

**City's Zoning for Housing/Housing for All Webpage:** [Zoning for Housing/Housing for All | City of Alexandria, VA \(alexandriava.gov\)](#)

### **Purpose of Zoning for Housing/Housing for All**

**Zoning for Housing** is Alexandria's comprehensive proposal of zoning reforms with the goal of expanding housing production and affordability and addressing past and current barriers to equitable housing access. **Housing for All** is Alexandria's program to explore and understand the extent of past discriminatory housing policies and their continued impact, especially on people of color and/or low-income.

### **Exclusionary Zoning's Generational Impacts on Communities of Color and Low-income**

**Exclusionary Zoning Impacts on Communities of Color:** Residual impacts of past discriminatory zoning policies and practices have resulted nationwide in land use patterns today that still reflect segregated characteristics related to race and/or income and in many cases also reflect systematic neglect through non/poor-investment in infrastructure, housing, services, amenities and more.

**Metropolitan Washington Council of Government's Regional Recognition of the Issue:** Regional recognition of this issue and identification of tools to help correct it through expansion of housing production and affordability opportunities, including opportunities for dispersion:

- Equity Emphasis Areas definition: Equity Emphasis Areas have high concentrations of low-income individuals and/or traditionally disadvantaged racial and ethnic population groups. EEAs were originally developed by the Transportation Planning Board of the Metropolitan Washington Council of Governments to analyze potential **impacts of its long-range transportation plan** but will now be applied more broadly across disciplines, such as health, housing, and climate, as part of *Region United*, COG's Metropolitan Washington Planning Framework for 2030.
- Equity Emphasis Areas (EEAs) reveal such patterns – Alexandria's EEAs reflect 12 Census Tracts within the Alexandria border ne) that the Washington Metropolitan Council of Governments and the City of Alexandria has designated as Equity Emphasis Areas
- To access the EEA Map for Alexandria click to the [Housing for All](#) page of the [Zoning for Housing/Housing for All](#) webpage

- Equity Emphasis Areas coupled with the Regional Housing Initiative 2020-2030 (RHI) are supported by the City of Alexandria.
  - **City Council Resolution 2926 in support of the Regional Housing Initiative:** At its March 20, 2020 City Council Meeting, the City Council adopted Resolution 2926 in support of the Council of Governments Regional Housing Initiative (RHI) to expand housing production by 75,000 units between 2020 – 2030 above the estimated 245,000 units anticipated to be generated in the region during that period for a total of 320,000 units. Seventy five percent (75%) of the new units under the RHI should be near activity centers and for households of low and moderate incomes.
  - **Alexandria sets a RHI target:** Under City Council Resolution 2926, the City of Alexandria set a target of approximately 300 additional new units of housing opportunity during 2020-2030 above its estimated 800 units per year.

### **Alexandria's Overall Housing Needs and Status of Housing Master Plan Goals**

**Alexandria's Housing Needs:** Approximately 15,000 low- to moderate income Alexandria renter households (defined as households with incomes of up to \$75,000) are estimated to pay more than 30 percent of their income on housing in the City (ACS 2016-2020 5-Year Estimates). Approximately 7,200 of these households with incomes up to \$50,000 were acutely housing cost burdened defined as spending 50 percent or more of their income on rent and utilities (ACS 2016-2020 5-Year Estimates).

**Housing Master Plan Goals:** The 2014-2025 Housing Master Plan (HMP) outlines policies and strategies in terms of new construction, rehabilitation, preservation to help address the unmet demand for affordable housing through 2025 and established a goal of creating 2,000 units with new affordability through that period. The resulting programs are carried out by the City and in conjunction with private and non-profit housing partners to address housing needs within the City. As of March 2022, 1,476 units had been constructed or preserved, 106 units were under construction, and 1,042 new or preserved units were in the pipeline. With the completion of its pipeline units, the City will meet its HMP goal and begin to work toward achieving its RHI commitment.

### **Zoning for Housing**

**Zoning for Housing adds to the City's Affordable Housing toolbox:** Zoning for Housing creates another tool in the toolbox of housing policies, strategies and programs to meet with need particularly as the City also expands its efforts under its RHI targets.

**Importance of Zoning for Housing:** By addressing zoning barriers and creating new regulatory tools, under Zoning for Housing/Housing for All the City can add to opportunities for housing production, choice, affordability and dispersion.

**Progress to date under Zoning for Housing:** Three policies have been adopted to-date by the City of Alexandria

- **Accessory Dwelling Units:** Accessory dwelling units (ADUs), commonly referred to as “in-law apartments” or “granny flats”, are secondary, independent living units that typically have a separate kitchen, sleeping area and bathroom. ADUs can assume different forms including basement apartments, converted garages or new structures detached from a primary residence. Nearly 40 applications have been submitted since its inception.
- **Co-living:** Co-living living arrangements are known by many different names and forms, but generally offer individuals who are unrelated a private living space as well as access to communal areas like kitchen, bathrooms, and living spaces
- **Auxiliary Dwelling Units:** The text amendment to the Zoning Ordinance changes the name of “Accessory apartments” to “Auxiliary dwellings” and permits these units in the NR zone in addition to all commercial zones where they are currently permitted.

#### **What’s Next under Zoning for Housing**

- **Comprehensive Package of Zoning Initiatives – 2023:** To bring forth the remaining proposed zoning reforms as a Comprehensive Package of Zoning for Housing initiatives by the end of Calendar Year 2023.
- **List of Zoning Initiatives under the Comprehensive Package o Zoning for Housing reforms,:** Click here and scroll to the list - [Zoning for Housing/Housing for All | City of Alexandria, VA \(alexandriava.gov\)](https://alexandriava.gov/zoning-for-housing/housing-for-all)
- **Schedule for Comprehensive Package of Zoning Initiatives:** Click here and scroll to the Community Engagement section: [Zoning for Housing/Housing for All | City of Alexandria, VA \(alexandriava.gov\)](https://alexandriava.gov/zoning-for-housing/housing-for-all)

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