

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

