

Housing 2040 Plan

Briefing to Planning Commission

March 3, 2026



OFFICE OF
HOUSING

Alexandriava.gov/housingplan

Agenda

- Housing Master Plan Update Process
- How and What We've Been Learning
- Draft Housing 2040 Principles and Goals
- Housing 2040 Projects and Phasing
- Ongoing Engagement Opportunities

Housing Master Plan

A housing master plan establishes a vision, goals, tools and policy recommendations to address community housing needs.

What does this mean for my family, friends and co-workers?

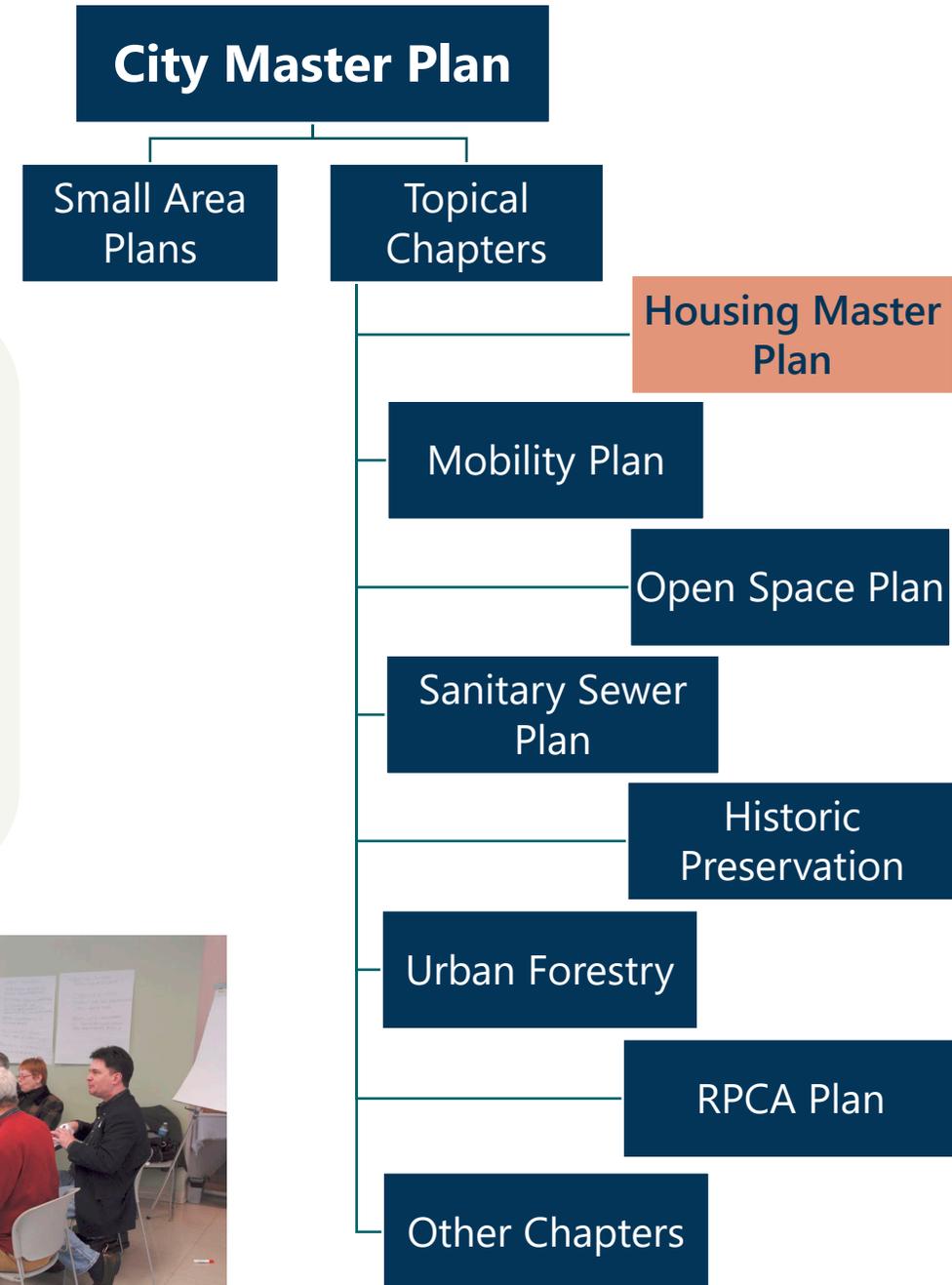
Through partnerships, Housing 2040 will help us work towards:

- creating and preserving affordable rental and homeownership options, including more deeply affordable housing;
- enhancing tenant protections;
- supporting older condominium communities; and
- expanding housing choices for our seniors and persons with disabilities.



Housing Master Plan

- After a multi-year process, the City adopted its first Housing Master Plan (HMP) in January 2014 as a chapter of the City's Comprehensive Plan
- The HMP established affordability goals through 2025 and the commitment to *Housing for All*



Timeline



Public engagement and outreach

Projects: research, consultations, and recommendations

Engagement Approach



Education (webinars, definitions, & resources)



Community meetings, pop ups, & listening sessions



Housing survey



Virtual meetings and comment forms

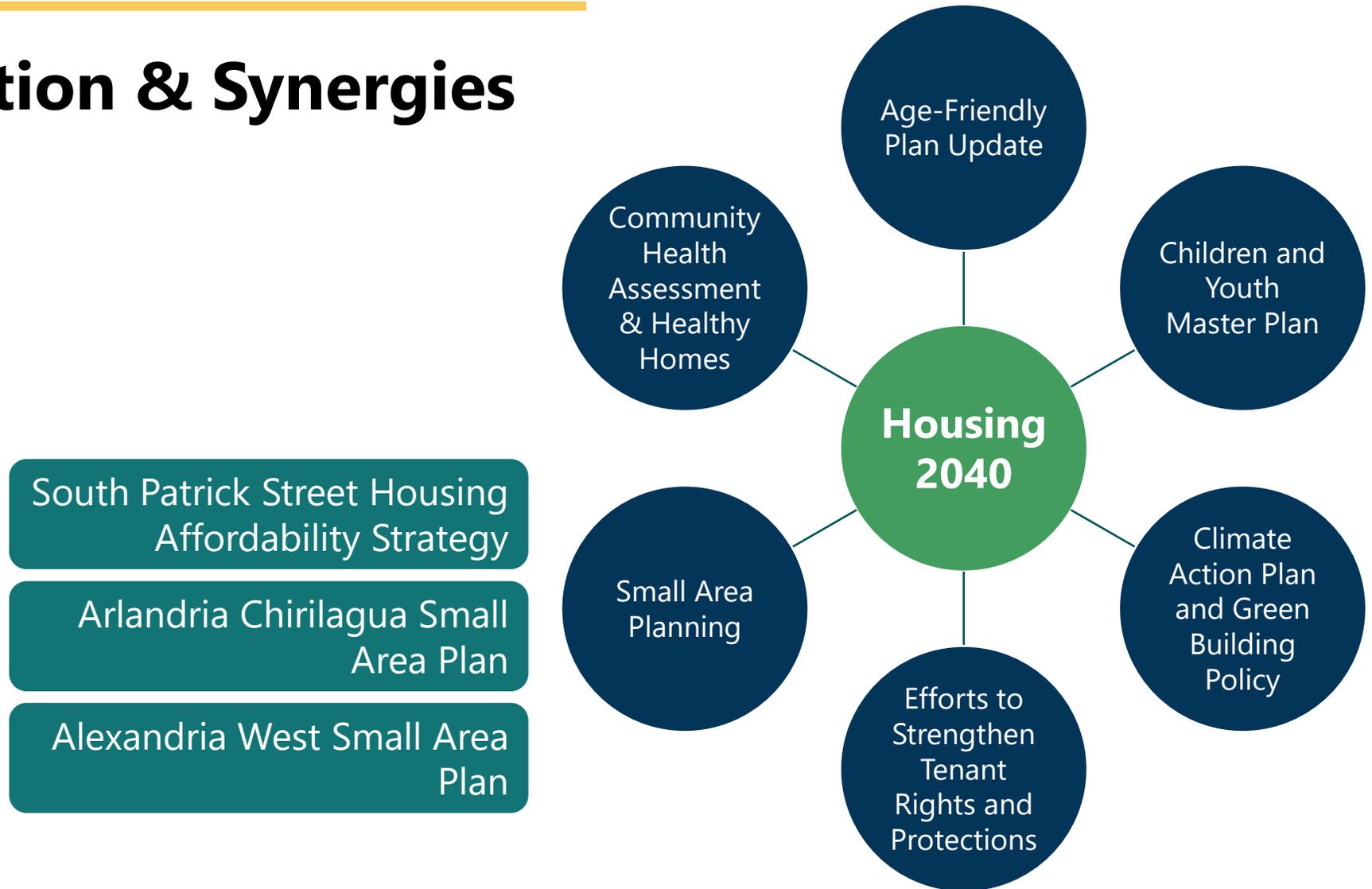


Working groups and panel discussions



How and What We've Been Learning

■ Collaboration & Synergies



How and What We've Been Learning

- Collaboration & Synergies
 - **Quantitative Housing Needs Analysis**
- Lower and moderate-paying jobs serve as the backbone of the local economy. How do we ensure our workers can afford to live here?
 - How do we help mitigate increasing levels of housing cost burden among lower-income renter families and among middle-income earners who aspire to homeownership?
 - How do we address racial inequities in homeownership and wealth acquisition?
 - How do we support aging condominium and common-interest communities, the entry point for first time buyers?
 - What housing models and tools help meet the needs of a growing senior population?
 - 20-34 year olds represent a shrinking proportion of our population. What housing typologies and price points are needed, and how do we produce them?

How and What We've Been Learning

- Collaboration & Synergies
- Quantitative Housing Needs Analysis
- **Continuing Challenges**
 - City resource constraints
 - High cost of creating deeper levels of affordability
 - Market is not producing family-sized rental housing or options for first time lower- and moderate-income homebuyers
 - Loss of market-affordable housing and committed affordable housing
 - Age and conditions of rental housing and condominiums
 - Limited legislative authority
 - Declining and uncertain federal funding for housing

Housing 2040 Topics of Concern

Lack of housing options across income groups, tenures, abilities, and life stages

Fear that residents and their grown children will not be able to afford to remain in Alexandria due to cost of housing

Building and unit conditions

More equitable distribution of affordable housing across Alexandria

Cost of rental housing

Attainability and cost of homeownership

Potential impact of density on quality of life, parking and open space

Ensure adequacy of infrastructure to support density

Senior housing + care—lack of options and cost

Fear of displacement

Rent and fee increases

Lack of deeply affordable housing for low-income workers, seniors, persons with disabilities and individuals & families transitioning out of homelessness

Lack of single-family housing

Lack of renter protections

Condo/HOA increases

Housing 2040 Survey

~1,200

responses received mid
November to late January 2025

Top Concerns

% of responders who indicated “very concerned” or “concerned”

80%

Cost of buying a home

77%

Cost of rent

74%

Availability of moderately priced housing
options for families and moderately priced
homebuyer opportunities

72%

Housing options for low-income residents

71%

Annual rent increases

- Broad range of housing issues
- Concerns regarding housing cost and options experienced more acutely by renters, younger Alexandrians and seniors

Housing 2040 Projects–Phase 1

2024 Housing Needs Assessment

Housing 2040 Principles and Goals

Draft Principles

Alexandria's housing actions will...

1. Advance the city's social, economic, cultural, racial, and generational diversity across all neighborhoods through housing stability, anti-displacement initiatives, and increased access to housing options and types at a variety of price points.
2. Promote resident wellbeing through the development and maintenance of healthy and safe housing.
3. Leverage City housing resources, including non-financial tools, through creative public-private partnerships, collaboration with anchor institutions, innovative funding approaches, and inclusive stakeholder engagement.
4. Advance City goals related to land use, economic development, transportation, sustainability, climate action, and public health.
5. Prepare for the City's current and future housing needs and changing demographics.

Draft Principles and Goals:

alexandriava.gov/HousingPlan#Housing2040PrinciplesandGoals

Draft Goals

- Goal 1:** **EXPAND** the supply and diversity of housing options to enhance affordability and accessibility at all income levels, life stages, and abilities to meet the City's current and future needs.
- Goal 2:** **PRESERVE** the affordability, livability, and long-term financial viability of existing committed and naturally occurring affordable housing to minimize displacement.
- Goal 3:** **STRENGTHEN** tenant protections and **ENHANCE** resources to support tenants and landlords.
- Goal 4:** **CREATE** affordable rental housing prioritizing affordability up to 60% of the area median income to expand opportunities for renters and workers with the fewest housing options.
- Goal 5:** **EXPAND** affordable homeownership opportunities to enable more residents and workers to become first-time homebuyers and **ENHANCE** resources to support existing homeowners.
- Goal 6:** **STRENGTHEN** existing common interest/condominium communities to improve governance and build capacity to address deferred maintenance, capital needs, and other challenges common to such communities.
- Goal 7:** **EXPAND** resources and options for seniors and persons with disabilities to live and age safely within the city.
- Goal 8:** **ENHANCE** housing quality, safety, and livability to support resident health, security, and wellbeing.
- Goal 9:** **EMPOWER** residents to attain housing stability and economic mobility and **FOSTER** pathways to help them build and sustain wealth.
- Goal 10:** **SUPPORT** efficiency improvements and weatherization and **ADVANCE** green building practices to lower energy costs, make homes healthier, and build resilience to extreme temperature and weather.

Draft Principles and Goals:

alexandriava.gov/HousingPlan#Housing2040PrinciplesandGoals

Housing 2040 Projects–Phase 1 (cont.)

2024 Housing Needs Assessment

Housing 2040 Principles and Goals

Affordable Housing
Preservation

Common Interest (Condo)
Communities

Accessibility and Housing

Landlord-Tenant Rights and
Resources

Senior Housing + Care

Sustainability and Housing

Financial Tools for Affordable
Housing

Health and Housing

Legislative Priorities and
Housing

+ Other housing topics include economic mobility, wealth building, and housing diversity and supply

Homeowner Resources

+ Affordable housing pipeline

Ongoing Engagement Opportunity

The public is invited to provide feedback on the draft recommendations and strategies through **March 22** via the new Housing 2040 Comment Platform available at alexandriava.gov/housingplan



For more information:

alexandriava.gov/HousingPlan

- Sign up for [eNews](#) and select *Affordable Housing to received updates on affordable and accessible housing and the Housing 2040 process*
- Facebook: HousingAlexandriaVA
#AlexHousing2040
X: @HousingAlexVA