

Housing 2040 Master Plan

Office of Housing

Meeting with EPC Subcommittee

November 18, 2025

Office of Housing



Provide landlord-tenant services to resolve housing issues, improve housing conditions, and prevent evictions



Support housing affordability and opportunity through housing programs, projects, and policies



Provide loans and guidance to partners build and preserve affordable housing



Conduct fair housing testing and training to prevent discrimination in housing



Provide home purchase assistance and training, foreclosure prevention, and condo governance education



Manage home rehabilitation program and rental accessibility grants to make homes safe, accessible, and energy efficient



NEW! Together with DCHS, administer housing new rental assistance program for individuals with severe mental illness

Current Approaches to Integrating Sustainability

- ❖ Multifamily preservation and rehabilitation of affordable housing communities (e.g. Lacy Court, Square at 511, Arlandria Chirilagua Housing Cooperative)
- ❖ Office to residential conversions



Park+Ford: Office to Residential Conversion

Lacy Court

Using LIHTC funding, Housing Alexandria replaced or upgraded all building systems, including Energy Star window replacement, energy efficient lighting, kitchen upgrades to Energy Star appliances, and HVAC system replacement to achieve Earthcraft Certification. The rehabilitation was completed in 2019.



Lacy Court: Comparison of new and old windows

Current Approaches to Integrating Sustainability

- ❖ Compliance with **Green Building Policy+** in new AH construction
- ❖ Some competitive funding (HIEE) supports heightened energy improvements (e.g. Housing Alexandria's Seminary Road and Sanse projects)
- ❖ Zero Energy Ready Homes, green building certification for new construction
- ❖ Substantial renovation requires 40% improvement in HERS index and improvements to new construction standards
- ❖ Ongoing coordination with Health Department and Department of Code Administration



Housing Alexandria: Seminary Road Affordable Homeownership Project



Housing Alexandria: Sanse Mixed-Use Affordable Rental Project

Current Approaches to Integrating Sustainability

- ❖ [LIHTC](#): Must meet Energy Star certification, extra points for renewable energy and green certifications (LEED, EarthCraft Gold, Zero Energy Ready homes, Enterprise Green Communities)

Market Rate- EUI 45 Affordable – EUI 29.3	Market Rate Proposed EUI – 45 (LEED)	Affordable Proposed EUI (29.3) (EPA Energy Star Multifamily New Construction, DOE Zero Energy Ready Home (ZERH), 2020 Enterprise Green Communities Plus, WELL)
Exterior Walls	Metal framed – R-7.5 continuous insulation + R-21 stud insulation	Metal framed : R-7.5 continuous insulation + R-21 stud insulation Wood framed : R-3 continuous insulation + R-21 stud insulation
Roof	R-30	R-40
Floor between garage and residential	R-10.4 minimum below slab	R-20 minimum below slab and extending 4' down from top of column
Windows	U-factor – 0.38 (minimum, may exceed) SHGC – 0.38 (minimum, may exceed)	U-factor – 0.26 SHGC – 0.29
Mechanical System Efficiency	14.3 SEER / 7.5 HPSF	20.2 SEER / 10.4 HPSF
Air Leakage	0.30 cfm / sq/ft (minimum)	0.15 cfm/ sq/ft

Current Approaches to Integrating Sustainability

- ❖ EcoAmbassadors (former Energy Masters)
- ❖ Single-family/single-condo rehabilitation, including energy improvements
 - ❖ [Home Rehabilitation Loan Program](#)
 - ❖ [Rebuilding Together DC-Alexandria](#) grants

Home Rehabilitation Loan Program

- Homeowner loans up to \$135,000 or \$75,000 for condominium units
- Funds used for accessibility modifications; addressing code violations and lead-based paint hazards; and energy efficiency improvements
- 99-year deferred payment loan with 0% interest
- Serves households with incomes up to 80% of the area median income

*Energy Masters at work;
Examples of home rehab improvements*



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 2040 Principles and Goals

September 8, 2025 draft version

Principle #4

Advance City goals related to land use, economic development, transportation, sustainability, climate action, and public health

Goal #10

IMPROVE energy efficiency and resilience in existing housing and **ADVANCE** green building, sustainability, and resilience practices in new residential development

Do you have any feedback on these principles and goals?

Housing 2040 Preservation

Housing preservation: Investing in existing housing to improve its affordability, livability, and financial viability

Recommendation #3

Partner with property owners to rehabilitate existing committed and market affordable housing to improve its livability, health, sustainability, and safety

Strategy

Support energy efficiency and sustainability improvements when rehabilitating existing committed and market affordable housing by providing technical assistance and exploring funding opportunities at the state and federal level

Do you have any feedback on our initial preservation recommendation and strategy?

Considerations with Integrating Sustainability

- ❖ Bonus density/height remains City's primary zoning incentive to create housing affordability through development process
- ❖ **Upfront costs for green infrastructure** and on-site renewable energy generation can be challenging to finance
- ❖ Friction between **need for deeper levels of affordability** @ 40% of [area median income](#) (AMI) and enhanced sustainability
- ❖ The lower the rents, the less conventional debt a project can carry. 40% AMI rents cannot typically even fully cover operating expenses.

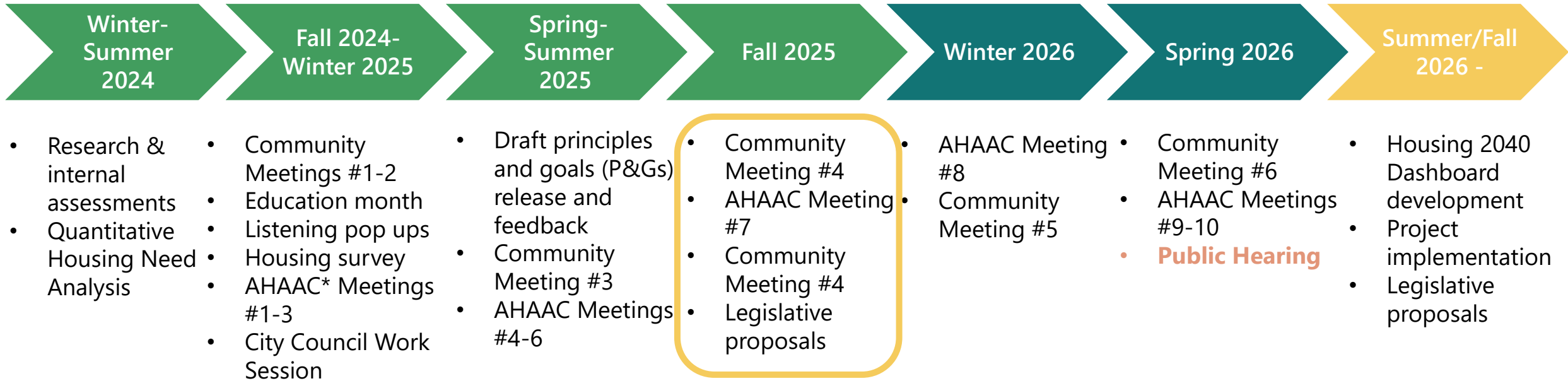
Importance of integrating sustainability with housing affordability underscores importance of new partnerships, tools, and development models, and creative thinking!



Future Case Study: ARHA Samuel Madden North Building

Site/development conditions facilitated project being designed and financeable as Net Zero Ready: Land owned by ARHA; development has federal rental subsidies which guarantee higher rents while providing deeper levels of affordability; site exempt from property taxes and development fees

Housing 2040 Timeline



Public engagement and outreach

Projects: research, consultations, and recommendations

Discussion

Do you have other ideas, thoughts, or input on housing and sustainability?

EPC Engagement

How can we involve EPC in the Housing 2040 process?

- ❖ Provide feedback on our goal related to sustainability
- ❖ Attend December 4 AHAAC Meeting
 - ❖ January AHAAC meeting is being rescheduled
- ❖ Attend Housing 2040 Project Meetings
 - Community Meeting #6: February 28, Open House for all Housing 2040 projects

For more information

Visit us at alexandriava.gov/HousingPlan

Follow us at

X - [@HousingAlexVA](https://twitter.com/HousingAlexVA); Facebook – [HousingAlexandriaVA](https://www.facebook.com/HousingAlexandriaVA)
#AlexHousing2040

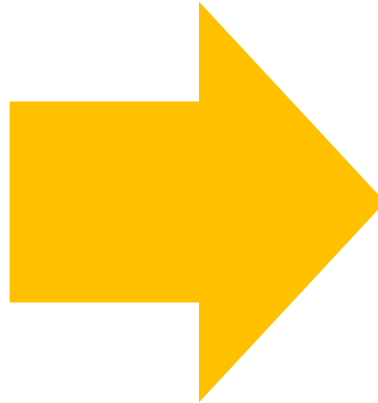
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If you prefer communication in another language, free interpretation and translation are available! Please call 703.746.3960 or email LanguageAccess@alexandriava.gov.

Definitions

Curious about our terminology? Check out our definitions!



Housing Definitions and Terminology

- + Affordable Housing
- + Area Median Income (AMI)
- + Committed Affordable Units
- + Community Development Block Grant
- + Home Investment Partnership Program
- + Housing Choice Vouchers
- + Department of Housing & Urban Development
- + Low Income Housing Tax Credits
- + Market Affordable Units
- + Project Based Vouchers
- + Public Housing

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