



DOCKET ITEM #10
Master Plan Amendment #2026-00001
Housing 2040 Plan

Issue: (A) Initiation of a Master Plan Amendment; and (B) Public Hearing and consideration of an amendment to the Master Plan to create the Housing 2040 Plan replacing the 2013 Housing Master Plan. Applicant: City of Alexandria Office of Housing	Planning Commission Hearing:	June 2, 2026
	City Council Hearing:	June 13, 2026
Staff: <i>Office of Housing</i> : Aspasia Xypolia, Acting Director; Tamara Jovovic, Housing Program Manager; Mary Horner, Chief Landlord Tenant Division; Chris Do, Housing Analyst; Helen McIlvaine, Director Emerita; <i>Department of Planning and Zoning</i> : Paul Stoddard, Director; Carrie Beach, Division Chief; <i>City Attorney's Office</i> : Christina Zechman Brown, Deputy City Attorney.		

I. PURPOSE OF THE HOUSING 2040 PLAN

When adopted, Housing 2040 will serve as a chapter of Alexandria’s master plan to guide citywide housing policy, development, and investment. The Housing 2040 Plan (Housing 2040 or Plan) replaces the HMP, updating and expanding its principles, goals, and recommendations to address current and anticipated housing needs that face Alexandria residents and workers over the next 15 years. The City of Alexandria adopted its first Housing Master Plan (HMP) in January 2014 after a multi-year public engagement, education, and planning process.

II. COMMUNITY COMMENTS

Housing 2040 engagement was organized around three pillars: education, listening and learning, and project input and feedback. Each pillar is discussed in Housing 2040. Staff solicited community and stakeholder feedback using a range of approaches to maximize engagement. Examples included pop-up events, public meetings (both in person and virtual), tenant and landlord engagement, a survey, a panel discussion, listening sessions organized by community partners, and project meetings hosted by the Alexandria Housing Affordability Advisory Committee (AHAAC). (Engagement events are posted on the Plan’s website at alexandriava.gov/housingplan and are summarized in the Attachments.)

Guidance received from the Planning Commission and City Council during work sessions and input and feedback provided by the community and stakeholders (summarized below) shaped the Plan’s vision, principles, goals and recommendations.

Key themes included in Housing 2040 are:

- Housing Supply—Increasing overall housing production, including the development of more moderately-priced typologies.
- Anti-displacement—Adopting policies that minimize and mitigate displacement from the community.
- Preservation—Adopting strategic preservation goals and tools for committed affordable and market affordable housing.
- Affordability—Expanding committed affordable housing yielded through development to include unit typologies and designs that consider a range of household sizes, abilities, and compositions.
- City Investment—Targeting City investment to maintain rental housing stability and meet demand for deeper levels of affordability (below 60% AMI).
- Homeownership—Continuing to enhance attainability of homeownership through regulatory incentives, public-private partnerships, and downpayment assistance while also exploring third-party resources to help households with incomes above 100% access homeownership.
- Economic Empowerment—Building on the foundation of housing stability to create opportunities for renters and homeowners to pursue economic mobility and build wealth.
- Developer Contributions—Updating developer contribution policies and procedures to ensure greater certainty for all parties and reflect best practices.
- Legislative Authority—Seeking legislative authority to enable the City to more proactively ensure the quality, livability, stability, and affordability of rental housing and to increase renter protections to achieve greater balance in legal relationships between landlords and tenants.
- Housing Spectrum—Expanding local housing options combined with services to broaden opportunities for seniors, persons with disabilities, and those with other needs, including persons

needing permanent supportive housing, to live in the community.

- Governance and Capacity—Marshaling state-level support and resources to improve the physical condition and long-term feasibility of Alexandria’s condominium communities while continuing local programs to bolster the governance capacity of common interest community associations.

Concerns raised during the process focused on:

- Adequacy of infrastructure, including stormwater and sewer systems, roads, parking, school capacity, open space, and tree canopy to support new residential development.
- City capacity and availability of resources and tools to implement Housing 2040.
- Need for more deeply affordable rental housing (at 40% AMI versus 60% AMI) and expanded rental assistance funding (both emergency and ongoing) to reduce housing cost burden.
- Need for stronger tenant protections and meaningful enforcement mechanisms around rent increases, excessive fees, and utility billing practices to prevent displacement.
- Unsafe and unaddressed habitability conditions—including mold, pests, and poor HVAC—and the inadequacy of current tools to hold landlords accountable for poor living conditions.
- Shortage of affordable and more moderately-priced homeownership opportunities.
- How maximizing replacement of existing market affordable and committed affordable housing in the case of redevelopment applies to small area plans with adopted housing recommendations, and the need for predictability and clarity in the City’s engagement process with prospective applicants considering redevelopment of existing housing.
- Lack of resources to support common interest communities address capital maintenance issues.
- Limitations on authority to strengthen energy efficiency standards in existing housing.
- Timing of the development of production and preservation targets for the Plan.
- Impacts of Zoning for Housing on single-family housing.

III. PLAN OVERVIEW

Housing 2040 is organized into five main sections:

1. Setting the Stage—this section outlines the legislative, regulatory, planning, demographic and housing market context for the Plan.
2. Vision and Principles—this section sets forth the vision and principles that guide the Plan.
3. Goals—this section identifies the Housing 2040 goals and the recommendations and strategies that implement the goals.
4. Plan Process—this section describes how the Plan was developed, including how community engagement was conducted and how stakeholder input, quantitative data, and analysis were used to inform the Plan recommendations.
5. Implementation—this section outlines who is responsible for each strategy, when the action is anticipated to be undertaken or if it is ongoing, and what potential implications it may have for the City in terms of fiscal impact, legislative authority, policy development or regulatory tools.

Vision and Principles

Consistent with the structure of other City plans, Housing 2040 establishes a vision for the future, along with five principles.

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 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: The City's housing actions will:

1. Advance the city's social, economic, cultural, racial, and generational diversity across all neighborhoods through housing stability and 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.

Guided by the vision and principles, the Plan develops ten goals (discussed below), recommendations, and implementation strategies to address identified housing needs in the city. An implementation schedule outlines the timeline for when housing actions are proposed to be addressed over the fifteen-year Plan period.

IV. DISCUSSION

Quantitative context

Based on a quantitative needs analysis conducted in 2024 and 2025 on the city's rental market and assessment data, Housing 2040 examines continuing housing challenges—the affordability of rental options and the attainability of homeownership, while also considering emerging issues such as the declining condition of aging rental and condominium buildings and an increasing need for senior housing + care options. While the HMP did not address issues related to tenants and landlords, Housing 2040's recommendations specifically consider that 58% of Alexandria households are renters and nearly half of these households are housing cost burdened, meaning they pay a disproportionately high share of their gross income on rent and housing related costs, leaving fewer resources for essentials like childcare, healthcare, and education. As a result, under Housing 2040 the City plans to seek legislative authority to expand tenant protections; elevate the need for deep affordability, including units at 40% AMI or less; prioritize health, climate resiliency, and sustainability in housing development and preservation policies and practices; and consider housing stability as a platform for enhanced economic mobility. It also seeks housing solutions to help stem the decline in the city's population aged 20 to 34 who are essential to Alexandria's future social and economic vibrancy.

Grounded in the Housing 2040 vision and principles, the topics covered in Housing 2040 are addressed through the following ten goals.

- 1. Expand: Expand housing supply to meet the city's current and future housing needs.**

Goal 1 focuses on expanding housing supply to respond to local, national, and regional housing trends (such as the growth in populations aged 65+ and the out-migration of low- to moderate-income younger households, in particular those aged 20-34), as well as to help Alexandria retain the workforce it needs to maintain economic competitiveness. Recommendations address how the City plans for development and ensures adequacy of public infrastructure to support new residential growth and proposes ways to help moderate housing construction costs to make residential production more feasible and affordable. Goal 1 also supports a range of housing typologies, including new options that are more affordable by their nature and promotes opportunities to engage Alexandria's workforce in fields critical to housing development, management, and operation.

2. Preserve: 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.

Goal 2 addresses the importance of preserving existing committed affordable and market affordable housing to minimize displacement and enable residents to remain in the community. Over 2,000 committed affordable units are at risk of loss of affordability, and the city continues to lose market affordable (naturally occurring) housing units due to market pressures (the city has lost 62 percent of this housing stock since 2000). A workgroup was convened to discuss shared issues impacting the livability and financial viability of existing rental communities and propose recommendations to address these challenges; resulting recommendations focus City tools and resources, including tax abatement, on advancing preservation and on maximizing the replacement of units in the case of redevelopment. In addition, Goal 2 identifies Strategic Preservation Priorities to guide City actions and partnerships and the authority of a Right of First Refusal when/if adopted by the City and recommends the City's relocation assistance policy be reviewed and updated to help mitigate the impacts of displacement.

Goal 2 has prompted questions from the development community with respect to how Recommendation 4 and its strategies relate to the affordable housing recommendations in adopted small area plans (SAPs). Representatives of the development community also conveyed the need for predictability and clarity in the City's review process of applications that propose redevelopment of existing housing.

Displacement concerns have been a consistent theme in Housing 2040 engagement as well as in recent SAPs, including the Alexandria West and Arlandria Chirilagua SAPs. The intent of Goal 2 is to minimize and mitigate the impacts of displacement of existing residents from their neighborhoods.

Recommendation 4 conveys City aspirations for projects considering redevelopment of market-affordable and committed housing affordable up to 60% AMI (in 2026 this is equivalent to incomes up to \$69,780 and \$99,660 for a household of one and four, respectively). Strategy 4a encourages proactive and early engagement (recommended as part of pre-concept meetings or as part of the concept stage of the development process) by the City with applicants. The purpose is to discuss developer interest in and opportunities to maximize replacement of existing units through regulatory incentives, such as bonus density and height, rezonings, and the RMF Zone. This engagement would happen within the standard development review timeframe, and the use of such regulatory incentives is optional. As noted under Strategy 4a, Housing 2040 recognizes that each redevelopment site is unique and the number of units that can feasibly be replaced will depend on a wide range of factors. Examples of these factors include the number and affordability of units impacted, the size and characteristics of the lot, the complexity of demolition, the underlying density, and the availability of regulatory incentives for affordable housing to support replacement.

If regulatory incentives are utilized, opportunities for flexibility would be considered as part of these discussions subject to the City's standard equivalency analysis. Alternative approaches to on-site replacement in proposed new buildings could involve potential replacement of impacted units in retained buildings on-site (subject to a review of building and unit conditions for habitability) and/or the replacement of units off-site within the neighborhood to maximize the number of units preserved.

In the case of priority preservation sites, Strategy 4b outlines the City's role in developing partnerships and pursuing financial tools to incentivize the replacement of affordable units on a one-for-one or greater basis. The intent of Strategy 4b is to encourage collaboration between the City and the prospective applicant to accomplish or exceed replacement through the use of regulatory incentives paired with City financial tools (such as tax abatement and gap investment) and potential state, federal or other funding. The use of such regulatory incentives and financial tools is optional.

3. Tenant and Landlord Resources: Strengthen tenant protections and enhance resources to support tenants and landlords.

Goal 3 affirms that housing stability is foundational to thriving individuals and families, a resilient community, and a productive local workforce that attracts economic growth and development. Three out of four renters with incomes below 60% are housing cost burdened, and over 70 percent of renters surveyed indicated they were concerned about rent increases and displacement. In addition, Alexandria averaged approximately 4,500 eviction filings annually between 2023 and 2025. This goal recommends establishing a comprehensive framework to protect tenant rights, improve housing quality, and expand support services and resources – grounded in the belief that informed landlords and tenants are essential partners in maintaining safe, stable housing. A cornerstone of this framework is expanding educational resources and outreach so that both tenants and landlords understand their rights, responsibilities, and available resources before problems escalate. Beyond education, this goal proposes advocating for state legislative reforms to strengthen tenant protections and promote fair housing access, expanding eviction prevention and legal support programs, and improving data integration to proactively identify and respond to displacement risk. Strengthening landlord-tenant communication, fostering more productive renter-landlord relationships, and centering culturally-competent outreach on vulnerable populations are also central to achieving equitable housing stability for all Alexandrians.

4. Rental Affordability: 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.

As housing costs continue to rise, families, seniors, and workers are at risk of housing insecurity and potential displacement. A variety of jobs essential to the local economy do not generate incomes high enough for their employees to live in Alexandria; an estimated 30 percent or more of jobs pay less than 60% AMI and workers struggle to afford the cost of even the average studio in the city leading them to share housing or have two or more jobs. As noted above, many renters as a result face high levels of housing cost burden which is particularly acute in renter households with incomes up to 40% AMI. These trends underscore the importance of creating a range of affordability, including more deeply affordable housing up to 40% AMI, while also recognizing the challenges associated with serving lower-income households. (Deeper levels of affordability require greater levels of investments, which can impact the overall number of committed affordable units yielded and/or need greater increases in density to offset their cost.) To promote committed affordable rental housing, Goal 4 emphasizes the importance of exploring regulatory tools and financial incentives and advances affordable housing partnerships with nonprofit and private

affordable housing developers, as well as the Alexandria Redevelopment and Housing Authority (ARHA) and anchor institutions. The extent of the City's pipeline of affordable housing projects also demonstrates the importance of leveraging public investment with state, federal, and other funding sources.

5. Homeownership: Expand affordable homeownership opportunities to enable more residents and workers to become first-time homebuyers and enhance resources to support existing homeowners.

Over 70 percent of Housing 2040 survey responses expressed concern over the cost of homeownership and lack of more moderately-priced homeownership options in the city. Limited affordable options and resources to support first-time homebuyers are among the factors contributing to out-migration of young people and families from the city. Goal 5 proposes to continue many of the City's current efforts, including education, training, and budget/financial counseling opportunities to prepare first-time homebuyers, as well as to continue to offer financial assistance to qualified buyers. It also recommends evaluating opportunities to increase downpayment and closing cost assistance for City and ACPS employees. In addition to working with development partners to increase new affordable homeownership opportunities, the Plan recommends the City continue to study models that expand homeownership for households with incomes up to 100% AMI, as well as to explore opportunities through private development and non-City resources to expand homeownership access for households with incomes above 100% AMI.

6. Condominium 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.

Goal 6 focuses on the particular challenges associated with condominium ownership. At more than 20,000 units, condominiums comprise half of the city's homeownership stock and are an accessible gateway to affordable homeownership for Alexandria's first-time buyers and those living on fixed incomes. With the median age of these properties averaging 40+ years (some were existing apartment buildings converted to condominiums), the need and capacity of associations governing these communities to identify and address deferred maintenance and capital needs is urgent. Building on the findings of a state-level commission that studied the resilience of common interest communities to meet structural and safety concerns, a stakeholder group was convened under Housing 2040. In addition to encouraging the City to continue its existing training resources to build capacity of association boards and members, the workgroup also recommends that the City offer limited financial resources to leverage potential future state funding and loan products to support communities in undertaking capital improvement projects; in response, the Plan recommends exploring opportunities to incentivize capacity building as well as partnering with state agencies to explore ways to financially support associations pursuing such projects. The Plan also recommends state-imposed requirements on condominium developers to share materials and reports during the transition to community governance to inform and guide future capital projects.

7. Senior and Accessible Housing: Expand resources and options for seniors and persons with disabilities to live and age safely within the city.

Goal 7 recognizes the importance of maximizing existing and exploring new opportunities and partnerships to expand resources and services to support its fastest growing population group, those 65+ years old and persons with disabilities. This includes support for housing rehabilitation and accessibility programs and partnerships that provide coordinated service delivery that help these populations remain safely in the city, as well as a recommendation to explore models of senior housing + care and related best practices as

reported in a Housing 2040 consultant study. While work will continue on developing senior housing + care in the city, the complexity and cost of such projects, including management of operating costs over time, makes implementation of this recommendation more likely to occur over a long term. It is anticipated that a legislative proposal to request that the state's Housing Commission study how successful senior housing + care models are funded and delivered outside the Commonwealth may be proposed as part of the City's 2027 legislative package.

8. Healthy Housing: Enhance housing quality, safety, and livability to support resident health, security, and well-being.

The age and poor conditions of some of Alexandria's aging rental stock threaten residents' health and well-being. Among common problems encountered by tenants are mold, pests, smoke, and hoarding. Greater collaboration among city departments (e.g., Code, Housing) and external partners (Health Department, Rebuilding Together) on initiatives, like the Healthy Homes Action Plan, are recommended to reduce habitability problems and increase housing stability. Among the recommendations of this goal are using Alex 311 and other data sources to inform strategic decision making and developing interdepartmental monitoring systems at the property level to identify patterns of code violations, tenant complaints, and safety issues to enable proactive, coordinated City response. Support for property owners, including technical assistance for landlords of small buildings, to address housing issues is also proposed, as are proactive inspections, and potential civil enforcement of habitability issues. The City will also focus on developing and disseminating educational resources to help residents and landlords understand their rights and responsibilities regarding habitability issues, empowering both parties to address problems early and maintain safe, healthy housing.

9. Resident Empowerment: Empower residents to maintain housing stability and pursue economic mobility and foster pathways to help them build and sustain wealth.

Goal 9 promotes the connection between housing stability and economic mobility and works to foster pathways to build wealth for homeowners and renters. A range of recommendations to help the City connect renters and homeowners with resources to empower and increase self-sufficiency, financial literacy, access workforce development training, and make decisions that help build wealth are proposed. Goal 9 is one of several goals in the Plan that illustrates how interrelated the Plan recommendations are with Goals 3 and 4 helping to support housing stability and Goal 5 creating vehicles to help homeowners sustain wealth. The goal builds upon existing City resources through the Workforce Development Center and the Department of Community and Human Services' Center for Economic Support, while also encouraging new opportunities and partnerships be explored to advance economic mobility.

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.

Aging residential properties, home to many of Alexandria's lower-income renters and homeowners on fixed incomes, struggle with high energy and water use due to inefficient and outdated building systems. Resulting high utility bills contribute to worsening levels of housing cost burden while aging building conditions impact resident quality of life and health. The strategies proposed in Goal 10 leverage the intersection of healthy, sustainable, and resilient housing by providing technical assistance, access to potential funding sources to help property and homeowners make greener design, material, and building systems choices, as well as to facilitate collaborations that support housing that is more energy and cost-

efficient. It is noted that new affordable housing properties often outperform their market-rate counterparts with respect to sustainability due to funder requirements. While these green building features yield tangible health benefits and savings for residents and building operators over time, they come with an upfront cost that can be challenging to finance in affordable housing developments with limited cash flow. As a result, it is important to recognize that these investments that result in market-leading building performance do not typically occur on their own, but rather require external resources, such as grant or lower-cost funding.

V. PLAN IMPLEMENTATION AND FISCAL IMPACT

Ongoing collaboration with City departments, affiliated agencies such as the Health Department and ARHA, local anchor institutions, and a range of development and funding partners, will be central to the achievement of Housing 2040 goals. After Housing 2040's adoption, and to inform upcoming annual City budget processes, staff will take the following steps:

1. Interdepartmental Coordination—Collaborate with partner departments to establish the operational details of near-term implementation tasks that require interdepartmental coordination.
2. Housing Targets—Work with AHAAC and the community to set affordable housing production and preservation targets for the Plan. These discussions will be guided by needs prioritized in the Plan; by the list of existing projects waiting for City gap funding to move forward, by future public-private partnership projects anticipated in CDDs and Small Area Plans already approved, and by future strategic preservation opportunities. This action is funded with HUD PRO grant funding.
3. Staff Capacity—Build Housing capacity to provide technical assistance to partners developing, structuring, and financing projects and to utilize the legislative authority delegated by the state regarding landlord-tenant issues. Already in the 2026 General Assembly, three legislative proposals envisioned by Housing 2040 were enacted with implications for expanded capacity, including the imposition of civil enforcement penalties to require landlords to address poor building conditions, adoption of a Right of First Refusal that enables local governments to intervene to preserve at-risk committed affordable housing, and the expansion of the state's pilot Eviction Diversion Program. This action is funded with existing resources.
4. Online Dashboard—Develop and launch an online dashboard, with Housing 2040 and Zoning for Housing progress metrics, to inform the community about the impact of housing activities and ensure accountability. This action is funded with existing resources.

The following near-term Housing 2040 implementation priorities are proposed to be slated for FY2027-28:

- Studying new opportunities to expand investment, including tax abatement and developer fee relief to support strategic preservation and exploring the City's general obligation bonding capacity in exchange for committed affordable housing (Office of Housing). This action will be completed with existing staff resources.
- Continuing to support the ARHA Redevelopment Workgroup (Office of Housing). This action will be completed with existing staff resources.
- Updating Zoning Ordinance Section 7-700 to enhance flexibility with respect to emerging land use trends and create opportunities to deepen and extend affordability terms of set-aside units (Department of Planning and Zoning, Office of Housing). This action will be completed with existing staff resources.
- Updating housing contribution policies and procedures to reflect best practices and market and submarket changes (Department of Planning and Zoning, Office of Housing). This action will be completed with existing staff resources.

- Exploring opportunities to support common interest communities (CIC) to undergo training and complete reserve studies while also developing a strategy to engage with the State on the creation of financing vehicles for CIC capital improvements (Office of Housing). This action will be completed with existing staff resources.
- Developing a program framework to respond to authority granted in 2026 to implement a Right of First Refusal for committed affordable properties (Office of Housing). While this initial action will be completed with existing staff resources, successful implementation will depend on the availability of future incentives and resources, including public and private funding.
- Strengthening strategic relationships and communications with landlords through education and support initiatives (Office of Housing). This action will be completed with existing staff resources.
- Completing a study on the feasibility of inclusionary zoning (Office of Housing, Department of Planning and Zoning). This action is funded with HUD PRO grant funding.
- Continuing implementation of Zoning for Housing. Phase II could include:
 - Development of a pattern book to support smaller-scale multi-unit housing typologies through Zoning for Housing (ZFH), by helping the community imagine how single-unit dwelling neighborhoods can incorporate these housing typologies while maintain neighborhood character (Department of Planning and Zoning, Office of Housing). This action is funded with COG and HUD PRO grant funding.
 - Studying potential regulatory changes identified as part of Zoning for Housing Phase I (Department of Planning and Zoning). This action is partially funded by HUD PRO grant funding.
- Developing simple, multilingual educational materials and self-help resources for tenants and landlords, including Know Your Rights guides, lease explanation documents, and information on tenant organizing rights (Office of Housing). This action will be completed with existing staff resources.
- Strengthening data integration across the Office of Housing, Code Administration, and the court system to support coordinated tracking of housing stability indicators, including eviction filing rates, code violations, tenant complaints, and property ownership and management transitions (Office of Housing, Code Administration, IT Department). This action is anticipated to be funded through Code Administration's budget pending final confirmation.
- Implementing trauma-informed training for Housing staff to strengthen the quality and consistency of tenant and landlord interactions (Office of Housing). This action will be completed with existing staff resources.

This prioritization will be revisited as part of the FY 2028-FY 2029 Interdepartmental Long-Range Planning (ILRP) Work Program.

Resources:

The City has received a \$45,000 grant from the Metropolitan Washington Council of Governments (COG) to support the development of the pattern book. In addition, the City received notification in 2026 that the Department of Housing and Urban Development has funded COG's regional Housing PRO 2024 grant application in which the City was a co-applicant. This grant will provide \$325,000 to the City to support: (1) the inclusionary zoning feasibility study; (2) the expansion of the pattern book; (3) a review of potential regulatory changes needed to facilitate the implementation of Zoning for Housing; and (4) the development of housing production and preservation targets for the Plan through an equity lens.

Following the completion of the above priority items, examples of Housing 2040 activities include:

- Seeking support for State resources to fund capital improvements in common interest communities (Office of Housing).
- Advocating for legislative proposals that enhance tenant protections, including to require mandatory relocation assistance and rights of return for tenants in good standing (Office of Housing, City Manager’s Office).
- Creating an anti-displacement index to identify factors that make some neighborhoods particularly vulnerable to gentrification and change (Office of Housing). This action will be completed with existing staff resources.
- Expanding legal support for residents facing eviction or substandard housing conditions, building on existing courthouse outreach efforts (Office of Housing, DCHS, legal services providers).
- Developing a strategy to enhance senior housing + care resources (Office of Housing).

Check-Ins

Building on the success of the Housing Master Plan, Housing 2040 will continue the practice of providing AHAAC with regular reports on all metrics being tracked and will produce formal updates for the community every three years. In addition, check-ins regarding Housing 2040 activities and achievements, paired with updates on population demographics and market conditions, will be presented to City Council every five years to ensure the Plan remains relevant to emerging challenges and is appropriately resourced to be responsive to Alexandria’s most pressing housing issues.

VI. MASTER PLAN AMENDMENTS

This Plan, when adopted, replaces the Housing Master Plan.

VII. STAFF RECOMMENDATIONS

Staff recommends that the Planning Commission, on its own motion, 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.

Attachments:

1. Resolution MPA2026-00001
2. Engagement Summary

RESOLUTION NO. **MPA 2026-00001**

WHEREAS, under the Provisions of Section 9.05 of the City Charter, the Planning Commission may adopt amendments to the Master Plan of the City of Alexandria and submit to the City Council such revisions in said plans as changing conditions may make necessary; and

WHEREAS, the proposed amendment will create the **Housing 2040 Plan** chapter of the City's Master Plan; and replace the **2013 Housing Master Plan** chapter of the 1992 Master Plan;

WHEREAS, the Department of Planning and Zoning and the Office of Housing have analyzed the proposed revisions and presented recommendations to the Planning Commission; and

WHEREAS, a duly advertised public hearing on the proposed amendment was held on **June 2, 2026** with all public testimony and written comment considered; and

WHEREAS, the Planning Commission finds that:

1. The proposed amendment is necessary and desirable to guide and accomplish the coordinated, adjusted and harmonious development of the City; and
2. The proposed amendment is generally consistent with the overall goals and objectives of the 1992 Master Plan; and
3. The proposed amendment shows the Planning Commission's long-range recommendations for the general development of the city, focusing on housing; and
4. Based on the foregoing findings and all other facts and circumstances of which the Planning Commission may properly take notice in making and adopting a master plan for the City of Alexandria, adoption of the **Housing 2040 Plan** chapter of 1992 Master Plan will, in accordance with present and probably future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the residents of the City;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Alexandria that:

1. The attached **Housing 2040 Plan** and any appendices are hereby adopted replacing the 2013 Housing Master Plan chapter of the 1992 Master Plan of the City of Alexandria, Virginia, creating the Housing 2040 Plan chapter of the City's Master Plan in accordance with Section 9.05 of the Charter of the City of Alexandria, Virginia.

2. This resolution shall be signed by the Chairman of the Planning Commission and attested by its secretary, and a true copy of this resolution forwarded and certified to the City Council.

ADOPTED the **2nd day of June, 2026.**

Chair, Alexandria Planning Commission

ATTEST: _____

Paul Stoddard, Secretary

Attachment 2. Housing 2040 Engagement Summary

Date	Name of Event	Type of Engagement	Venue	Neighborhood
9/18/2024	Kickoff meeting	Community Meeting	Virtual	All
9/25/2024	Kickoff Meeting #2	Community Meeting + Open House	Charles Houston	Braddock
10/1/2024	Chamber of Commerce	Meeting with Organization	Virtual	All
10/1/2024	Community Health Assessment (CHA) Kick Off	Pop-up	Patrick Henry Rec Center	Central
10/5/2024	Seminary Community Festival	Pop-up	5067 Seminary	West End
10/8/2024	Lunch and Learn: Affordable Housing Development	Education Event	Virtual	All
10/10/2024	Co-engagement w/CHA	Pop-up	Charles Houston Rec Center	Braddock
10/11/2024	High school engagement (4 classes)	Listening Session: Youth Engagement	ACHS	Central
10/12/2024	Hispanic Heritage Fiesta	Pop-up	Beatley Library	Central
10/15/2024	Co-engagement w/CHA	Pop-up	William Ramsey Rec Center	West End
10/16/2024	Senior Services of Alexandria Monthly Meeting	Meeting with Organization	Westminster Presbyterian	Northridge
10/16/2024	Lunch and Learn: City Homeownership Assistance	Education Event	Virtual	All
10/17/2024	Co-engagement w/CHA	Pop-up	Chick Armstrong Rec Center	Arlandria/Lynhaven
10/19/2024	Fall Festival	Pop-up	Chick Armstrong Rec Center	Arlandria/Lynhaven
10/20/2024	Ben Brenman Farmers Market	Pop-up	4800 Brenman Park Drive	Central
10/23/2024	After-school and Pickleball foot traffic Pop Up	Pop-up	Patrick Henry Rec Center	Central
10/24/2024	Lunch and Learn: Eviction Landscape	Education Event	Virtual	All
10/26/2024	ALIVE Distribution	Pop-up	Chick Armstrong Rec Center	Arlandria/Lynhaven
10/26/2024	ALIVE Distribution	Pop-up	William Ramsey Rec Center	West End
10/28/2024	Education Month Site Visit	Education Event	The Nexus	West End
10/29/2024	Education Month Site Visit	Education Event	Southern Towers	West End
10/30/2024	Education Month Site Visit	Education Event	The Waypoint	Central
10/30/2024	Education Month Site Visit	Education Event	The Lineage	Braddock
10/31/2024	Senior Bingo	Pop-up	Casa Chirilagua	Arlandria/Chirilagua
10/31/2024	Education Month Site Visit	Education Event	The Spire	West End
11/9/2024	Del Ray Farmers Market	Pop-up	Mount Vernon Avenue	Del Ray
11/14/2024	Youth: Teen Advisory	Listening Session:	Beatley Library	Central

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	Group	Youth Engagement		
11/30/2024	Gift Gallery & Bazaar	Pop-up	Watergate	Central
12/2/2024	Mark Center	Pop-up	Del Pepper	West End
12/9/2024	Claridge House	Resident/Landlord Meeting	Claridge House	Central
12/11/2024	Federation of Civic Associations	Meeting with Organization	Police Headquarters	All
12/13/2024	Ladrey	Resident/Landlord Meeting	Ladrey	Old Town
12/13/2024	Mark Center	Pop-up	Del Pepper Community Center	West End
12/13/2024	Holiday Gathering	Pop-up	Tenants and Workers United	Arlandria/Chirilagua
12/14/2024	Casa Chirilagua Holiday	Pop-up	Casa Chirilagua	Arlandria/Chirilagua
12/16/2024	EPC Briefing	Board/Commission Meeting	Virtual	All
1/15/2025	Patrick Henry Pop Up	Pop-up	Patrick Henry Rec Center	Central
1/17/2025	Age Friendly Plan Kick Off	Pop-up	Lee Center	All
1/31/2025	Eco-City Academy	Education Event	City Hall	All
2/23/2025	Youth Council	Listening Session: Youth Engagement	Old Town	Old Town
3/8/2025	Goodwin House	Resident/Landlord Meeting	Goodwin House	West End
Project Engagement				
11/6/2024	Joint AHAAC-LTRB Meeting, Rental Assistance	Project Meeting	City Hall	Old Town
11/7/2024	Age-Friendly Plan/Housing 2040 Coordination Meeting	Other City Meeting/Event	Virtual	All
12/5/2024	AHAAC Financial Tools Project Meeting	Project Meeting	City Hall	Old Town
1/8/2025	AHAAC Homeowner Resources Project Presentation	Project Meeting	Virtual	All
1/17/2025	Age Friendly Plan Kick Off	Pop-Up	Lee Center	All
2/6/2025	AHAAC ARHA Presentation	Project Meeting	City Hall	Old Town
3/18/2025	Community Meeting and Open House	Community Meeting + Open House	Patrick Henry K-8 School	Duke Street
4/2/2025	Landlord-Tenant Relations Board Briefing	Board/Commission Meeting	City Hall	Old Town
4/8/2025	Commission for Women Briefing	Board/Commission Meeting	City Hall	Old Town
4/9/2025	Youth Speak Pop-Up	Pop-up	Patrick Henry Rec Center	Duke Street
4/16/2025	Economic Opportunities Commission Briefing	Board/Commission Meeting	Del Pepper Community Center	AlexWest
4/29/2025	Preservation Panel	Project Meeting	Charles Houston	Old Town
4/29/2025	Community Cookout	Pop-up	Mt. Vernon Rec	Del Ray

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			Center	
5/07/2025	Community Cookout	Pop-up	Ewald Park	Duke Street
5/14/2025	AHAAC Meeting: Financial tools and homeownership	Project Meeting	Virtual	All
5/21/2025	ARHA Resident Association Town Hall	Resident/Landlord Meeting	St. Joseph Catholic Church	All
5/22/2025	Rosemont Civic Association Presentation	Meeting with Organization	Good Shepherd Lutheran Church	Rosemont
6/4/2025	Community Cookout	Pop-up	Southern Towers	AlexWest
6/5/2025	AHAAC/LTRB: LT and Targets	Board/Commission Meeting	City Hall	All
6/17/2025	P&Z Community Update	Other City Meeting/Event	Virtual	All
6/26/2025	Tenants and Workers United	Meeting with Organization	TWU	Arlandria/Chirilagua
7/1/2025	Community Cookout	Pop-up	Fairlington Presbyterian	West End
7/8/2025	Health Department Meeting	Other City Meeting/Event	Lee Center	Old Town
7/9/2025	Commission on Persons with Disabilities	Board/Commission Meeting	City Hall	All
7/14/2025	ACT & Grassroots Alexandria	Meeting with Organization	Virtual	All
7/14/2025	Eviction Prevention Task Force	Board/Commission Meeting	Virtual	All
7/16/2025	Acclaim Apartments Meeting	Resident/Landlord Meeting	Acclaim Apartments	Landmark/Van Dorn
7/18/2025	PPEH Gaps and Needs	Board/Commission Meeting	Virtual	All
7/30/2025	Affordable Property Owner Meeting	Resident/Landlord Meeting	Landmark Towers	West End
8/1/2025	Community Resource and Resilience Group (CRRG)	Meeting with Organization	Virtual	All
8/5/2025	National Night Out	Pop-Up	Mason at Van Dorn	Landmark/Van Dorn
8/6/2025	RPCA Senior Orientation	Pop-Up	Patrick Henry Rec Center	Duke Street
8/8/2025	CAES Grantees (Emergency Financial Providers)	Meeting with Organization	Virtual	All
8/11/2025	Boards & Commissions Chairs	Board/Commission Meeting	Mark Center	All
8/18/2025	ACT & Grassroots Alexandria	Meeting with Organization	Virtual	All
8/18/2025	EPTF Legislative Subcommittee	Meeting with Organization	Virtual	All
8/19/2025	West End Tenants Association (Mason at VD)	Resident/Landlord Meeting	Mason at Van Dorn	Central
8/21/2025	DCHS OCS All Staff Meeting	Other City Meeting/Event	Mark Center	West End

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8/27/2025	NVAA (Landlord Tenant and Preservation)	Meeting with Organization	NVAA Headquarters	All
9/3/2025	Senior Academy	Meeting with Organization	Beatley Library	Duke Street
9/4/2025	Planning & Zoning/Neighborhood Planning	Other City Meeting/Event	Virtual	All
9/8/2025	Community Meeting	Community Meeting + Open House	Minnie Howard	West End
9/9/2025	Interfaith Council	Meeting with Organization	City Hall	Old Town
9/9/2025	Strengthening Condominium Communities Work Group	Work Group Meeting	Mercer-Trigiani Offices	Old Town
9/17/2025	Preservation Work Group Meeting #1	Work Group Meeting	Virtual	All
9/25/2025	Strengthening Condominium Communities Work Group	Work Group Meeting	Virtual	All
10/1/2025	Preservation Work Group Meeting #2	Work Group Meeting	Virtual	All
10/9/2025	Meeting with EPC Housing Subcommittee	Board/Commission Meeting	Virtual	All
10/14/2025	Strengthening Condominium Communities Work Group	Work Group Meeting	Virtual	All
10/15/2025	AHAAC Age Friendly Plan Update Presentation	Board/Commission Meeting	Virtual	All
10/20/2025	Meeting with COA Housing Subcommittee	Board/Commission Meeting	Virtual	All
10/23/2025	Preservation Work Group Meeting #3	Work Group Meeting	Virtual	All
10/29/2025	Strengthening Condominium Communities Work Group	Work Group Meeting	Virtual	All
11/14/2025	Strengthening Condominium Communities Work Group	Work Group Meeting	MercerTrigiani Offices	Old Town
11/15/2025	Strengthening Condominium Communities Presentation	Community Meeting	Virtual	All
11/17/2025	Community Meeting	Community Meeting	Virtual	All
11/18/2025	Meeting with EPC Housing Subcommittee	Board/Commission Meeting	Virtual	All
12/4/2025	AHAAC Meeting: Common Interest Communities + Preservation	Project Meeting	City Hall	Old Town
12/10/2025	Commission on Persons with Disabilities	Board/Commission Meeting	City Hall	All
12/10/2025	Duke Street Land Use Plan Open House	Pop-Up	Bishop Ireton High School	Duke Street

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1/7/2026	AHAAC Meeting: Financial tools	Project Meeting	Virtual	All
1/8/2026	Meeting with Commission on Aging (COA)	Board/Commission Meeting	Virtual	All
1/9/2026	Meeting with EPC Housing Subcommittee	Board/Commission Meeting	Virtual	All
1/12/2026	Social Services Advisory Board	Board/Commission Meeting	Virtual	All
1/27/2026	City Council Work Session	Board/Commission Meeting	Virtual	All
2/5/2026	AHAAC Meeting: Senior Housing, Accessibility, Sustainability	Project Meeting	Lee Center	Old Town
2/9/2026	Meeting with COA Housing Subcommittee	Board/Commission Meeting	Virtual	All
2/28/2026	Community Meeting	Community Meeting + Open House	Lee Center	Old Town
3/2/2026	Eviction Prevention Task Force	Board/Commission Meeting	Virtual	All
3/3/2026	Planning Commission	Board/Commission Meeting	Mark Center	West End
3/5/2026	ACT & Grassroots Alexandria	Meeting with Organization	Virtual	All
3/19/2026	March EPC Meeting	Board/Commission Meeting	Virtual	All
3/25/2026	NAIOP March Meeting	Meeting with Organization	Virtual	All
5/5/2026	AHAAC Meeting: Senior Housing Study Findings	Board/Commission Meeting	Virtual	All