



WELCOME! PLEASE, CHECK OUT THE



CO-LIVING PROPOSAL

GOALS OF THE PROJECT



PRESERVE AND ENHANCE SUPPLY
OF MARKET AFFORDABLE UNITS



EQUITY - PROVIDE GREATER
HOUSING CHOICE FOR
ALL PEOPLE

10,000+
HOUSEHOLDS

IN ALEXANDRIA WITH INCOMES
UP TO \$50,000 SPEND TOO
MUCH ON HOUSING (IE. MORE
THAN 30 PERCENT OF THEIR
GROSS INCOME)

FAQS

WHAT IS CO-LIVING?

CO-LIVING IS A RESIDENTIAL USE WHICH OFFERS TENANTS A PRIVATE BEDROOM AS WELL AS ACCESS TO SHARED SPACES LIKE KITCHENS, BATHROOMS, AND LIVING ROOMS. NO PRIVATE COOKING FACILITIES ARE ALLOWED IN AN INDIVIDUAL SUITE/BEDROOM.

WILL THESE CHANGES APPLY TO RESIDENCES WHERE SPECIAL TREATMENT OR CARE IS BEING PROVIDED?

NO, CO-LIVING IS INTENDED FOR INDEPENDENT LIVING. RESIDENCES WHERE TREATMENT OR CARE IS BEING PROVIDED ARE CONSIDERED "CONGREGATE HOUSING FACILITIES" WHICH ARE A SEPERATE USE AND WILL BE UNAFFECTED BY THE PROPOSED CO-LIVING TEXT AMENDMENT.

WILL THESE CHANGES ALLOW CO-LIVING IN SINGLE-FAMILY OR TWO-FAMILY NEIGHBORHOODS?

NO, CO-LIVING IS NOT BEING RECOMENDED IN SINGLE-FAMILY AND TWO-FAMILY ZONES AT THIS TIME.

WILL THIS PROPOSAL PLACE ADDITIONAL LIMITATIONS ON MY ABILITY TO RENT OUT A SPARE BEDROOM IN A SINGLE-FAMILY OR TWO-FAMILY NEIGHBORHOOD?

NO, SINGLE-FAMILY OR TWO-FAMILY ZONES HOUSES ARE CURRENTLY PERMITTED TO HAVE UP TO 4 UNRELATED ADULTS LIVING TOGETHER UNDER THE DEFINITION OF FAMILY. THIS WILL NOT BE IMPACTED BY THE PROPOSED CHANGES. NO ADDITIONAL REVIEW BEYOND WHAT IS CURRENTLY REQUIRED WILL APPLY.

Proposed Definitions for Co-living in Alexandria

Initial Recommendations:

Allow up to two co-living units in **ALL** multifamily, high/medium density residential, mixed-use, commercial, and office zones with an administrative Special Use Permit.

More than two co-living units or proposals in townhouse zones require a full-hearing Special Use Permit (review by Planning Commission & City Council).

**No Changes to
Single-Family, Two-family
& Townhouse Zones**

Co-living – A residential use that offers tenants a private bedroom suite and access to communal areas like kitchen and living spaces. The shared living space provided must be for exclusive use by tenants within the co-living unit.

Co-living unit - A portion of a building containing 6 or fewer housing suites. The total number of residents within each unit may not exceed 8 people.

Suite, housing - A private living space rented to a tenant within a co-living unit. A suite must include a bedroom but may include a private bathroom. No more than two people may reside in a single suite. Cooking facilities may not be provided within a suite/bedroom.

List of Admin. SUP Conditions:

Proposals reviewed by City Staff for the following

- Number of Units Proposed
(less than 2 co-living units)
- Parking Requirements
(1 parking space per 4 suites/bedrooms)
- Owner Occupancy or Designated Manager
- Advertising/Signs
(Limited to residential sign standards)
- Written Notice Sent to Adjacent Property Owners
- Length of Rental Agreements
(longer than 30-days)

Under the current proposal, if the project meets all of the conditions listed above, then approval for the co-living project will be granted.

Updated Project Timeline:

Community Feedback (April - August)
Planning Commission (September)
City Council (October)

Contact Us:

Alexa Powell, Urban Planner
alexapowell@alexandriava.gov

Published: 4/28/2021

