

# Goal 6: Condo + Other Common Interest Communities

**STRENGTHEN** existing common interest/condominium communities to improve governance and build capacity to address deferred maintenance, capital needs, and other challenges common to such communities.

## Our Process



### State Policy Recommendations

Reviewed and discussed 2023 state report on structural integrity and reserve levels

### Work Group

Stakeholders, including owners, lawyers, and other experts, met to discuss and develop recommendations

### Draft Recommendations

Initial draft recommendations were released to the public at AHAAC and virtual meeting

### Revised Draft Recommendations

Using public input, revised recommendations were released prior to our Open House!

## Recommendation #1

Build capacity among common interest community members and their boards of directors.

- **Strategy:** Continue the City's Common Interest Communities Education Series.
- **Strategy:** Create free educational materials in a variety of formats for boards, owners, and community managers.
  - Pursue grant funding to help develop materials.
- **Strategy:** Explore opportunities to offer incentives such as funding for reserve studies or insurance discounts for communities whose boards undergo certified training and continuing education classes.
- **Strategy:** Enhance outreach to owners about available weatherization, energy efficiency, and repair programs.

**Reserve Study:** An analysis of capital components and replacement costs compared to the amount an association has saved in reserves.

## Recommendation #2

Expand state requirements regarding common interest communities.

- **Strategy:** Advocate for state legislation that:
  - Requires developers to provide physical and digital copies of as-built plans and maintenance manuals upon turnover along with a matrix of what capital components are the association's responsibility as compared to the individual owners'.
  - Mandates visual inspection of structural components of the community on a regular schedule with clear requirements for the inspections and established compliance procedures.
  - Requires reserve studies to include all capital components (using industry-wide definitions) with an established baseline of which capital components are maintained by the association and should be included in the study.

**Capital components:** Major building systems, such as plumbing, HVAC, and structural supports.

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## Recommendation #3

Build capacity among common interest community members and their boards of directors.

- **Strategy:** Partner with state agencies to explore ways to financially support associations undertaking capital repairs, including Commonwealth-backed loans.
- **Strategy:** Discuss outreach opportunities to promote the Virginia Department of Professional and Occupational Regulations' mediation program.

## Common Interest Communities

A community where homeowners jointly share and fund amenities such as parking lots, pools, and common areas. Condominium communities, cooperatives, and HOAs are the most common examples.

**~20,600** condo units in Alexandria, approximately 48% of all homeownership units

In Alexandria, condominium communities are a valuable source of affordable homeownership, in particular for first-time homebuyers, households on fixed incomes, and Alexandrians that prefer or need single-level living. Rising fees and special assessments caused by increasing capital improvement costs and operating expenses (including insurance) pose a threat to this affordability.



**\$447,612**

2025 average assessed condominium value



**\$1,001,336**

2025 average assessed single-family, fee simple value

**45 years old**

average age of condo buildings in Alexandria

**Take a sticky note and share your feedback below!**