ORDINANCE NO. 5591

AN ORDINANCE to amend and reordain Section 3-1406 (FLOOR AREA RATIO) of Article III (RESIDENTIAL ZONE REGULATIONS) to make the RMF/Residential multi-unit zone comply with updated Virginia Housing Development Authority lending policies related to long-term affordability, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2025-00004.

WHEREAS, the City Council finds and determines that:

1. In Text Amendment No. 2025-00004, the Planning Commission, having found that the public necessity, convenience, general welfare and good zoning practice so require, recommended approval to the City Council on May 6, 2025 of a text amendment to the Zoning Ordinance to amend the RMF zone regulations to comply with updated Virginia Housing Development Authority lending policies related to long-term affordability, which recommendation was approved by the City Council at public hearing on May 17, 2025;

2. The City Council in adopting this ordinance expressly adopts, ratifies, affirms and concurs in the finding and action of the Planning Commission above stated;

3. All requirements of law precedent to the adoption of this ordinance have been complied with; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Section 3-1406(B) of the Zoning Ordinance be, and the same hereby is, amended by inserting new language shown in underline, as follows:

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(4) If the Virginia Housing Development Authority or successor is the first lienholder of the permanent loan and if there is a foreclosure by the Virginia Housing Development Authority and it is the successful bidder and becomes the successor in interest, then the committed affordable housing units required may be reduced to no less than 20 percent of the originally approved units at 60 percent of the area median income for the Washington D.C. Metropolitan Statistical Area. Under no other circumstances will a reduction in the committed affordable units be allowed or considered.

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Section 2. That the director of planning and zoning be, and hereby is, directed to record the foregoing text amendment.

Section 3. That Section 3-1406(B), as amended pursuant to Section 1 of this ordinance, be, and the same hereby is, reordained as part of the City of Alexandria Zoning Ordinance.

Section 4. That this ordinance shall become effective on the date and at the time of its final passage, and shall apply to all applications for land use, land development or subdivision approval provided for under the City of Alexandria Zoning Ordinance which may be filed after such date, and shall apply to all other facts and circumstances subject to the provisions of the City of Alexandria Zoning Ordinance, except as may be provided in Article XII of the Zoning Ordinance.

ALYIA GASKINS
Mayor

ATTEST:

Gloria A. Sitton, CMC City Clerk

Approved as to Form:

Cheran Cordell Ivery City Attorney

Final Passage: June 14, 2025