

City of Alexandria, Virginia

PRO Housing Grant

Pathways to Removing Obstacles to Housing Grant



October 5, 2023

Background



- For communities that want to identify and remove barriers to affordable housing production and preservation
- \$85 million total
- Grants from \$1 million - \$10 million
- 20 awards expected nationally
- Due October 30
- Requires public comment period and public hearing

Background



- City's submission will be part of an application by Metropolitan Washington Council of Governments (COG)
- Other participating jurisdictions are Arlington, Fairfax, Loudoun, Prince William, Montgomery, Gaithersburg, Prince George's, and DC
- Total funding (approx. \$5 million) would be applied to both regional and local projects
- Project ideas for the City were selected from Alexandria-specific recommendations of the Regional Fair Housing Plan (to be undertaken as part of Housing Master Plan Update/HMPU) and Zoning for Housing – Housing for All (Phase II)
- City will provide leverage in the form of staff time and FY 2024 budget for HMPU

Regional Proposals



- Pilot program providing forgivable loans to homeowners under 100% AMI who build and rent accessory dwelling units (ADUs) to income-eligible households at 60% AMI
- Enhance the Housing Indicator Tool (used by HAND to track jurisdictions' progress in developing/preserving affordable units) by adding online calculators that predict the number of units that would be generated by specific zoning changes
- Create a regional affordable housing application portal which includes affordable ADUs
- Support equitable transit-oriented development along the Purple Line

Alexandria Proposals- Regional Fair Housing Plan



- Technical Assistance for the colocation of a school and affordable housing in Potomac Yard
- Survey of tools and incentives to expand committed affordability to ADUs
- Update the Inclusionary Zoning Feasibility Study
- Community charette and creation of a pattern book of housing typologies to increase housing supply in single-family neighborhoods

Alexandria Proposals- Zoning for Housing/Housing for All



- Build on the work of current Zoning for Housing proposals:
 - Formulate possible zoning changes to allow a return to historic development patterns that foster development of small multifamily buildings
 - Investigate possible zoning changes that would standardize townhouse requirements and allow for more by-right townhouse construction
 - Study possible zoning changes to allow more units on single lots throughout the city
- Explore policies that would rectify inequities and develop metrics to measure the effect of these policies

Public Comment



- Full draft application available October 9
- Comments will be accepted on COG's website at: mwcog.org
- Comment period ends October 24
- Public hearing will be held at 6:30pm on October 23 via DC's Public Insight portal <https://publicinput.com/f8441>