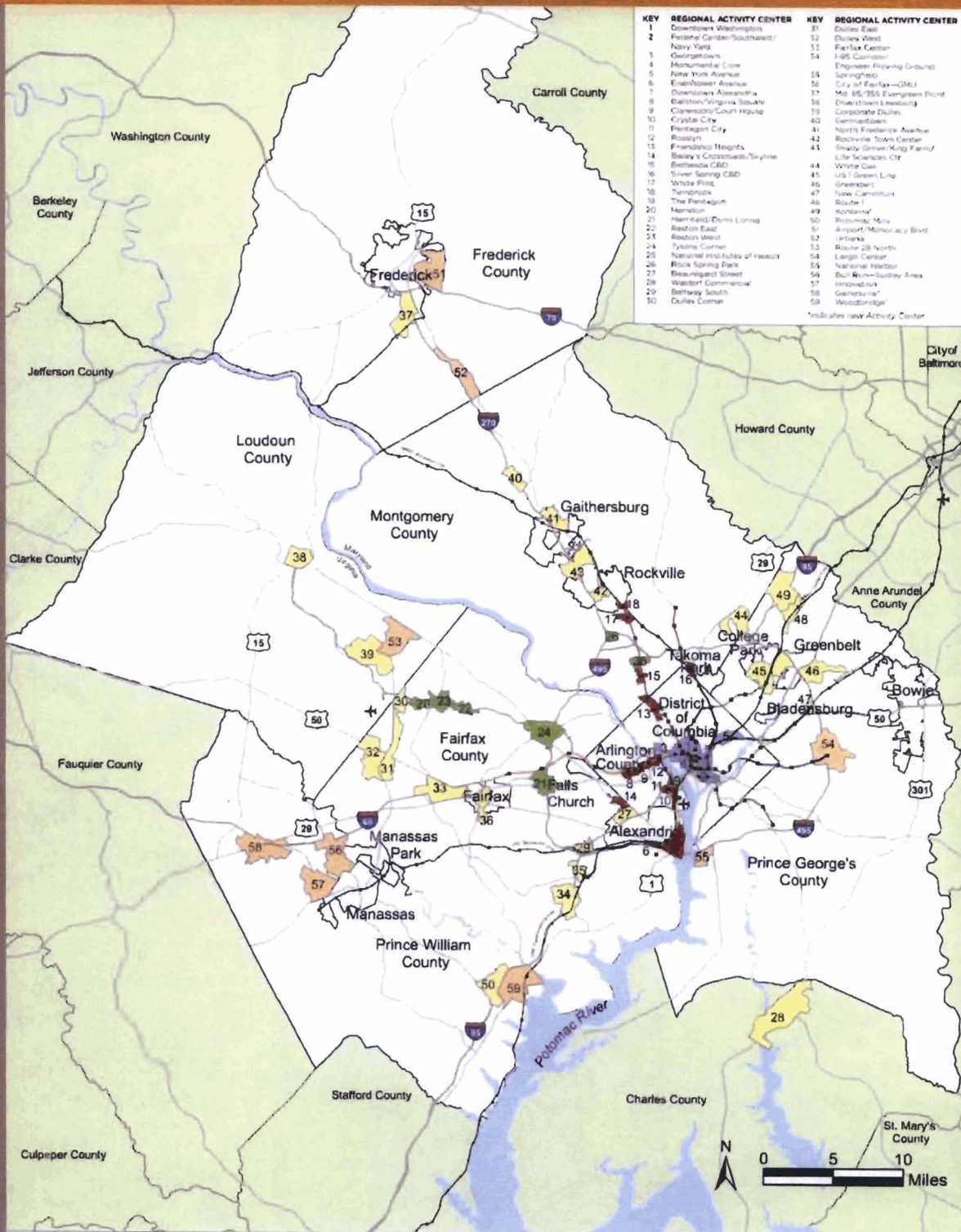
Attachment 1: Map of Regional Activity Centers

STAFF:

Mark Jinks, Deputy City Manager

Mildrilyn Davis, Director, Office of Housing

Regional Activity Centers



KEY REGIONAL ACTIVITY CENTER		KEY REGIONAL ACTIVITY CENTER	
1	Downtown Washington	31	College East
2	Federal Center/Southwest Navy Yard	32	Dulles West
3	Georgetown	33	Fairfax Center
4	Monumental Core	34	Fair Commuter
5	New York Avenue	35	Englewood-Flying Heights Springfield
6	East/Power Avenue	36	City of Fairfax-CMU
7	Downsides Alexandria	37	Met. Area Eastern Point
8	Ballston/Virginia Square	38	Downtown Leesburg
9	Clarendon/Court House	39	Corporate Dulles
10	Crystal City	40	Commander
11	Pentagon City	41	North Frederick Avenue
12	Rosslyn	42	Rochville Town Center
13	Friendship Heights	43	Shady/Silver King Family Life Sciences City
14	Bailey's Crossroads/Skyline	44	White Oak
15	Bethesda CBD	45	US 5 Green Line
16	Silver Spring CBD	46	Greenbelt
17	White Flint	47	Tow Center
18	Temple Hills	48	River 1
19	The Pentagon	49	Rockville
20	Herrington	50	Burke/Mid
21	Herrington/Doris Long	51	Airport/Monocacy Blvd
22	Reston East	52	Urbana
23	Reston West	53	Rockville North
24	Tysons Center	54	Largo Center
25	National Institutes of Health	55	National Harbor
26	Rock Spring Park	56	Burke/Burkeley Area
27	Beausang Street	57	Innovation
28	Walston Commercial	58	Gaithersburg
29	Beltway South	59	Woodbridge
30	Dulles Corner		

*Indicates new Activity Center

LEGEND

- | | | |
|----------------------------------|------------------|--------------------------|
| Regional Activity Centers | • Metro Stations | • Commuter Rail Stations |
| DC Core | Metro Rail Lines | Commuter Rail Lines |
| Mixed-Use Centers | Blue | + |
| Employment Centers | Green | — Major Roads |
| Suburban Employment Centers | Orange | |
| Emerging Employment Centers | Red | |
| | Yellow | |



Close view of Alexandria Regional Activity Centers

