

# Housing 2040 Plan

**Housing Options and Resources for Seniors and  
Persons with Disabilities**

February 28, 2026



OFFICE OF  
**HOUSING**

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

# Agenda

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**Meeting Purpose**

**Housing 2040 Timeline, Projects, and Goals**

**Background and Process**

**Recommendations and Strategies**

**Let's Discuss!**

**Next Steps/Feedback Platform**

# Timeline



## Public engagement and outreach

Projects: research, consultations, and recommendations

# Phase 1 Projects

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2024 Housing Needs Assessment

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

*+ Other housing topics include  
economic mobility, wealth building,  
and housing diversity and supply*

Homeowner Resources

# Draft Goals

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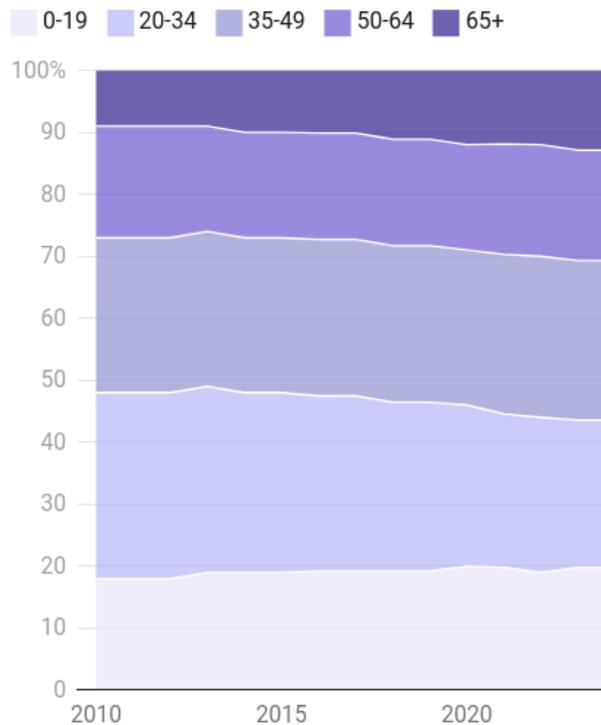
- Goal 1:** **EXPAND** the supply and diversity of housing options to enhance affordability and accessibility at all income levels, life stages, and abilities to meet the City's current and future needs.
- Goal 2:** **PRESERVE** the affordability, livability, and long-term financial viability of existing committed and naturally occurring affordable housing to minimize displacement.
- Goal 3:** **STRENGTHEN** tenant protections and **ENHANCE** resources to support tenants and landlords.
- Goal 4:** **CREATE** affordable rental housing prioritizing affordability up to 60% of the area median income to expand opportunities for renters and workers with the fewest housing options.
- Goal 5:** **EXPAND** affordable homeownership opportunities to enable more residents and workers to become first-time homebuyers and **ENHANCE** resources to support existing homeowners.
- Goal 6:** **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.
- Goal 7:** **EXPAND** resources and options for seniors and persons with disabilities to live and age safely within the city.
- Goal 8:** **ENHANCE** housing quality, safety, and livability to support resident health, security, and wellbeing.
- Goal 9:** **EMPOWER** residents to attain housing stability and economic mobility and **FOSTER** pathways to help them build and sustain wealth.
- Goal 10:** **SUPPORT** efficiency improvements and weatherization and **ADVANCE** green building practices to lower energy costs, make homes healthier, and build resilience to extreme temperatures and weather.

## Draft Principles and Goals:

[alexandriava.gov/HousingPlan#Housing2040PrinciplesandGoals](https://alexandriava.gov/HousingPlan#Housing2040PrinciplesandGoals)

# Goal 7 Background

## Share of population by age group



Age	2010	2023
0-19	18%	20%
20-34	30%	25%
35-49	25%	25%
50-64	18%	18%
65+	9%	13%



Created with Datawrapper

~750+ accessible units since '90s

Since the early 1990s, multi-unit construction is required to provide a min 2% accessible units.

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

The Low-Income Housing Tax Credit Program (LIHTC), the primary source of equity for affordable housing construction, incentivizes the production of accessible units; up to 10% of units are accessible, including units for persons with visual and hearing impairments.

### Median Age

2023: 37.5 years

2010: 35.7 years

The age of Alexandrians is, on average, increasing. Seniors, defined as those 65 or older, are experiencing the greatest growth.

# Goal 7 Process

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- **Research and data/trends analyses**
- **Coordination with Division of Aging and Adult Services and Office of Human Rights**
- **Consultations with Commission on Aging and Commissions on Persons with Disabilities**
  - Review of Age-Friendly Plan Update

# Goal 7 Draft Recommendations

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**Recommendation 1:** Increase awareness and access to housing options, programs and services, and legal protections which support older adults, adults with disabilities, and their caregivers.

Strategy a: Coordinate public education programs, in collaboration with local ambassadors and partners, with the provisions of services and activities to maximize awareness and use of resources available.

Strategy b: Continue to expand outreach and coordinate services through established partnerships to naturally occurring retirement communities to decrease social isolation and enhance service delivery.

Strategy c: Continue to provide education on Community Service Board (CSB) services, waiver eligibility criteria and available assistance options for persons with developmental disabilities.

Strategy d: Evaluate and strengthen the tracking of market-rate and committed affordable accessible units.

Strategy e: In collaboration with partners, enhance targeted marketing of market-rate and committed affordable *accessible* units both at time of initial lease up and during subsequent leasing.

# Goal 7 Draft Recommendations

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**Recommendation 1:** Increase awareness and access to housing options, programs and services, and legal protections which support older adults, adults with disabilities, and their caregivers.

Strategy f: Explore State and other alternative funding resources to enhance programs providing assistance with activities of daily living for lower-income households.

Strategy g: Evaluate the need for increased funding to reduce rent burden for participants enrolled in the Rent Relief Program for Older and Disabled Adults/

Strategy h: Continue to develop the City's state-funded Permanent Supportive Housing Program to provide stable housing and comprehensive supportive services for chronically homeless residents living with serious mental illness by providing the resources they need to achieve lasting stability and thrive.

**143**

# of Alexandrians enrolled in City's Rent Relief for Older Adults and Adults with Disabilities(02/26)

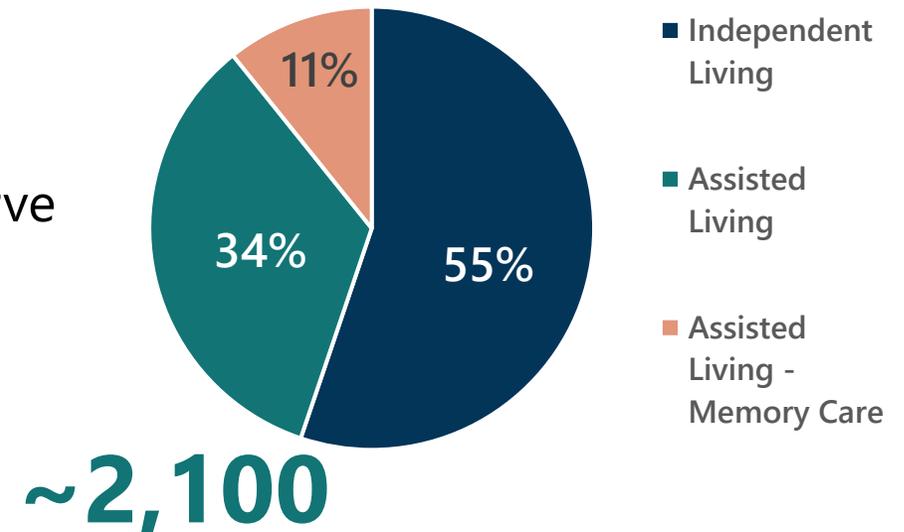
# Goal 7 Draft Recommendations

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**Recommendation 2:** Encourage the development of a range of housing typologies, sizes, and price points, in particular more deeply affordable housing, to support choice and accessibility for seniors and persons with disabilities.

Strategy a: Conduct a study of senior housing + care models, including mixed-income assisted living, that serve a range of income levels.

Strategy b: Support the development of alternative housing typologies.



units that are age-restricted and/or provide housing with integrated care; of these, 900+ are licensed for assisted living (approximately 1/4 provide memory care services).

# Goal 7 Draft Recommendations

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**Recommendation 2:** Encourage the development of a range of housing typologies, sizes, and price points, in particular more deeply affordable housing, to support choice and accessibility for seniors and persons with disabilities.

Strategy c: Research best practices in the design and layout of units and common areas in affordable housing developments to accommodate the needs of persons with disabilities.

Strategy d: Continue to foster partnerships among Sheltered Homes of Alexandria and the Community Services Board with nonprofit development entities to modernize and make accessible existing housing resources to meet the needs of their diverse clients, reflect best housing and service practices, and/or to create housing choices for persons with disabilities across the community as they age in Alexandria.

# Goal 7 Draft Recommendations

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**Recommendation 3:** Assist homeowners and renters to remain safely and affordably in their homes.

Strategy a: Continue to provide rehabilitation services prioritizing repairs critical to habitability, health and safety for income eligible renters and owners.

Strategy b: Continue to partner with organizations that provide rehabilitation and aging-in-place services that complement City programs.

Strategy c: Maximize use of state, federal, and other non-City financial assistance to leverage City rehabilitation resources.

Strategy d: Work with property managers of naturally occurring retirement communities (NORCs) to identify creative ways to reduce barriers to aging in place within a NORC setting.

Strategy e: Continue to provide education, training, and awareness of legal obligations and City resources to landlords and property managers to elevate understanding and responsiveness to the special needs of elderly renters and renters with disabilities.

# *What do you think?*

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Provide feedback on the draft recommendations and strategies in 2 ways:

- Share your thoughts, questions and ideas with us **today** at our boards
- Use our new **Comment Form** through **March 22**



# For more information:

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[alexandriava.gov/HousingPlan](https://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



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