MEMORANDUM

DATE: JANUARY 31, 2020

TO: HONORABLE CHAIR AND MEMBERS, ALEXANDRIA SCHOOL BOARD
    HONORABLE MAYOR AND MEMBERS, ALEXANDRIA CITY COUNCIL

FROM: GREGORY C. HUTCHINGS, JR., Ed.D., SUPERINTENDENT, ACPS
      MARK B. JINKS, CITY MANAGER

SUBJECT: REVIEW OF CO-LOCATION OPTIONS AT THE PROPOSED
          NEW DOUGLAS MACARTHUR ELEMENTARY SCHOOL

After much discussion between the City government and ACPS at many levels, we have jointly
decided to direct our staff and consultants not to proceed further with analyzing affordable and
workforce housing co-location options at the proposed new MacArthur Elementary School.
Other smaller scale co-location options such as recreational programming/facilities will continue
to be explored for the new MacArthur building.

While the concept of affordable/workforce housing for ACPS employees is one worth considering
for other ACPS school sites where there is far more time to plan, the need to keep the MacArthur
project on its unique, and extremely tight planning, design and construction schedule made the
introduction of the housing concept in ACPS’s view a risk to the MacArthur timetable. A
contributing factor was the need to develop more details about how housing co-location for ACPS
employees might work. We recognize that building housing on school sites is out-of-the-box
thinking that could help address to a small degree both the City’s affordable/workforce housing
production shortage, as well as ACPS employee recruitment and retention. However, more
detailed non site-specific concepts need to be developed with more community education and
dialogue occurring before even getting to the stage of developing any site-specific brick and
mortar plans.

While our direction to staff takes affordable/workforce housing off the table for the MacArthur
site, the Monday, February 3rd 6:00 p.m. meeting at the MacArthur School will still be held to
answer questions, as well as to provide information on regional and city housing needs, housing
tools that the City has available, as well as information from other jurisdictions about how
schools and housing have been co-located.