



OFFICE OF
HOUSING

Planning Commission Public Hearing

June 2, 2026



Summary

Request:

- Review and recommend adoption of the Housing 2040 Plan.

Planning Commission Action:

- Initiate a Master Plan Amendment and adopt the resolution approving the amendment of the City's Master Plan that adopts the Housing 2040 Plan and replaces the 2013 Housing Master Plan.

Key Elements of the Discussion:

- Build on successes of 2013 Housing Master Plan in expanding affordability, attainability, and sustainability of housing.
- Advance new topics related to housing supply and diversity, tenant protections, housing stability and quality, common interest communities, and senior housing.
- Chart a prioritized Housing 2040 implementation plan.



Today's Agenda

1 Process and Engagement

3 Implementation

2 Vision, Principles, and Goals

4 Questions



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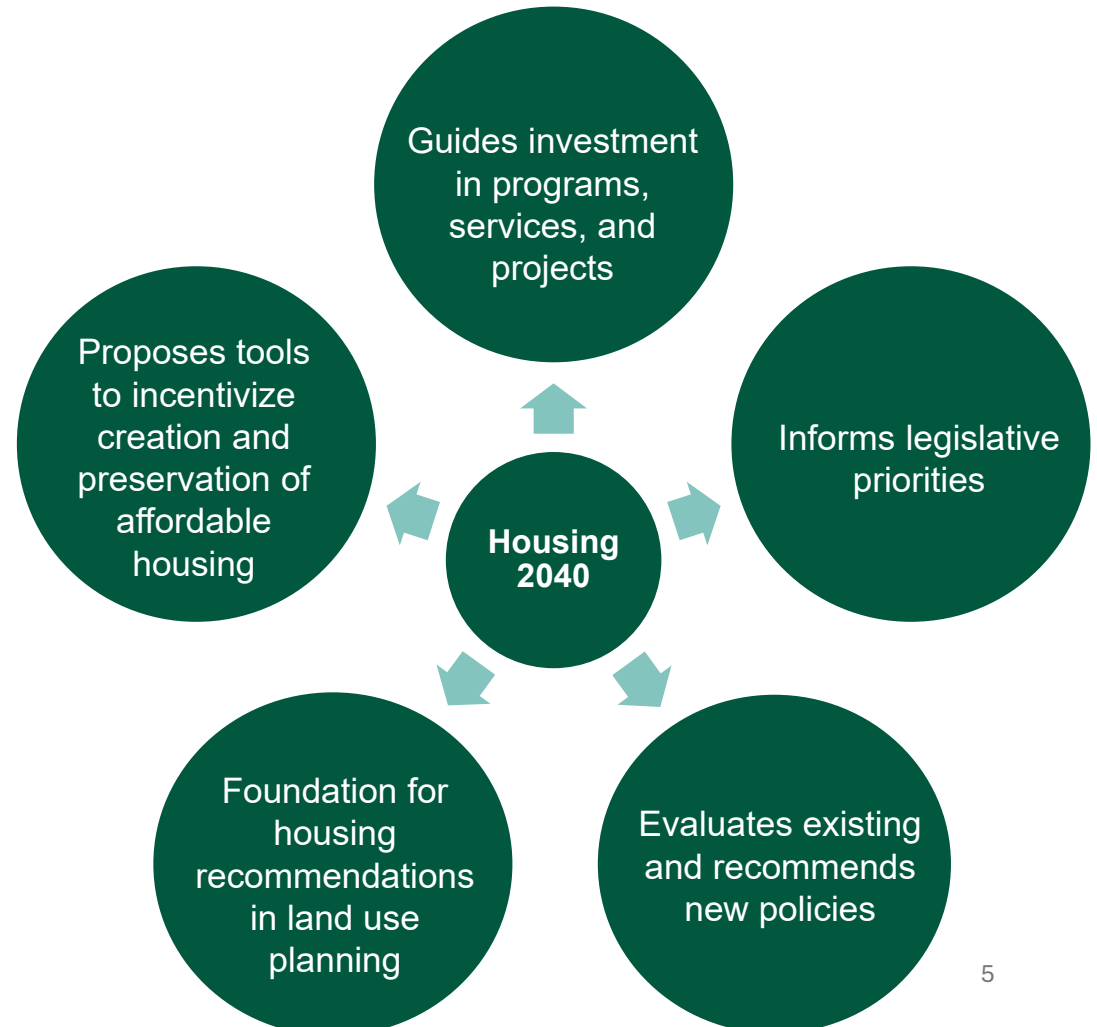
Process and Engagement



What is the purpose of Housing 2040?

City's first **Housing Master Plan (HMP)**, adopted in 2014, established policies and affordability goals through 2025.

Housing 2040 updates the HMP through the next 15-year period with strategies and tools on ten broad topics.





What is the Housing 2040 timeline?



- Research & internal assessments
- Quantitative Housing Needs Analysis

- Community meetings #1-3
- Education month
- Listening pop ups
- Housing survey
- AHAAC meetings #1-6
- CC Worksession
- Release of draft #1 principles and goals
- Project Workgroups

- Release of draft #2 principles and goals
- Community meetings #4-5
- AHAAC meetings #7-9
- Project Workgroups

- AHAAC meetings #10-11
- CC and PC Worksessions
- Community Meeting# 6
- Release of draft recommendations + 30-day comment period
- **June 2026 Public Hearing**

- Housing 2040 Dashboard with targets and indicators
- Implementation, including Phase 2 projects

Public engagement and outreach



Projects: research, consultations, and recommendations



Timeline



How did we engage with the community?

Education

September–October 2024 + ongoing throughout process

Goal: Create shared understanding of housing market, tools, and resources in Alexandria

Listening & Learning

October 2024– March 2025

Goal: Hear from community on the housing issues impacting them

Project Input & Feedback

December 2024– April 2026

Goal: Engage stakeholders to develop Housing 2040 recommendations and strategies

Our Engagement Approach



What did we hear?

Engagement Metrics

32 pop-ups and listening sessions, including 3 youth events and meeting with business representatives

23 meetings with City boards and commissions

7 meetings with residents and landlords

7 community meetings, including 4 open houses

9 education events

9 project meetings

15 meetings with community groups

8 work group meetings

- Cost of housing—importance of deeper levels of affordability and financial & regulatory tools
- Housing diversity and supply—importance of aligning infrastructure and services
- Fear of displacement and housing instability—importance of tenant protections and preservation
- Housing quality concerns
- Attainability of homeownership
- Greater housing options and resources for seniors and persons with disabilities
- Tools to support common interest community capacity and governance





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Vision, Principles, and Goals



Housing 2040 Vision

Alexandria’s strength lies in the diversity of its people and housing.

In 2040, residents and workers of all incomes, ages, abilities, and backgrounds will have a place in Alexandria—in healthy, safe, and resilient housing that they can afford and that meets their needs now and in the years ahead.

By enhancing quality housing options across Alexandria's neighborhoods, Housing 2040 fosters individual wellbeing, strong and inclusive communities, and a thriving economy.



Housing 2040 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.



Goal 1: Housing Supply

EXPAND housing supply to meet the city's current and future housing needs.



Support housing development through small area planning and development review processes



Encourage range of housing typologies at a variety of price points to expand housing opportunity across the city's neighborhoods



Explore opportunities to lower housing production costs



Build skilled labor force needed to support housing production and operations

Considerations

Importance of:

- aligning development with planning and public investment in infrastructure
- promoting workforce development in building trades and operations



Goal 2: Preservation

PRESERVE the affordability, livability, and long-term financial viability of existing committed and naturally occurring affordable housing to minimize displacement of residents from their neighborhoods.



Adopt and implement Right of First Refusal to preserve existing affordable housing that is being sold



Explore tax abatement to extend affordability commitments and rehabilitate existing affordable housing



Collaborate with owners of market affordable housing to maximize replacement in cases of redevelopment



Use Strategic Preservation Priorities and Considerations to guide City investments in preservation projects

Considerations

Collaborative approach to maximize replacement in the case of redevelopment of market affordable housing

Implement Right of First Refusal

Explore development of Preservation Strike Fund



Goal 3: Landlord-Tenant Protections

STRENGTHEN tenant protections and **ENHANCE** resources to support renters and landlords.



Education to help tenants and landlords understand their rights, obligations, and resources



Data Tracking and Infrastructure to monitor displacement risk, code violations, and eviction filings across the City



Legislation to strengthen tenant protections and promote fair and equitable housing access



Anti-Displacement Strategies to identify and target City resources toward high-risk neighborhoods



Eviction Prevention and Diversion to keep families housed through emergency rental assistance and legal support



Landlord and Tenant Support & Engagement to strengthen relationships and help resolve disputes early

Considerations: Partnership will be necessary; State legislative authority needed to implement many protections



Goal 4: Create Affordable Housing

CREATE rental housing that prioritizes affordability up to 60% of the area median income to expand opportunities for renters and workers with the fewest housing options.



Maximize creation of affordable housing through:

- Development process
- Public private partnerships



Support ARHA's repositioning and redevelopment efforts



Align City resources with affordable housing production goals and targets

Considerations

Need for and cost of producing deeper affordability (~40% AMI) underscores importance of new financial tools and interagency collaboration

Updates to Sec 7-700 (bonus density) to allow for different housing models (senior housing); explore opportunities to deepen and extend affordability



Goal 5: Homeownership

EXPAND affordable homeownership opportunities to enable more residents and workers to become first-time homebuyers and **ENHANCE** resources to support existing homeowners.



Assist household overcome barriers to homebuying and sustain homeownership



Provide financial assistance to homebuyers



Maximize creation of affordable housing through:

- Development process
- Public private partnerships



Maximize awareness of homeowner resources

Considerations

Funding for affordable homeownership development is more limited and requires complex layering of funding

Downpayment assistance structured as revolving loan fund—loan repayments support future homebuyers

Need for exploration of and support for smaller, infill sites for future projects



Goal 6: Strengthen Condo Communities

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.



Build capacity of condo boards through education and access to existing resources



Seek new approaches to supporting condos, such as state funding for capital repairs



Advocate for state legislation that mandates as-built plan transfer, regular visual inspections, and reserve studies of all capital components

Considerations

Challenges financing capital improvements in aging condo communities highlight importance of working with State to develop new funding mechanisms

State legislative authority needed to implement select strategies



Goal 7: Seniors and Persons with Disabilities

EXPAND resources and options for seniors and persons with disabilities to live and age safely within the city.



Improve access to existing resources and services to improve quality of life and maximize impact of local partnerships



Encourage development of a range of housing typologies, sizes, and price points to support choice, wellbeing and accessibility



Assist residents remain safely in their homes through rehabilitation and accessibility improvements

Considerations

Continued importance of building on existing partnerships with local organizations such as Senior Services of Alexandria

Complexity and cost of providing senior+housing care require diverse solutions

Opportunity for further study of senior housing+care models at State level



Goal 8: Health and Housing

ENHANCE housing quality, safety, and livability to support resident health, security, and well-being.



Healthy Homes Action Plan to address persistent conditions like mold, pests, smoke, and inadequate ventilation through coordinated City response



Data-Driven Monitoring using Alex311 and other data sources to flag violations, track hotspots, and target City resources proactively



Proactive Rental Inspection to identify and remedy substandard conditions before they escalate into health and safety crises



Interdepartmental Collaboration to align Health Department, Code Administration, and Housing efforts



Goal 9: Economic Mobility

EMPOWER residents to maintain housing stability and pursue economic mobility and **FOSTER** pathways to help them build and sustain wealth.



Support economic mobility initiatives, such as resident services in affordable housing, transportation resources for low-income households, and workforce development



Support renters in building savings and wealth through financial counseling, building credit, and federal youth bond/savings programs

Considerations

New opportunities through Office of Financial Empowerment and federal youth savings program

Importance of leveraging existing partnerships with affordable housing providers



Create pathways to homeownership for renters and support existing homeowners



Goal 10: Sustainability

SUPPORT energy efficiency improvements and weatherization and **ADVANCE** green building practices to lower energy costs, make homes healthier, and build resilience to extreme heat, cold, and weather events.



Improve existing housing through energy efficiency retrofits and energy benchmarking



Advance green building in new housing, including renewable energy systems and innovative technologies



Explore and pursue additional state funding resources for multifamily residential and condo communities

Considerations

Implementation through continued close collaboration with Office of Climate Action

Review of C-PACE program incentives to encourage use

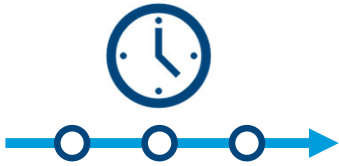


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Implementation



Implementation: Approach



Implementation strategy identifies ongoing, short- and longer-term action items



Interdepartmental coordination to operationalize near-term actions



Projects prioritized through work program and budget



Continued regular reports to Alexandria Housing Affordability Advisory Committee (AHAAC)



Online dashboard and three-year reports to track progress, and five-year check-ins to evaluate plan



Implementation

Sample Near Term Actions



Examine financial tools (for example, tax abatement and developer fee relief) to support preservation



Develop Right of First Refusal framework for committed affordable properties in response to new legislative authority



Continue to strengthen relationships with landlords; and **develop multilingual educational materials for landlords and tenants**



Continue implementation of Zoning for Housing through Phase II projects



Develop Housing 2040 affordable housing targets and online dashboard with metrics to track progress



Support condo communities through trainings and reserve studies and explore opportunities with State to expand financing vehicles for capital maintenance



Advance the **Healthy Homes Action Plan** through continued coordination to address housing conditions that impact resident health and safety



Staff Recommendation

Staff recommends that the Planning Commission initiate a Master Plan Amendment and adopt the resolution approving the amendment of the City's Master Plan that adopts the Housing 2040 Plan and replaces the 2013 Housing Master Plan.



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Questions