

**ZONING FOR HOUSING/HOUSING FOR ALL  
SPRING COMMUNITY MEETING #1  
WILLIAM RAMSAY RECREATION CENTER  
TUESDAY, APRIL 18, 2023  
6-8:00 PM**

**OPENING REMARKS  
NANCY J. WILLIAMS  
ASSISTANT DIRECTOR, DEPARTMENT OF PLANNING & ZONING**

GOOD EVENING. MY NAME IS NANCY WILLIAMS, AND I AM THE DEPARTMENT'S COORDINATOR FOR THE COMPREHENSIVE PACKAGE OF ZONING FOR HOUSING/HOUSING FOR ALL INITIATIVES.

I JOIN KARL IN WELCOMING THOSE WHO ARE HERE IN-PERSON AND THOSE WHO ARE ONLINE FOR THE FIRST OF THREE 2023 SPRING COMMUNITY MEETINGS.

IT IS IMPORTANT THAT WE START BY REINFORCING THAT THE CITY HAS POSTED IMPORTANT BACKGROUND DATA AND MATERIALS ONLINE RELATIVE TO ZONING FOR HOUSING AND HOUSING FOR ALL. EVEN THOUGH MOST OF THE INFORMATION HAS BEEN REVIEWED IN PREVIOUS PUBLIC VENUES, IT HAS BEEN PLACED ONLINE TO ENSURE THAT EVERYONE HAS ACCESS TO CLARIFYING INFORMATION TO FACILITATE STRONG AND PRODUCTIVE COMMUNITY DIAGLOGUES AS THE COMMUNITY ENGAGEMENT PROCESS OCCURS.

SUCH INFORMATION CONTAINS:

**GENERAL BACKGROUND INFORMATION CAN BE FOUND UNDER THE ZONING FOR HOUSING/HOUSING FOR ALL WEBPAGE – [WWW.ALEXANDRIAVA.GOV](http://WWW.ALEXANDRIAVA.GOV)**

- I. A HISTORY OF ZONING FOR HOUSING/HOUSING FOR ALL – THE HISTORY OF THIS PROJECT DATES BACK TO 2020. USING THE ZONING FOR HOUSING/HOUSING FOR ALL WEBPAGE LINK, SCROLL TO “PREVIOUS COMMUNITY MEETING MATERIALS” AND CLICK UNDER INITIATIVES ADOPTED BETWEEN 2020-2022, WITH COMMUNITY OUTREACH; YOU WILL SEE A LIST A PROPOSALS, LIKE THE ONES IN THE CURRENT PACKAGE, BUT, YOU WILL ALSO SEE THOSE PROPOSALS WHICH HAVE BEEN ADOPTED SINCE 2020, INCLUDING:**
  - a. [ACCESSORY DWELLING UNITS POLICY/PROGRAM](#) – 2021;
  - b. [CO-LIVING POLICY/PROGRAM](#) – 2022; AND
  - c. [AUXILIARY DWELLING UNIT POLICY PROGRAM](#) - 2022
- II. PURPOSE STATEMENTS FOR ZONING FOR HOUSING AND HOUSING FOR ALL**
- III. DOCUMENTED HOUSING NEED DATA – A [4/20/2023 PPT](#) BY THE OFFICE OF HOUSING – AGAIN, USING THE ZONING FOR HOUSING/HOUSING FOR ALL WEBPAGE, CLICK UNDER “HOUSING COSTS AND NEED IN ALEXANDRIA.” SUBSTANTIATED DATA ON HOUSING NEED IN**

ALEXANDRIA IS PROVIDED. ALSO, IN THAT INFORMATION, YOU WILL SEE:

- a. A DEFINITION OF AFFORDABLE HOUSING
- b. ALEXANDRIA'S MEDIAN RENTS/MEDIAN PRICES
- c. ALEXANDRIAN WAGES/SALARIES
- d. MORE

**IV. PROPOSED ZONING FOR HOUSING INITIATIVES** – SCROLL DOWN TO “PROPOSED ZONING FOR HOUSING INITIATIVES”

- a. YOU WILL SEE EACH INITIATIVE UNDER THE CURRENT PACKAGE OF ZONING REFORMS WITH THE PURPOSE/METHODOLOGY/EQUITY STATEMENT FOR EACH

**V. HOUSING FOR ALL (EQUITY COMPONENT) REFERENCE MATERIALS**

- a. MCGUIRE WOODS DOCUMENTATION ON VA'S PAST SEGREGATION LAWS/POLICIES;
- b. A LOCAL TIMELINE OF HOUSING POLICIES/LAWS/AGREEMENTS WHICH DISCRIMINATED AGAINST PERSONS OR COLOR;
- c. A RESTRICTIVE COVENANT AND ZONING RESEARCH DOCUMENT;
- d. A MAP OF EQUITY EMPHASIS AREAS SHOWING CENSUS TRACTS WITH DATA REPRESENTING HIGHER THAN REGIONAL AVERAGE STATISTICS OF LOW-INCOME, RACIAL POPULATIONS, OR BOTH AND/OR DISPARITIES OF INFRASTRUCTURE – PHYSICAL AND ENVIRONMENTAL.

**VI. ALL PRESENTATIONS FROM 4.20 AND 4.21 KICK-OFF EVENT**

**VII. COMMENT BOARD**

**VIII. UPCOMING - PLANNED AUGMENTATION OF WEBSITE MATERIAL**

- a. INITIATIVES – RESEARCHED FACTS REGARDING INITIATIVES
  - i. DEFINITIONS
    - 1. AFFORDABILITY (SEE WEBSITE)
    - 2. MISSING MIDDLE TYPOLOGIES VIS A VIS MULTI-FAMILY HOUSING
  - ii. MAPPING TOOLS
    - 1. BONUS HEIGHT
    - 2. COORDINATED DEVELOPMENT DISTRICTS
    - 3. SINGLE FAMILY
    - 4. MULTIFAMILY DEVELOPMENTS
  - iii. OTHER DATA AND ANALYSIS

**IX. FUTURE OUTREACH**

- a. SPRING MEETINGS
- b. PROPOSED SURVEY
- c. FALL MEETINGS
- d. COMMUNITY BOARD ONGOING