

METROPOLITAN WASHINGTON REGIONAL FAIR HOUSING PLAN

Regional and Local Goals for the City of Alexandria

June 2023



Metropolitan Washington
Council of Governments

Regional & Alexandria Goal 1

- 1. Increase the Supply of Housing that is Affordable to Families with Incomes at 60% AMI or below in the Region, Particularly in Areas that Have Historically Lacked Such Housing**

In addition to the regional goal above, the City of Alexandria is encouraged to explore, and implement, as feasible:

1. Prioritizing public land for affordable housing use including co-location of affordable housing with municipal uses and facilities.
2. Provide partial tax abatements for homeowners who rent their accessory dwelling units to low- and moderate-income tenants.

Regional & Alexandria Goal 2

2. Reform Zoning and Land Use Policies to Expand Access to Fair Housing Choice by Increasing the Development, Geographic Distribution, and Supply of Affordable Housing

In addition to the regional goal above, the City of Alexandria is encouraged to explore, and implement, as feasible:

1. In accordance with Virginia Code § 15.2-2304 on affordable dwelling unit ordinances in certain localities, adopt an ordinance to institute mandatory inclusionary zoning citywide, and provide an array of incentives such as density bonuses, special financing, expedited approval, fee waivers, and tax incentives.
2. Reduce the 20,000 square-foot minimum lot size in the R-20 zone or permit duplexes in this zone.

Regional Goals 3 & 4

- 3. Implement Preservation Policies Designed to Preserve Affordable Housing and Prevent Displacement with a Goal of No Net Loss of Existing Affordable Rental Units**
- 4. Increase the Number of Homeowners in the Region and Reduce Inequities and Discriminatory Practices that Limit Homeownership Opportunities by Members of Protected Classes**

Regional Goals 5, 6, & 7

- 5. Protect the Housing Rights of Individuals with Protected Characteristics**
- 6. Increase Community Integration and Reduce Housing Barriers for Persons with Disabilities**
- 7. Expand Access and Affordability of Public Transportation for Members of Protected Classes**