ORDINANCE NO. 4854

AN ORDINANCE to amend and reordain the Master Plan of the City of Alexandria, Virginia, by adopting and incorporating therein the amendment heretofore approved by city council to such master plan as Master Plan Amendment No. 2013-0005 to incorporate the Housing Master Plan Chapter into the Master Plan and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment.

WHEREAS, the City Council of the City of Alexandria finds and determines that:

1. In Master Plan Amendment No. 2013-0005, the Planning Commission, having found that the public necessity, convenience, general welfare and good zoning practice so require, recommended approval to the City Council on December 3, 2013 of an amendment to the Master Plan of the City of Alexandria to incorporate a new chapter titled Housing Master Plan, which recommendation was approved by the City Council at public hearing on December 14, 2013;

2. The said amendment has heretofore been approved by the planning commission and city council after full opportunity for comment and public hearing.

3. All requirements of law precedent to the adoption of this ordinance have been complied with; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the Master Plan of the City of Alexandria, be, and the same hereby is, amended by incorporating a new chapter of the master plan consisting of the document entitled "Revised Draft Housing Master Plan" dated November 2013, with the following amendments:

1. The following sentence will be added to the end of the first paragraph of the Introduction (page 2):

   To this end, the City has established a target of providing, preserving, or assisting 2,000 units from FY 2014 through FY 2025 through the implementation of the goals, strategies, and tools contained in this Housing Master Plan.

2. Goal 7 (page 94) will be amended to add the following language at the end of the goal description paragraph:

   Decreasing energy use in a property may also result in reduced cost/increased affordability for that property's residents.

3. Table 6-4 Implementation Matrix located on page 115 of the Housing Master Plan will be amended in the following manner:

a. The Maximum Public Land for Affordable Housing tool will be edited to read as Public Land for Affordable Housing and the implementation schedule for this tool will be amended from 4-6 years to 1-3 years.
b. The required action for Accessory Dwelling Unit Policy Phase I (New CDD Zones) will be amended to include Further Study.

4. Add a new page to the beginning of Appendix 7 which states:

This Appendix provides a number of tools that can be used to increase affordable housing within the City of Alexandria. Table A7-1 one provides the details on the timeframes in which these tools will be implemented and/or studied further. The last column of Table A7-1 shows the required action needed to implement the tool. Any tool that has an action indicating that a local policy, local ordinance, or further study is needed will need to go through a public process that further defines whether the tool is appropriate for the City and if it is, the manner in which it would be implemented. Staff would then propose a policy which Council may or may not choose to adopt.

The General Fund financial tools are intended to provide options for Council's consideration during the annual budget preparation process. No further staff action is anticipated other than through the budget process or as may otherwise be directed by the City Manager or City Council.

5. Appendix 7 will be amended to add a copy of Table 6-4 (as amended).

6. The following language will be added to the Accessory Dwelling Unit Policy Tool Sheet on page 182, replacing the first step under Action Steps for Phase I with:

Further study regarding a policy that would allow accessory dwelling units for townhomes in new CDDs, to include standards to ensure that they are integrated into the neighborhood in an attractive way.

7. The following text will be added to page 212 to clarify what funding sources make up the current resources identified in Table A9-2

The $5.5 million listed is Table A9-2 is an annual average of projected funds from federal, state, and local sources that are expected (but not guaranteed) to be available during the 12 year period. This includes increased Housing Trust Fund revenue from increasing development activity, a specific large loan repayment, and projected tax revenues from Beauregard area development that have been designated for affordable housing in that area. The actual revenues achieved from these sources, as well as from federal grants and City budget allocations, may vary from the projected amounts.

8. Appendix 9 will be removed.

Section 2. That the director of planning and zoning be, and hereby is, directed to record the foregoing master plan amendment as part of the Master Plan of the City of Alexandria, Virginia.

Section 3. That all provisions of the Master Plan of the City of Alexandria, Virginia, as may be inconsistent with the provisions of this ordinance be, and same hereby are, repealed.

Section 4. That the Master Plan of the City of Alexandria, as amended by this ordinance, be, and the same hereby is, reordained as the Master Plan of the City of Alexandria, Virginia.

Section 5. That the city clerk shall transmit a duly certified copy of this ordinance to the Clerk of the Circuit Court of the City of Alexandria, Virginia, and that the said Clerk of the Circuit Court shall file same among the court records.

Section 6. That this ordinance shall become effective upon the date and at the time of its final passage.

WILLIAM D. EUILLE
Mayor

Final Passage: January 25, 2014