

Housing 2040 Master Plan

**Strengthening Common Interest Communities
Community Meeting**

November 15, 2025



Background

Housing Master Plan Update

- Current Housing Master Plan ends this year
- New Plan will end in 2040
- Guides City housing policy for next 15 years
- Draft Principles and Goals are on website
- Strengthening Condominium Communities is a part of Housing 2040 and will contribute recommendations and strategies to final plan

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 Topics

Housing 2040 Principles and Goals

**Affordable Housing
Preservation**

**Common Interest (Condo)
Communities**

Accessibility and Housing

**Landlord-Tenant Rights and
Resources**

Senior Housing + Care

Sustainability and Housing

**Financial Tools for Affordable
Housing**

Health and Housing

**Legislative Priorities and
Housing**

Homeowner Resources

Department of Professional and Occupational Regulation Report

- In 2022, the Legislature requested the Department of Professional and Occupational Regulation (DPOR) study the adequacy of the Commonwealth's laws regarding common interest communities (CICs)
- Scope of the study was limited to the structural integrity of building and CIC reserve levels
- Study group included stakeholders from across Virginia and included owners and representatives from CIC related industries
- DPOR Report was released in April 2023 with 15 recommendations on association governance, reserves, and construction

Strengthening Condominium Communities Work Group

- Composed of CIC industry stakeholders and owners from across Alexandria living and owning in different types of buildings (high-rise, mid-rise, small flats)
- Used the DPOR report as a starting point to consider recommendations and how to make them more applicable to Alexandria
- Developed additional recommendations based on Work Group member experience

Recommendations

Developers Must Provide Accurate Plans at Turnover

- Developers should provide as-built plans to associations at turnover to ensure associations have accurate information about their building(s)

Work Group Recommendation:

- Developers should provide maintenance manuals for all systems
- Plans for all systems should be included in as-built plans
- As-built plans and maintenance manuals should be provided in both physical and digital formats

Visual Inspection of Structural Components

- Inspections would begin 30 years after completion and every 10 years thereafter

Work Group Recommendations:

- Clear inspection requirements and definitions
- Procedure for compliance monitoring
- Possible extra inspections after natural disasters or other major events (fires, internal floods, etc.)

Qualified Entities Perform Reserve Studies

- Studies to occur within two years of first occupancy and then every five years
- *Work Group Recommendations*
 - Qualification requirements should not present high barrier to entry
 - Associations should not be restricted in choice of individual or firm to conduct study
 - Choice should be based on association needs and building structure

Reserve Studies Should Include All Capital Components

- Capital components should be defined according to industry standard
- *Work Group Recommendations*
 - Association and legal counsel should review documents to identify what components that are individual responsibility or association responsibility
 - Create matrix of responsibilities for reference
 - Use matrix to establish baseline for reserve studies
 - In case of new construction, require developer provide matrix

Training for Association Boards

- State support for virtual on-demand training for board members and owners

Work Group Recommendations

- Offer incentives for boards to undergo training encourage participation
- Create materials in all formats that can be shared state-wide

Other Work Group Recommendations

- DPOR's alternative dispute resolution program should be more widely utilized
- Weatherization, energy efficiency, and repair programs should be marketed to owners
- The Commonwealth should expand existing programs and create new ones to provide greater financial support to associations (IDA bonds, Commonwealth-backed loans, etc.)

Strategies

Legislative

Require:

- Developers provide physical and digital copies of as-built plans and maintenance manuals upon turnover; also include a matrix of what capital components are the association's responsibility, not individual owners
- Visual inspection of structural components on a regular schedule with clear requirements for inspections and established compliance procedures
- Reserve studies include all capital components (using industry-wide definitions) with an established baseline of what capital components are maintained by the association and should be included in the study

Education

- Create free educational materials in all formats for boards, owners, and community managers that would be (possibly using grant funding)
- Offer incentives such as funding reserve studies or insurance discounts for boards to undergo certified training and continuing education classes
- Greater outreach to owners about weatherization, energy efficiency, and repair programs available to them

Other Strategies

- Partner with state agencies to explore ways to financially support associations undertaking capital repairs (including Commonwealth-backed loans)
- Discuss possible mediation program outreach with DPOR

Other Ways to Engage

- Attend the Alexandria Housing Affordability Advisory Committee (AHAAC) public meeting on December 4 at 7 p.m. in City Hall Room 2000
- Email comments to Kim Cadena, Office of Housing, at kimberly.cadena@alexandriava.gov
- Submit comments via the comment form on the [Housing 2040 Master Plan page](#)

For more information

alexandriava.gov/HousingPlan

- Sign up for [eNews](#) and select *Affordable Housing to received updates on affordable and accessible housing and the Housing 2040 process*
- Facebook: HousingAlexandriaVA
#AlexHousing2040
X: @HousingAlexVA

Upcoming Housing 2040 Engagement

November 17: [Virtual public meeting](#) on Affordable Housing Preservation and Anti-displacement draft strategies

February 28: Open house on draft Housing 2040 principles, goals, recommendations, and targets



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