

# Housing 2040 Master Plan

**Update to the Alexandria Housing Affordability  
Advisory Committee**

February 5, 2026



OFFICE OF  
**HOUSING**

[Alexandriava.gov/housingplan](https://Alexandriava.gov/housingplan)

# Timeline



## Public engagement and outreach

Projects: research, consultations, and recommendations

# Phase 1 Projects

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2024 Housing Needs Assessment

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

# Phase 2 Illustrative Projects

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- Plan implementation and budget process
- Housing 2040 Dashboard
- Displacement Risk Index
- Amendments to Section 7-700 (bonus density program) and updates to Housing Contribution Policies and Procedures
- Approaches to enhancing affordability and accessibility in Accessory Dwelling Units (ADUs)

# Draft Principles

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## Alexandria's housing actions will...

1. Advance the city's social, economic, cultural, racial, and generational diversity across all neighborhoods through housing stability, anti-displacement initiatives, and increased access to housing options and types at a variety of price points.
2. Promote resident wellbeing through the development and maintenance of healthy and safe housing.
3. Leverage City housing resources, including non-financial tools, through creative public-private partnerships, collaboration with anchor institutions, innovative funding approaches, and inclusive stakeholder engagement.
4. Advance City goals related to land use, economic development, transportation, sustainability, climate action, and public health.
5. Prepare for the City's current and future housing needs and changing demographics.

## **Draft Principles and Goals:**

[alexandriava.gov/HousingPlan#Housing2040PrinciplesandGoals](https://alexandriava.gov/HousingPlan#Housing2040PrinciplesandGoals)

# Draft Goals

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- Goal 1:** **EXPAND** the supply and diversity of housing options to enhance affordability and accessibility at all income levels, life stages, and abilities to meet the City's current and future needs.
- Goal 2:** **PRESERVE** the affordability, livability, and long-term financial viability of existing committed and naturally occurring affordable housing to maintain communities and minimize displacement.
- Goal 3:** **STRENGTHEN** tenant protections and **ENHANCE** resources to support renters and landlords.
- Goal 4:** **CREATE** new committed affordable rental housing affordable to households with incomes at or below 60% of the area median income.
- Goal 5:** **EXPAND** committed affordable homeownership opportunities to enable more residents and workers to become first-time homebuyers and **ENHANCE** resources to support existing homeowners.
- Goal 6:** **STRENGTHEN** existing common interest/condominium communities to improve governance and build capacity to address deferred maintenance, capital needs, and other challenges common to such communities.
- Goal 7:** **EXPAND** resources and options for seniors and persons with disabilities to live and age safely within the city.
- Goal 8:** **ENHANCE** housing quality, safety, and livability to support resident health, security, and wellbeing.
- Goal 9:** **EMPOWER** residents to attain housing stability and economic mobility and **FOSTER** pathways to help them build and sustain wealth.
- Goal 10:** **SUPPORT** efficiency improvements and weatherization and **ADVANCE** green building practices to lower energy costs, make homes healthier, and build resilience to extreme heat, cold, and other weather.

## Draft Principles and Goals:

[alexandriava.gov/HousingPlan#Housing2040PrinciplesandGoals](https://alexandriava.gov/HousingPlan#Housing2040PrinciplesandGoals)

# Goal 10 Working Draft Recommendations

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Draft strategies are currently being refined for public review!

## 1. Support energy efficiency and weatherization retrofits in existing housing.

Sample strategies:

- Use energy benchmarking (ex. ENERGY STAR Portfolio Manager) to measure and track energy performance in existing residential buildings.
- Provide multiunit residential property owners with technical assistance and financing resources and options, such as C-PACE, to improve energy efficiency and indoor air quality.
- Support and promote programs that help condo and other common interest communities reduce energy and upgrade systems
- Provide support for installation of solar and battery backup
- Continue partnerships with organizations that provide rehabilitation and environmental education services
- Continue to promote and improve access to existing energy efficiency and weatherization resources to homeowners

## 2. Advance green building practices in new residential development.

Sample strategies:

- Support the implementation and evolution of the Green Building Plan
- Explore and promote innovative housing models, emerging materials, and new technologies that improve energy efficiency and sustainability

# Goal 7 Working Draft Recommendations

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 Draft strategies are currently being refined for public review!

1. Increase awareness and access to housing options, programs and services to support older adults, adults with disabilities, and their caregivers.

Sample strategies:

- Expand outreach and coordinate services through partnerships to naturally occurring retirement communities to decrease social isolation and enhance service delivery.
- Continue to provide education on Community Service Board services, waiver eligibility criteria and assistance options for persons with developmental disabilities.
- In collaboration with partners, enhance targeted marketing of market-rate and committed affordable *accessible* units.
- Continue to develop the City's state-funded Permanent Supportive Housing Program to provide stable housing and comprehensive supportive services for chronically homeless residents living with serious mental illness.

2. Strengthen and expand policies, procedures and regulatory tools and pursue options for enhanced legislative authority to maximize housing affordability for seniors and persons with disabilities.

Sample strategies:

- Regularly evaluate and update Affordable Housing Contribution Policies and Procedures, including the City's contribution methodology and rates, to align with best practices and market dynamics.
- Update and modernize Sec. 7-700 to address emerging land use trends, including senior housing typologies, and to allow for greater flexibility in implementation, including deeper levels of affordability.

# Goal 7 Working Draft Recommendations

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 Draft strategies are currently being refined for public review!

3. Encourage the development of a range of housing typologies, sizes, and prices points, in particular more deeply affordable housing, to support choice and accessibility for seniors and persons with disabilities.

Sample strategies:

- Conduct a study of senior housing + care models, including mixed-income assisted living, that serve a range of income levels.
- Support the development of alternative housing typologies.
- Research best practices in the design and layout of units and common areas in affordable housing developments to accommodate the needs of persons with disabilities.
- Continue to foster partnerships among SHA and CSB with nonprofit development entities to modernize and make accessible existing housing resources.

4. Assist homeowners and renters remain safely and affordably in their homes.

Sample strategies:

- Continue to provide rehabilitation services prioritizing repairs critical to habitability, health and safety.
- Continue to partner with organizations that provide rehabilitation and aging-in-place services that complement City programs.
- Work with property managers of naturally occurring retirement communities (NORCs) to identify creative ways to reduce barriers to aging in place within a NORC setting.
- Continue to provide education, training, and awareness of city resources to landlords and property managers to elevate understanding and responsiveness to the special needs of elderly renters and renters with disabilities.

# City Council Legislative Meeting

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## Topics discussed:

1. Housing supply and production; importance of streamlining processes
2. Preservation vs redevelopment when housing conditions are a concern
3. Voluntary rent increase policy
4. Use of municipal land and colocation for affordable housing
5. Workforce housing needs
6. Role of ARHA with respect to deeply affordable housing
7. Senior housing and potential for state solutions

# *Save the Date!*

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**February 28**

## **Community Open House on Draft Housing 2040 Recommendations and Strategies**

10 a.m. - 3 p.m. Nannie J Lee Recreation Center, 1108 Jefferson Street



*Register now!*

# For more information:

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[alexandriava.gov/HousingPlan](https://alexandriava.gov/HousingPlan)

- Sign up for [eNews](#) and select *Affordable Housing to received updates on affordable and accessible housing and the Housing 2040 process*
- Facebook: HousingAlexandriaVA  
#AlexHousing2040  
X: @HousingAlexVA



*Scan our QR Code!*

# Quick links

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[What's New with Housing 2040?](#)

[Housing 2040 Ongoing Projects](#)

[Housing 2040 Engagement Opportunities](#)

[2024 Quantitative Housing Needs Analysis](#)

[Housing Education Resources](#) and [Terminology](#)

# Area Median Income (AMI)

## Area Median Income (AMI)

Income levels that are established annually by the Department of Housing and Urban Development for households of different sizes, **where half of the households in the region earn more and half earn less.** [2025 AMIs by household size](#), along with associated maximum rents, are available online.

%AMI	1 Person	2 People	3 People	4 People	5 People	6 People
<b>30%</b>	\$ 34,450	\$ 39,350	\$ 44,250	\$ 49,150	\$ 53,100	\$ 57,050
<b>40%</b>	\$ 45,920	\$ 52,480	\$ 59,040	\$ 65,560	\$ 70,840	\$ 76,080
<b>50%</b>	\$ 57,400	\$ 65,600	\$ 73,800	\$ 81,950	\$ 88,550	\$ 95,100
<b>60%</b>	\$ 68,880	\$ 78,720	\$ 88,560	\$ 98,340	\$ 106,260	\$ 114,120
<b>80%</b>	\$ 91,840	\$ 104,960	\$ 118,080	\$ 131,120	\$ 141,680	\$ 152,160
<b>100%</b>	\$ 114,800	\$ 131,200	\$ 147,600	\$ 163,900	\$ 177,100	\$ 190,200