





2027 Legislative Package

City of Alexandria, VA

2027 General Assembly Legislative Package

A Thriving Alexandria



Alexandria's success is built through careful stewardship of the people, places, infrastructure, institutions, and public resources that together create a strong community of approximately 160,000 residents. This legislative package recognizes that housing, transportation, education, public safety, economic opportunity, environmental resilience, affordability, and quality of life are not separate policy silos. Together, they create conditions that allow residents, businesses, and neighborhoods to thrive.

No one issue stands alone. Housing affordability influences workforce availability and neighborhood stability. Transportation investments shape access to jobs, education, and essential services. Public safety supports neighborhood vitality and economic confidence, and environmental resilience protects homes, businesses, infrastructure, and property values. Strong schools attract and retain families and employers, and a diverse commercial tax base sustains public services while reducing pressure on local taxpayers.

Rather than approaching these issues in isolation, this year's legislative package is organized around five pillars that together strengthen the entire community:

- **Stewarding great places**
- **Expanding economic opportunity**
- **Strengthening effective local government**
- **Promoting community well-being**
- **Building long-term resilience**

Every proposal in this package advances one or more of these pillars, toward a shared goal: an Alexandria where people of different backgrounds, incomes, and life circumstances can afford to live, work, build businesses, raise families, and participate fully in community life.

These pillars reflect recommendations submitted by City boards, commissions, departments, and City Council. This year, the City also opened the process directly to residents through a community survey, and nearly 1,000 Alexandrians responded.

These recommendations were cross-referenced with the City's plans, from Housing 2040 to ALX Forward, adopted in January 2026 to chart a path to a more diverse, resilient economy as federal workforce and contract reductions reshape the region. They were also considered alongside City Council's FY26–FY28 Priorities, which guide the City's budget, policies, and programs:

- **Advance Housing Opportunities** by supporting quality options at a range of price points.
- **Reduce Community Disparities** by aligning services with community needs.
- **Strengthen our Economy** by further diversifying the tax base.
- **Recruit and Retain a Thriving Workforce** by ensuring City employees feel valued.

Community engagement is foundational to this work. The City's plans were shaped by extensive public input, and Council's priorities are grounded in the principles of equity, environmental justice, and inclusion. Together, they set Alexandria's long-term direction and goals.

Reaching those goals depends on strong partnerships across the Commonwealth. This package focuses on the areas where progress requires state authority, funding, or partnership. While the 2026 legislative session delivered important wins, Alexandria's 2027 package seeks to build on that progress.

To do so, the City asks the Commonwealth for the **resources**, **flexibility**, and **authority** to preserve what is working, address emerging challenges, put new tools to work, unlock responsible growth, broaden the tax base, reduce pressure on residents, and protect the community's long-term affordability and vitality.



Stewarding Great Places

Guiding principle: Alexandria's neighborhoods, public spaces, and community assets should be safe, connected, welcoming, and able to evolve with the needs of the community.



With 58% of Alexandria households renting and about 2,100 committed affordable homes set to lose their affordability by 2040, it is no surprise that housing and infrastructure ranked among the community's top priorities. Furthering Council's priority to Advance Housing Opportunities and Housing 2040, **Alexandria seeks the tools and investment needed to accommodate responsible growth, strengthen existing neighborhoods, and make effective use of existing land and infrastructure.**

The City Supports:

- **Expanding local tools and state resources to produce and preserve affordable housing,** including authority to require affordable homes or housing contributions as part of new development, stable funding for the Virginia Housing Trust Fund and Housing Opportunity Tax Credit, dedicated financing to put the preservation tools gained in 2026 to work, and lower development and financing costs.
- **Investing in safe, accessible streets for all users,** including people walking, biking, and riding transit, to reduce crashes and expand travel choices, advancing the City's Vision Zero commitment.
- **Advancing K–12 funding and school construction reform** by continuing to implement the 2023 JLARC recommendations to reflect actual staffing, compensation, regional labor costs, and student needs, ensuring meaningful local input and locality-level fiscal analysis as Virginia develops its new K–12 funding formula, supporting a statewide school facilities needs assessment to guide future construction and modernization investments, and providing the Cost of Competing Adjustment (COCA) as a full state payment funded outside the Local Composite Index (LCI), so it reflects the true cost of competing for staff in high-cost labor markets.
- **Establishing predictable, sustainable funding for WMATA, DASH, VRE, and other regional and local transit** to protect the network that connects residents to jobs and drives the regional economy.
- **Investing in parks and recreation and protecting historic and cultural sites** that define Alexandria's character and draw visitors.
- **Promoting neighborhood stability** through a broader range of housing types, including homes for first-time buyers and growing families and housing on faith-community land, paired with needed infrastructure, state funding for public housing capital investment, protections for renters against unreasonable rent increases and unfair fees, rental and legal assistance for residents facing eviction, displacement, or homelessness, and tools to help homeowners and common interest communities maintain aging buildings.

Expanding Economic Opportunity

Guiding principle: Every resident, worker, entrepreneur, and business should have a pathway to succeed in Alexandria's economy.



Federal workforce and contract reductions have hit Alexandria harder than most communities, placing new strain on families and local businesses. Opportunity depends on more than attracting employers; it depends on strong schools, early education, job training, childcare, transportation, and access to capital. Advancing ALX Forward and Council's priority to Strengthen our Economy, **Alexandria seeks state partnership to help workers and businesses adapt and grow.**

The City Supports:

- **Helping workers, contractors, and businesses recover from federal reductions** through training, reskilling, and direct assistance.
- **Making quality childcare and early education affordable and accessible,** along with before- and after-school programs, to prepare children for success in school and help parents remain in the workforce without losing the care their families depend on.
- **Building and retaining a quality care workforce** through sustainable funding, living wages, overtime protections, and career pathways to address staffing shortages and improve long-term care.
- **Growing local businesses and good jobs to strengthen commercial corridors,** through business attraction, resources for small businesses and entrepreneurs, arts and tourism, updated food safety rules that allow street vendors to sell fruit and other fresh foods, and fair wages so workers can afford to live where they work.



Strengthening Effective Local Government

Guiding principle: State policy should support local decision-making, preserve state aid to localities, fully fund shared responsibilities, and avoid shifting costs or inflexible mandates onto communities.



Outdated funding formulas leave local taxpayers covering nearly $40 million a year in costs for state-required offices, adding pressure on homeowners. Consistent with Council's priorities to Strengthen our Economy by diversifying the tax base and to Recruit and Retain a Thriving Workforce, **Alexandria seeks the authority, flexibility, and resources needed to respond effectively to local needs while maintaining strong public services.**

The City Supports:

- **Expanding local authority to establish and enforce standards responsive to community needs,** including stronger rental housing accountability, effective civil rights enforcement mechanisms, collective bargaining that preserves local budgetary control and builds on the success of Alexandria's existing program, and appropriate local authority to address emerging public safety, transportation, and technology-related challenges.
- **Providing modern, flexible revenue tools,** such as a local excise tax on tobacco, nicotine, and vaping products or a land value tax, that diversify the tax base and ease pressure on residents.
- **Fully funding state-local offices and employees,** including competitive pay for local social services staff, **opposing unfunded mandates and cost shifting** such as new federal benefit and work-requirement administration costs, and **modernizing state benefit systems** to reduce paperwork for residents and local staff.
- **Modernizing election administration** to make voting more convenient, secure, and efficient.
- **Autonomous Vehicles and Local Government Authority:** Support legislation establishing clear safety, permitting, and accountability standards for autonomous vehicle operations while ensuring localities have a meaningful role in deployment decisions, including advance notice and consultation, coordination with public safety agencies, access to operational and safety data, and appropriate authority to address local transportation, curbside, and right-of-way impacts.

Promoting Community Well-Being

Guiding principle: Every resident should be able to live safely, healthily, and with dignity, and to participate fully in civic and economic life.



Federal changes to health coverage, food assistance, and civil rights protections are placing new strain on Alexandria's families, older adults, and people with disabilities. Mental health, public health, and safety ranked among the community's top concerns. Advancing Council's priority to Reduce Community Disparities, **Alexandria seeks policies that strengthen public safety, ensure every resident can live with dignity and security, and protect vulnerable residents, especially our immigrant neighbors.**

The City Supports:

- **Backfilling federal reductions** to Medicaid, SNAP, CHIP, school meals, and other critical benefits to keep residents covered and fed, including children, caregivers, older adults, and immigrant families.
- **Strengthening public and behavioral health,** including local health departments, disease testing and prevention, permanent membership in the Governors' Public Health Alliance, affordable coverage and prescriptions, and timely crisis response and mental health care, and maternal health care.
- **Ensuring people with disabilities can live, work, and participate fully in community life,** including strong state protections for disability rights, accessible transit stops and sidewalks, protected access to the polls and to voting by mail, and school emergency plans that include students with disabilities.
- **Caring for older adults** through quality, well-staffed, and accountable long-term care, affordable assisted living and memory care, in-home caregiver support, and funding for Area Agencies on Aging.
- **Standing with our immigrant neighbors** by limiting local involvement in federal civil immigration enforcement, especially at schools, courthouses, hospitals, and polling places, and expanding access to legal services.
- **Strengthening public safety and community trust**, including authority to hire law enforcement candidates on the path to citizenship, gun violence prevention, stronger enforcement against illegal skill games, and stable state funding for body-worn cameras and services for survivors of domestic and sexual violence, with clear standards for surveillance technology around transparency, data privacy, accountability, and safeguards against discriminatory or disproportionate application.
- **Protecting civil rights, equal opportunity, and voting access** for all residents, so every resident can participate fully in civic life.
- **Supporting LGBTQ+ youth** by ensuring their safety and freedom of expression in public schools.

Building Long-Term Resilience

Guiding principle: Stewardship means preparing for future risks and protecting the environment, infrastructure, and public resources entrusted to local government.



Alexandria faces more frequent flash flooding, rising energy costs, and new pressures from regional growth, including data centers proposed along its borders. Left unaddressed, these risks threaten homes, businesses, and property values. Consistent with the Environmental Action Plan 2040, **Alexandria seeks policies and investments that strengthen environmental, fiscal, and institutional resilience.**

The City Supports:

- **Investing in flood and extreme heat resilience and stormwater infrastructure,** including supporting Virginia's participation in the Regional Greenhouse Gas Initiative (RGGI) and preserving dedicated funding for the Community Flood Preparedness Fund and other state resilience programs, while strengthening redevelopment standards to reduce runoff and protect homes and businesses from flash flooding.
- **Advancing clean energy and efficiency** through stronger building codes, solar, and home energy upgrades, including preserving RGGI-supported energy efficiency and weatherization programs for low-income households to reduce utility costs, with a strong independent advocate for ratepayers and climate goals.
- **Protecting ratepayers and neighboring communities from the impacts of data centers,** including fair cost allocation, clean power, limits on air, water, and noise impacts, consideration of cumulative environmental and public health impacts, stronger local siting authority, performance-based state incentives, and tenant safeguards for nearby residents and businesses.
- **Protecting tree canopy,** open space, clean air, and clean water.
- **Strengthening data protection and cybersecurity,** preventing AI-enabled fraud and scams, and establishing standards for responsible public-sector use of artificial intelligence.
- **Funding state disaster response** with emergency plans that include residents with disabilities, and **restoring federal cuts to the regional Urban Area Security Initiative.**
- **Granting wastewater authorities the ability to create a regional authority** for the purpose of regional biosolids management.
- **Supporting stronger building safety and inspection standards,** particularly in high-rise buildings, including funding to support localities in enforcing enhanced safety standards.