



Adopted by City Council on July 1, 2026, the Housing 2040 Plan (Housing 2040) establishes a comprehensive policy and implementation framework to address housing needs and challenges impacting Alexandria residents and workers over the next 15 years. Rooted in five principles, Housing 2040 sets goals and recommendations to foster healthy, affordable, and resilient housing that meets the needs of Alexandrians of all incomes, ages, abilities, and backgrounds now and in the years ahead.

HOUSING 2040 PRINCIPLES

Alexandria's housing actions:

Advance diversity across all neighborhoods through housing stability and anti-displacement initiatives, and increased housing options

Promote resident wellbeing through healthy and safe housing

Advance the City's land use, economic, sustainability, and public health goals

Leverage City resources through partnerships, innovative funding, and inclusive engagement

Prepare for current and future housing needs

HOUSING 2040 GOALS & RECOMMENDATIONS

1. Expand and diversify housing supply

- Support development of new housing.
- Encourage development of a range of housing typologies.
- Explore opportunities to lower housing production costs.
- Strengthen workforce development to support housing production and operations.

2. Preserve the affordability, livability, and financial viability of affordable housing

- Work with affordable housing owners to extend affordability commitments.
- Support acquisition of existing rental housing by affordable housing partners.
- Partner with owners to rehabilitate existing committed and market affordable rental housing.
- Maximize replacement of units affordable up to 60% AMI at the time of redevelopment to minimize displacement.
- Enhance tenant relocation protections.
- Foster collaboration among property owners.

3. Strengthen tenant protections and enhance landlord-tenant resources

- Advocate for State-level legislative reforms.
- Promote implementation of comprehensive eviction prevention, diversion, and legal support programs.
- Strengthen landlord-tenant communication and relationships.
- Expand housing affordability protections and anti-displacement strategies.
- Center vulnerable populations and tenants in engagement and policy development.
- Advance housing stability for vulnerable populations.

**Explore the full
Housing 2040 Plan**

including its strategies and data— at

alexandriava.gov/housingplan
or by scanning the QR code.





HOUSING 2040 GOALS & RECOMMENDATIONS

4. Create affordable rental housing

- Maximize creation of affordable rental housing through the development process.
- Strengthen public-private partnerships to produce new affordable housing.
- Support ARHA's repositioning and redevelopment efforts to preserve and expand deeply affordable housing.
- Align City capital investments and funding strategies to support affordable housing production.

5. Expand affordable homeownership and enhance homeowner resources

- Assist households overcome barriers to homebuying and sustain homeownership.
- Provide financial assistance to qualified homebuyers.
- Provide financial incentives to City and Alexandria City Public School employees.
- Maximize creation of affordable homeownership through the development process.
- Support creation of affordable homeownership opportunities through public-private partnerships.
- Maximize awareness of homeowner resources.

6. Strengthen common interest/condominium communities

- Build capacity within common interest communities.
- Expand state requirements.
- Explore alternative approaches to supporting common interest communities.

7. Expand housing resources for seniors and persons with disabilities

- Increase access to housing options, programs and services, and legal protections.
- Encourage development of a range of housing typologies, sizes, and price points.
- Assist homeowners and renters in remaining safely and affordably in their homes.

8. Enhance housing quality, safety, and livability

- Support initiatives and programs that enhance housing quality and habitability.

9. Empower residents and foster pathways to wealth building

- Support economic mobility initiatives.
- Help households sustain homeownership.
- Create pathways to homeownership.
- Support renters in building savings and wealth.

10. Support energy efficiency and advance green building

- Support energy efficiency and weatherization retrofits for existing housing.
- Advance green building practices in new residential development.

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IMPLEMENTATION

Housing 2040 is implemented through a series of strategies organized in an Implementation Matrix. The Matrix identifies for each strategy a lead City department or agency and implementation timeframe. Progress is tracked against targets and indicators and reported on annually.