



OFFICE OF
HOUSING

Housing 2040 Plan City Council Briefing

January 27, 2026



Agenda

- ▶ Introductions and Opening Remarks
- ▶ Timeline and Community Engagement Process
- ▶ Revised Draft 2040 Principles
- ▶ Project Updates and Discussion
- ▶ Addressing the Pipeline
- ▶ Next Steps



Housing 2040 Timeline

Winter-Summer
2024

- Research & internal assessments
- Quantitative Housing Needs Analysis

Fall 2024-Summer
2025

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

Fall-Winter
2025

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

Spring
2026

- AHAAC meetings #10-11
- City Council Worksession
- **Community Meeting #6**
- 30-day comment period on draft plan recommendations
- **Public Hearings**

Phase 2

- Housing 2040 Dashboard
- Project implementation and Phase 2 projects

Public engagement and outreach

Projects: research, consultations, and recommendations



Housing 2040 Community Engagement



Education (webinars, definitions, & resources)



Community meetings, pop ups, & listening sessions



Housing survey



Virtual meetings and comment forms



Working groups and panel discussions





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.



Housing 2040 Phase 1 Projects

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

Health and Housing

Legislative Priorities and
Housing

Homeowner Resources



Housing 2040 Phase 2 Select Projects

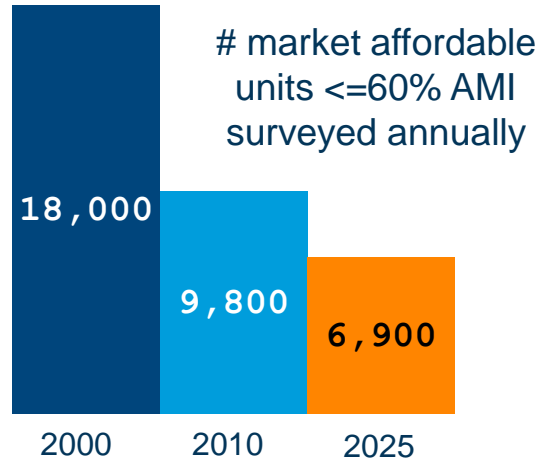
- ▶ Plan implementation and budget process
- ▶ Housing 2040 Dashboard
- ▶ Displacement Risk Index
- ▶ Amendments to Section 7-700 (bonus density program) and updates to Housing Contribution Policies and Procedures
- ▶ Approaches to enhancing affordability and accessibility in Accessory Dwelling Units (ADUs)



Affordable Housing Preservation

2,100

CAUs with expiring affordability commitments by 2040



1966

median year market-rate rental buildings were built in Alexandria

Expert Interviews (Winter 2025)

With developers, policy experts, staff from other jurisdictions, and tenant advocates

Preservation Panel (April 2025)

Discussion with developers, property owner, tenant advocates, and policy experts

Property Owner Meeting (July 2025)

With market and committed affordable property owners, funders and operators

Work Group Meetings (October 2025)

With diverse group of stakeholders including tenant groups, developers, and landlords

Community Feedback

11.17.2025 Meeting, AHAAC meeting, Public Comment Form, and outreach to stakeholder groups



Affordable Housing Preservation

Discussion:

- ▶ Strategy for City to maximize preservation opportunities pursuant to Virginia Right of First Refusal enabling legislation
- ▶ Potential tax exemption parameters and criteria for preservation
- ▶ Potential approach to Preservation Fund



Common Interest Communities (CIC)

~20,600
of condominium units in the city in 2025

~48%
% of ownership units that are condominiums

45 years old
average age of condominium communities in Alexandria

Ongoing quarterly governance series in partnership with law firm,

Policy Review (Internal)

Review of literature and state study re adequacy of VA laws regarding CICs

Working Group (October-November 2025)

Stakeholders included owners, subject matter experts, and CIC industry professionals

AHAAC Discussion (December 2025)

Presentation and feedback on draft recommendations

Review of Recommendations

Online feedback and revisions to draft recommendations based on input



Common Interest Communities (CIC)

Discussion:

- ▶ Potential approach to develop state and regional solutions to expand CIC financing options
- ▶ Potential local tools and incentives to build capacity of Alexandria associations to address deferred maintenance and capital improvement needs



Landlord Tenant Rights and Resources

Quantitative
Housing
Needs
Assessment

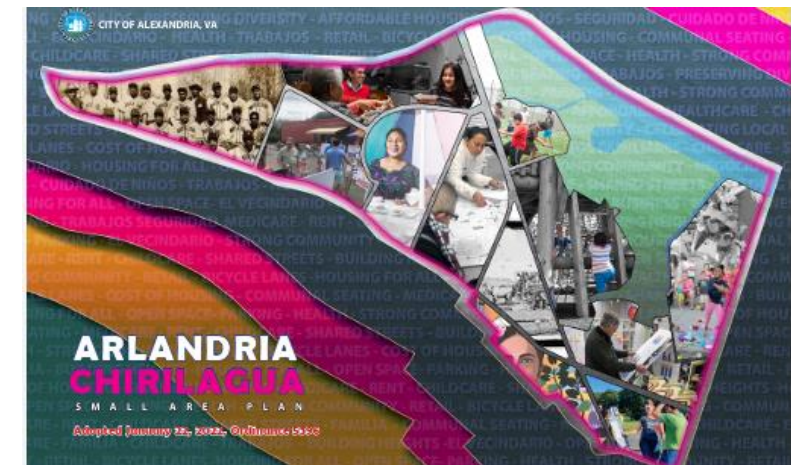
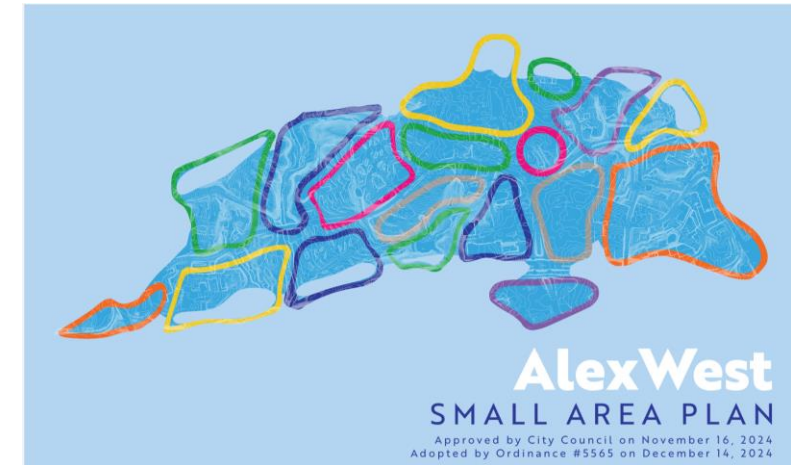
Public
Survey and
Meetings

Stakeholder
Focus
Groups

Small Area
Plans and
Regional
Framework

Targeted
Literature
Review

Housing 2040 Plan





Landlord Tenant Rights and Resources

Discussion:

- ▶ Potential modifications to existing Local Rental Subsidy Program
- ▶ Prioritize development of Displacement Risk Assessment to support options for Alexandria renters to remain in the community
- ▶ Strengthen City's Tenant Relocation Assistance authority and resources



Addressing the Pipeline

~\$47+
million

Estimated funding needed for
AH projects with development
approvals

~\$60+
million

Estimated funding needed for
AH projects in Coordinated
Development Districts

Naja

Construction of 79
rental units

Parcview I and II

Preservation of 146 units
Construction of 227 rental
units

Olde Towne West III*

Preservation through
redevelopment of HAP units
and construction of new
rental units (2 Phases / 225
units)

Landmark Fire Station

New construction of
~200 rental units

PRGS

New construction of
~100 rental units

NPY Block 23

New construction of
~150 rental units



Addressing the Pipeline

- ▶ Refresh bonding for affordable housing
- ▶ Leverage tax abatement and preservation fund for preservation and focus city funding on production of new units
- ▶ Consider expanding dedicated funding sources



Next Steps

Save the Date!

February 28 Community Open

House 10 a.m. – 3 p.m.

Nannie J. Lee Memorial Recreation Center

Interpretation and refreshments will be provided