

Housing 2040 Master Plan

Meeting with the Environmental Policy Commission

December 16, 2024

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?

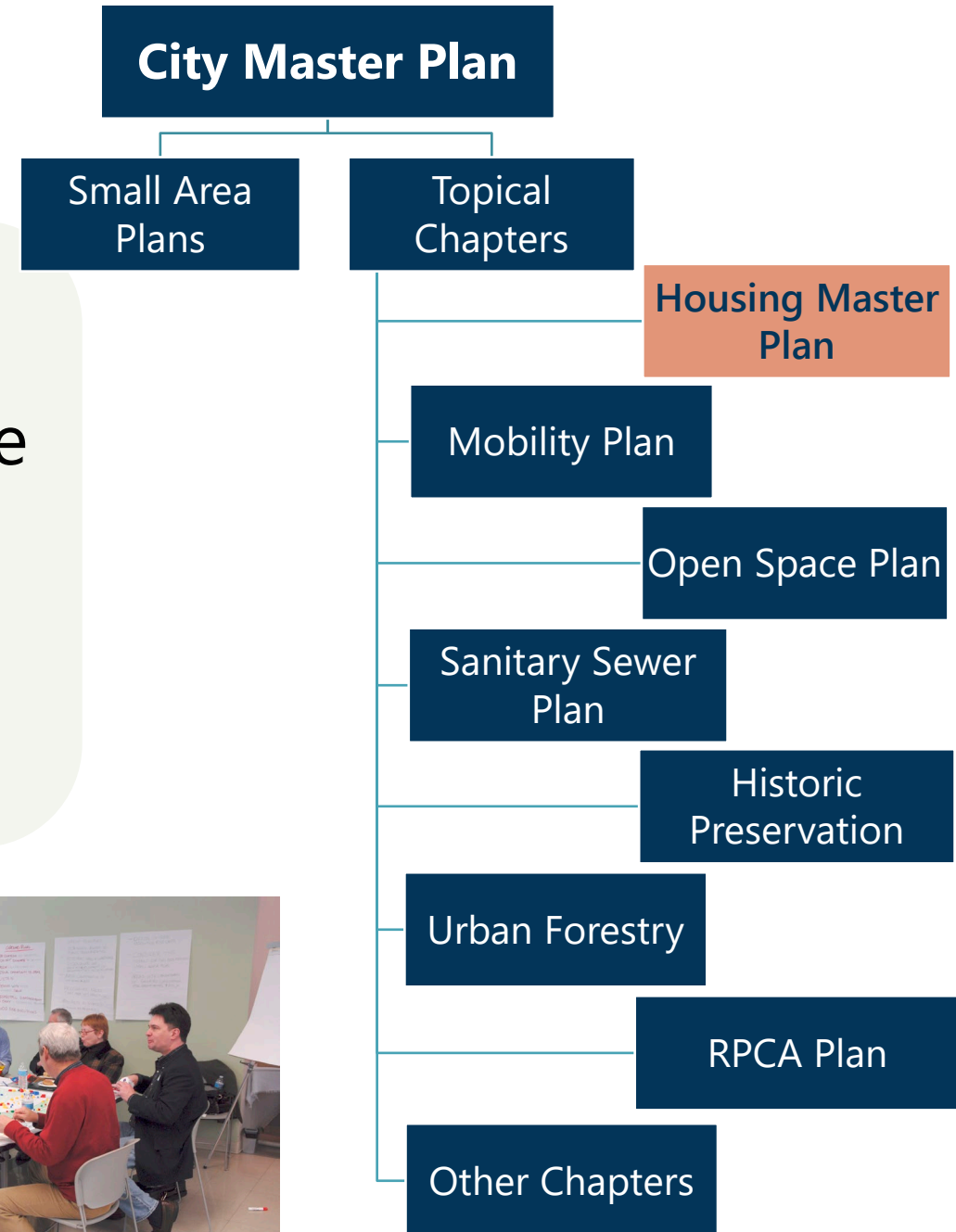
Through partnerships, Housing 2040 will help us work towards:

- 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*



But challenges remain...

1

Resource constraints limit City's ability to take advantage of opportunities

2

High cost of creating deeper levels of affordability

3

Loss of market-affordable housing and committed affordable housing unless City reinvests

4

Limited legislative authority regarding renter protections

5

Declining federal funding for housing amplifies need for continued collaboration with Alexandria Redevelopment and Housing Authority

6

Aging housing supply: many condominiums and apartments are 40-50+ years old

7

Growing needs of aging population for senior housing + care options

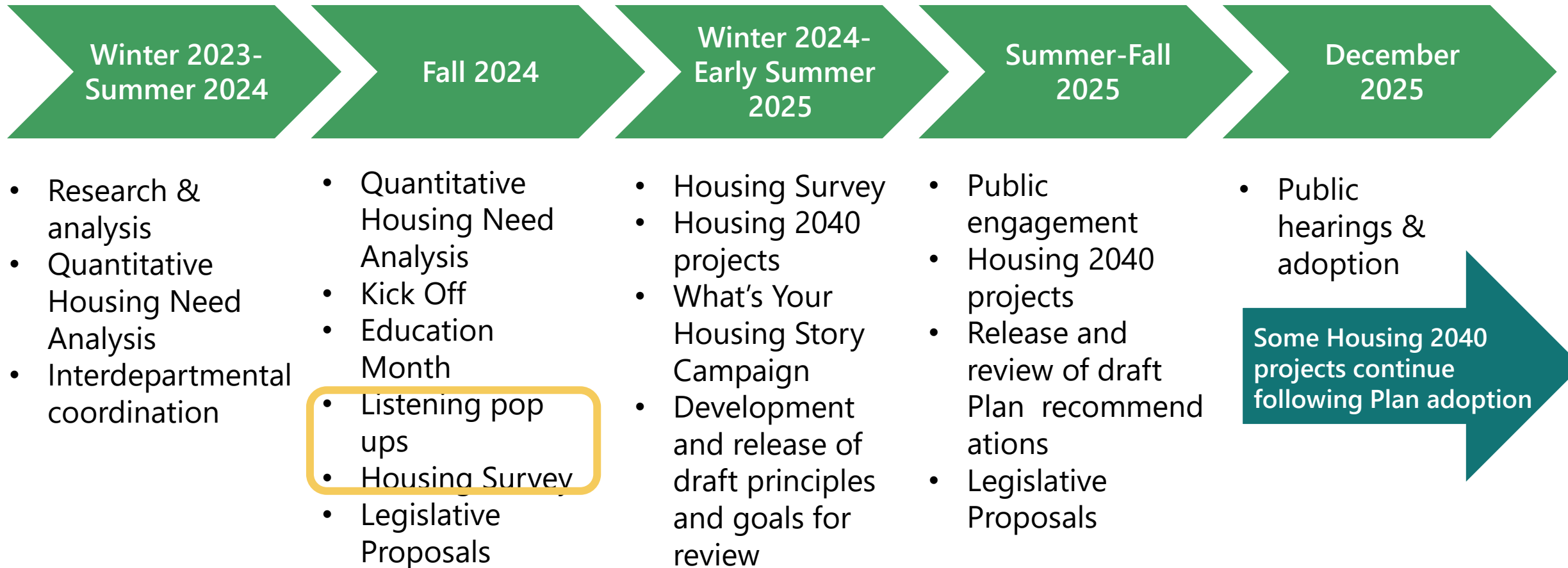
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Addressing and repairing impacts of past housing discrimination

How Housing 2040 Topics and Projects Are Being Identified



Housing 2040 Timeline



Current Approaches to Integrating Sustainability

Partnerships!

- Multifamily preservation and rehabilitation (e.g. Lacy Court, Square at 511, Arlandria Chirilagua Housing Cooperative)
- Office to residential conversions
- [Energy Masters](#)
- Single-family/single-unit (condo) rehabilitation, including energy improvements
 - [Home Rehabilitation Loan Program](#)
 - [Rebuilding Together DC-Alexandria](#) grants

Current Approaches to Integrating Sustainability

- Compliance with **Green Building Policy+** in new AH construction
- Some competitive funding (HIEE) supporting heightened energy improvements (e.g. [Housing Alexandria's Seminary Road and Sansé projects](#))
- Ongoing coordination with Health Department and Department of Code Administration

Considerations with Integrating Sustainability

- Bonus density/height remains City's primary zoning incentive to create housing affordability through development process
- Upfront costs for green infrastructure and on-site renewable energy generation can be challenging to finance
- Friction between need for deeper levels of affordability @ 40% of [area median income](#) (AMI) and enhanced sustainability
 - The lower the rents, the less conventional debt a project can carry. 40% AMI rents cannot typically even fully cover operating expenses.
- **Future Case Study:** ARHA Samuel Madden North Building
 - Site/development conditions facilitated project being designed and financeable as Net Zero Ready: Land owned by ARHA; development has federal rental subsidies which guarantee higher rents while providing deeper levels of affordability; site exempt from property taxes and development fees

Importance of integrating sustainability with housing affordability underscores importance of new partnerships/tools and creative thinking!

Housing Master Plan

Principles

Principles are the underlying, fundamental values/big ideas that guide the HMP.



1. All Income Levels

Alexandria's housing stock should include a variety of housing options for households of all incomes.



2. All Ages and Abilities

Alexandria's housing stock should be expanded to offer greater housing choice to people of all ages and abilities.



3. Partnerships

Partnerships are key to achieving measurable improvement in the affordable housing stock in Alexandria. The City can better leverage resources by being an active advocate and partner with Alexandria Redevelopment and Housing Authority (ARHA), nonprofit and for profit developers.



4. Location-Efficient Affordable Housing

Access to transportation and services, should be a key factor in the future distribution and allocation of affordable housing in the city.



5. Mixed-Income Communities

Mixed-income communities are the optimal way of maintaining social and cultural diversity through increased opportunities for interaction rather than isolation or polarization.



6. Economic Sustainability

Affordable housing is an important element of a healthy and growing economy.

Housing Master Plan

Goals

Guided by the HMP principles, **goals** are the results the HMP is tasked with achieving through its strategies, tools, and partnerships.

- Goal 1: Preserve the long-term affordability and physical condition of the existing stock of publicly assisted rental housing, as well as market rental housing where affordability commitments can be secured.
- Goal 2: Provide or secure long-term affordable and workforce rental housing through strategic new development and redevelopment.
- Goal 3: Provide and support the provision of affordable and workforce home purchase opportunities for Alexandria residents and workers.
- Goal 4: Enable homeowners to remain in their homes safely, comfortably, and affordably.
- Goal 5: Provide a variety of safe, quality housing choices that are affordable and accessible to households of all ages and abilities.
- Goal 6: Enhance public awareness of the benefits of affordable housing and promote available housing and partnership opportunities.
- Goal 7: Enhance public awareness of the benefits of healthy, well-designed, and energy efficient housing that fosters the well-being of Alexandria residents.

Ways to Engage

Are your commission's housing-related priorities and values reflected in the Principles & Goals? If not, what is missing?

Do the Principles & Goals address your commission's housing-related challenges and trends? Are they relevant, meaningful, and comprehensive as written for 2026-2040?

Ways to Engage

Previous topical meetings

November: Existing Rental Subsidy Programs and Local Rental Subsidy Study

December: Financial Tools for Affordable Housing

- Share our Housing Survey!
- Attend Housing 2040 Project Meetings
 - Homeowner Resources and Programs: January 8, 7 p.m., City Hall.
 - Alexandria Redevelopment and Housing Authority: February 6, 7 p.m., City Hall.
 - Tenant Rights and Resources: March/April.
 - Affordable Housing Preservation Tools: April.
- Visit our Housing education resources and webinar recordings
- Participate in our What's Your Housing Story campaign (launching in late winter)
- Provide feedback via our Public Comment Form

Housing Survey



research.net/r/AlexandriaVA-Housing2040

For more information

Visit us at alexandriava.gov/HousingPlan

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Contact Us!

Tamara Jovovic, Housing Program Manager
Tamara.Jovovic@alexandriava.gov | 703.746.4990

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