

Housing 2040 Master Plan

**AHAAC Presentation on Strengthening Common
Interest Communities**

December 4, 2025



Housing 2040 and CIC Project

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

Background

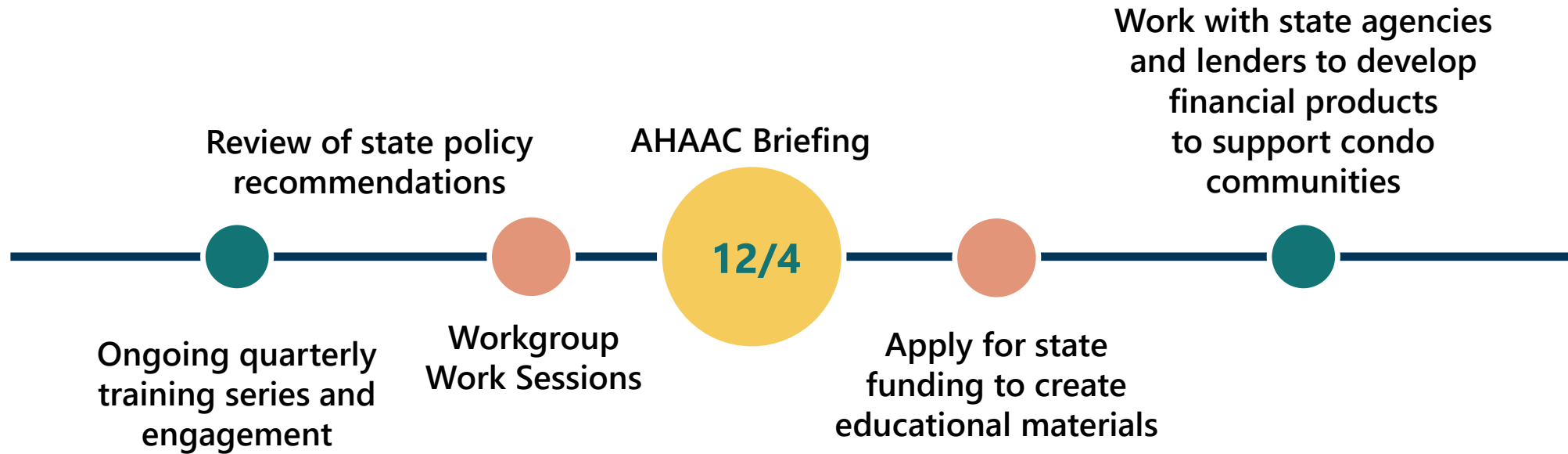
Definitions

- Common Interest Community: a community where homeowners jointly share and fund amenities such as parking lots, pools, and common areas
- Capital Components: major building systems such as plumbing, HVAC, structural supports, etc.
- Reserve Study: an analysis of capital components and replacement costs compared to the amount an association has saved (in reserve)
- As-built plan: blueprint of what was actually constructed

Condominiums in Alexandria

- **20,600 condos** in Alexandria; approximately 48% of all homeownership units
- Older condos are starter homes; average condo price is half the price of a single-unit home
- Older condos are also an important source of homeownership for households on fixed incomes and/or who may need elevators to remain in community
- Average building age is **45 years**
- Large capital repairs can result in special assessments that some owners are unable to pay

CIC Process



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 Housing 2040 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 Recommendations:

- 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

- DPORs 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

State Legislation Needed

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

- Continue the [City's Common Interest Communities Education Series](#)
- 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 for 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

Next Steps

- Apply to Virginia Housing for a Capacity Building Fund grant for the creation of educational materials
- Review potential weatherization & energy-efficiency programs with Office of Climate Action
- Contact Virginia Housing, Virginia Department of Housing & Community Development, other lenders, and seek other sources of funds for condominium associations undertaking required capital repairs

Other Ways to Engage

- 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](#)