



Department of
**PLANNING &
ZONING**

Tax-Exempt Affordable Housing (“Yes In God’s Back Yard” Projects) and Administrative Site Plan Proposed Zoning Text Amendment

Alexandria Housing Affordability Advisory Committee

September 3, 2026

Agenda



1. General YIGBY Overview and Purpose
2. Map of Real Property Tax Exempt Properties
3. YIGBY Zoning Allowances
4. Administrative Site Plan Process
5. Staff Recommended Additional Provisions for Administrative Approvals
6. Administrative Site Plan Impact Analysis
7. Community Engagement + Schedule
8. Additional Materials

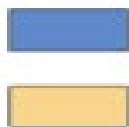
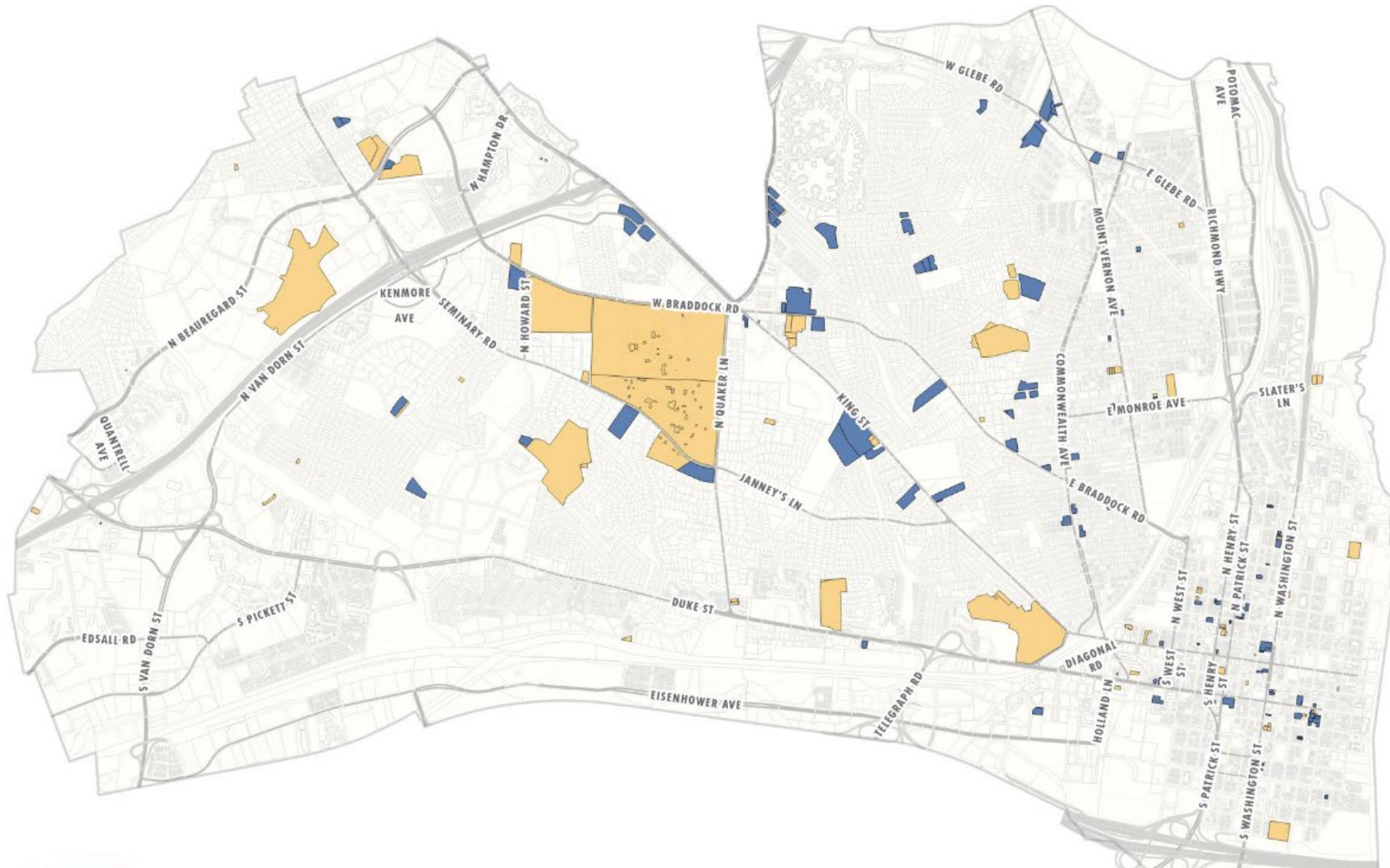


General YIGBY* Overview and Purpose

- Effective January 1, 2027 through January 1, 2031 (VA state mandate)
- New streamlined administrative approval pathway for certain affordable housing projects
- Zoning allowances and administrative site plan process with timeline required through state legislation
- Applies to tax-exempt properties owned by religious and non-profit organizations for at least 5 years
- 60% of units must be committed affordable for 30 years to renters up to 80% AMI and purchasers up to 120% AMI



Real Property Tax-Exempt Properties (illustrative)



Religious Organizations

Other Tax-Exempt Properties (excl. ARHA and government properties)



YIGBY Zoning Allowances

- **Height** - 45 feet, or the height of the tallest existing building within 500 feet, whichever is greater
- **Density** - 20 units per acre, or the most intensive existing residential unit density within 500 feet of the property line of the proposed project, whichever is greater
- **Setbacks** - 10 feet or the smallest setback allowed for any existing property within 500 feet, whichever is less
- **Nonresidential uses** – up to 30% permitted for coffee shops, worship space, etc...
- **Parking** – no more than one space per residential unit, or fewest required by ZO
- **Open Space** – 25% (*staff is recommending adding pending legal review*)



Administrative Site Plan Process

- State mandate to create administrative site plan process
- Administrative approval of site plans – no public hearings
- Accelerated staff review timeframes (40/30/14 days) for each complete submission in a combined Preliminary and Final Site Plan review
- No noticing or outreach requirements defined in state legislation
- Staff is considering City-initiated noticing standard
- Historic, Environmental, Siting & Archaeological Review Standards
- Approval period of validity for five years



Staff Recommended Additional Provisions for Administrative Approvals

- Streamline smaller projects that meet all Z.O. requirements, separate from YIGBY legislation
- No site plan required for 4 or fewer units (currently 2 or fewer)
 - Grading plan still required for disturbance over 2,500 SF
- Other projects available for Administrative Site Plan
 - Up to 10 dwelling units
 - Up to 30,000 sf non-residential floor area
- Must meet zone requirements – no modifications nor special use permits



Administrative Site Plan Impact Analysis

16 DSPs approved, or under review, since 2021

- **4 would become administrative approvals**
 - 4 - non-residential projects would qualify
 - 0 - residential projects would qualify
- **2 - Relief provided by prior ZTA and no DSP required**
- **10 would still require DSP approval at a public hearing**
 - 1 - Conflict with original approval condition
 - 1 - Exceeding square footage (City Hall)
 - 8 - Required modifications (5 residential, 3 non-residential)



Community Engagement + Schedule

- September:
 - Community engagement: Planning Commission, Alexandria Housing Affordability Advisory Committee and Commercial Real Estate Development Association (formerly NAIOP)
 - Refine zoning text amendments based on feedback + further research
- November:
 - Planning Commission and City Council hearings



Additional Materials

- Affordable Housing by Religious Organizations and other Tax-Exempt Properties

<https://law.lis.virginia.gov/vacode/15.2-2288.9/>

- Administrative Site Plan Process (applicable sections)

Sections 15.2-2258 through 15.2-2261

<https://law.lis.virginia.gov/vacode/title15.2/chapter22/#article6/>