

Housing 2040 Plan

Landlord Tenant Rights & Resources

February 28, 2026



OFFICE OF
HOUSING

alexandriava.gov/housingplan



01

Introduction

Timeline



Public engagement and outreach

Projects: research, consultations, and recommendations

Phase 1 Projects

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

- 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 maintain communities and minimize displacement.
- Goal 3: **STRENGTHEN** tenant protections and **ENHANCE** resources to support renters 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 heat, cold, and other weather.



02

What We Already Do

What We Already Do



Rent subsidies

- **55** Project Based Rental Assistance units
- **12** State Rental Assistance Program slots for individuals with intellectual and developmental disabilities
- **35** Permanent Supportive Housing slots for individuals with SMI experiencing chronic homelessness



Landlord Tenant Mediation



Emergency Rental Assistance

- **256** households served in FY25



Utility Assistance Programs



Proactive rental inspections



Fair housing testing



Housing repair and rehab assistance



03

Recommendations and Strategies

Sources of Feedback

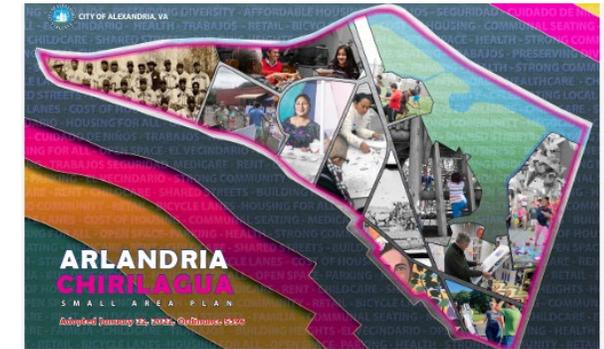
Quantitative
Housing Needs
Assessment

Public Survey
and Meetings

Stakeholder
Focus Groups

Existing
Small Area
Plans and
Regional
Framework

Targeted
Literature
Review



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Review of Recommendations

- 1 Expand **education resources and outreach** to landlords and tenants.
- 2 Advocate for state-level **legislative reforms** to advance housing stability, affordability, and tenant rights.
- 3 Promote the implementation of comprehensive **eviction prevention, diversion, and legal support** programs.
- 4 Continue to strengthen landlord tenant **communications and relationships**.
- 5 Expand housing **affordability protections and anti-displacement** strategies.
- 6 **Advance housing stability** for vulnerable populations.
- 7 Build **community engagement** and address housing disparities.

Today's Guiding Questions



Do these plans feel right to you?



Is there anything important we missed?



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

Proposed Strategies

RECOMMENDATION: Expand educational resources and outreach for tenants and landlords.

1

Create and update **multilingual self-help and resource materials**, including Know Your Rights videos, plain-language guides, and information on Office of Housing services.

2

Create lease explanation documents for ARHA and other large properties to promote transparency and reduce misunderstandings related to tenant obligations and rights.

Proposed Strategies

RECOMMENDATION: Expand educational resources and outreach for tenants and landlords.

3 Continue in-person and virtual **education and training programs on tenant rights.**

4 **Conduct targeted outreach** at properties with elevated eviction filings, code violations, and tenant complaints.

5 **Provide practical landlord** training focused on compliance, fair housing obligations, language access requirements, etc.

Proposed Strategies

RECOMMENDATION: Expand educational resources and outreach for tenants and landlords.

6

Use **multiple communication channels**, including social media, current communication applications, community-based organizations, and in-person events, **to maximize outreach to tenants**.

30%

of Alexandrians (5+ years of age) **speak a language other than English** at home

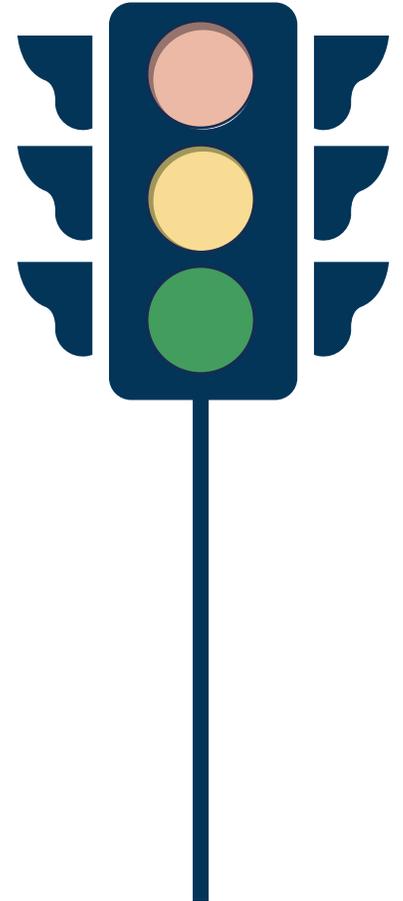


2

Advocate for State-level legislative reforms to advance housing stability and affordability, and tenant rights.

The Dillon Rule

- Virginia is a “Dillon Rule” state.
- Under the Dillon Rule, local governments can only take actions that the state government clearly allows.
- This means that **if the state doesn’t give the “green light,”** then **localities cannot move forward** with policy decisions.



Proposed Strategies

RECOMMENDATION: Advocate for State-level legislative reforms to advance housing stability and affordability, and tenant rights.

- 1 Support legislation that advances **housing stability, eviction prevention, and “good cause” protection.**



In 2025, there were **5,058 eviction cases filed.**
(17% increase from 2024)

Proposed Strategies

RECOMMENDATION: Advocate for State-level legislative reforms to advance housing stability and affordability, and tenant rights.

- 2 Support legislation that promotes **transparency on fees, cost caps, and fair utility billing.**

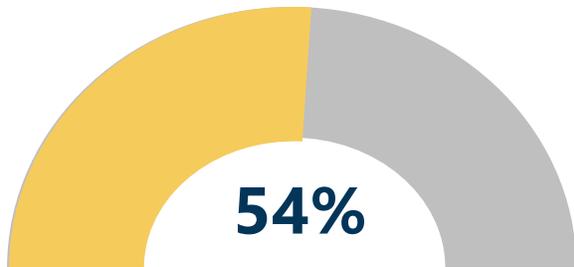
\$100-\$400+

Typical monthly multifamily utility costs & mandatory fees

Proposed Strategies

RECOMMENDATION: Advocate for State-level legislative reforms to advance housing stability and affordability, and tenant rights.

- 3 Support legislation that strengthens **tenant protections and promotes fair and equitable housing access.**



Survey respondents concerned or very concerned about **housing discrimination**

Proposed Strategies

RECOMMENDATION: Advocate for State-level legislative reforms to advance housing stability and affordability, and tenant rights.

4 Support legislation that **addresses housing disparities and protects vulnerable populations.**

5 **Implement tools that emerge** as a result of new legislative authority.



3

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

Proposed Strategies

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

1

Coordinate, sustain, and improve access to emergency rental assistance.



In FY25, there were **256 households** who received **emergency rental assistance** from the City.

Proposed Strategies

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

2

Expand legal support, especially for public housing and voucher residents.



In 2024, 97% of landlords had representation in court.
Less than 1% of tenants had representation.



4

**Continue to strengthen
landlord-tenant communication
and relationships.**

Proposed Strategies

RECOMMENDATION: Continue to strengthen landlord-tenant communication and relationships.

1 Expand landlord-tenant assistance and mediation programs.

2 Continue engaging with ARHA to **strengthen operations** and **advance a shared commitment to residents.**

Proposed Strategies

RECOMMENDATION: Continue to strengthen landlord-tenant communication and relationships.

3 Track property management transitions and improve ARHA coordination.

4 Formalize and strengthen landlord engagement, including exploring methods for engaging small landlords.



5

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

Proposed Strategies

RECOMMENDATION: Expand housing affordability protections and anti-displacement strategies.

1

In coordination with existing data sources, **develop and maintain a displacement risk index or dashboard** identifying neighborhoods facing the highest displacement pressure.

2

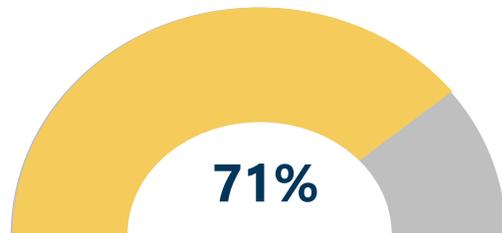
To the extent allowed by law and other applicable regulations, **build and implement community or local preference policies for affordable housing.**

Proposed Strategies

RECOMMENDATION: Expand housing affordability protections and anti-displacement strategies.

3

Continue to maintain and publish an **annual rent increase policy for affordable rental set-aside units and affordable housing projects** receiving City financial assistance.



Survey respondents concerned or very concerned about **annual rent increases**



6

**Advance housing stability for
vulnerable populations.**

Proposed Strategies

RECOMMENDATION: Advance housing stability for vulnerable populations.

1 Address emergency shelter and supportive service needs of those experiencing homelessness.

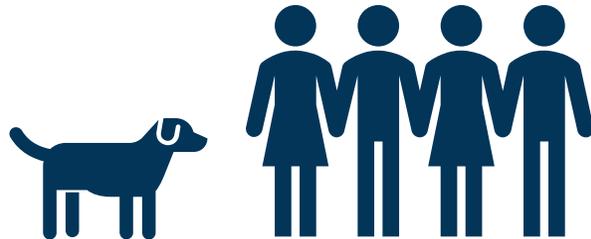
2 Explore opportunities and partnerships to expand housing options and supportive services for vulnerable **populations at risk of homelessness.**

Proposed Strategies

RECOMMENDATION: Advance housing stability for vulnerable populations.

3

Continue to consider policies that support **the housing stability and well-being of households with pets and support animals.**





7

Strengthen community outreach approaches to center vulnerable populations and tenants in engagement efforts and policy development.

Proposed Strategies

RECOMMENDATION: Strengthen community outreach approaches to center vulnerable populations and tenants in engagement efforts and policy development.

1 Establish formal opportunities for **public tenant feedback**.

2 Support **community organizing** and tenant associations.

Proposed Strategies

RECOMMENDATION: Strengthen community outreach approaches to center vulnerable populations and tenants in engagement efforts and policy development.

1 Strengthen and sustain **relationships with community partners and stakeholders.**

2 **Implement trauma-informed training** for Housing staff.



04

Feedback Opportunity

What do you think?

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**

