

Housing 2040 Master Plan

Community Meeting #3

March 18, 2025



Agenda

- Welcome and Introductions
- Meeting Purpose and Format
- What is a Housing Master Plan?
- Where We Are in the Housing 2040 Process
- How and What We've Been Learning
- Draft Housing 2040 Principles and Goals
 - Q&A
 - Station Rotations – Provide feedback on Principles and Goals
- How to Become Engaged!

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, friends and co-workers?

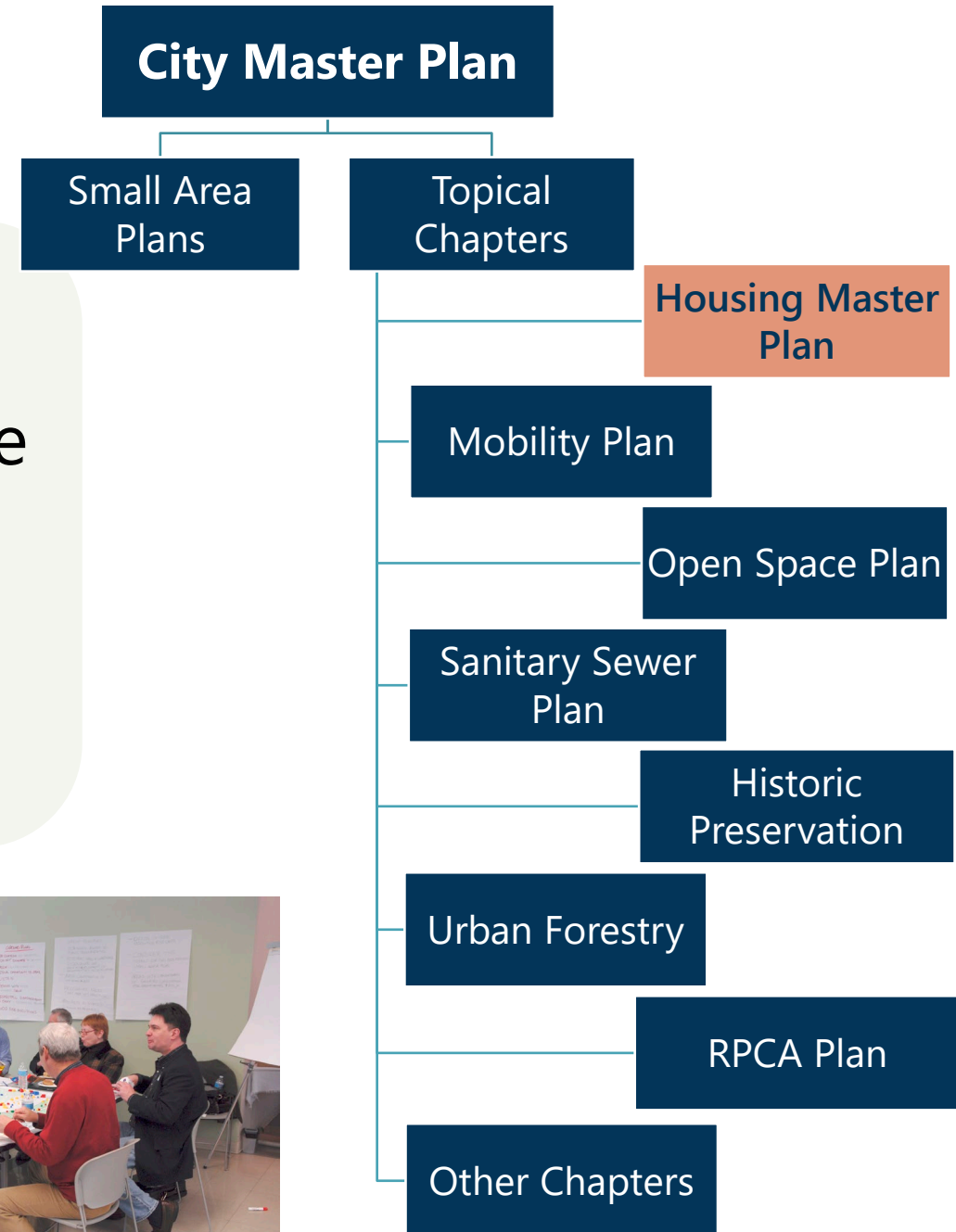
Through partnerships, Housing 2040 will help us work towards:

- 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 Master Plan

- After a multi-year process, the City adopted its first Housing Master Plan (HMP) in January 2014 as a chapter of the City's Comprehensive Plan
- The HMP established affordability goals through 2025 and the commitment to *Housing for All*

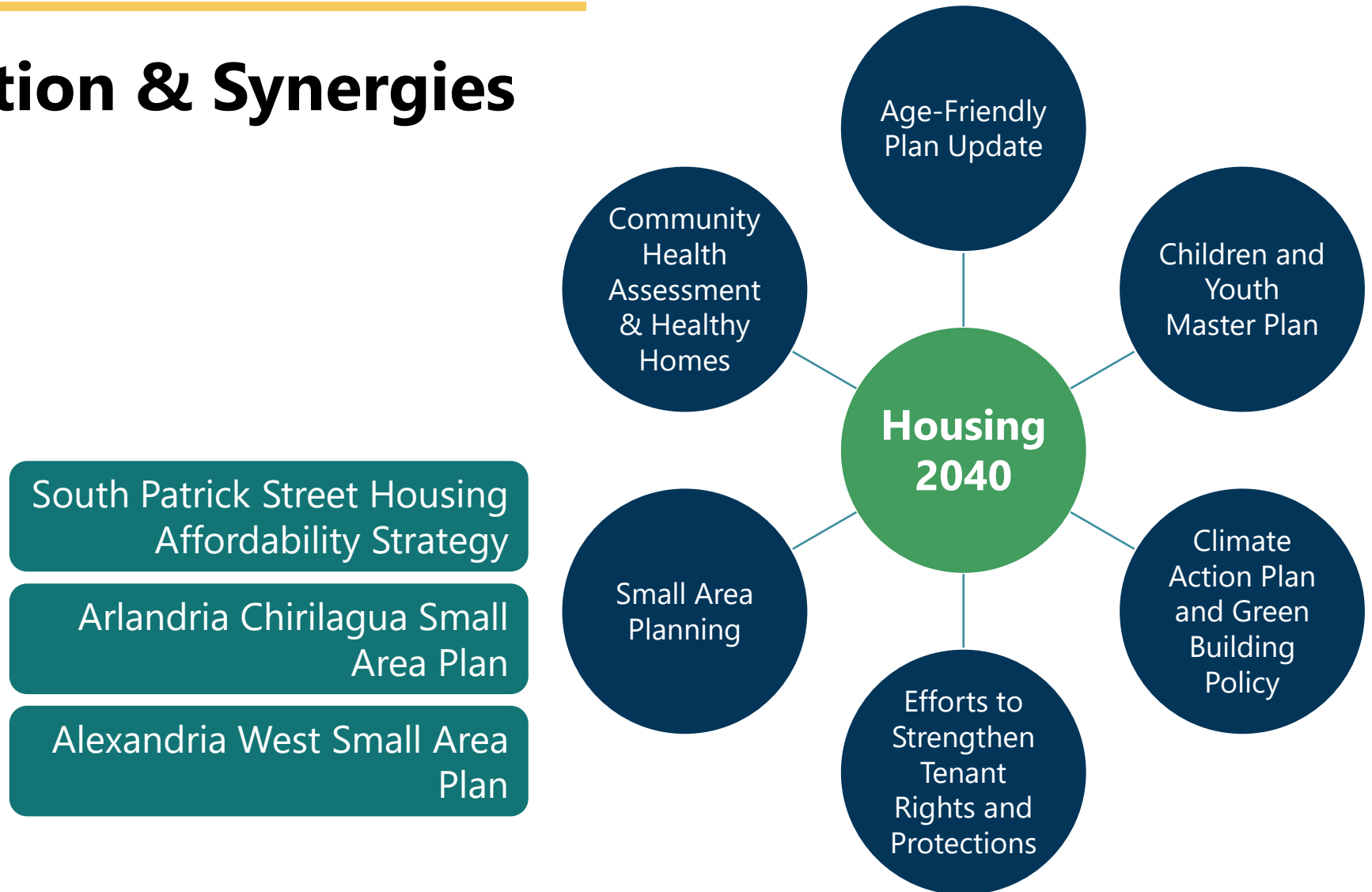


Housing 2040 Timeline



How and What We've Been Learning

■ Collaboration & Synergies



How and What We've Been Learning

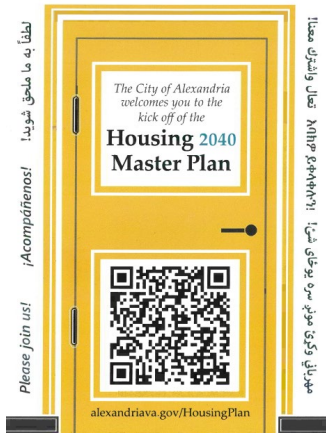
- Collaboration & Synergies
 - **Quantitative Housing Needs Analysis**
- Lower and moderate-paying jobs serve as the backbone of the local economy. How do we ensure our workers can afford to live here?
 - How do we help mitigate increasing levels of housing cost burden among lower-income renter families and among middle-income earners who aspire to homeownership?
 - How do we address racial inequities in homeownership and wealth acquisition?
 - How do we support aging condominium and common-interest communities, the entry point for first time buyers?
 - What housing models and tools help meet the needs of a growing senior population?
 - 20-34 year olds represent a shrinking proportion of our population. What housing typologies and price points are needed, and how do we produce them?

How and What We've Been Learning

- Collaboration & Synergies
- Quantitative Housing Needs Analysis
- **Continuing Challenges**
 - City resource constraints
 - High cost of creating deeper levels of affordability
 - Market is not producing family-sized rental housing or options for first time lower- and moderate-income homebuyers
 - Loss of market-affordable housing and committed affordable housing
 - Age and conditions of rental housing and condominiums
 - Limited legislative authority
 - Declining and uncertain federal funding for housing

Housing 2040 Engagement

Citywide Postcard | Kick Off + Pop ups + Tabling events | Youth engagement | Social media & WhatsApp Project Website | Listening sessions + Briefings | Project meetings | Housing Survey | Comment form



Housing 2040 Topics of Concern

Lack of housing options across income groups, tenures, abilities, and life stages

Fear that residents and their grown children will not be able to afford to remain in Alexandria due to cost of housing

Building and unit conditions

More equitable distribution of affordable housing across Alexandria

Cost of rental housing

Attainability and cost of homeownership

Ensure adequacy of infrastructure to support density

Potential impact of density on quality of life, parking and open space

Senior housing + care—lack of options and cost

Fear of displacement

Rent and fee increases

Lack of deeply affordable housing for low-income workers, seniors, persons with disabilities and individuals & families transitioning out of homelessness

Lack of single-family housing

Lack of renter protections

Condo/HOA increases

Housing 2040 Survey

80%

Cost of buying a home

77%

Cost of rent

74%

Availability of moderately priced housing options for families and moderately priced homebuyer opportunities

72%

Housing options for low-income residents

71%

Annual rent increases

71%

Fear of displacement

Top Concerns

% of responders who indicated “very concerned” or “concerned” on survey

~1,200

responses received mid November to late January

- Broad range of housing issues
- Concerns regarding housing cost and options experienced more acutely by renters, younger Alexandrians and seniors

Housing 2040 Survey

Broad Range of Comments

"Ability for first responders, teachers, and other public servants to live in Alexandria while working in Alexandria"

"I am concerned that you have to have two incomes to afford housing"

Availability of "assisted living for frail seniors with little to no income"

"...be more creative about housing layouts... Why not do things targeted to younger people..."

"Lack of robust state-level tenant protections..."

"Unnecessary fees on top of rent"

"Over-densification"

"Healthy housing – air quality"

"Housing for incomes in the 25-50% AMI" range"

"First generation homebuyer assistance for people of color who do not have intergenerational wealth"

"Loss of natural habitat" "Threats to greenspace and quality of life"

Need for "downsizing options"

"Energy efficiency of housing"

"Insufficient housing supply"

"Housing availability for young families"

Housing 2040 Youth Engagement



What stood out to youth in the Housing Needs Assessment:

"To be able to afford a 1-bedroom apartment, you'd need to make around \$86,000-\$108,000 which is barely affordable. And that's excluding people who don't have a Bachelor's degree"

"There was an increase in children experiencing homelessness and domestic violence"

"I found it interesting that... seniors living alone have the highest rate of growth"

"What stood out to me is definitely how high the average median income required to own basically anything is"

Housing 2040 Youth Engagement



What issues should the City address?

“They should address affordable housing because rising costs make it difficult for low- and middle-income families to live”

“Affordable housing for all people of different incomes and backgrounds”

“Being able to help families with eviction situations because mainly they need a place to live”

“Maintenance, because once we had an issue... and they never came to fix it”

“High utility cost because whenever I look at my parent’s utility bill I’m always in shock by how high it is...”

Principles and Goals

Principles and Goals

Principles are the underlying, fundamental values/big ideas that will guide City housing actions—policies, programs, and investments—through 2040.

Guided by the principles, **goals** are what Housing 2040 will be tasked with achieving through its strategies, tools, and partnerships.



Principles and Goals Process

Review of 2013 Principles and Goals and HMP Implementation

Stakeholder Input

Release of draft Housing 2040 Principles and Goals

Stakeholder Feedback

Development of final draft Housing 2040 Principles and Goals for City Council consideration

Housing 2040 Foundation & Context:

All Alexandria Resolution

Regional Housing Initiative

Small area plan engagement and implementation

Joint ARHA-City Resolution 2876

Regional Fair Housing Plan

Zoning for Housing

Draft Housing 2040 Principles

Alexandria's housing actions will:

- 1 Advance Alexandria's social, economic, cultural, racial and generational diversity by increasing access to housing options affordable at a variety of price points across its neighborhoods.
- 2 Support housing stability and create opportunities to grow generational wealth across its communities.
- 3 Ensure housing is built and maintained to support resident health, safety, and wellbeing.
- 4 Leverage City resources through creative public-private partnerships, collaboration with anchor institutions, innovative financing approaches, and inclusive stakeholder engagement.
- 5 Contribute to City land use, economic development, transportation, sustainability, climate action and public health goals.
- 6 Prepare for the City's current and future housing needs and changing demographics.

Draft Housing 2040 Goals

Guided by its principles, Housing 2040 strategies should:

EXPAND housing options that are affordable and accessible to households at all income levels, life stages, and abilities.

PRESERVE committed affordable and market-rate rental housing where habitability and affordability commitments can be secured.

STRENGTHEN tenant protections and resources.

CREATE new committed affordable rental housing, with investment focused on housing affordable to households with incomes at 60% of the area median income and below.

EXPAND committed affordable homeownership opportunities.

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Draft Housing 2040 Goals (cont.)

Guided by its principles, Housing 2040 strategies should:

STRENGTHEN existing common interest/condominium communities.

SUPPORT more options for seniors and persons with disabilities to live within the city.

ENHANCE housing quality, safety, and livability to support resident health and wellbeing.

EMPOWER residents with the resources to attain housing stability and economic mobility.

IMPROVE energy efficiency in existing housing, and **ADVANCE** green building, climate action and other sustainability goals in new residential development.

Q&A

Next Steps



Join us on **April 29** for an engaging panel discussion on affordable housing preservation!

April

May

June

July

August

Development, release of, and revisions to draft Housing 2040 strategies

Review and revisions to Housing 2040 Principles and Goals

Development of draft Housing 2040 Housing Affordability Targets

Housing 2040 Project Meetings — Phase 1

Housing 2040 Projects

Phase 1 (2025)

Quantitative Housing Needs Analysis

Review of homeowner programs

Health and housing (Healthy Homes/Community Health Assessment)

Updates to Affordable Housing Contribution Procedures

Phase 2 (2026)

Housing 2040 Dashboard and Indicators

Senior housing + care

Phases 1-2 (2025-26)

Financial tools for affordable housing

Renter resources, protections and rights / legislative proposals

Preservation strategies

Strengthening condominium/common interest communities

Public-private partnerships

Sustainability and housing

Station Rotations

Treat facilitators and each other with respect.

Give everyone a chance to participate.

Only one person speaks at a time. Post as many post-it notes as you'd like!

Listen as an ally, not an adversary—everyone should feel comfortable expressing their opinion regardless of differences.

For more information: alexandriava.gov/HousingPlan

Facebook: HousingAlexandriaVA

#AlexHousing2040

X: @HousingAlexVA

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**How did the meeting
go? Scan the QR code
to complete our
meeting evaluation!**

