

City of Alexandria, Virginia

Comprehensive Zoning for Housing and Housing for All Package

November 22, 2022

City Council Legislative Meeting



Comprehensive Zoning for Housing Package

Staff Recommendation



In 2023, bring forward for community discussion and City Council action a comprehensive package of zoning reforms to:

- Replace land use policies and regulations that further exclusion with ones that promote equity and inclusion, and address existing vestiges of exclusionary practices
- Materially increase the supply of committed affordable and market rate housing.

Proposed List of Comprehensive Zoning for Housing Initiatives



Housing for All Equity Component

Removal of Restrictive Language

Single Family Zoning & Single-Family Parking Regulations

Bonus Height Text Amendment

Residential Multi-family Zones

Opportunities for Expansion of Transit-Oriented Development

Industrial Zones

Coordinated Development Districts

Barriers to Office to Residential Conversions

Town House Zones

Historic Development Patterns

Housing for All Equity Component: Purpose and Elements



- To identify the impact of past discriminatory housing practices on quality-of-life factors today for populations of color and/or low income
- To identify how residual effects of past exclusionary housing provisions can be countered in new policies and through equity goals and metrics.
- Housing for All Elements
 - Common Message of Purpose and Intended Goals/Metrics
 - List of exclusionary housing policies and practices – federal and state
 - Alexandria Equity Emphasis Areas Map showing impacts today related to segregation policies
 - Oral Histories reflecting life during Jim Crow
 - African American Historical Communities Interactive Map
 - Restrictive Covenants Interactive Map

Anticipated Timeline FY 2023 – FY 2024



- Quarter 2 (FY 2023):
(Oct - Dec 2022) Preplanning Process and Data Gathering/Analysis Continues
- Quarter 3 (FY 2023):
(Jan - March 2023) Public Launch & Analysis Continues
- Quarter 4 (FY 2023):
(April – June 2022) Community Engagement – Review of Analysis & Findings
- Quarter 1 (FY 2024):
(July - Aug 2023) Update Analysis and Recommendations
- Quarter 2 (FY 2024):
(Sept - Oct 2023) Community Engagement for Updated Initiatives
- Quarter 2 (FY 2024):
(Nov-Dec 2023) Schedule Public Hearings

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Questions and Answers

