

# Alexandria Environmental Policy Commission

Housing Subcommittee | March 16, 2026 Meeting Briefing

## Housing 2040 Draft Plan: Sustainability & Energy Efficiency Elements

### **ACTION REQUIRED | Comment deadline: March 22, 2026**

The EPC needs to agree on three things at Monday's meeting:

1. Which sustainability elements in the draft to affirm, and whether any warrant stronger language
2. Whether to flag any gaps (e.g., no mandatory retrofit requirement for existing buildings; equity for low-income renters)
3. Form of response: EPC letter from the Chair, public comment portal submission, or both

**Proposed timeline:** Draft letter circulated March 18 → member review March 18–20 → submitted by March 21

**Background:** The Housing 2040 Draft Plan reflects EPC priorities. Sustainability and energy efficiency are woven throughout, with a dedicated Goal 10 and explicit references across Goals 2, 4, and 6. The Office of Housing and Office of Climate Action are aligned. The EPC's input during drafting (via Yanique and Kathie) shaped this, Monday is our opportunity to put that on the record and flag anything we want strengthened.

## GOAL 10 — Support Efficiency, Weatherization & Green Building Practices

### **Recommendation 1: Energy Efficiency & Weatherization Retrofits for Existing Housing**

- Energy benchmarking (e.g., ENERGY STAR Portfolio Manager) with the Office of Climate Action to identify underperforming buildings
- Technical assistance and financing tools (including C-PACE) for multifamily property owners
- Support for condo communities: better HVAC, insulation, and EV charging infrastructure
- Solar and battery backup support for resilience during power outages

### **Recommendation 2: Green Building Practices in New Residential Development**

- Implementation of the Green Building Plan, which now includes Energy Use Intensity (EUI) as an alternative to LEED and other third-party certifications
- Technical assistance to affordable housing partners on cost-effective green building
- Encouragement of long-lifecycle systems (geothermal HVAC) and high-performance designs (Passive House)
- Promotion of modular/prefabricated construction to improve efficiency and reduce costs

## SUSTAINABILITY REFERENCES IN OTHER GOALS

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Goal	Recommendation	Sustainability Connection
<b>Goal 2</b> Preserve Affordability	Rehabilitate housing	Explicitly includes energy efficiency, sustainability, and accessibility improvements in rehabilitation of committed and market affordable housing
<b>Goal 4</b> Create Affordable Rentals	Public/private partnerships	Integrated financial models for affordable housing development include sustainability as a core consideration
<b>Goal 6</b> Strengthen Condo Communities	Build board capacity	Enhanced outreach to condo owners on weatherization, energy efficiency, and repair programs

## KEY IMPLEMENTING PROGRAMS (Office of Climate Action)

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- Eco-City CHAMPs (Climate and Health Actions in Multifamily Properties)
  - Technical and financial resources for affordable housing providers to improve health and energy efficiency
- Multifamily Challenge Program
  - Guides apartment and condo managers through benchmarking, target-setting, and energy planning
- Green Building Plan (adopted)
  - Adds Energy Use Intensity (EUI) as alternative to LEED/Green Globes/EarthCraft for buildings 10,000 sq ft+
  - Requires 3% on-site renewable generation or \$150,000 contribution to city fund

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Comment portal: [engage.alexandriava.gov/housing2040plan](https://engage.alexandriava.gov/housing2040plan) | Email: [housing2040plan@publicinput.com](mailto:housing2040plan@publicinput.com) | Voicemail: 855.925.2801, Code 2469