



SFH Zoning accounts for only 11% of housing stock and most of the city's tree canopy

Did You Know:

- On November 28, 2023, City Council will vote on 9 zoning initiatives and 41 text amendments after only 6 weeks for public review
- Alexandria represents 2% of the region's population and less than 1% of the land area. Alexandria is too small to solve the regional issue of housing affordability.
- Most localities in the DMV area have rejected unchecked density policies like "Zoning for Housing" and Arlington's upzoning
- Alexandria has a shortage of single-family detached homes – only 11.6% of all housing units – one of the lowest percentages in the US
- Single Family Housing zones occupy only 23% of Alexandria's land mass, compared to 73% in Arlington Co.

Join us in the Coalition for a Livable Alexandria!

We're a non-profit, non-partisan, grassroots group of Alexandria residents who want the City to:

1. Slow down the timeline for "Zoning for Housing"
2. Address the pieces of this proposal one by one
3. Listen to the residents and act in their best interest

Key Event Dates:

- Nov 1, 2023, 7:00 PM
Planning Commission Special Zoning Hearing
- Nov 6, 2023, 7:00 PM
Planning Commission Vote on "Zoning for Housing"
- Nov 14, 2023, 7:00 PM
City Council Legislative Meeting
- Nov 18, 2023, 9:30 AM
City Council Public Hearing
- November 28, 2023, 7:00 PM
City Council Final Vote on "Zoning for Housing"

Learn more, donate, and join us at:

LivableAlexandria.org

**OPPOSE
THE CITY'S
"ZONING FOR
HOUSING"
PROPOSALS**

"Zoning For Housing" will radically change Alexandria's Zoning Code

- Massive overdevelopment
- Higher housing costs
- Loss of your legal rights to challenge development projects
- Giveaways to developers and other economic interests
- Inadequate and shifting justifications from the City

"Zoning for Housing" is wrong for Alexandria's residents!

The Coalition for a Livable Alexandria, Inc.

“Zoning For Housing” will:

- Make day-to-day life here much harder!
- Add many expensive apartments but little affordable housing
- Lead to the tear down of many smaller, more affordable townhouses and detached houses



- Displace longtime residents and lead to gentrification
- Reduce homeownership and starter-home availability
- Increase housing costs and tax assessments for residents
- Overload already inadequate schools, city services, and infrastructure
- Reduce tree canopy and open space
- Create windfall profits for developers and land speculators

What’s not disclosed:

- We are the 6th most diverse mid-size city in America
- Alexandria is the densest city in Virginia and ranks 13th out of the top 200 cities in the US
- The City seeks to add 80-100,000 residents and 45,000 housing units by 2050. This 50% growth rate will overwhelm our infrastructure, schools, public safety and other city operations, while creating traffic gridlock.
- Cities such as Minneapolis and Chicago experienced increased housing costs after upzoning
- Alexandria’s recent growth has not paid for itself – property taxes have increased at twice the rate of inflation
- Over 11,000 apartments were built from 2012-2022, yet housing is more expensive than ever



Roof decks may be nice, but we shouldn’t let the city count them as “open space”

Members of the Planning Commission want even more radical changes!

“The city should consider more radical steps like eliminating floor area ratios (FAR) or parking considerations when it comes to building approval. As we talk about more ways to make it cheaper, easier, and faster to do housing development, it seems to me that taking us out of the process of deciding how much parking is necessary is a real good idea, if only because it makes it less annoying for everyone developing it.”

Melissa McMahon
Vice Chair, Planning Commission
October 3, 2023



LivableAlexandria.org

