

**Before we begin,  
please take our poll!**

Go to

**www.menti.com**

Enter the code

**3751 1530**



Or use QR code

# What is Your Housing Story?

For the next few minutes, we invite you to share your housing story with the person sitting next to you at the table. Below are a few conversation starters.

Which neighborhood or community do you live in? Why did you choose to move there? What has your housing journey been like up until this point?

# Housing 2040 Master Plan

**Kick Off Meeting #2**

September 25, 2024

# Meeting Agenda

1

Welcome & Share  
Your Housing Story  
with a Neighbor

2

2014-2025 Housing  
Master Plan

3

Housing 2040  
Purpose & Timeline

4

Round Table  
Discussions and  
Report Outs

5

Housing 2040  
Topics

6

Next Steps and  
How to Stay  
Engaged

Use [#AlexHousing2040](#) to share your thoughts with us on X!

# Why we are here tonight

Please use the note  
cards at your table to  
jot down questions!

**PROVIDE** information about the Housing  
2040 process and purpose

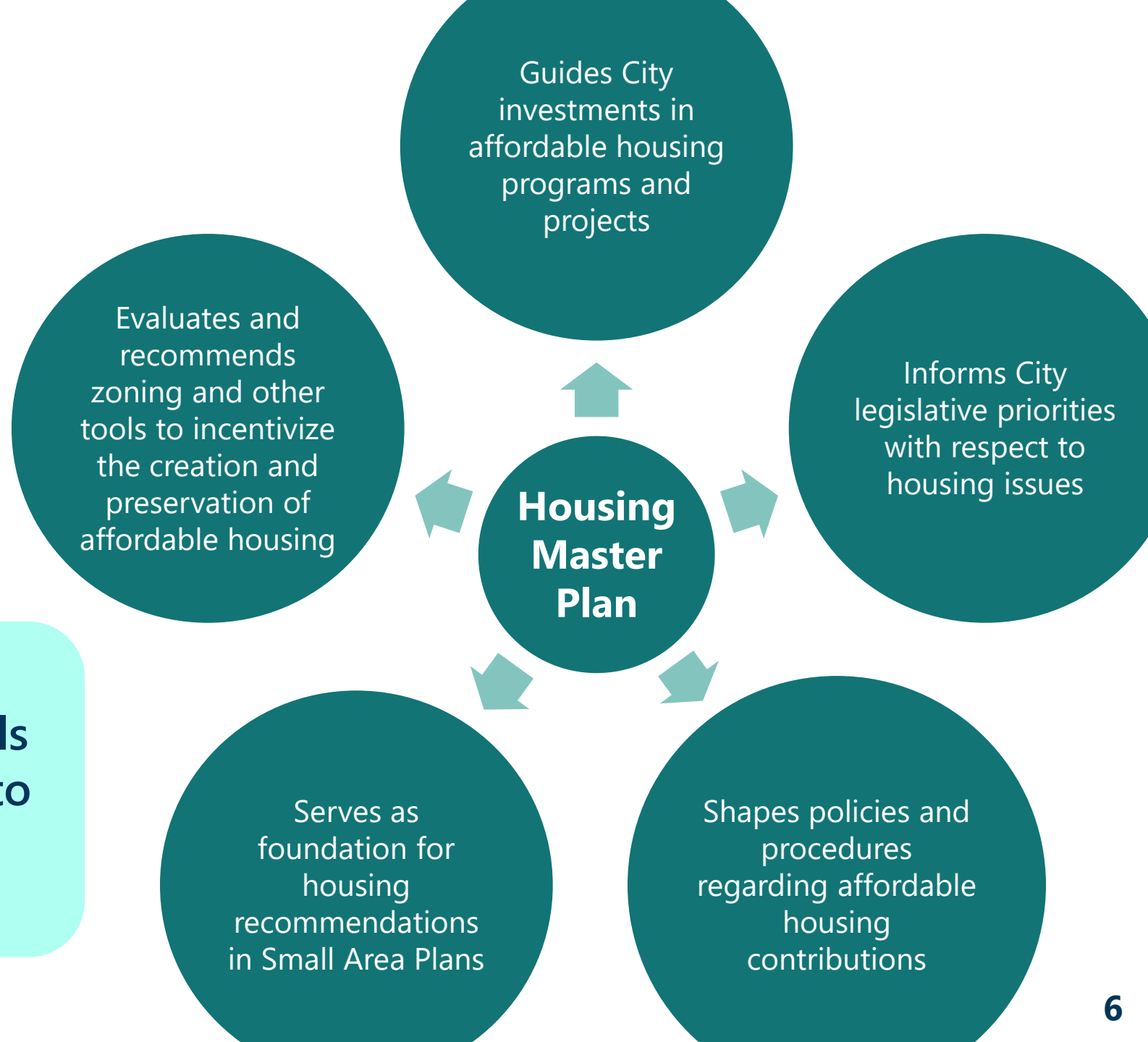
**HEAR** your thoughts on Housing 2040 goals,  
principles, and topics

**SHARE** opportunities to become engaged

Use [#AlexHousing2040](#) to share your thoughts with us on X!

# What is the purpose of a Housing Master Plan?

A housing master plan establishes a vision, goals, tools and policy recommendations to address community housing needs.



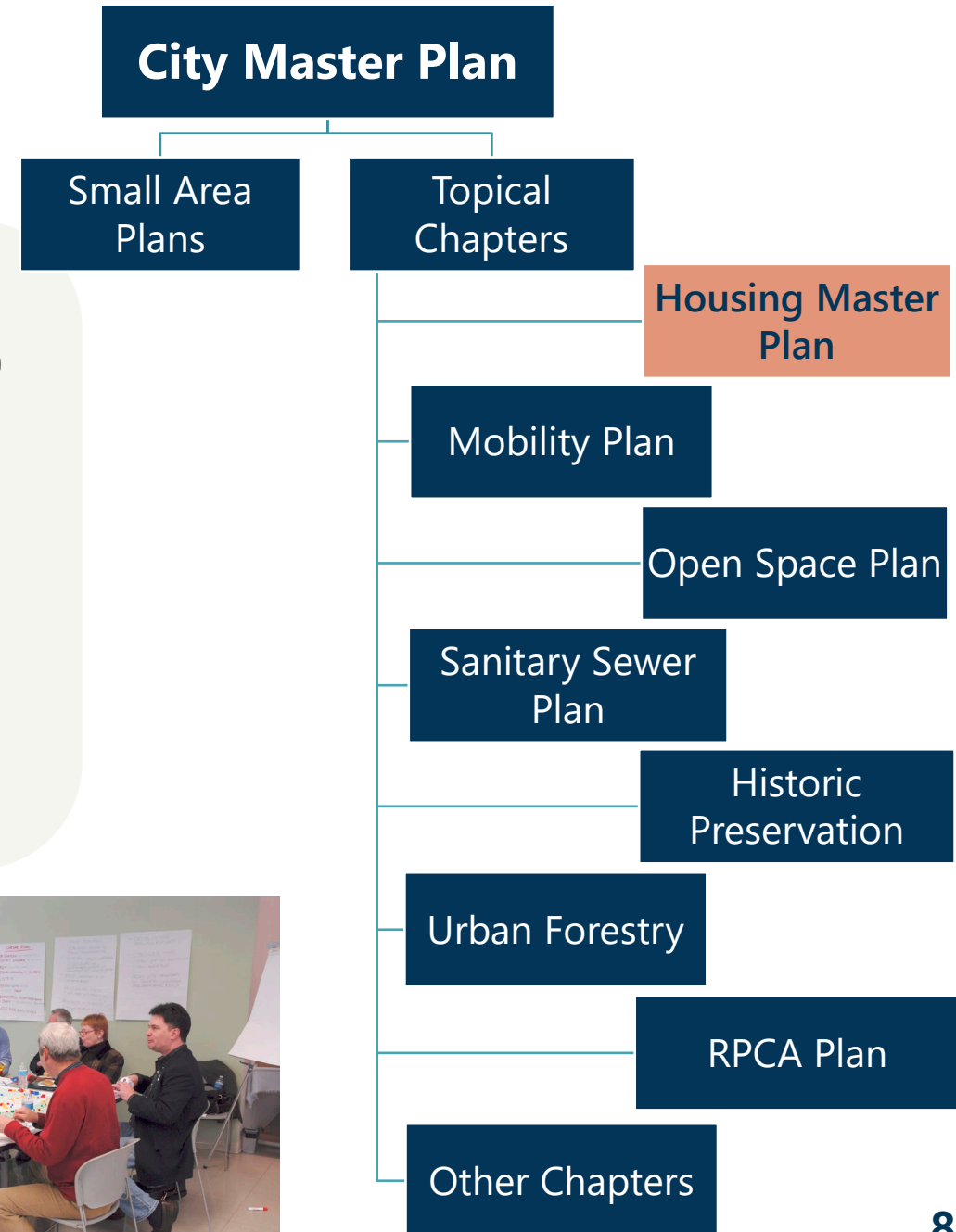
# What does a Housing Master Plan mean for me, my family, friends and co- workers?

With our partners, **Housing 2040** will help us work towards:

- creating and preserving affordable rental and homeownership options, including more deeply affordable housing;
- enhancing tenant protections;
- supporting older condominium communities;
- expanding housing choices for our seniors and persons with disabilities; and
- **your housing ideas.**

# Housing Master Plan

- After a multi-year process, the City adopted its first Housing Master Plan (HMP) in January 2014 as a chapter of the City's Comprehensive Plan
- The HMP established policy goals, principles, and affordability goals through 2025 and the commitment to ***Housing for All***





# Housing Master Plan

## Principles

**Principles** are the underlying, fundamental values/big ideas that guide the HMP.



### 1. All Income Levels

Alexandria's housing stock should include a variety of housing options for households of all incomes.



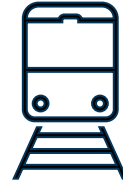
### 2. All Ages and Abilities

Alexandria's housing stock should be expanded to offer greater housing choice to people of all ages and abilities.



### 3. Partnerships

Partnerships are key to achieving measurable improvement in the affordable housing stock in Alexandria. The City can better leverage resources by being an active advocate and partner with Alexandria Redevelopment and Housing Authority (ARHA), nonprofit and for profit developers.



### 4. Location-Efficient Affordable Housing

Access to transportation and services, should be a key factor in the future distribution and allocation of affordable housing in the city.



### 5. Mixed-Income Communities

Mixed-income communities are the optimal way of maintaining social and cultural diversity through increased opportunities for interaction rather than isolation or polarization.



### 6. Economic Sustainability

Affordable housing is an important element of a healthy and growing economy.

# Housing Master Plan

## Goals

Guided by the HMP principles, **goals** are the results the HMP is tasked with achieving through its strategies, tools, and partnerships.

- Goal 1: Preserve the long-term affordability and physical condition of the existing stock of publicly assisted rental housing, as well as market rental housing where affordability commitments can be secured.
- Goal 2: Provide or secure long-term affordable and workforce rental housing through strategic new development and redevelopment.
- Goal 3: Provide and support the provision of affordable and workforce home purchase opportunities for Alexandria residents and workers.
- Goal 4: Enable homeowners to remain in their homes safely, comfortably, and affordably.
- Goal 5: Provide a variety of safe, quality housing choices that are affordable and accessible to households of all ages and abilities.
- Goal 6: Enhance public awareness of the benefits of affordable housing and promote available housing and partnership opportunities.
- Goal 7: Enhance public awareness of the benefits of healthy, well-designed, and energy efficient housing that fosters the well-being of Alexandria residents.



# Housing Master Plan

## 2013 to today



The Bloom & Carpenter's Shelter



Energy Masters



Rooftop gardening at Housing Alexandria



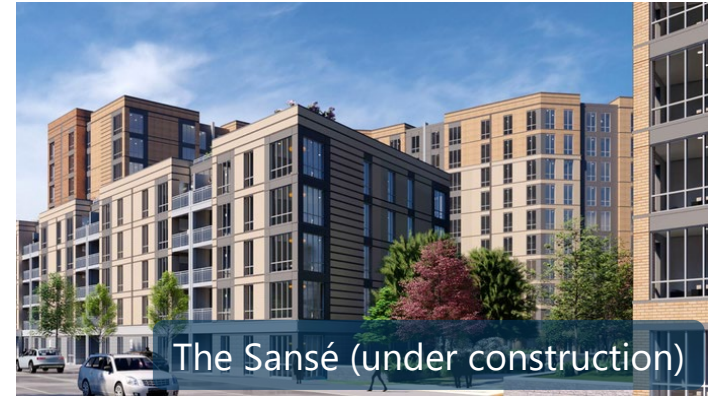
Bellefonte Apartments

**114** Homebuyers supported

**187** units preserved



The Waypoint at Fairlington



The Sansé (under construction)

**166** Rehab and accessibility projects completed



Outreach



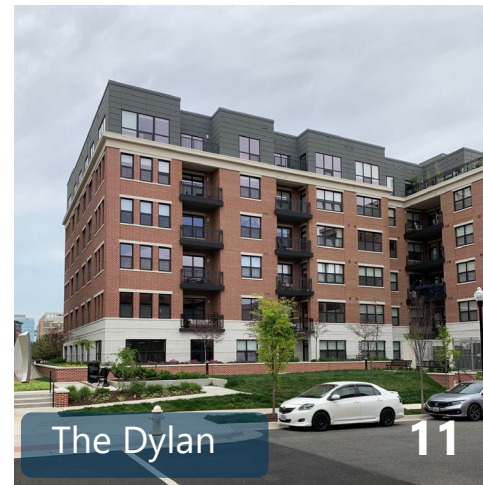
Saint James Plaza

Opening Fall 2018: Campagna Early Learning Center at St. James



Trainings

**728** net new units constructed



The Dylan



# Challenges

- City's resources to address housing challenges and opportunities are limited.
- Creating deep affordability (30-40% of the area median income or AMI) is challenging due to the depth of subsidies and investment required.
- Market affordable and committed affordable units are at risk without reinvestment.
- Tenant protections are limited by State authority.
- Many condominiums and apartments have aging infrastructure/mechanical systems.
- Federal funding for public housing is declining.
- Racial disparities in homeownership reflect historic discrimination in housing market.

# Trends

- Housing cost burden remains high and continues to grow, in particular, among low-income renters and low-wage workers.
- Our senior (65+) population is growing (projected to reach 16% of city's population in 2040 up from 12%).
- 20-34 year olds represent a shrinking proportion of the city's population.
- New market-rate rental development is generally priced at 81-100%+ AMI and for-sale development at 120%+ AMI.

# Housing 2040 Purpose

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**Learn.** Learn from our past, our neighbors and partners, and from best practices



**Review and update the HMP's principles and goals**



**Outline a workplan** for City's housing programs, initiatives and priorities through 2040



Establish housing priorities to **set affordability targets** and guide City investments and policy decisions



Identify and evaluate **housing strategies and tools** through a series of topics



Strengthen existing and explore new **partnerships** to leverage City resources

# Process to Update Principles & Goals

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**Review and update the  
HMP's principles and  
goals**

# Process to Update Principles & Goals

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**Review and update the HMP's principles and goals**



**Incorporate City commitments to equity and sustainability**



**Community ideas and input**

[ALL Alexandria Resolution](#)

Adopted to promote policies and structures to advance racial and social equity

[Eco-City Charter/EAP](#)

Adopted to advance a comprehensive approach to sustainability

# Round Table Discussions

## Step 1: Review the 2013-2025 Housing Master Plan Principles and Goals.

Do you see your housing priorities and values reflected in the Principles & Goals? Do the Principles & Goals address the housing challenges and trends we have discussed so far? What is missing?

## Step 2: Prioritize as a group the top 1-2 Principles and top 1-2 Goals (existing or new ones) that you would like to focus on during the meeting.

## Step 3: “Dig” into those Principles and Goals.

Are the principles and goals you chose to discuss relevant, meaningful, and comprehensive as written for 2026-2040? If not, what would you change or add? If you have identified a new Principle or Goal, note why.

Remember to designate a reporter, take notes along the way, and highlight key points for report outs!

## Step 4: Report out 1-2 key points

## Discussion Ground Rules

Treat speakers and each other with respect.

Give everyone a chance to participate.

Only one person speaks at a time.

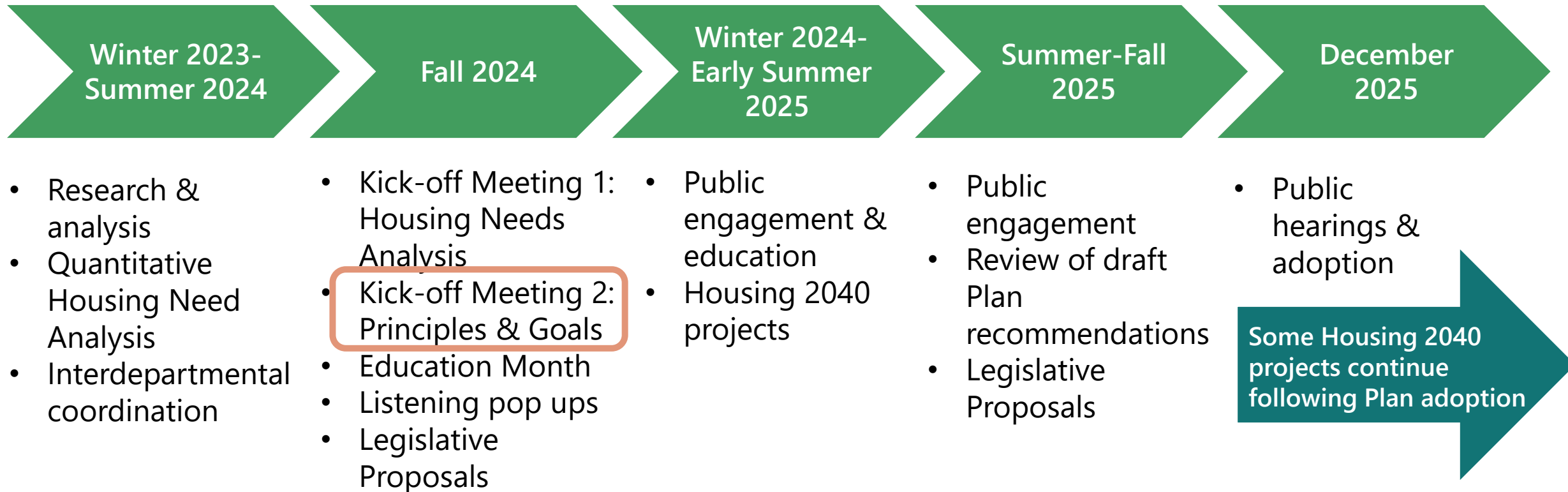
Listen as an ally, not an adversary—everyone should feel comfortable expressing their opinion regardless of differences.



# How Housing 2040 Topics and Projects Are Being Identified

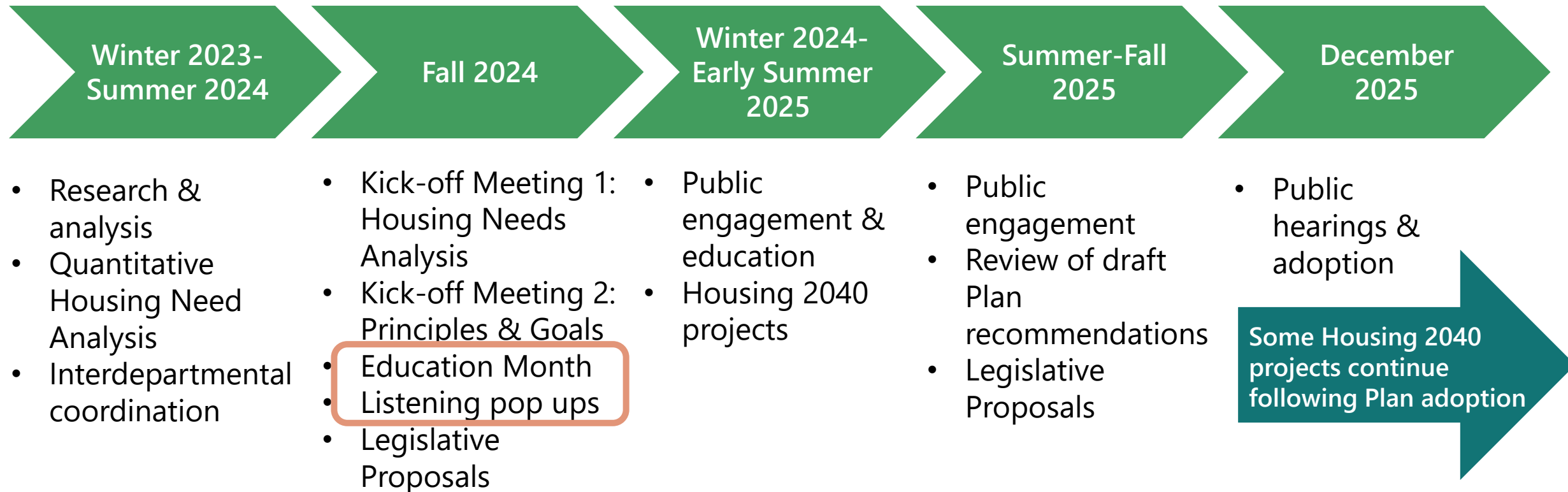


# Housing 2040 Timeline



Use [#AlexHousing2040](#) to share your thoughts with us on X!

# Housing 2040 Timeline—what's next



Use [#AlexHousing2040](#) to share your thoughts with us on X!

# Next Steps

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Learn more through **Housing Education Month** in October!

## Ways to Engage

- Send comments via our [Comment Form](#)
- Attend our pop-up listening sessions in October-November
- What's Your Housing Story (coming soon!)
- Housing 2040 project meetings

*How did we do? Please take a moment to complete our [meeting evaluation](#).*



# For More Information

Visit us at [alexandriava.gov/HousingPlan](https://alexandriava.gov/HousingPlan)

Follow us at

X - [@HousingAlexVA](https://twitter.com/HousingAlexVA); Facebook – [HousingAlexandriaVA](https://www.facebook.com/HousingAlexandriaVA)

#AlexHousing2040

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## Contact Us!

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