

Housing 2040 Master Plan

Briefing to Commission with Persons with Disabilities

July 9, 2025



[Alexandriava.gov/housingplan](https://alexandriava.gov/housingplan)

Agenda

- What is a Housing Master Plan?
- Where We Are in the Housing 2040 Process
- How and What We've Been Learning
- Draft Housing 2040 Principles and Goals
- Housing 2040 and Accessibility
- Existing Resources
- How to Become Engaged!

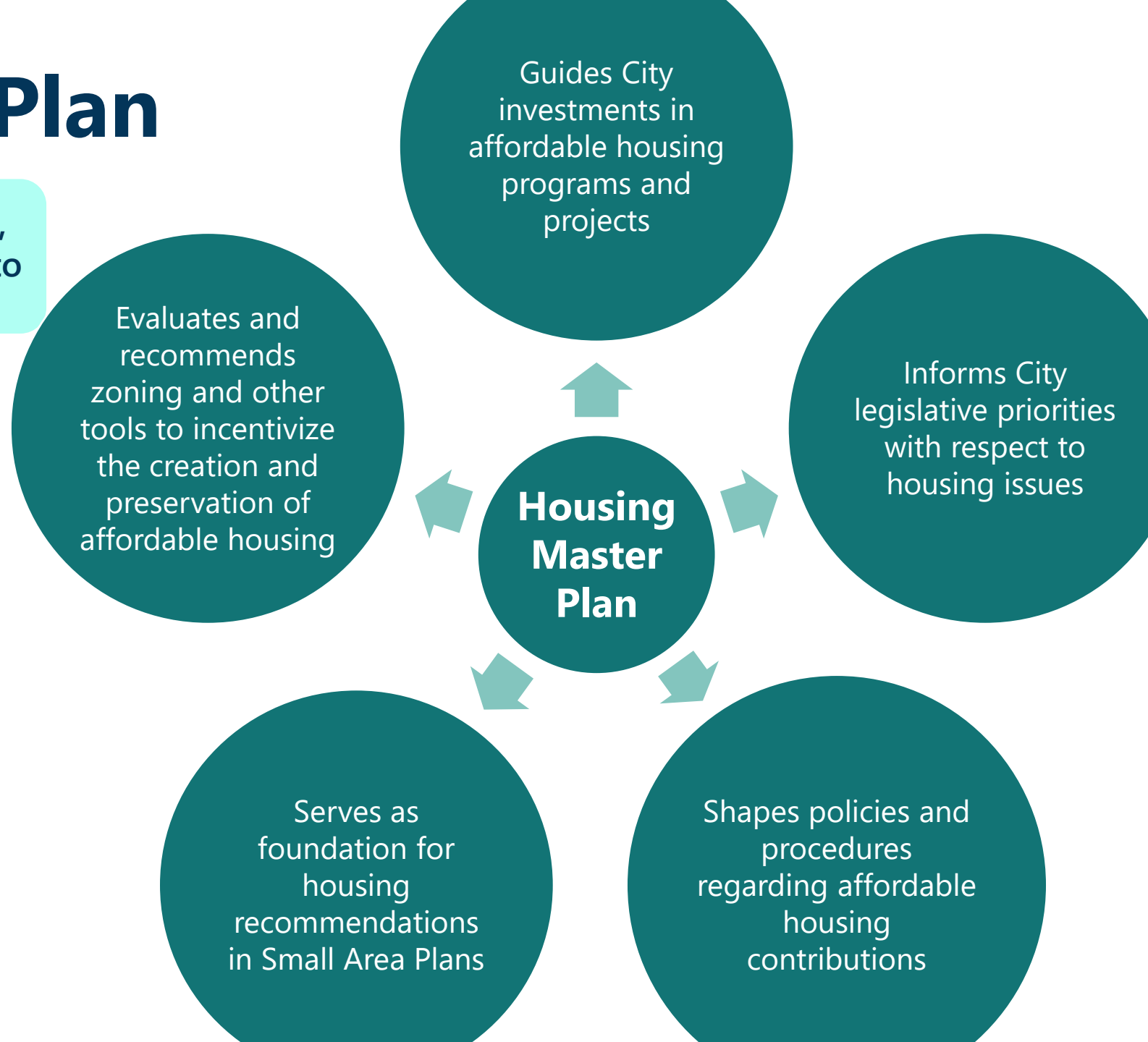
Housing Master Plan

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?

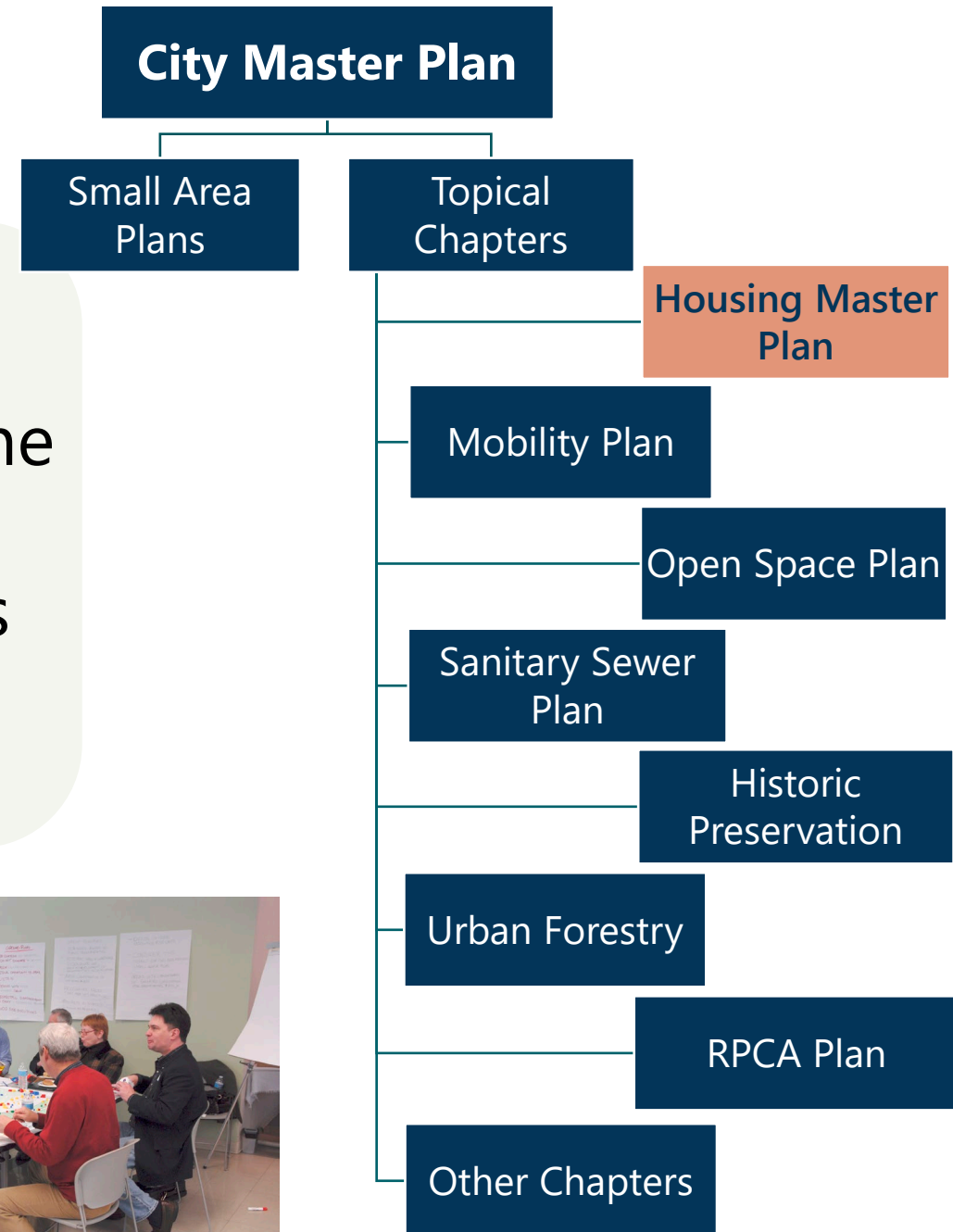
Through partnerships, Housing 2040 will help us work towards:

- 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.

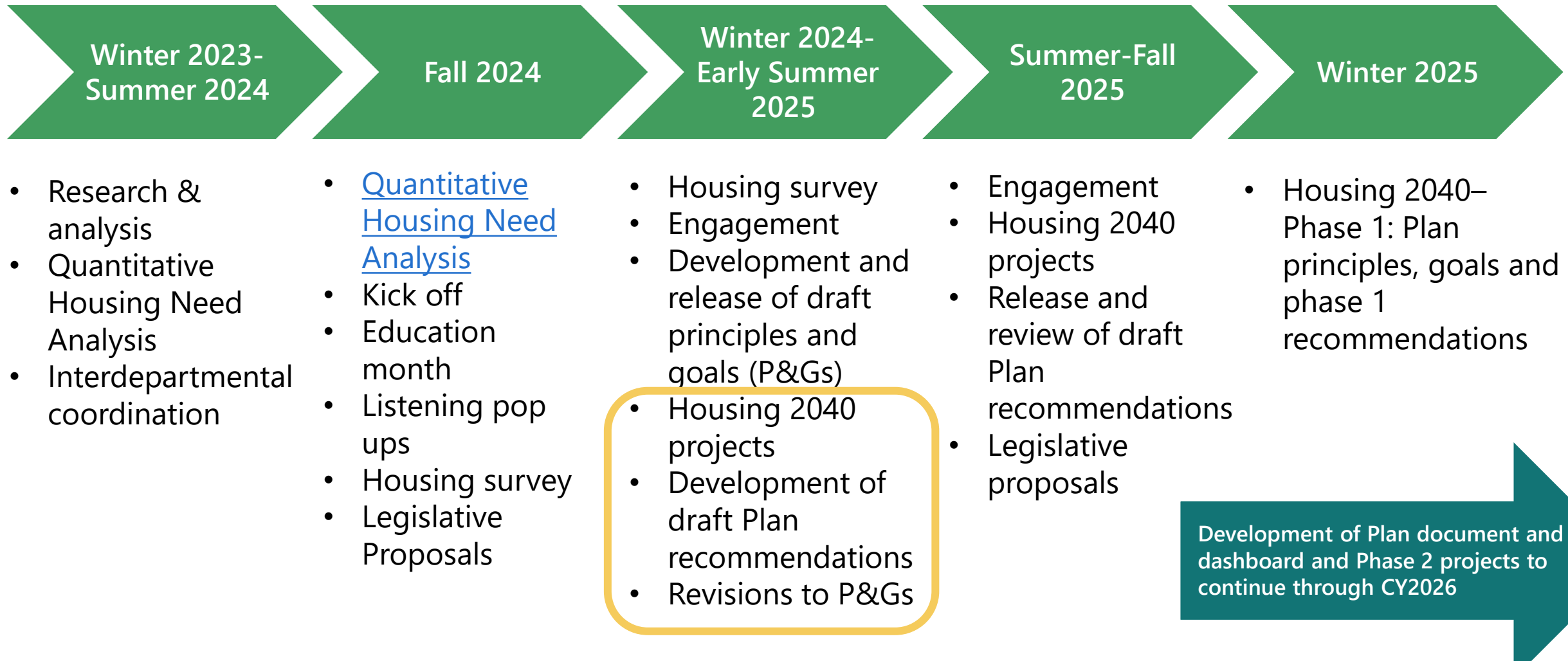


Housing Master Plan

- 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*

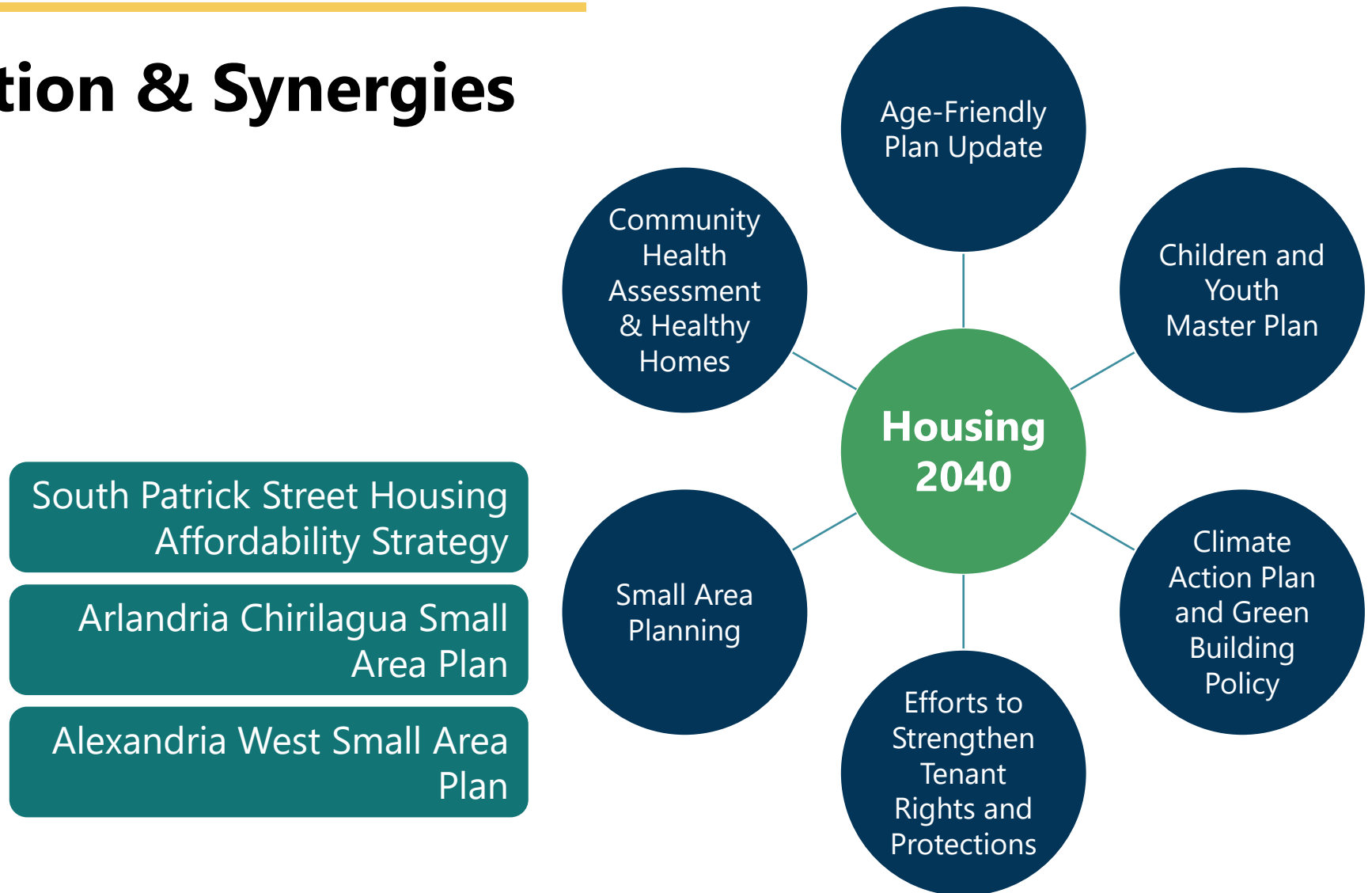


Housing 2040 Timeline



How and What We've Been Learning

■ Collaboration & Synergies



How and What We've Been Learning

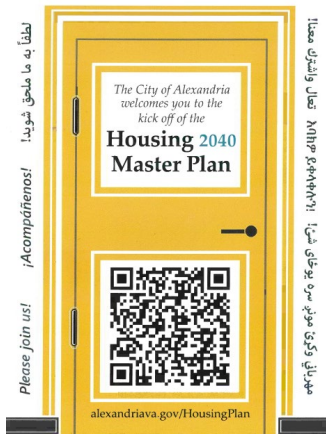
- Collaboration & Synergies
 - **Quantitative Housing Needs Analysis**
- Lower and moderate-paying jobs serve as the backbone of the local economy. How do we ensure our workers can afford to live here?
 - How do we help mitigate increasing levels of housing cost burden among lower-income renter families and among middle-income earners who aspire to homeownership?
 - How do we address racial inequities in homeownership and wealth acquisition?
 - How do we support aging condominium and common-interest communities, the entry point for first time buyers?
 - What housing models and tools help meet the needs of a growing senior population?
 - 20-34 year olds represent a shrinking proportion of our population. What housing typologies and price points are needed, and how do we produce them?

How and What We've Been Learning

- Collaboration & Synergies
- Quantitative Housing Needs Analysis
- **Continuing Challenges**
 - City resource constraints
 - High cost of creating deeper levels of affordability
 - Market is not producing family-sized rental housing or options for first time lower- and moderate-income homebuyers
 - Loss of market-affordable housing and committed affordable housing
 - Age and conditions of rental housing and condominiums
 - Limited legislative authority
 - Declining and uncertain federal funding for housing

Housing 2040 Engagement

Citywide Postcard | Kick Off + Pop ups + Tabling events | Youth engagement | Social media & WhatsApp
Project Website | Listening sessions + Briefings | Project meetings | Housing Survey | Comment form



Housing 2040 Topics of Concern

Lack of housing options across income groups, tenures, abilities, and life stages

Fear that residents and their grown children will not be able to afford to remain in Alexandria due to cost of housing

Building and unit conditions

More equitable distribution of affordable housing across Alexandria

Cost of rental housing

Attainability and cost of homeownership

Ensure adequacy of infrastructure to support density

Potential impact of density on quality of life, parking and open space

Senior housing + care—lack of options and cost

Fear of displacement

Rent and fee increases

Lack of single-family housing

Lack of renter protections

Condo/HOA increases

Lack of deeply affordable housing for low-income workers, seniors, persons with disabilities and individuals & families transitioning out of homelessness

Housing 2040 Survey

Top Concerns

% of responders who indicated “very concerned” or “concerned”

80%

Cost of buying a home

77%

Cost of rent

74%

Availability of moderately priced housing options for families and moderately priced homebuyer opportunities

72%

Housing options for low-income residents

71%

Annual rent increases

~1,200

responses received mid November to late January

52%

Accessibility (all respondents)

69%

Accessibility (among respondents 65 or older)

- Broad range of housing issues
- Concerns regarding housing cost and options experienced more acutely by renters, younger Alexandrians and seniors

Housing 2040 Survey

Broad Range of Comments

"Ability for first responders, teachers, and other public servants to live in Alexandria while working in Alexandria"

"I am concerned that you have to have two incomes to afford housing"

Availability of "assisted living for frail seniors with little to no income"

"...be more creative about housing layouts... Why not do things targeted to younger people..."

"Lack of robust state-level tenant protections..."

"Unnecessary fees on top of rent"

"Over-densification"

"Healthy housing – air quality"

"Housing for incomes in the 25-50% AMI" range

"First generation homebuyer assistance for people of color who do not have intergenerational wealth"

"Loss of natural habitat" "Threats to greenspace and quality of life"

Need for "downsizing options"

"Energy efficiency of housing"

"Insufficient housing supply"

"Housing availability for young families"

Principles and Goals

Principles and Goals

Principles are the underlying, fundamental values/big ideas that will guide City housing actions—policies, programs, and investments—through 2040.

Guided by the principles, **goals** are what Housing 2040 will be tasked with achieving through its strategies, tools, and partnerships.



Draft Housing 2040 Principles

Alexandria's housing actions will:

- 1 Advance Alexandria's social, economic, cultural, racial and generational diversity by increasing access to housing options affordable at a variety of price points across its neighborhoods.
- 2 Support housing stability and create opportunities to grow generational wealth across its communities.
- 3 Ensure housing is built and maintained to support resident health, safety, and wellbeing.
- 4 Leverage City resources through creative public-private partnerships, collaboration with anchor institutions, innovative financing approaches, and inclusive stakeholder engagement.
- 5 Contribute to City land use, economic development, transportation, sustainability, climate action and public health goals.
- 6 Prepare for the City's current and future housing needs and changing demographics.

Draft Housing 2040 Goals

Guided by its principles, Housing 2040 strategies should:

EXPAND housing options that are affordable and accessible to households at all income levels, life stages, and abilities.

PRESERVE committed affordable and market-rate rental housing where habitability and affordability commitments can be secured.

STRENGTHEN tenant protections and resources.

CREATE new committed affordable rental housing, with investment focused on housing affordable to households with incomes at 60% of the area median income and below.

EXPAND committed affordable homeownership opportunities.

Continued on next slide

Draft Housing 2040 Goals (cont.)

Guided by its principles, Housing 2040 strategies should:

STRENGTHEN existing common interest/condominium communities.

SUPPORT more options for seniors and persons with disabilities to live within the city.

ENHANCE housing quality, safety, and livability to support resident health and wellbeing.

EMPOWER residents with the resources to attain housing stability and economic mobility.

IMPROVE energy efficiency in existing housing, and **ADVANCE** green building, climate action and other sustainability goals in new residential development.

Discussion of Principles and Goals

Discussion Questions

1. Do you think these principles capture Alexandria's values? ACPD's values?
2. Do you think the goals reflect what we should be working towards through 2040?
3. Did we miss anything?
4. Do these principles and goals address the needs of persons with disabilities?

Accessibility in Alexandria

Accessibility in Alexandria

- Small area plan updates
- Code requirements
- Expanding accessibility through affordable housing
- Existing resources for homeowners and renters

~750+ accessible units

Since the early 1990s, multifamily properties must provide a minimum 2% accessible units.



Challenge: Accessibility in older properties can be challenging to determine and inventory

Expanding Accessibility through AH

+ expanded accessibility created in federally-assisted projects, including Low Income Housing Tax Credit (LIHTC) program

LIHTC incentivizes the production of accessible units; LIHTC properties include up to 10% of units as accessible, including units for persons with visual and hearing impairments. Some projects are built according to universal design.



Waypoint at Fairlington



The Spire

Expanding Accessibility through AH



Bellefonte Apartments: renovation of 12-unit Sheltered Homes of Alexandria community, including preservation of federal rental subsidies. Partners: SHA, Housing Alexandria, HUD, and City of Alexandria



Cardinal Path (Seminary Road): construction of 36 affordable homeownership units *and* replacement and expansion of existing Sheltered Homes of Alexandria units. Partners: SHA, Housing Alexandria, VA DHCD, City of Alexandria



Existing Resources

Area Median Income (AMI)

Area Median Income (AMI)

Income levels that are established annually by the Department of Housing and Urban Development for households of different sizes, **where half of the households in the region earn more and half earn less.** [2025 AMIs by household size](#), along with associated maximum rents, are available online.

%AMI	1 Person	2 People	3 People	4 People	5 People	6 People
30%	\$ 34,450	\$ 39,350	\$ 44,250	\$ 49,150	\$ 53,100	\$ 57,050
40%	\$ 45,920	\$ 52,480	\$ 59,040	\$ 65,560	\$ 70,840	\$ 76,080
50%	\$ 57,400	\$ 65,600	\$ 73,800	\$ 81,950	\$ 88,550	\$ 95,100
60%	\$ 68,880	\$ 78,720	\$ 88,560	\$ 98,340	\$ 106,260	\$ 114,120
80%	\$ 91,840	\$ 104,960	\$ 118,080	\$ 131,120	\$ 141,680	\$ 152,160
100%	\$ 114,800	\$ 131,200	\$ 147,600	\$ 163,900	\$ 177,100	\$ 190,200

Homeowner Resources: HRLP

- ❖ Home Rehabilitation Loan Program (HRLP)
- ❖ Helps income-eligible homeowners to make repairs or improvements which are required for their health or safety or which are needed to preserve and extend the life of the property
- ❖ Includes lead abatement, accessibility modifications and energy improvements
- ❖ 0% interest, 99-year deferred payment loan up to \$135,000 for single-family home or \$75,000 for condos

For more information:

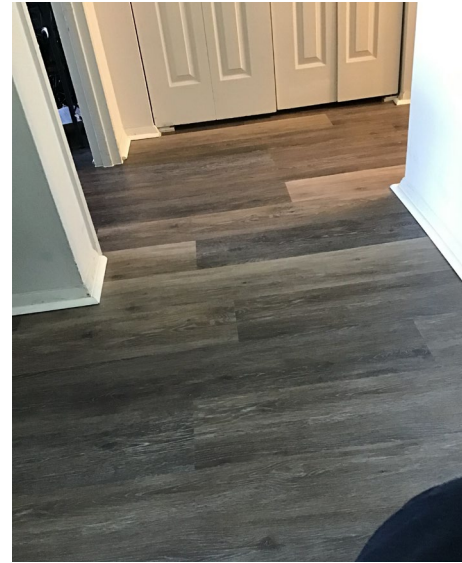
alexandriava.gov/housing-services/homeowner-resources#HomeRehabilitationLoanProgram



Renter Resources: RAMP

- ❖ Rental Accessibility Modification Program (RAMP)
- ❖ Up to \$50,000 grant provided through federal CDBG and local funds to income eligible renter households for substantial accessibility modifications
- ❖ At least one member of household must have a physical disability
- ❖ City requires that landlord consent to modifications and agree to make unit available to future tenants with accessibility needs

23
Projects completed
since 2013

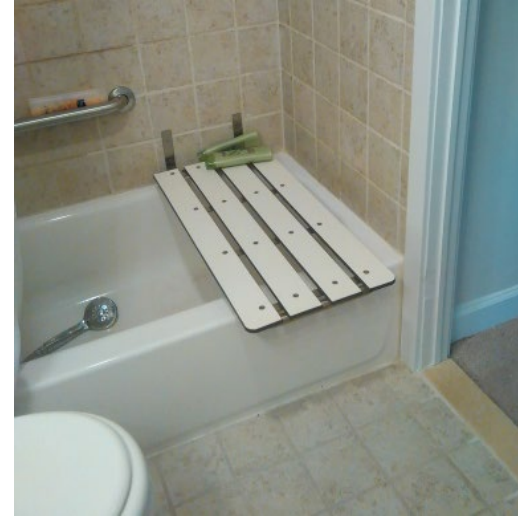


For more information:

alexandriava.gov/housing-services/renter-resources#RentalAccessibilityModificationPrograms

Renter Resources: Mini RAMP

- ❖ Funds provided through the City's Housing Trust Fund
- ❖ Provides grants up to \$1,500 for minor accessibility modifications
- ❖ Staff manages process on behalf of the renter

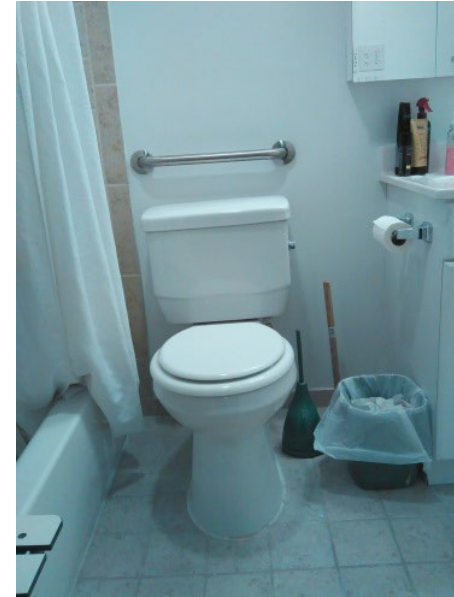


For more information:

alexandriava.gov/housing-services/renter-resources#RentalAccessibilityModificationPrograms

Renter Resources: RUAM

- ❖ Funds provided by Virginia Housing
- ❖ Provides grants up to \$8,000 for accessibility modifications
- ❖ Staff manages process on behalf of renter



For more information:

virginiahousing.com/accessibility-grants#RUAM

Renter Resources: SRAP

- ❖ State Rental Assistance Program (SRAP)
- ❖ Provides tenant-based rental assistance for individuals with developmental disabilities who want to live independently and earn below 50% AMI
- ❖ Services and supports are provided separately from housing
 - ❖ Medicaid Waiver, natural supports, privately paid supports
- ❖ Referred by the state (Virginia Department of Behavioral Health and Developmental Services)

For more information:

[State Rental Assistance Program - Virginia Department of Behavioral Health and Developmental Services \(DBHDS\)](#)

Renter Resources: Rent Relief

- ❖ Rent Relief for Older and Disabled Adults
- ❖ Provides cash grants up to \$500 per month (\$6,000 per year) to low-income renters who are 65 or older, or permanently and totally disabled
- ❖ Limited to households at or below 30% AMI
- ❖ Administered by DCHS Office of Community Services

For more information:

[Housing Crisis Assistance | City of Alexandria, VA](#)

Renter Resources

- Monthly committed affordable units list
- Rental housing options guide

Sign up for [eNews](#) and select Affordable Housing to receive updates on affordable and accessible housing and the Housing 2040 process

For more information:
alexandriava.gov/housing-services/renter-resources

Renter Resources

The Office of Housing provides a range of services to renters in collaboration with the Department of Community and Human Services, the Alexandria Redevelopment and Housing Authority, and local and regional partners.

Page updated on June 18, 2025 at 12:12 PM

ON THIS PAGE

- [Affordable Rental Options](#)
- [Interactive Affordable Rental Housing Map](#)
- [Complaint Mediation](#)
- [Housing Choice \(Section 8\) Vouchers](#)
- [How to Report Apartment Maintenance Requests](#)
- [Rental Accessibility Modification Programs](#)
- [Discounted Memory Care Unit Waitlist](#)
- [Rent Relief for Older and Disabled Adults Program](#)
- [Area Relocation Counseling](#)
- [Trainings and Workshops](#)
- [Mold Remediation Requirements](#)
- [State Rental Assistance Program](#)
- [Reduced Pricing for Independent Living at Alate Old Town](#)

Housing Crisis Services

If you are experiencing a housing crisis or facing homelessness, please contact the [Department of Community and Human Services](#), call 703.746.5700, or text 703.346.5599. If you are experiencing landlord-tenant issues, please contact the Office of Housing at 703.746.4990.

Eviction Prevention

For eviction prevention programs and services provided by the City and its partners, please visit the [Eviction Prevention Resources](#) page.

Stay Informed!

To receive email alerts when affordable rental units, workshops and other resources become available, please sign up for the City's [eNews](#) notices (select 'Affordable Housing') or contact the Office of Housing at 703.746.4990.

Affordable Rental Options

Current Availability

Learn about [committed affordable rental units](#) in the City ([Spanish](#)) (updated June 3, 2025). To apply, please contact each property directly.

General Resources

- **NEW!** Learn about the [Affordable and Moderately-Priced Rental Housing Options](#) ([Spanish](#), [Amharic](#), [Arabic](#), [Dari](#), and [Pashto](#)) in the city (July 2024).
- To be added to the vacancy notification listserve of [Housing Alexandria](#) (former AHDC), one of several affordable housing providers in the City, please complete this [form](#).
- To search for affordable and accessible rental housing across the State of Virginia, visit [Virginia Housing](#).

Renter Resources

Navigating Housing Protections for People with Disabilities recording

- ❖ Webinar held on April 23, 2025
- ❖ Fair Housing Act protections
- ❖ Requesting reasonable accommodations
- ❖ Rights regarding assistance animals and accessible parking
- ❖ Resources for addressing housing discrimination

alexandriava.gov/housing/housing-news-announcements#OfficeofHousingHostsWebinaronNavigatingHousingProtectionsforPeoplewithDisabilities



Presented by the Office of Housing
and the Office of Human Rights

Know Your Rights: Navigating Housing Protections for People with Disabilities

FAIR HOUSING MONTH VIRTUAL LUNCH AND LEARN

WHAT YOU'LL LEARN

- Fair Housing Act protections for people with disabilities
- How to request reasonable accommodations
- Rights regarding assistance animals, accessible parking, and more
- Resources for addressing housing discrimination

WHO SHOULD ATTEND

- Renters and homebuyers with and without disabilities
- Property managers and landlords
- Housing professionals
- Community advocates
- Government staff

EVENT DETAILS

Virtual Event (Free)

Wednesday, April 23, 2025
12:00 - 1:30 PM

Speaker: Brian McKenzie
(He/Him), Director of Training
and Compliance, Equal
Rights Center



SCAN HERE



Visit Our Website
alexandriava.gov/Housing

For reasonable disability accommodation,
contact dominic.ruiz@alexandriava.gov or
call 703.746.4990, or Virginia Relay 711.



Homebuyer Resources

- ❖ Upcoming affordable homeownership opportunities (through affordable projects and set-aside units in market-rate developments)
- ❖ Seminary Road/Cardinal Path: Application opens July 15
- ❖ The Whitley (805 N. Columbus): One unit will be mobility accessible
- ❖ Subscribe to Affordable Housing eNews to receive updates on affordable rental and homeownership units



Scheduled to be completed in early 2026, the Whitley will include eight affordable homeownership units

For more information:

<https://www.alexandriava.gov/housing-services/homebuyer-resources>

Discussion: Accessibility Priorities for Housing 2040

Discussion Questions

1. What are the City and its partners doing well with respect to accessibility in housing? What are some areas of improvement?
2. How can we increase our reach and spread the word about our programs and resources?
3. What recommendations (actions) and priorities should the City consider through the Housing 2040 process with respect to accessibility in housing?
4. Does the ACPD have any data that it would like to share to help inform the Housing 2040 process?

For more information:

alexandriava.gov/HousingPlan

- Sign up for [eNews](#) and select *Affordable Housing* to receive updates on affordable and accessible housing and the Housing 2040 process
- Facebook: HousingAlexandriaVA
#AlexHousing2040
X: @HousingAlexVA
- Submit feedback via our [comment form](#)
- Contact: Tamara Jovovic, Housing Program Manager
Tamara.Jovovic@alexandriava.gov
Christopher.do@alexandriava.gov



Scan our QR Code!

Quick links

alexandriava.gov/HousingPlan

[2024 Quantitative Housing Needs Analysis](#)

[Housing Education Resources](#) and [Terminology](#)

[March 2025 Draft of Housing 2040 Principles and Goals](#)

[Housing 2040 Phase 1 Ongoing Projects](#)

[Housing 2040 Engagement Opportunities](#)