

City of Alexandria, Virginia

2026 City of Alexandria Housing Legislative Update

Alexandria Housing Affordability Advisory Committee
(AHAAC)

February 5, 2026



2026 Session Overview



- Session opened: January 14, 2026
- Key dates:
 - Crossover: ~February 12
 - Adjournment: March 14
- **85+ housing bills tracked so far**
- Focus areas today:
 - Affordable Housing Preservation & Development
 - Tenant Protection & Eviction Prevention
 - Housing Safety & Landlord Accountability

City's 2026 Housing Legislative Priorities



Advance Housing Affordability and Economic Opportunity

The City seeks new tools and funding to expand housing options so those who make Alexandria work can call Alexandria home

The City Supports:

- Right of First Refusal for affordable housing preservation
- 14-day eviction notice period
- Anti-rent gouging & Housing Trust Fund
- Local habitability enforcement
- Faith-based/nonprofit housing flexibility
- Zoning appeal clarification
- Energy efficiency for low-income families

Affordable Housing Preservation & Development

Preservation & Local Authority



City and Governor's Priority

HB4 - Right of First Refusal

- 24-month notice before sale of subsidized properties
- Allows city/nonprofits to purchase before market-rate conversion

SB74 - Local Zoning Authority for Affordable Housing

- Expands all localities' authority to adopt affordable housing measures
- Already used by Alexandria (possible expansion of authority); extends statewide

HB143 – Surplus Property for AH

- Requires localities to offer surplus property for affordable housing first (90-day exclusive period)
- 30-year affordability covenants
- *Continued to next session*

HB594 - Expedited Approval for 100% Affordable Housing

- Allows administrative rezoning process for affordable projects
- Could speed up affordable housing pipeline

Production & Development



SB367/SB388/HB1279 - "Faith-Based Housing"

- Enable churches/nonprofits to build affordable housing

HB611 - ADU Requirements

- Statewide by-right ADUs in single-family zones
- Alexandria already compliant (grandfathered), but good for statewide production

HB804 - Housing Production Targets

- Localities must meet 1.5% annual housing growth or 7.5% over 5 years
- Could drive production OR create unfunded mandates

Expected Impact: Housing production expansion statewide through underutilized faith-based properties, ADUs, and potential growth targets

Financing Tools



HB196 - Infrastructure Fund for Residential Development

- State grants/loans for infrastructure supporting residential development
- Could help close financing gaps for AH projects

HB352 - Local AH Performance Grant Programs

- Enables AEDP to create grant program for AH development
- Grants capped at increase in assessed value

HB806 - Industrial Development Authority Housing

- Expands IDA authority to promote affordable housing
- Additional financing tool

Expected Impact: Could make more affordable housing projects financially viable through state infrastructure grants and expanded local financing options

Tenant Protection & Eviction Prevention

Tenant Protection Themes



**Removing
Financial
Barriers**

**Billing
Transparency**

**Notice
Requirements**

**Payment Time
& Flexibility**

**Eviction Court
Process &
Improvements**

Removing Financial Barriers



SB349 - Pre-Lease Fee Restrictions

- Prohibits certain fees (such as holding fees) before lease signed (except SD/first month)
- Caps application fees at \$50

HB1005 - Payment Method Flexibility

- Requires landlords (4+ units) to accept multiple payment methods (debit, credit, cash, money order), no processing fees unless fee-free alternative offered

SB313 - Fee Prohibitions

- Prohibits maintenance/repair fees and payment processing fees for all landlords

Expected Impact: Reduces financial barriers to accessing and maintaining housing; particularly helps families without traditional banking or large upfront cash reserves

Billing Transparency



SB294 - Utility Billing Transparency

- Requires landlords to maintain records of utility billing calculations

Expected Impact: Tenants have right to inspect billing records

HB616 - Right to Ledger

- Tenants right to itemized breakdown of rent vs. utilities (w/in 10-days)

Expected Impact: Transparency helps prevents hidden costs

Notice Requirements



HB678 - Rent Increase Notice Requirements

- 60-day notice for rent increases

Expected Impact: More time for tenants to budget or seek alternatives

HB1361 – Proper Notice

- Requires termination notices to include detailed statement of charges and payments over past 12 months

Expected Impact: Prevents evictions based on unclear or incomplete notice; ensures tenants know exactly what they owe before facing displacement

Time & Payment Flexibility



HB15/SB48 - 14-Day Notice for Nonpayment

- Move from 5-day to 14-day pay-or-quit notice
 - Listed Priority

*City and
Governor's
Priority*

Expected Impact: Fewer UD filings (time to reach next paycheck); helps hourly workers, families with temporary financial challenges

HB95 - Mandatory Payment Plans

- Requires landlords with 4+ units to offer payment plan (up to 6 months) when tenant owes ≤ 1 month's rent
- Plan limited to once per lease term, & LL can file UD if tenant rejects or defaults

Expected Impact: Similar to COVID-era protections that proved effective in reducing filings (HB7001)

Court Process Improvements



HB837 / SB273 - Expand EDP Eligibility

■ **Key changes:**

- Lower upfront payment: 25% → 10%
- Remove "employment" requirement (income suffices)
- Allow EDP if no outstanding PP (vs. strict late payment limits)

Expected Impact: Reduced barrier from 25% down payment requirement; should increase EDP participation rates once adopted

HB1093 - Attorney Fees

- Limits attorneys' fees paid by tenant in nonpayment cases to \$50

Expected Impact: Significant decrease in attorneys' fees burden on tenants; potentially fewer filings if LLs required to pay remainder

Housing Safety and Accountability

Local Habitability Enforcement



City Priority

HB14 - VRLTA Enforcement by Localities

- **New authority:** Cities can sue landlords on behalf of tenants for serious habitability violations
 - Listed Priority
 - Previously passed House 58-40 (2025), failed Senate committee 7-8

Expected Impact: Addresses justice gap where legal aid lacks capacity; City can intervene in worst cases of uninhabitable conditions; enforcement may prevent retaliatory evictions against complaining tenants

Will Require Implementation

Additional Housing Safety & Accountability Bills



HB79/HB1259 - Mold Remediation Requirements

- Requires (not permits) landlord-funded temporary relocation when mold affects health
- Allows personal injury lawsuits for landlord gross negligence

HB281/SB373/HB848 - Habitability Defense/TA Without Escrow

- Removes requirement to pay rent into court before asserting poor conditions defense or filing tenants assertion

HB329 - Anti-Retaliation Protections

- Expands protected tenant actions (media complaints, tenant organizing)
- Shifts burden of proof to landlord

Expected Impact: Tenants empowered to report unsafe housing conditions; ensures low-income tenants can enforce habitability rights regardless of ability to pay

Other Notable Bills (Brief Overview)

Rent Stabilization & Anti-Rent Gouging



HB278/SB355 - Local Anti-Rent Gouging Authority

- Enables localities to cap annual rent increases at 3%
- 10-year exemption for new construction

HB1177 - Comprehensive Rent Stabilization

- Broader rent stabilization framework (CPI based)

Questions?