

# A Regional Response to Housing

Zoning for Housing: Housing for All  
Accessibility. Affordability. Availability

City of Alexandria | March 21, 2023

Michelle Krockner

# A Regional Response to Shared Challenges Yields Better Outcomes

As a region, we have a history of addressing critical community and infrastructure needs that are beyond the ability of one jurisdiction to adequately address. These include:

- Transportation
- Climate Change
- Security and Public Safety

**This approach has resulted in regional benefits** that include:

- **greater collaboration and alignment of goals** among jurisdictions
- **pooled financial resources**
- **enhanced problem-solving** that has benefited the region.

# Housing is an issue that calls for regional solutions

The movement of people and jobs across the region calls upon all jurisdictions to be intentional about addressing unhousing needs.

Housing touches every aspect of community life including:

- family and neighborhood stability;
- employee recruitment and retention;
- coordinated land use & transportation planning that promotes sustainable development and better environmental outcomes;
- More vibrant, diverse and equitable communities;
- Economic growth and regional competitiveness.

# Metropolitan Washington Council of Governments Regional Housing Goals

- 2030 Regional Housing Goals = 374,000 (updated)
- Produce 25,000 new units annually
- Locate housing in designated activity centers/near transit
- 75% of annual production (18,750 units) should be affordable to low- and moderate-income households



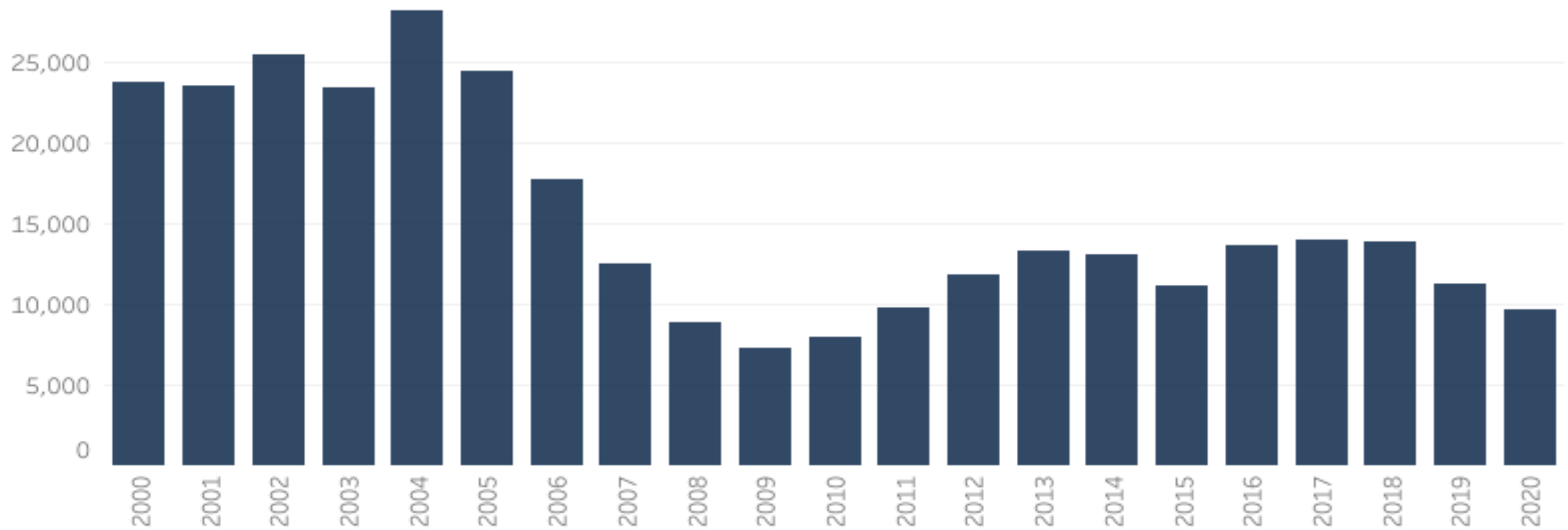
# Inadequate Housing Supply and Shrinking Affordability

## Annual building permits by structure type

Select structure type(s):  
All

Select CBSA:  
Washington-Arlington-Alexan..

*Annual building permits issued from 2000 to 2020*



Source: U.S. Census Bureau, Building Permits Survey.

# Regulatory and Financial Policy Matrix

Arlington County	City of Alexandria	Fairfax County	Loudoun County	Prince William Co
Affordable Housing Master Plan	Housing Master Plan	Communitywide Housing Strategic Plan	Unmet Housing Needs Strategic Plan	Pathway to 2040 Housing Chapter
Affordable Housing Ordinance (density bonus)	Sec.7-700 zoning ordinance (density bonus for affordable units)	Affordable Dwelling Unit Ordinance (density bonus)	Affordable Dwelling Unit Ordinance (density bonus)	
Public Land for Housing	Public Land for Housing	Public Land for Housing	Public Land for Housing	
Parking reductions	Parking reductions	(under consideration)	(under consideration)	
Affordable Housing Investment Fund	Housing Trust Fund	Aff Housing Dev & Investment Fund	Housing Trust Fund	
Housing Grants (local rental subsidies)	Rental subsidy program		\$12M ARPA funds	
				<a href="https://nvaha.org/housing-policy/">https://nvaha.org/housing-policy/</a>

# Do we have the right policy tools to achieve our goals?

**Outdated zoning policies** don't reflect the housing types and locations where people want to live

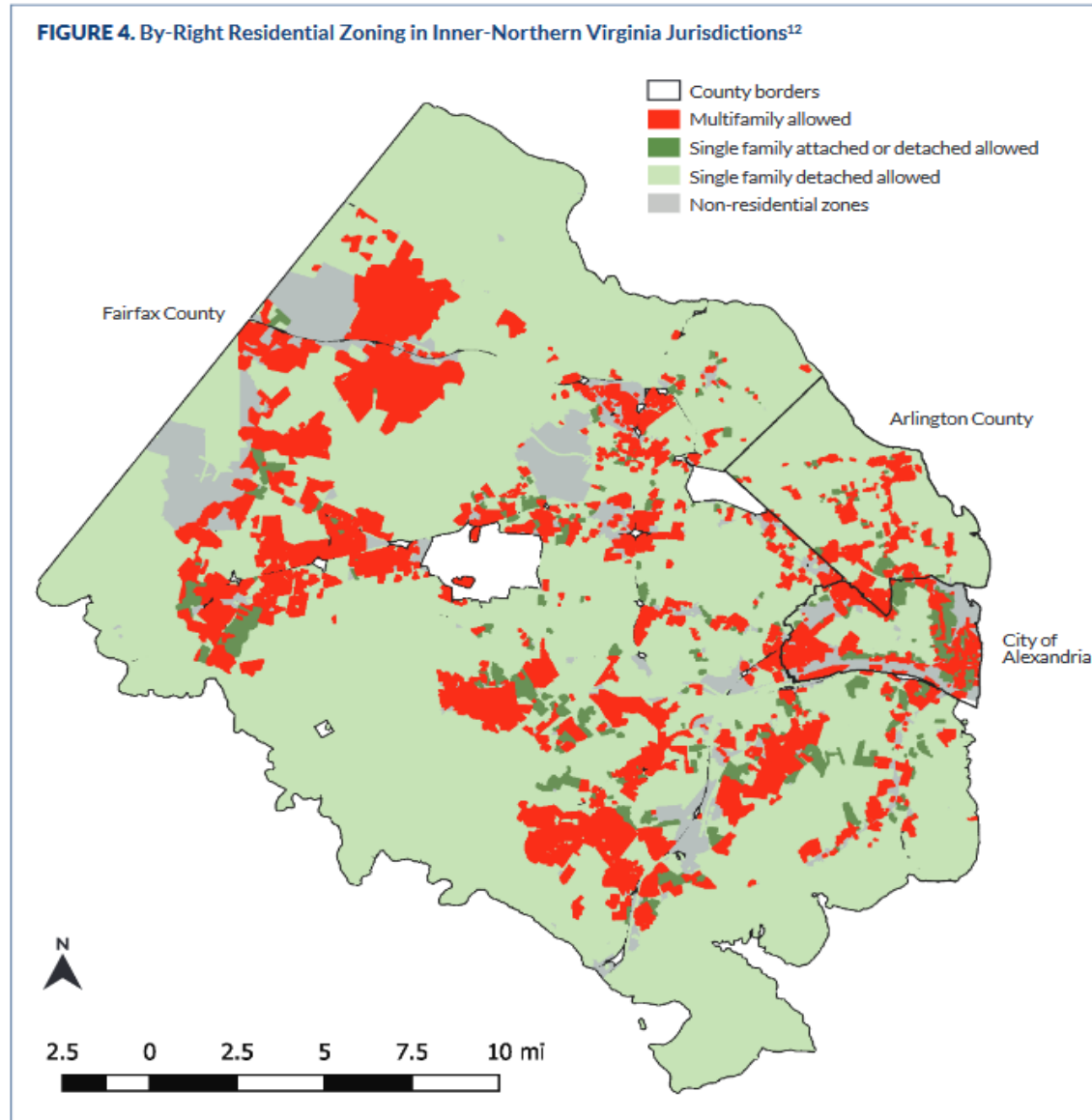
There is a predominance of single-family detached zoning in our communities that results in:

- maintaining the legacy of segregation in neighborhoods
- continuing economic and racial exclusion; limited access to quality neighborhoods
- contributes to housing shortage

HOAs hold **oversized influence** on residential land use decision-making

**More incentives** for for-profit developers to include affordable units

# Single Family Detached Zoning dominates NoVA's residential zoning patterns





# Best solutions to improve housing affordability

ACCORDING TO A RECENT SURVEY OF HOUSING EXPERTS AND ECONOMISTS

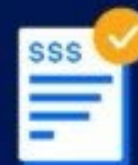
1. Reform zoning



2. Encourage local governments to ease approval of new affordable housing



3. Provide tax incentives for single & multifamily home construction or rehabilitation



4. Convert downtown commercial zones to mix residential and commercial



5. Relax setback, parking, design requirements in new construction



# What economists and housing experts are saying...

- **zoning reform** is one of the best ways to increase housing supply and make homes more affordable.
- local jurisdictions need to streamline and ease the approval process for new affordable housing.
- Have courageous community conversations that go beyond sensational housing headlines and find shared values to get to needed solutions. (your neighbor is not your enemy)
- Be intentional about including voices of those in our community who are usually not at the table.