

Goal 1: Housing Supply and Diversity

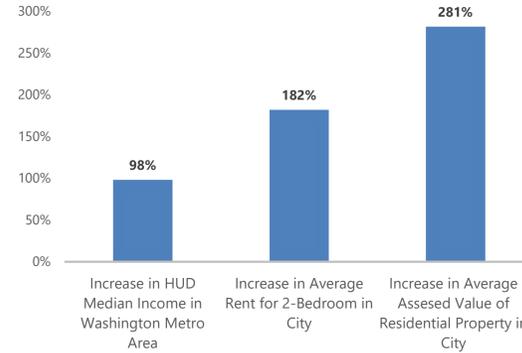
EXPAND the supply and diversity of housing options to enhance affordability and accessibility at all income levels, life stages, and abilities to meet the City's current and future needs.

Feedback

During the Housing 2040 process, we received a broad range of feedback on this topic. Major themes reflected the importance of:

- Supporting additional housing production to increase supply and exploring approaches to temper construction costs to help moderate increases in overall housing costs
- Providing adequate infrastructure, including schools, open space and tree canopy, flood prevention, and transportation, to support existing and future residents
- Encouraging a diversity of housing options and typologies to meet the needs of Alexandrians at different life stages, to expand opportunities for Alexandria workers to live closer to their jobs if they desire to, and to minimize of existing displacement

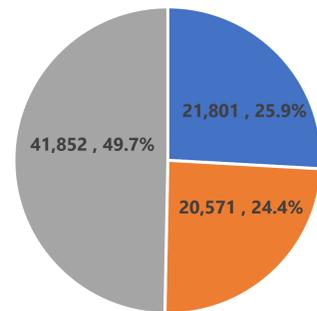
Housing Costs Relative to Incomes: 2000-2025 Change



Income growth has not kept pace with increases in housing costs; these trends most acutely impact low- to moderate-income income renters and first-time homebuyers, young adults, seniors, and persons with disabilities. *Source: HUD; City of Alexandria, 2000 & 2025*

2025 Housing Stock

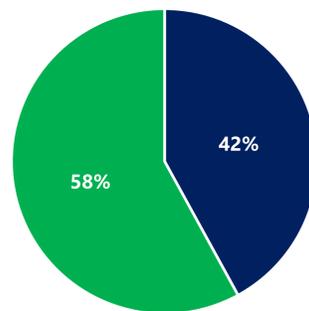
Housing Ownership: How housing is legally structured and assessed



■ Fee simple units ■ Condominium units ■ Rental units

Source: City of Alexandria, 2025

Housing Ownership: How housing is being used

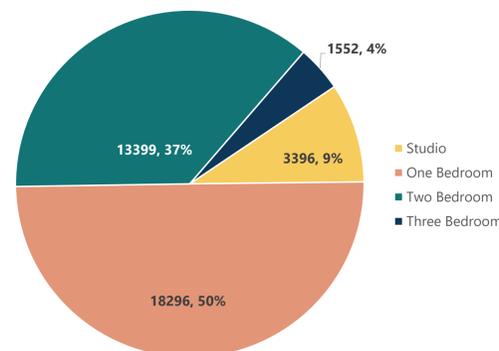


■ Owner occupied ■ Renter occupied

Source: ACS 5-Year Estimates, 2019-2023

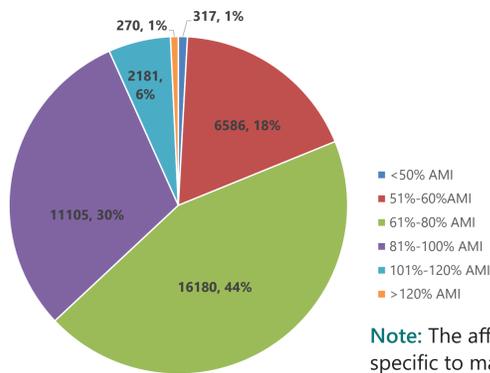
Note: 94 accessory dwelling units (ADUs) have received zoning approval between 2021 and 2025.

Market-Rate Rental Housing by Unit Type



Source: CoStar; City of Alexandria, Point-in-Time Analysis July 2025

Market-Rate Rental Housing by Level of Affordability



Note: The affordability analysis is specific to market-rate housing. It does not include committed affordable rental housing.

Recommendations and Strategies

Recommendation #1: Support and track development of new housing resulting from the City's small area plan and development review processes.

- **Strategy:** Continue to evaluate housing challenges and opportunities as part of new or updated Small Area Plans to address current and future neighborhood and city housing needs.
 - Maximize housing supply near Metrorail stations, Bus Rapid Transit transit stops, and high-frequency bus routes.
- **Strategy:** Continue implementation and evaluation of City initiatives that streamline the development review and permitting processes.
- **Strategy:** Ensure the development review process starts with all parties understanding how the application of policies and tools can be applied to maximize housing production.
 - Maintain and publish a consolidated checklist of applicable policies, housing tools, affordability requirements, and contribution guidelines for use by developers and land use counsel at project inception.
- **Strategy:** Explore opportunities to colocate housing, in particular affordable housing, with all public uses and private development in which the City is a financial participant.
- **Strategy:** Maximize the use of city-owned land, including remnant parcels, for affordable housing.
- **Strategy:** Support conversions of underutilized office and other commercial buildings to housing consistent with City priorities.
- **Strategy:** Continue to annually monitor and report on residential development activity.
 - Continue tracking Alexandria's progress toward regional housing production targets, including those established by the Metropolitan Washington Council of Governments 2019 Regional Housing Initiative.

Also see Goal 7 Recommendation 1d.

Recommendation #2: Strengthen and expand policies, procedures, and regulatory tools, and pursue options for enhanced legislative authority to maximize housing affordability through the development process.

- **Strategy:** Regularly evaluate and update the Affordable Housing Contribution Policies and Procedures, including the City's contribution methodology and rates, to align with best practices and market dynamics.
- **Strategy:** Pursue legislative authority for mandatory monetary housing contributions associated with development.
- **Strategy:** Complete feasibility study for inclusionary zoning and pursue legislative authority that would enable the City to adopt an inclusionary zoning, when appropriate.
- **Strategy:** Update and modernize Zoning Ordinance Section 7-700 to address emerging and evolving land use trends, including senior housing typologies, and to enable greater flexibility in implementation, including deeper levels of affordability.

Recommendation #3: Encourage the development of a range of housing typologies to enhance housing diversity and housing at a variety of price points across the city's neighborhoods.

- **Strategy:** Continue the implementation of Zoning for Housing recommendations, including provisions that facilitate more moderately-priced housing types across the city.
- **Strategy:** Encourage development of alternative housing designs and typologies (for example, accessory dwelling units, microunits, co-living, and dorm-style housing) and a range of unit sizes, including family-sized units.
- **Strategy:** Review and revise mixed-use zoning districts, as needed, to ensure that multi-unit residential development is supported.

Recommendation #4: Explore opportunities to lower housing production costs.

- **Strategy:** Work with the development community to explore construction models, including alternative techniques, methods, and materials, and innovative technologies to help lower material and labor costs.
- **Strategy:** Continue to monitor car ownership across all housing types to ensure parking requirements are right-sized and do not constrain housing production or inflate construction costs.

Recommendation #5: Promote workforce development in industries related to the development and operation of housing.

- **Strategy:** Support workforce development programs through the City's Workforce Development Center and partners such as the Northern Virginia Community College (NVCC) and business incubator and apprenticeship programs that provide skills and training in the building trades (for example, plumbing, HVAC, welding, carpentry, mechanical and electrical engineering, and construction management) and residential property management, maintenance, and operations.
- **Strategy:** Connect property owners and housing developers with workforce development programs to address labor shortages and facilitate training and job opportunities.