

Title of the Policy Proposal: Healthy & Affordable Homes

Subject Area of the Proposal: Housing / Climate / Community Health

For State or Federal Consideration: State

Budgetary or Authorizing: (Does the Proposal Seek Funding or Legal Authorities?) Budgetary and Authorizing

Short Description of the Proposal: Continue to support healthy and affordable housing measures during Virginia's 2027 legislative session. Building on significant 2026 progress, Alexandria should prioritize: (1) sustained investment in the Virginia Housing Trust Fund and Housing Opportunity Tax Credit; (2) strengthening local authorities for preserving and producing affordable housing; and (3) making income-qualified homes healthier, safer, more energy efficient, and more resilient. These priorities recognize the direct links among housing affordability, household energy burden, public health, climate resilience, and displacement.

Has this Proposal been Introduced as Legislation in a Previous Session? Yes. Several elements advanced substantially in 2026. HB 4, the successor to 2025 HB 1973 (which we advocated for in our priorities package last year), was enacted. The 2026 session also passed expanded local affordable-housing zoning authority (HB 867/SB 74) and established an Income-Qualified Energy Efficiency and Weatherization Task Force (HB 3/SB 5).

If So, Please Provide Applicable Bill Numbers and Years it Was Introduced:

- HB 4 (2026), Affordable Housing Preservation: Creates a framework allowing localities to adopt a right of first refusal ordinance for qualifying publicly supported housing.
- HB 867 / SB 74 (2026), Affordable Housing; Local Zoning Ordinance Authority: Expands the authority for affordable housing dwelling unit programs and identifies additional implementation tools.
- HB 3 / SB 5 (2026), Income-Qualified Energy Efficiency and Weatherization Task Force: The task force is meeting from July 2026 through September 2027 and must recommend a plan for weatherization-ready repairs and whole-home energy efficiency retrofits for eligible income-qualified households.
- Virginia Housing Trust Fund (2026 budget): FY2027 support was increased by \$12.5 million, from \$87.5 million to \$100 million. This fell short of the prior \$150 million annual goal and we support continued advocacy in 2027.
- Housing Opportunity Tax Credit (HOTC) (2025 budget amendment): Extended the term from ending in 2025 to 2030.

Recommended 2027 Priorities:

- Virginia Housing Trust Fund: Ensure funding is maintained or increased and not reduced during the 2027 budget amendment.
- Support bills that expand the success found in 2026's legislative session, including bills that strengthen local authorities for affordable housing and bills that make income-qualified homes healthier, safer, more energy efficient, and more resilient.
- Housing Opportunity Tax Credit (HOTC): Ensure funding is maintained or increased and not reduced during the 2027 budget amendment. This tax credit matches LIHTC awards, which require certain sustainability criteria.

Relevant Background (e.g. -- what's the policy problem or status quo that this policy would fix or improve?): Alexandria's housing affordability challenge intersects directly with environmental and public-health goals. Preserving existing subsidized housing prevents displacement and avoids losing prior public investment. Improving the condition and energy performance of lower-cost housing can reduce household energy burden and improve resilience, as well as improve indoor air quality and comfort for residents.

Has Your Commission's/Board's Liaison from the City Attorney's Office Determined Whether There's a Need for the Authority or Code Change You're Requesting (for example, does the City already have the authority to take that action without seeking a legal change)? No

Related Federal or State Statutes (is there any precedent anywhere else -- another state or on the federal level -- that you're aware of?):

Any Relevant Research or Analysis:

- Housing at the intersection of health and climate change (The Lancet Planetary Health, 2025)
- Urban Institute, How Cities Can Tackle Both the Affordable Housing and Climate Crises
- Virginia Housing Alliance, 2026 General Assembly Housing Wrap-Up
- Urban Land Institute, Greening Buildings for Healthier People report

Any Relevant Cost Estimates or Cost Savings Estimates:**Pros and Cons of the Proposal:**

- Pros: Our proposal builds on enacted 2026 authorities rather than duplicating them and links housing affordability with health, energy affordability, and climate resilience. Our proposal gives the City flexibility to support specific bills as introduced.
- Cons / considerations: Our proposal will require additional budget, which could compete with other budget priorities.

Possible Supporting Organizations (stakeholder allies):

- Virginia Housing Alliance
- Alexandria Public Health Advisory Committee