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6-13-26
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African Communities Together (ACT) Comments re. Housing 2040 Plan Draft

Dear Mayor Gaskins and Councilmembers,

Please accept this statement from African Communities Together (ACT) regarding the current Draft Housing 2040 Plan that was released on May 22, 2026. ACT is a national nonprofit dedicated to empowering African immigrants in the U.S. to fight for the issues that matter to them, including access to safe, affordable, and dignified housing; which is why we would like to submit this statement to reflect some of the housing needs of our community.

We would like to thank the Office of Housing for all the work done to develop a comprehensive and inclusive Plan, and for opening the doors for robust community engagement throughout this process. We are excited to see an included strategy of publicly tracking and reporting code violations, eviction filings, and tenant complaints, and thank the City for its commitment to holding landlords accountable. However, we believe some of the recommendations and strategies could go a bit further. We ask the City to incorporate the following feedback into the Plan.

- The Plan currently includes strategies to increase the supply of affordable housing. While building more affordable housing is a necessary step, renters also need more immediate solutions to keep them housed while housing is developed; and there is a significant need for more immediate assistance for utility bills and fees (such as parking) that make housing costs increasingly unaffordable. The Plan should take a stronger stance on enhancing rental assistance programs for everyone; including groups who are excluded from accessing other assistance programs (ex: the immigrant community).
- We support the recommendations provided by Tenants and Workers United (TWU), and believe more intentional strategies should be implemented to provide more deeply affordable housing for households with income levels at or below 40% AMI.

Thank you for your attention to this, and we look forward to continuing to work with the City of Alexandria to ensure safe, dignified, and affordable housing for all.

Kind regards,

/s/ Sosseh Prom

Sosseh Prom, Esq.

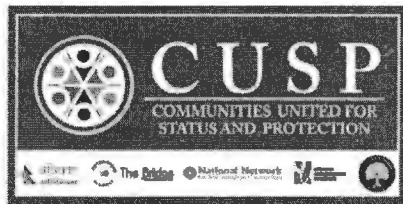
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[EXTERNAL]Subject: Opposing SUP #2026-00013

From Patrick Welsh <patrwelsh@gmail.com>**Date** Fri 6/12/2026 1:36 PM**To** CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>

You don't often get email from patrwelsh@gmail.com. [Learn why this is important](#)

From: Patrick Welsh, East Alexandria Ave.

Having to argue against this SUP for a third time, reminds me of what NY Yankees legend Yogi Berra said in 1959 after Mickey Mantle and Roger Maris hit back-to-home runs for a third time, "It's Deja vu all over again," exclaimed Yogi.

That the petitioner has been granted a third crack at trying to squeeze a house into what are virtually the back yards of several of my neighbors is astonishing - especially when his house will simply enrich him and do nothing to alleviate the very real problems of affordable and public housing in Alexandria.

I'm not going to get into the weeds of the arguments, because I know you've heard them all and that right now you have it in your power to put an end to this SUP.

I respectfully ask you to do so .

Patrick Welsh
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PACKET SUPPORTING TESTIMONY REGARDING THE 2040 HOUSING PLAN

To: City Council Members

From: Elliott Waters

Date Submitted to City Clerk: 06/12/2026

18
6-13-26

Good morning/afternoon. My name is Elliott Waters, I live on the West End and I am here to plea for enhancements to the 2040 Housing Plan in five areas:

1. First: use the SMARTIE framework developed by The Management Center throughout the Housing Plan which expands on the traditional SMART model by adding two critical elements to help set specific, measurable, achievable, relevant and timely goals, objectives and tasks that meet inclusive and equitable expectations.

2. Next add the following objectives:

- a. **Under Goal 1 (Housing Supply and Diversity):** Strengthen affordable workforce housing protections at 50-60% AMI by a date certain

Why it fits/rationale: This objective targets Alexandria's workforce (teachers, bus drivers, medical assistants) and prioritizes expanding housing options across all life stages and economic brackets. Additionally, it bridges into the City's official target metrics for Goal 4 (Affordable Rental Housing) specifically focusing on City funding and developer "set-aside" initiatives toward the 60% AMI threshold and below to safeguard essential workforce groups housing accessibility.

- b. **Under Goal 3 (Landlord-Tenant Rights and Protections):** Prohibit inhumane evictions and by a date certain and add fully funded right-to-counsel to residents needing specific humanitarian help to avoid eviction.

Why it fits/rationale: This objective is entirely dedicated to expanding tenant protections, supporting tenant organizing rights, preventing displacement, and mitigating housing instability. Implementing strict anti-eviction rules and guaranteeing local, free legal defense for lower-income tenants facing eviction is a central policy strategy under this goal. By keeping people housed, it simultaneously fulfills Goal 2's (Affordable Housing Preservation) intent to preserve the affordability and livability of existing committed and market-rate housing to prevent resident displacement.

- c. **Under Goal 4 (Affordable Rental Housing):** Increase achievable housing production and relevant subsidies for low-income workers and seniors in partnership with local housing heroes (stakeholders/developers/landlords and tenants) by a date certain.

Why it fits/rationale: This objective focuses heavily on dedicating investments to the creation of new committed affordable rental spaces specifically for households earning at or below 60% of the Area Median Income (AMI) and using local City subsidies to secure housing for lower-wage service workers who fall directly under this production framework. Including seniors' bridges this into Goal 7 (Housing for Seniors and Persons with Disabilities) which ensures older residents can affordably live and age in place within their community.

3. Add a humanitarian remediation goal (#11) expressly developed to correct the legal and moral harmful effects of past sanctioned housing policies and practices known as disparate impact in effect during the 1930s-1960s that favored one group of residents over another for reasons deemed inhumane violating the spirit and intent of just, legal and moral laws written on paper but sadly not on a plurality of courageous residents hearts and minds. The goal reads:

"By December 2030, our whole City Team [self-identifying as Titans United] will raise and spend funds to equip an appropriate number of families of color who were misled (legally and morally causing them to suffer loss of their property of record and pain in being denied the right to buy or rent their home of choice in Alexandria during the 1930s-60s) enabling them to purchase, repurchase, repair, enhance and keep their home or obtain affordable housing thereby correcting mistakes of the past in order to feel more at home in present day Alexandria (details to follow).

Definitions: A neighborhood is a distinct, geographically bound physical space, such as a subdivision or city block. A community, however, is a social unit defined by relationships, shared interests, or identity. They differ because a neighborhood is about **where you live**, while a community is about **who you connect with**.

Source: University of Chicago Theories of Urban Growth.

1. Nine Neighborhoods in Alexandria according to Planning and Zoning: Old Town, Del Ray, West End, Carlyle & Eisenhower Valley, Arlandria/Chirilagua, Potomac Yard, Rosemont & North Ridge, and Seminary Hill/Strawberry Hill
2. Six Communities in Alexandria according to the City of Alexandria Office of Housing/Citizen Engagement: Del Ray Citizens Association, Arlandria Civic Association (ACA), NOTICE (North Old Town Independent Citizens' Association), Seminary Hill Association, Alexandria Federation of Civic Associations (AFCA), and ACT for Alexandria

a. Why now? Why not now given the understanding that justice delayed equates to justice denied in a communities and neighborhoods where imperfect people are striving to co-create a more perfect union believing "all people are created equal, that all are endowed by their Creator with certain unalienable Rights and Responsibilities that among these are Life, Liberty and the pursuit of Justice for all" - in a land of the free because of the brave."

b. Why now? More and more brave and courageous people are speaking up and speaking out not in hate or evil found in divisive language associated with race, gender and class, etc but found in the unifying language of love, mercy and grace - relying less on words and more on action. See the examples below:

(1). Good Governance

Region & State	Community (City, Town, or County)	The Primary Actionable Goal (The Big Mission of Love)	The Objective (The Real Number & Timeline)	The Tasks (The Action Steps to Get It Done)
VIRGINIA	City of Alexandria	Undo Segregation: Erase the lasting damage of mid-century exclusionary zoning that kept Black families out of certain neighborhoods.	Pass the final Housing 2040 Plan updates to protect and build thousands of fair, affordable homes.	1. Implement the Zoning for Housing/Housing for All law to allow multi-family homes in single-family zones. 2. Work with <u>Housing Alexandria</u> to prepare first-time homebuyers with education classes. 3. Track equity metrics to

				ensure families of color are centered.
VIRGINIA	City of Charlottesville	Heal Vinegar Hill: Apologize and make up for destroying Vinegar Hill, a thriving Black neighborhood torn down during 1960s urban renewal.	Rezone the city to allow higher-density, affordable housing and allocate direct municipal land for displaced descendants.	1. Rewrite the city-wide zoning map to prioritize affordable units [1]. 2. Give public land directly to community-led land trusts [1]. 3. Hand out down-payment cash specifically to families with historical ties to Vinegar Hill.
THE NORTH	Evanston, Illinois	Direct Wealth Repair: Direct wealth redistribution to reverse the damage of city-sanctioned redlining from 1919 to 1969.	Distribute \$10 million in direct housing grants to eligible Black residents or their descendants by 2031.	1. Collect marijuana tax revenue to fund the program [1]. 2. Verify applicant ancestry using school and housing records [1]. 3. Deliver \$25,000 checks for home down-payments or repairs.
THE NORTH	St. Paul, Minnesota	Rebuild Rondo: Rebuild family wealth for Black residents whose community was destroyed in the 1960s to build Interstate 94.	Provide up to \$110,000 per family in forgivable housing loans to Rondo neighborhood descendants by 2026.	1. Open the <u>Rondo Inheritance Fund</u> application portal [1]. 2. Guide families through mortgage pre-approval steps [1]. 3. Forgive the housing loans completely after the family lives in the home for 10 years.
THE SOUTH	Asheville, North Carolina	Generational Repair: Commit city resources to stop displacement and increase minority homeownership caused by past "urban renewal".	Fund community-approved housing developments and land-trust projects through the year 2026.	1. Establish the Asheville Community Reparations Commission [1]. 2. Map out neighborhoods that were targeted by historic urban renewal [1]. 3. Partner with local banks to create low-interest home loans for Black residents.
THE EAST	Boston, Massachusetts	Dismantle Fair Housing Gaps: Correct the historic exclusion of Black homebuyers from master-planned neighborhoods.	Build and preserve affordable homes across high-opportunity neighborhoods through a dedicated task force.	1. Audit current neighborhood demographics against old redlining maps [1]. 2. Fund community land trusts using city-backed housing grants [1]. 3. Give local legacy residents preference for newly built affordable housing.
THE WEST	Santa Monica, California	Right to Return: Bring back families of color who were forced out of their coastal neighborhoods to build a highway in the 1950s.	Prioritize the first 100 displaced families (and their descendants) for new below-market housing openings immediately.	1. Create a historical register of families evicted from the Belmar Triangle [1]. 2. Put verified descendants at the absolute top of the affordable housing waitlist [1]. 3. Build new multi-family housing on city-owned land.
THE WEST	Palm Springs, California	Section 14 Healing: Remediate the harm done to Black and Latino families whose homes were	Roll out a \$5.9 million housing and economic assistance package between 2025 and 2027.	1. Partner with the Section 14 Survivors Association to build an intent registry [1].

		intentionally burned down in the 1960s.		2. Distribute direct first-time homebuyer assistance grants [1]. 3. Build a cultural monument to honor the community that was lost.
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(2). **Grassroots Movements** - This separate matrix lists the passionate community-led groups working on the ground to make sure all people feel at home where they work and can afford to live:

Grassroots Movement & Group	Location Focus	Their Heart-Centered Mission (Why they do it)	Their Daily Actions (How they build community)
Reconnect Rondo	St. Paul, Minnesota	To build a massive land bridge over the highway that tore their Black neighborhood apart, creating new space for affordable homes.	• Raising millions in highway cap funds. • Leading neighborhood healing circles. • Designing an African American cultural district.
Housing Alexandria Residents Coalition	Alexandria, Virginia	To ensure that everyday workers, teachers, and legacy families can stay in the city they love as living costs rise.	• Gathering neighbors to testify at city meetings. • Hosting fair housing workshops for renters. • Organizing community dinners to build friendship between new and old residents.
Where We Live NYC	New York, New York	To fight the isolation and housing bias that keeps neighbors of different racial backgrounds living separated from each other.	• Leading block-by-block storytelling projects. • Training residents to spot illegal housing discrimination. • Pushing landlords to accept low-income housing vouchers.
The Community Land Trust Movement	United States (National)	To take land off the corporate market and put it into the hands of ordinary neighbors so housing stays affordable forever.	• Buying up neighborhood city lots. • Building permanently affordable homes. • Electing everyday residents to sit on land boards and vote on neighborhood changes.
Churches United for Fair Housing (CUFFH)	Eastern States / New York	To use faith, grace, and love to protect families from being evicted from their long-time neighborhoods.	• Organizing youth-led neighborhood rallies. • Helping families fill out affordable housing lottery forms. • Providing free legal help to families facing unfair landlords.
The Tenants Together Network	Western States / California	To unite renters across the state in a circle of protection against sudden, unfair rent hikes that force families out of their homes.	• Running a statewide tenant help hotline. • Teaching neighbors how to form local tenant unions. • Fighting for local "just cause" eviction protections.

Vocabulary Guide

- **Land Trust:** A community-owned nonprofit that buys land to keep it safe from expensive corporate development, ensuring homes stay affordable for normal families forever.
- **Highway Cap/Land Bridge:** A large concrete bridge built over a loud, dividing highway, covered with grass, parks, and affordable buildings to reconnect neighborhoods that were ripped apart in the past.
- **Housing Voucher:** A government coupon given to lower-income families that helps them pay their monthly rent so they can afford to live in safe, high-resource neighborhoods

4. A legal perspective – it is no secret developers utilized **racially restrictive covenants**—legal clauses attached to property deeds forbidding the sale or rental of homes to African Americans or non-Caucasians. These covenants were morally indefensible and severely violated humanitarian principles of equal opportunity. While they are now illegal under the Fair Housing Act, examining them provides proof of how generational wealth was legally stripped from specific communities. The legal question becomes – did the action break any existing laws, did it violate constitutional rights (like the 14th Amendment), did it breach modern civil rights legislation or did it violate the Dillon Rule?

Remedy:

a. **Mind approach** - The specific unfair and legal issue is **disparate impact**. The documentation used to make a case is the well documented research work of Dr. Krysten Moon's among other stories reported by families impacted in the news and word of mouth. Based on the aforementioned legal acuity, I was prepared to make a case for legislative change using the following righteous language: The objective research of Dr. Krystyn Moon proves that from the 1930s to the 1960s, City government purposely used 'urban renewal' and race based covenants to abolish neighborhood identified as Black based on a flawed divisive human construct. The City's sanctioned policies and practices forced families out of their homes and crowded them into segregated public housing. This didn't just take away their housing; it legally stripped away generations of family wealth.

b. **Heart approach** - Today, we see the '**disparate impact**' of those actions. Even if our current policies don't *intend* to discriminate, the results of the past are still unfair and illegal under fair housing principles. We can still see the dividing lines in our neighborhoods. It is a moral and legal failure to pass a 15-year housing roadmap that treats everyone as if we all started from the same baseline. We did not. The City leadership of the past helped create an unjust wealth gap, so the City leadership of today must help fix it. Before you vote to approve the Housing 2040 Plan today, I urge you to add explicit remediation language. We need target programs—like down-payment grants for displaced generations—to correct these historical injustices. **Do not just build more housing; there is a more excellent way...actively repair the justice that was broken.** Thank you."

5. A moral/ethical perspective - It is also no secret that in the 1950s and 1960s, Alexandria implemented "urban renewal" and "slum clearance" projects, razing long-standing, mixed-race, and Black neighborhoods (such as *The Berg*, *The Hump* and others). The City cited public safety, sanitation, and economic development as their **justification**. However, from a **humanity and ethical** standpoint, these policies were weaponized to displace minority residents, moving them into concentrated, segregated public housing, while using the cleared land for white suburban commuters and facilities like T.C. Williams High School. The moral question then becomes - whether a specific action was temporarily protected by the laws of the time even though it was deemed inherently unfairness?

Remedy:

a. **Mind approach** - It is important to frame the unfairness NOT as a racial issue but a justice issue by pointing to clear issues of legal and moral failure - framed as humankind's inhumanity to one another and failure to legally and morally live within its own code of legal and moral conduct thereby not only failing to protect the general welfare but a failure to promote the common good of all by focusing the most egregious areas impacted like The Berg, The Hump, Mudtown, and the historic Fort Ward community.

- b. **The heart approach** - we face a problem called **disparate impact**. This means that even if our current housing policies do not *intend* to hurt anyone, the *results* are still unfair and illegal under fair housing principles. The Housing 2040 Plan tries to create new affordable homes. However, it treats every resident as if they are starting from the same line. They are not. The city helped create a massive wealth gap in neighborhoods like **The Berg** and **Fort Ward**. If the city does not actively try to fix that specific damage, the new plan will naturally continue to leave the displaced families behind. Acknowledging a past wrong without fixing it is a moral failure in exercising good governance that protects the general welfare of all residents thereby promoting the common good of envisioned for the City. But there is a more excellent way...

6. A more excellent way – WE THE PEOPLE.

Clearly the City Council has a vital role to play in protecting the welfare of its residents and providing for the common good. And it is for that reason, adding this new goal enables elected Council members to speak/vote for adoption of this new suggested goal or one prepared by staff believing it reflects the consent of the governed in order to correct the documented mistakes and harms of the past with blessed assurance Goal #11 - represents the will of a plurality of courageous Alexandrians not just on paper but in hearts and minds backed with just deeds.

At the risk of being misunderstood, I believe We THE PEOPLE as residents in the City of Alexandria, Virginia have an opportunity to not only have our voices heard but to set an example for a State and Nation it seems in distress because the beautiful words we have on paper in the Declaration of Independence's Preamble akin to the 10 Commandments is written on one too many hearts of stone rather than flesh and blood. It is why I propose we form a new Team comprised of 21st Century Titans United (77 players, coaches, support personnel, including 5 cheerleaders, trainers, team managers, and school administrators) - who dared to dream big and show a more excellent way showing how imperfect ordinary people can still do the extraordinary in healing hurts, harms and wounds so we can all truly feel being at home in Alexandria or wherever we choose and can afford to live by adding a GOAL rooted in the spirit embodied in the Preamble to the Declaration of Independence and with the consent of the representatives of the Residents - called The At Home In Alexandria Goal employing a Titans United Housing Team Strategy.

GOAL #11: The At Home In Alexandria Remediation Housing Goal): *"By December 2030, our whole City Team [self-identifying as Titans United] will raise and spend Titan United Funds to equip an appropriate number of families of color who were misled (legally and morally causing them to suffer lost of their property of record and incurring pain in being denied the right to buy or rent their home of choice in Alexandria during the 1930s-60s) enabling them now to purchase, repurchase, repair, enhance and keep their home or obtain affordable housing thereby correcting mistakes of the past to feel more at home in present day Alexandria (details to follow).*

The Titans United Fund's Remediation Housing Team Strategy

The Dillon Rule framed as the opposing team we must outmaneuver mainly using private community action.

SMARTIE Objective (The Game Plan)	Equity & Inclusion Focus (The Titan Team Spirit)	Key Obstacle (The Dillon Rule Defense)	Realistic Tasks & Actions (The Plays)
1. Fund the Play (Strategic & Measurable) Secure the full amount deemed appropriate (TBD) via private donors, businesses, and local	Ensure local small businesses and neighborhood groups have an equal voice in funding decisions, not just massive developers.	The state won't let the city create new local housing taxes to fund this program.	• Launch a city-wide "One Alexandria" Titans United charity campaign. • Partner with local credit unions to create special low-interest loan pools.

charities by December 2030			• Secure matching donations from large employers in the West End and Old Town.
2. Scout the Field (Ambitious & Realistic) Identify and prepare 200 historically excluded families for home purchase or repair help by December 2030.	Run bilingual outreach directly inside trusted neighborhood spaces like Arlandria/Chirilagua churches and community centers.	The state limits how the city can favor specific local residents through public housing waitlists.	• Build a free community coaching program for first-time buyers. • Recruit local realtors to volunteer as home-buying mentors. • Create an easy, transparent application process run by a local non-profit.
3. Build & Protect (Time-bound & Equitable) Deploy the \$10 million by December 2030 so 200 families successfully buy, fix up, or save their homes.	Distribute the families evenly across every zip code, actively undoing past lines of neighborhood segregation.	State zoning laws make it difficult for the city to mandate cheap, affordable housing construction.	• Use private funds to give direct down-payment cash gifts to buyers. • Coordinate volunteer "construction weekends" to repair older homes. • Provide emergency grants so rising property taxes don't force families out.

Why This Overcomes the Opponent

1. It Sidesteps the Dillon Rule: Because the money is raised privately by the community and spent through independent non-profits, state legal limits on city tax dollars cannot block the program.
2. It Unifies the City: It turns housing from a boring legal debate into a community-wide team sport. Just like the 1971 Titans, it requires residents from wealthy historic districts and lower-income neighborhoods to pull in the exact same direction to win.

7. SUMMARY:

A. The Current Problem *Disparate Impact* - This means that even if our current housing policies do not *intend* to hurt anyone, the *results* are still unfair and illegal under fair housing principles. The 2040 Housing Plan tries to create new affordable homes. However, it treats every resident as if they are starting from the same line. They are not. The City helped create a massive wealth gap in neighborhoods like **The Berg** and **Fort Ward**. If the city does not actively try to fix that specific damage, the new plan will naturally continue to leave the displaced families behind. Acknowledging a past wrong without fixing it is a moral failure in exercising good governance that is responsible for protecting the general welfare of all residents thereby promoting the common good of envisioned for the City. Where was the Dillon Rule during the 1930s -60s and what role did it play in the matter before us.

B. The Solution: A SMARTIE Remediation Goal - To ensure the common good for all Alexandrians, the 2040 **Housing Plan** must include a clear, binding goal for historical remediation before it is approved today. Some exact **SMARTIE framework** language that an eighth grader can read and understand should be added to the Plan:

(1). **Strategic:** Create a "Historical Housing Remediation Program" to repair the generational wealth lost and emotional harm visited upon residents impacted due to city-backed displacement in **The Berg, The Hump, Mudtown, and Fort Ward**.

(2). **Measurable:** Provide direct down-payment assistance grants and land-trust priority housing to **at least TBD verified descendants or displaced families** from these specific areas.

(3). **Ambitious:** This goes beyond standard housing development. It boldly uses City appropriate resources to reverse decades of economic and emotional/psychological harm.

(4). **Realistic:** The City can fund this program by leveraging existing local housing funds, real estate tax assessments, and partnerships with organizations like Housing Alexandria.

(5). **Time-bound:** Launch the application portal by **a date certain**, and distribute 100% of the allocated remediation funds by **another date certain**.

(6). **Inclusive:** The program guidelines must be co-created alongside an advisory board made up of local historians, legal experts, displaced family descendants and other appointed credible City stakeholders. The question of vetting is TBD.

(7). **Equitable:** *It actively fixes a past injustice. It gives help deemed both appropriate and essential to those who were historically harmed and disadvantaged by the City's own actions, ensuring everyone can finally share in Alexandria's envisioned future wealth and live into the following promise "We the People hold these truths to be self-evident, that all people are created equal, that they are endowed by their Creator with certain unalienable Rights, that among these are Life, Liberty and the pursuit of Happiness".*

C. Conclusion - True justice requires corrective action, not just good intentions.

8. QUESTIONS COUNCIL IS ENCOURAGED TO ASK STAFF

- A. **To the City Attorney** - "Our City operates under clear legal principles that require us to correct systemic harms we helped create. From a municipal liability standpoint, how does the Housing 2040 Plan fulfill the City's legal obligation to provide direct remediation for the historic, government-sanctioned property and wealth destruction documented in places like **The Berg and Fort Ward**?"
- B. **To the Director of Planning and Zoning** - "Since the data shows that historic land clearances and zoning maps actively stripped wealth from specific neighborhood families, how does this new 15-year zoning blueprint explicitly measure, isolate, and reverse that specific geographic damage, rather than just building new units on top of it?"
- C. **To the Director of the Office of Housing** - "Goal 2 of the Housing 2040 Plan focuses on 'Affordable Housing Preservation,' and Goal 9 focuses on 'Economic Mobility.' Why does the plan stop at preserving current levels of affordability instead of including a specific, proactive remediation target—such as down-payment grants—to rebuild the generational assets destroyed by past City actions?"
- D. **To the Director of Community and Human Services** - "We know that stable property ownership is a primary anchor for family stability and economic well-being. How does passing a housing roadmap *without* direct remediation language impact your department's long-term ability to reduce systemic poverty and dependency cycles in our City?"
- E. **To the Director of the Department of Health** - "Housing security and generational stability are directly linked to public health outcomes. Since the Housing 2040 Plan lists 'Health and Housing' as Goal 8, did your health impact assessment evaluate how a lack of active financial remediation affects the long-term mental and physical well-being of families whose ancestral properties were seized by the City?"

9. NEXT KEY STEP – Suggested Motion for a Supportive Council Member

"Mayor, *Before we vote to approve the Housing 2040 Plan, we must address a clear legal and moral obligation in the interest of the common good of our City. Our past local government actions in The Berg, The Hump, Mudtown, and Fort Ward took away generational land wealth from our neighbors. To correct this ongoing disparate impact, we must include clear corrective action.*

Therefore, I move to amend the **Housing 2040 Plan** before us today to add the following **SMARTIE remediation language** under our implementation goals:

- **The Goal:** The City of Alexandria will officially create a 'Historical Housing Remediation Program' to repair the generational wealth lost from past City-backed displacements.
- **The Target:** This program will provide direct down-payment assistance grants and land-trust priority housing to a list (to be developed by staff?) of **verified residents or descendants** of the families displaced from The Berg, The Hump, Mudtown, and Fort Ward.
- **The Timeline:** The City will launch an application portal by **a date to be determined**, and distribute any and all allocated remediation funds by **a date certain to be determined but no later than December 31, 2035**.
- **The Funding and Input:** This program will be funded using local housing funds and tax assessments. It will be co-created with an advisory board made up of vetted local historians, legal experts, descendants of the impacted families and stakeholders appointed by City Council. Community partnership is welcomed and highly encouraged in order to make this Remediation endeavor in the interest of the common good and general welfare of All Alexandrians. Private community funding is welcomed and encouraged on a voluntary basis.
- **Given the community interest destined to be generated in the matter of remediation**, and to ensure the common good for all Alexandrians is promoted and advanced, the **2040 Housing Plan** must include a clear, binding goal for historical remediation before it is approved today

I request a second on this motion so we can ensure our housing roadmap delivers true justice and accountability for all Alexandrians."

I move to amend the motion to approve the 2040 Housing Plan before us today as follows:

June 12, 2026

**Dkt No. 26-1088 Public Comment – (MPA2026-00001) Housing 2040 Plan
Three Structural Gaps to Resolve Before Adoption**

Dear Mayor and Members of the City Council:

I write as a resident and homeowner regarding the draft Housing 2040 Plan (the “Plan”). I support the City’s commitment to affordable housing, and offer three structural gaps in the Plan for the Council’s consideration before adoption or, at a minimum, in the first phase of implementation:

- **No root-cause analysis.**
 - The Plan documents the symptom — 47% of renters are cost-burdened, and three in four renters at or below 60% AMI are cost-burdened — but never diagnoses the cause.¹
 - It does not distinguish temporary hardship from structural income insufficiency, or identify whether the binding constraint is wages or housing supply.
 - Without a diagnosis, the City cannot match its interventions to the cause or measure whether they work.
- **No self-sufficiency framework or off-ramp.**
 - The Plan funds substantial rental assistance and subsidy, but treats economic mobility (Goal 9) as a separate, voluntary track rather than connecting the two.²
 - There is no income review, graduation step, or designed path linking assistance to self-sufficiency.
 - As a result, the Plan measures inputs, not whether any household moves off assistance — the mobility it sets as its own goal.
- **City money for HOA capital expenses addresses a board-governance problem with a subsidy.**
 - Goal 6 would have the City fund reserve studies as an incentive for boards that complete training, and pursue public funding and Commonwealth-backed loans for condominium capital repairs.³
 - But Virginia already requires reserve studies; a capital crisis usually reflects a governance failure — a board that deferred maintenance and underfunded its reserves.⁴
 - Paying for the consequences shifts that cost onto taxpayers and rewards the boards that underfunded, while doing nothing to build the governance capacity that prevents the next crisis.

¹The Plan, “Understanding Housing Cost Burden,” at 31 (47% of renters cost-burdened; three in four renters at or below 60% AMI cost-burdened) (source: City of Alexandria; ACS 5-Year Estimates 2019–2023).

²*Id.*, Goal 9 (Economic Mobility), at 55; *see also* Goal 3 (renter support) at 30–33 and the rental-assistance and subsidy strategies elsewhere in the Plan.

³*Id.*, Goal 6 (Strengthen Common Interest / Condominium Communities), at 46–48, including Strategy 1c (City incentives such as funding for reserve studies for boards that complete certified training) and Recommendation 3, Strategy 3a (partnering with state agencies to financially support associations undertaking capital repairs, including Commonwealth-backed loans); *see also* MPA2026-00001 staff presentation, Goal 6 slide (state funding for capital repairs).

⁴Va. Code § 55.1-1826 (Property Owners’ Association Act) and § 55.1-1965 (Condominium Act) (associations must obtain a reserve study at least every five years, review it annually, and maintain related financial controls).

- Montgomery County, Maryland addresses that directly — it requires every condominium, cooperative, and HOA board member to complete a governance training course within 90 days of taking office, provided free by the County.⁵
- The Council should strengthen board-governance requirements rather than subsidize them, and target any direct City aid to income-qualifying owners facing special assessments rather than association capital budgets.

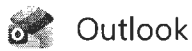
Each gap is fixable, and none requires abandoning the Plan's goals. Resolving them before adoption — or directing them into the first phase of implementation — would make the Plan both more effective and more fiscally sound.

Thank you for your consideration.

Laura Williams

⁵Montgomery County, Maryland requires the elected or appointed board members of every common ownership community — condominiums, cooperatives, and homeowners associations (other than those in the city of Gaithersburg) — to complete a governance training course within 90 days of taking office; the course is offered as a free online program by the County's Commission on Common Ownership Communities. See Montgomery County Bill 45-14 (effective Jan. 1, 2016); Montgomery County Code, Chapter 10B.

18
6-13-26



[EXTERNAL]Support for Items 18: Housing 2040

From Ken Notis <civ2kn@gmail.com>

Date Sat 6/13/2026 7:03 AM

To CouncilComment@alexandriava.gov <CouncilComment@alexandriava.gov>

You don't often get email from civ2kn@gmail.com. [Learn why this is important](#)

Mayor Gaskins, Vice Mayor Bagley, and Members of Council,

I'm writing to ask for your support on Item 18 , the Housing 2040 Master Plan.

Housing 2040 lays out a positive vision to address our housing crisis for the foreseeable future, importantly addressing all 3 pillars of a holistic housing solution: producing more homes, preserving existing affordability, and protecting tenants. Staff have also indicated a Part 2 will follow with more detail on implementation, which is key to ensure this plan is translated from words on the page into reality.

Please vote YES on item 18.

Thank you

Ken Notis

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