

<p>2013-2025 Housing Master Plan Principles – <u>EPC commentary on sustainability considerations</u></p>	<p>Are the CoPD’s housing priorities and values reflected in the Principles & Goals? If not, what is missing? Do the Principles & Goals address our housing challenges and trends? Are they relevant, meaningful, and comprehensive as written for 2026-2040?</p>
<p>Principle 1. Alexandria’s housing stock should include a variety of housing options for households of all incomes.</p>	<p><u>*This ties to sustainability and environmental justice in that lower-income residents are disproportionately faced with an energy burden (the percentage of gross household income spent on energy costs). Alexandria’s housing stock should include a variety of housing options for all-incomes, and those incomes should not suffer from living in homes with an energy burden.</u></p> <p><i>There is no mention of integrating sustainable building practices or creating energy-efficient homes that could reduce long-term utility costs and carbon emissions.</i></p> <p><i>Incorporate sustainability standards into the principle to align housing options with energy-efficiency goals, such as requiring all new housing to meet LEED or similar green building standards.</i></p>
<p>Principle 2. Alexandria’s housing stock should be expanded to offer greater housing choice to people of all ages and abilities.</p>	<p><i>There's no mention of environmentally sustainable design for all housing types.</i></p> <p><i>The principle should be expanded to include environmentally sustainable and accessible housing that accommodates the needs of all age groups and abilities, incorporating universal design principles alongside energy-efficient technologies</i></p>
<p>Principle 3. Partnerships are key to achieving measurable improvement in the affordable housing stock in Alexandria. The City can better leverage resources by being an active</p>	<p><u>*This ties to sustainability with respect to partnerships with sustainability organizations like CHP Community Housing</u></p>

<p>advocate and partner with Alexandria Redevelopment and Housing Authority (ARHA), nonprofit and for profit developers.</p>	<p><u>Partners, which provides weatherization energy efficiency support for qualifying homes.</u></p> <p><i>It does not emphasize environmental sustainability in partnerships, such as collaborating with organizations focused on renewable energy, energy efficiency, or eco-friendly materials.</i></p> <p><i>Encourage collaboration with green developers and sustainability experts to ensure that affordable housing projects also meet high environmental standards. This could include using partnerships to drive innovation in sustainable design.</i></p>
<p>Principle 4. Access to transportation and services, strategic preservation or location opportunities, and rental proportionality should be a key factor in the future distribution and allocation of affordable housing in the city.</p>	<p><u>*This ties to sustainability in that living in transit oriented developments and having access to public transit/bike lanes/walkable streets reduces residents' environmental footprint, and improves outdoor air quality by reducing vehicle miles traveled.</u></p> <p><i>There's no explicit mention of prioritizing green infrastructure or sustainable transportation modes (e.g., cycling, walking, electric vehicles).</i></p> <p><i>Ensure that affordable housing is prioritized in locations that not only provide access to transportation and services but also encourage sustainable transportation options like biking, electric vehicle charging stations, and renewable-powered transit.</i></p>
<p>Principle 5. Mixed-income communities are the optimal way of maintaining social and cultural diversity through increased opportunities for interaction rather than isolation or polarization.</p>	<p><i>There is no mention of integrating shared sustainability initiatives within mixed-income communities, such as communal green spaces, stormwater management, or energy efficiency programs.</i></p>

	<p><i>Encourage the development of mixed-income communities that integrate sustainability features like green roofs, solar panels, and rainwater harvesting systems to foster both social and environmental sustainability.</i></p>
<p>Principle 6. Affordable housing is an important element of a healthy and growing economy.</p>	<p><i>This principle does not mention the long-term economic benefits of green building or how environmental sustainability can improve the economy by reducing energy costs and creating green jobs.</i></p> <p><i>The principle should explicitly connect affordable housing to environmental sustainability by highlighting the economic benefits of energy-efficient buildings and sustainable urban planning.</i></p>
<p>Principle 7. Affordable housing should be healthy and sustainable to benefit resident comfort and reduce utility bills</p>	<p>*Strongly suggest this 7th principle be added explicitly around healthy and sustainable affordable housing.</p>
<p>2013-2025 Housing Master Plan Goals - EPC commentary on sustainability considerations</p>	<p>Are CoPD's housing priorities and values reflected in the Principles & Goals? If not, what is missing? Do the Principles & Goals address our housing challenges and trends? Are they relevant, meaningful, and comprehensive as written for 2026-2040?</p>
<p>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.</p>	<p>*This ties to sustainability in that there are embodied carbon benefits to preserving existing buildings.</p> <p><i>There is no mention of green retrofitting or energy efficiency upgrades for older buildings.</i></p>

	<p><i>Prioritize retrofitting and energy-efficient upgrades (e.g., insulation, solar panels, efficient HVAC systems) in the preservation of affordable housing stock.</i></p>
<p>Goal 2: Provide or secure long-term affordable and workforce rental housing through strategic new development and redevelopment.</p>	<p><u>*This new development/redevelopment should be expected to meet the Green Building Policy</u></p> <p><i>There's no mention of incorporating sustainability into new developments, such as prioritizing green building certifications or sustainable materials.</i></p> <p><i>Ensure that new developments meet high environmental standards, such as LEED or Passive House certification, and integrate renewable energy sources and energy-efficient technologies.</i></p>
<p>Goal 3: Provide and support the provision of affordable and workforce home purchase opportunities for Alexandria residents and workers.</p>	<p><i>There is no reference to the integration of sustainable features in homeownership opportunities.</i></p> <p><i>Offer incentives for buyers to purchase energy-efficient homes or homes built with sustainable materials, and integrate energy-saving features into affordable homeownership programs.</i></p>
<p>Goal 4: Enable homeowners to remain in their homes safely, comfortably, and affordably.</p>	<p><u>*This ties to sustainability with respect to safety (no onsite fire combustion, quality ventilation, healthy materials like low VOC paints), and comfort (functioning HVAC for cooling/heating needs), and affordability (sustainable reduce the utility costs and therefore the energy burden – tight envelopes, high efficiency HVAC, LED lighting, solar panels).</u></p> <p><u>*We recommend the City lean into incentives/education to help homeowners do this.</u></p>

	<p><u>Retrofit programs, utility and federal incentives, technology information.</u></p> <p><i>There's no mention of incorporating environmental upgrades or resilience measures for homeowners.</i></p> <p><i>Provide homeowners with access to green retrofitting incentives, energy audits, and financing for energy-efficient upgrades to help reduce costs and enhance home resilience.</i></p>
<p>Goal 5: Provide a variety of safe, quality housing choices that are affordable and accessible to households of all ages and abilities.</p>	<p><u>*This ties to sustainability in that quality housing is sustainable housing. Often, green buildings are designed to reduce their environmental impact and improve the quality of life for residents.</u></p> <p><u>*This also helps when the affordable housing is sited in a transit oriented development area near public transit, sidewalks, etc. to reduce vehicle miles traveled of residents and also offer better outdoor air quality with fewer vehicles in the proximity.</u></p> <p><i>There's no explicit mention of sustainability in the design of accessible housing.</i></p> <p><i>Integrate sustainable and accessible design elements, such as energy-efficient systems, renewable energy, and materials that improve both accessibility and environmental sustainability.</i></p>
<p>Goal 6: Enhance public awareness of the benefits of affordable housing and promote available housing and partnership opportunities.</p>	<p><u>*This ties to sustainability in that one benefit of more sustainable buildings is lower utility costs. This is especially true with respect to public awareness for affordable housing landlords: when there's a master utility meter that the landlord pays, they directly reaps utility savings benefits. They can</u></p>

	<p><u>also benefit from IRA federal tax credits for energy efficiency and renewable energy investments.</u></p> <p><u>*We recommend the City incorporate development incentives for green affordable housing.</u></p> <p><i>No mention of integrating sustainability into public awareness efforts.</i></p> <p><i>Promote the environmental benefits of sustainable housing as part of the broader messaging around affordable housing opportunities.</i></p>
<p>Goal 7: Enhance public awareness of the benefits of healthy, well-designed, and energy efficient housing that fosters the well-being of Alexandria residents.</p>	<p><u>*We recommend adding a health/sustainability Principle #7 up to top match this Goal #7 below. The benefits of green buildings to residents are tremendous.</u></p> <p><i>While the goal emphasizes energy efficiency, it could benefit from more specific guidance on sustainable building materials and renewable energy solutions.</i></p> <p><i>Encourage the adoption of widely recognized green building standards and renewable energy integration in both new and retrofitted housing.</i></p>