

# Housing 2040 Master Plan

**Community Meeting #4**

September 8, 2025



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

# Agenda

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- Welcome and Introductions
- Meeting Purpose and Housing 2040 Timeline
- Project Updates and Recommendations
- Upcoming Projects
- Engagement Opportunities
- Next Steps
- Q&A
- Feedback Stations

# Housing Master Plan

A housing master plan establishes a vision, goals, tools and policy recommendations to address community housing needs.

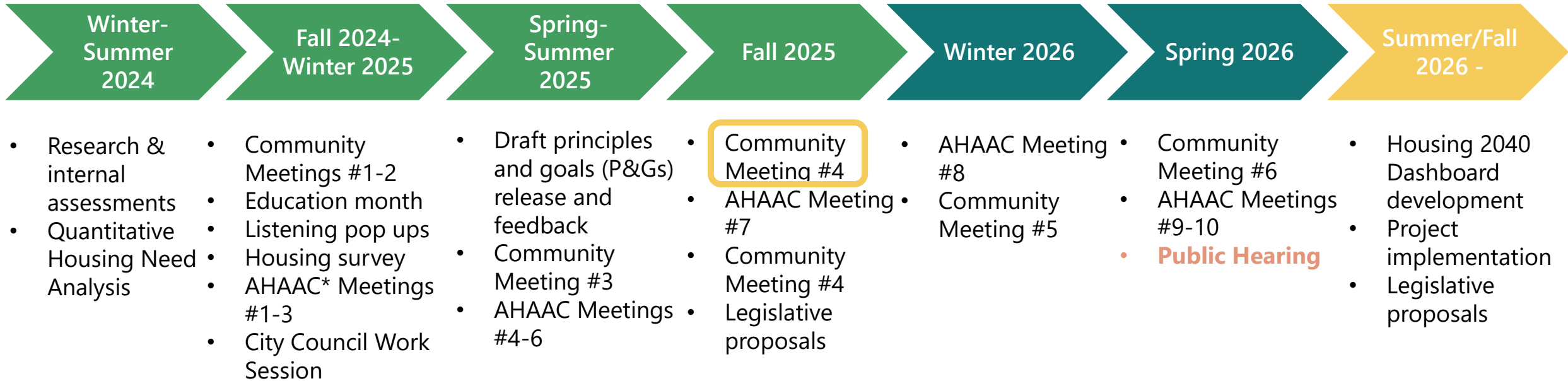
## ***What does this mean for my family, neighbors and co-workers?***

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 2040 Timeline



**Public engagement and outreach**

**Projects: research, consultations, and recommendations**

# **Housing 2040 Projects**

# What We Know

**\$33,291**

Median income of a worker with a **high school diploma** or GED (~29%)

**\$86,926**

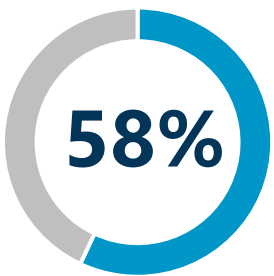
Median income for a worker with a **Bachelor’s Degree** (~32%)

**\$114,800**

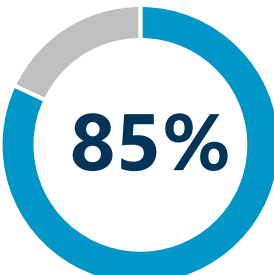
**Area Median Income** for 1-Person in the Washington D.C. Area (+6%)

Unit Type	2025 average, utility adjusted rents for surveyed market-rate units	2025 average, utility adjusted rents for market-rate units delivered since 2020
Studio	\$1,860	\$2,300
One Bedroom	\$2,280	\$2,770
Two Bedroom	\$2,900	\$3,770
Three Bedroom	\$3,160	\$5,070*

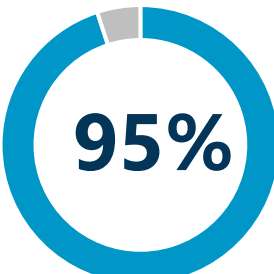
*\*few market-rate projects include 3-bedroom units*



of households in Alexandria are **renters** (about **43,600 households**)



of renters **make less than \$75,000** a year and are housing cost burdened (**15,100 households**)



of eviction cases are for **non-payment of rent** (**3,079 YTD, 22% increase**)

Sources: Office of Housing, City of Alexandria; ACS 5-Year Estimates 2019-2023; HUD

# Landlord Tenant Rights and Resources

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## Project Purpose and Approach

Assist in the development of legislative and programmatic changes to:

- Enhance tenant rights and protections
- Provide resources for landlords and tenants
- Improve landlord tenant relations
- Support anti-displacement and eviction prevention efforts



# Landlord Tenant Rights and Resources

## Draft Recommendations

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**Expand educational resources and outreach for tenants and landlords.**

Create a user-centered **digital hub and resource platform** that delivers tenant rights and landlord responsibilities information through multiple accessible formats and languages, combined with regular community outreach events to reach all community members.



# Landlord Tenant Rights and Resources

## Draft Recommendations

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**Advocate for state-level legislative reforms.**

Work collaboratively with community members, local elected officials, boards and commissions to **advocate for enabling legislation** and coordinate with state-level efforts that give Alexandria authority to implement stronger tenant protections.

# Landlord Tenant Rights and Resources

## Draft Recommendations

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**Promote the implementation of comprehensive eviction prevention, diversion, and legal support programs.**

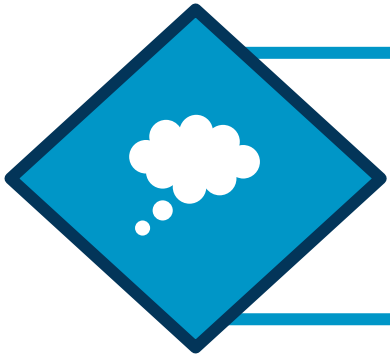
Partner directly with landlords and use data-driven early warning systems to identify at-risk households and frequent eviction filers, **focusing intensive support on preventing eviction filings before they happen.**

**Transform the eviction court process** through coordinated initiatives involving multiple agencies, community organizations, and legal support providers working together to prioritize keeping families housed.

# Landlord Tenant Rights and Resources

## Draft Recommendations

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**Strengthen communication and relationships between landlords and tenants.**

**Help bridge the communication gap** between landlords and tenants by providing resources, training, and support systems that measurably reduce conflicts and increase tenant satisfaction with property management interactions.

# Landlord Tenant Rights and Resources

## Draft Recommendations

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**Expand housing affordability protections and anti-displacement strategies.**

**Address housing instability** through expanded rental assistance, fair rent practices, strengthened contractual and development conditions, relocation assistance and right-to-return policies, connected with broader affordable housing preservation strategies.

# Landlord Tenant Rights and Resources

## Draft Recommendations

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**Build community engagement and address housing disparities.**

**Center the voices and experiences of people directly affected by housing issues** in all policy decisions while actively supporting tenant organizing rights and protecting against retaliation.

# Landlord Tenant Rights and Resources

## Draft Recommendations

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**Support initiatives and programs that enhance housing quality and habitability standards.**

**Encourage all rental properties to meet basic health and safety standards** through coordinated efforts between the Office of Housing, Code Enforcement, Health Department, and other agencies, using shared data and joint initiatives to protect tenant wellbeing.

# Landlord Tenant Rights and Resources

## Next Steps

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- **Early Fall:** Development of draft Landlord Tenants Rights and Resources *strategies*
- **Late Fall / Winter:** Refine and finalize Housing 2040 *recommendations and strategies*



# Healthy Homes Action Plan 2025

Working Together for Homes Where Residents Can Thrive

- **Extreme Clutter/Hoarding:** Address the mental health factors leading to extreme clutter or hoarding.
- **Mold:** Increase access to resources that can help identify and fix mold.
- **Smoke:** Co-design and implement non-smoking measures for residential buildings.
- **Pests:** Develop data-driven pest control measures.
- **Alex311:** Partner with Alex311 to make it easier to report home conditions.





# Health and Housing

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**How can residents access accurate, helpful resources educating them about mold cleanup, legal options, testing, and more?**


**Coming Soon:** Updated guidance, resources, and easy to understand tips. We need your help to review the drafts!

# Health and Housing

**How can we make it easier for residents to report home condition issues and receive timely, helpful support?**

**Coming Soon:** Updated Alex311 categories, new search keywords, guidance before you submit. We need your help to review the changes!






Service

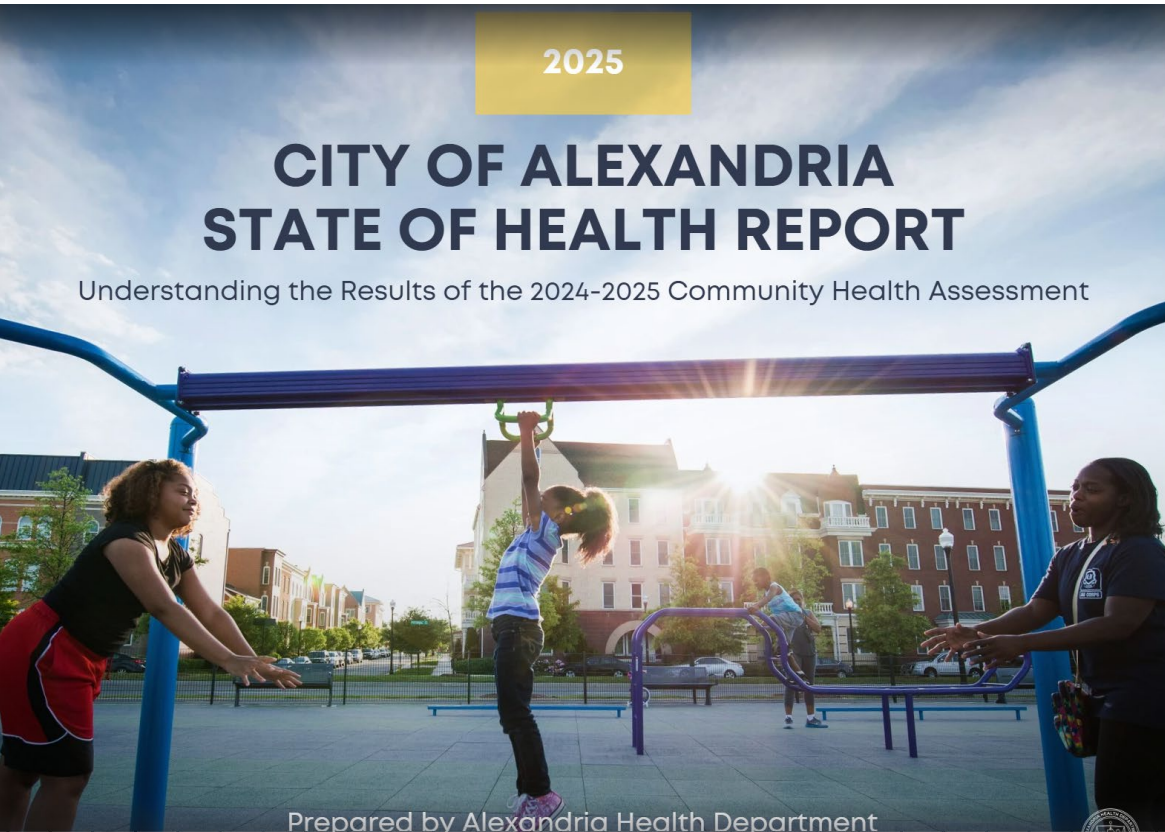
Landlord-Tenant Dispute

Where is the service location?

 Search for address

# Build a Healthier Alexandria!

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**We're following the data and resident input.**

**You can make a difference:**

- In Landmark/Van Dorn
- In Arlandria
- Citywide, on mental wellbeing

# Homeowner Programs

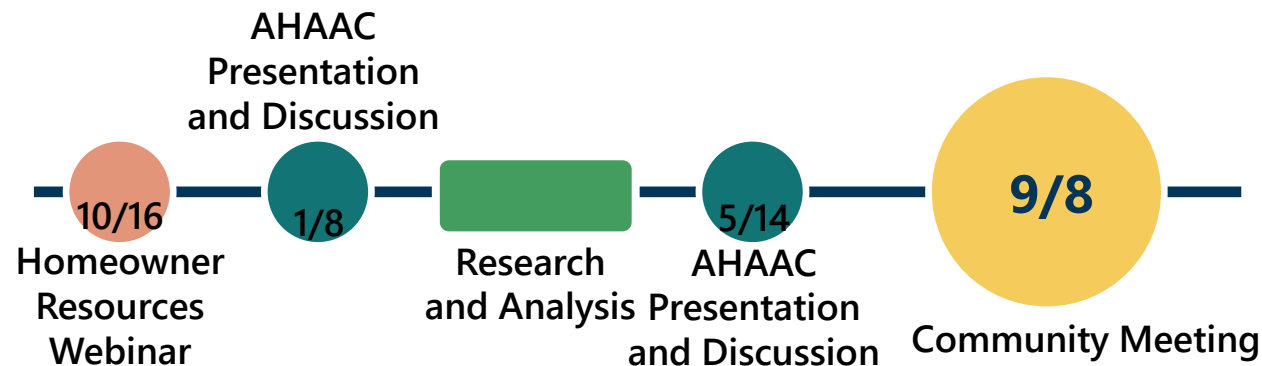
**Project Purpose:** Review and evaluate current City's homeowner programs and resources and identify potential program modifications that are scalable over time to address community needs and priorities as they relate to homeowners and those aspiring to homeownership

## Approach:

- Review approach to/experience implementing homeowner programs and resources since 2010
- Review Housing Needs Analysis, Housing Survey findings and input received to identify priority homeownership needs
- Research regional homeowner programs/resources and national best practices and models for affordable homeownership
- Develop draft recommendations and strategies

Since FY13, the City has provided

- 142 new Flexible Homeownership Assistance Program loans
- 29 new Employee Homeownership Incentive Program loans



# Homeownership Recommendations

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## **Recommendation 1: Assist households sustain and overcome barriers to homeownership.**

- Offer first-time homebuyer training and financial education through established partners to prepare purchasers for homeownership
- Offer post-purchase counseling services through established partners to help purchasers sustain homeownership and build wealth
- Provide homeowners in crisis referrals to default and delinquency counseling and foreclosure prevention services
- Continue to monitor and evaluate the City's shared equity model to ensure it is meeting the goals of long-term affordability and wealth building
- Evaluate current approaches to marketing and implement changes, as identified, to maximize awareness of training and counseling resources
- Work collaboratively with ARHA to explore new opportunities with ARHA to expand attainability of homeownership for voucher holders

# Homeownership Recommendations

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## **Recommendation 2: Provide financial assistance to eligible homebuyers pursuing homeownership opportunities in the city.**

- Maximize use of state, federal, and other non-City financial assistance to leverage City resources and enhance attainability of homeownership
- Evaluate current approaches to marketing and implement changes, as identified, to maximize awareness of existing financial assistance resources
- Increase cap for financial assistance, on an as needed basis, to maintain affordability of shared equity homeownership units at time of resale
- Explore new funding sources and models to expand homeownership assistance to households between 101% and 120% AMI
- Continue to evaluate the allocation of SPARC and similar funding to maximize the use and reach of available state mortgage interest reduction funding

# Homeownership Recommendations

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## **Recommendation 3: Provide financial incentives to City and Alexandria City Public School employees to enhance their ability to purchase homes in the city closer to their jobs.**

- Establish a process and schedule to evaluate the structure and impact of financial incentives for homeownership and to propose changes as needed
- Evaluate current approaches to marketing and implement changes, as identified, to maximize awareness of financial incentives available to eligible employees
- Explore opportunities to partner with City affiliated agencies to administer financial incentives they fund for their employees



# Homeownership Recommendations

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## **Recommendation 4:** Maximize the creation of long-term committed affordable homeownership units through the development process.

- Support the use of regulatory and other tools (such as bonus density and height) to incentivize the production of affordable homeownership set-aside units subject to the development process
- Continue to evaluate existing and explore new tools, policies, and options for enhanced legislative authority to maximize housing production, diversity, and affordability



## **Recommendation 5:** Support the creation of long-term committed affordable homeownership opportunities through public private partnerships.

- Maximize use of state, federal, and other non-City funding to leverage City resources for affordable homeownership development projects
- Evaluate and prioritize opportunities to use City remnant parcels for affordable homeownership development projects
- Explore alternative homeownership models (for example, cooperative housing and community land trusts) based on best practices in comparable housing markets



# Homeowner Recommendations

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## **Recommendation 1: Assist eligible homeowners remain safely and affordably in their homes.**

- Continue to provide rehabilitation services prioritizing repairs critical to habitability, health and safety
- Continue to partner with organizations that provide rehabilitation services that complement City programs
- Maximize use of state, federal, and other non-City financial assistance to leverage City rehabilitation resources
- Evaluate current approaches to marketing and implement changes, as identified, to maximize awareness of existing home rehabilitation services

### **Home Rehabilitation Loan Program**

Provides 99-year deferred interest financing to improve safety, accessibility, energy efficiency, and livability of homes for households with incomes up to 80% AMI (\$91,840-104,960 for a 1-2 person household).

# **Ongoing Housing 2040 Projects**

# Housing Preservation

**7,000+**

rental units are market affordable for households with incomes up to 60% of the area median income in 2025

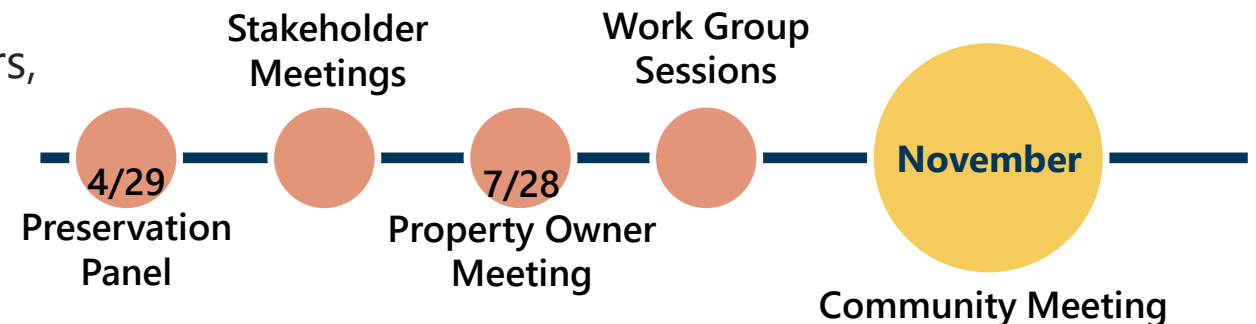
**Project Purpose:** Review approaches to housing preservation and strengthen policies and tools to preserve the affordability, livability, and financial viability of existing affordable housing

## Approach:

- Review preservation projects and inventory expiring affordability commitments and market affordable units
- Research preservation policies and tools
- Develop draft recommendations and strategies in coordination with local and regional partners, community stakeholders, and City boards & commissions

## Next Steps

- Preservation Work Group
- Draft recommendations release in mid-November



# Strengthening Condominium Communities

~20,600

condominium units in the city

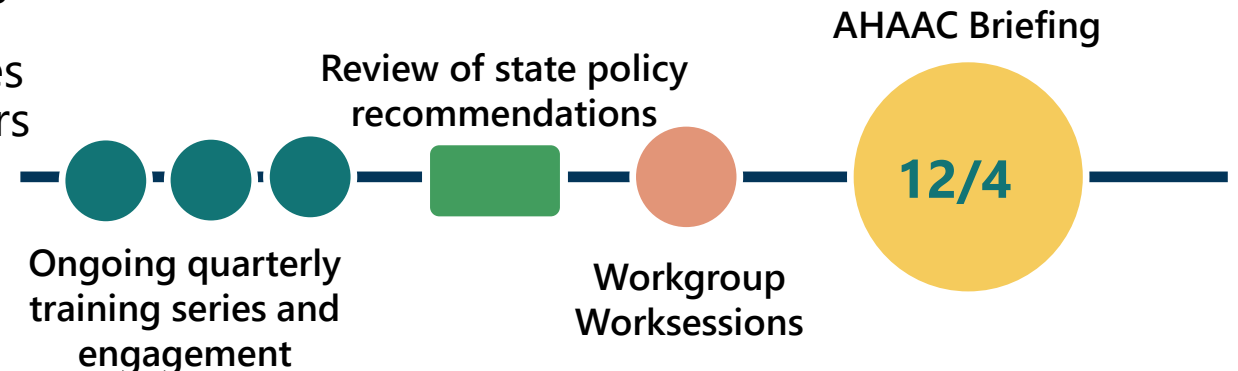
**Project Purpose:** Evaluate potential legislative, funding, and policy solutions and local and regional partnerships to strengthen condominium communities now and in the future

## Approach:

- Build off industry best practices and research as well as stakeholder input
- Work with common interest community stakeholders to study and assess existing statewide recommendations and draft Alexandria-specific policy recommendations
- Evaluate and pursue new tools and resources in partnership with regional and state leaders and other potential funders

## Next Steps

- Common Interest Communities Workgroup
- Virtual Meeting on Draft Recommendations
- AHAC Briefing December 4 (tentative)



# Upcoming Projects

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- Enhanced collaboration with the Alexandria Redevelopment and Housing Authority (ARHA)
- Inclusionary Zoning Feasibility Study Update
- (Senior) Housing + Care
- Housing 2040 Dashboard

# Upcoming Engagement

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## September-November

- Housing Preservation Stakeholder Engagement
- Strengthening Common Interest Communities Engagement

## October-December

- Senior Housing + Care
- Housing + Accessibility

Save the date!

**November 13**

6-9 p.m. (location tbd)

# Feedback Stations

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**STATION 1:** Landlord and Tenant Resources  
and Rights Recommendations *Part 1*

**STATION 2:** Landlord and Tenant Resources  
and Rights Recommendations *Part 2*

**STATION 3:** Homeowner Program  
Recommendations

Please also visit the Housing 2040  
Draft #2 Principles and Goals Boards  
to provide feedback!

# Evaluation

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Please let us know how we did tonight! Thank you for joining us!