

Housing 2040 Master Plan



Affordable Housing Preservation Panel

April 29, 2025

What is preservation?

Preservation

The act of investing in housing to enhance its long-term **affordability, livability, and financial viability.**

What does preservation look like in Alexandria?



Acquiring market affordable housing to preserve and deepen affordability



Extending affordability of existing Committed Affordable Units (CAUs) whose affordability restrictions are at risk of expiring



Replacing existing affordable housing and creating new affordable housing through **redevelopment**



Rehabilitating the physical condition of existing market affordable and committed affordable housing, including capital repairs and maintenance

Why is preservation important?



Loss of market affordability

From 2010 to 2024, the number of units affordable up to 60% of the area median income decreased from ~9,800 to ~3,500 units



Expiration of affordability restrictions

Approximately 900 committed affordable units will cease to be affordable between 2026 and 2040 as affordability commitments expire



Livability of aging housing

Older housing is often naturally more affordable but can involve costly maintenance and habitability issues



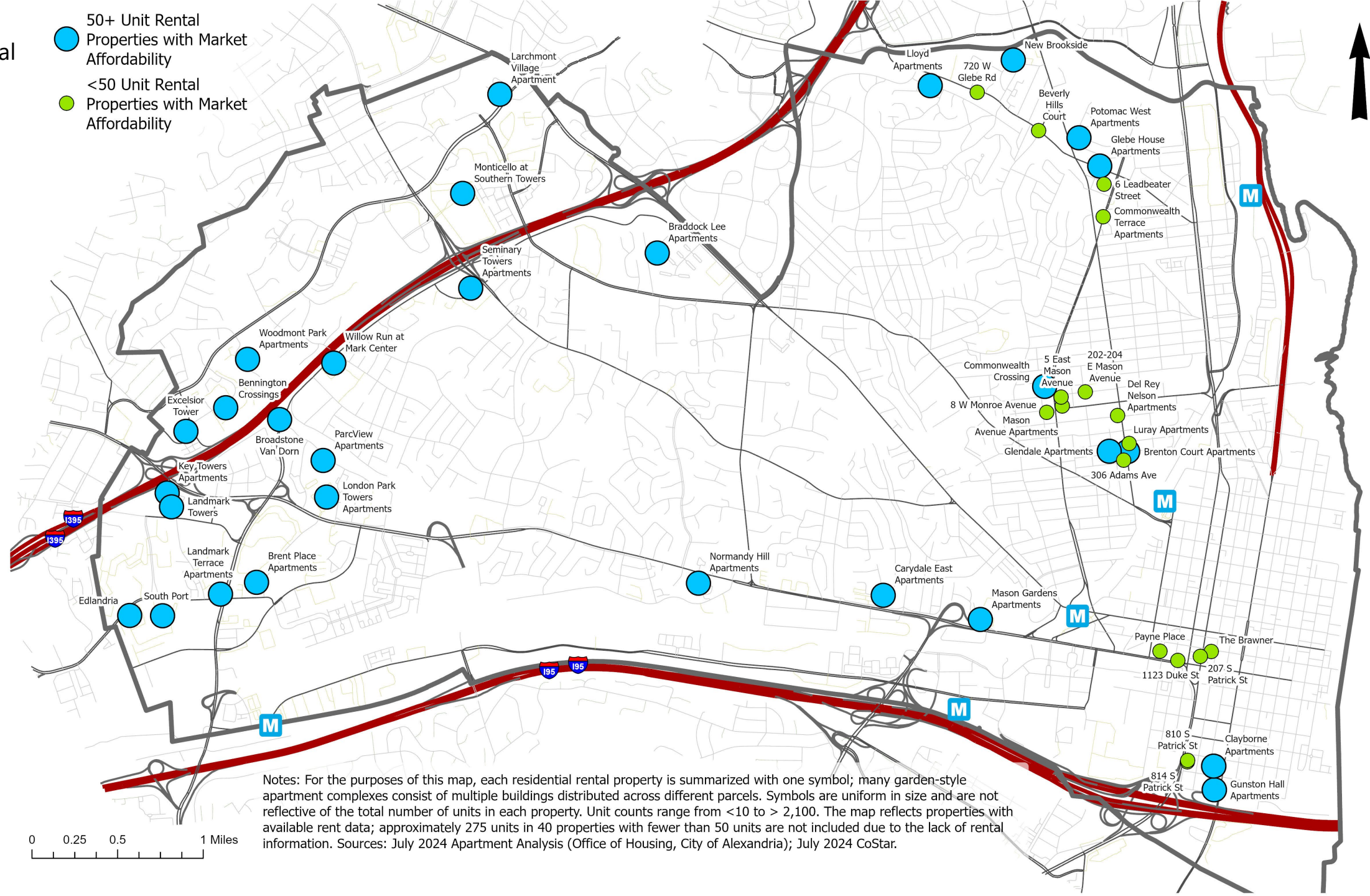
Cost of preservation vs new construction

New construction can require City investment of \$110K-\$175K/unit compared to \$25K-\$100K/unit to acquire & rehabilitate existing multifamily units

2024 Affordability up to 60% AMI in market-rate units (excludes committed affordable units)

3,500+ total units

- 50+ Unit Rental
- Properties with Market Affordability
- <50 Unit Rental
- Properties with Market Affordability

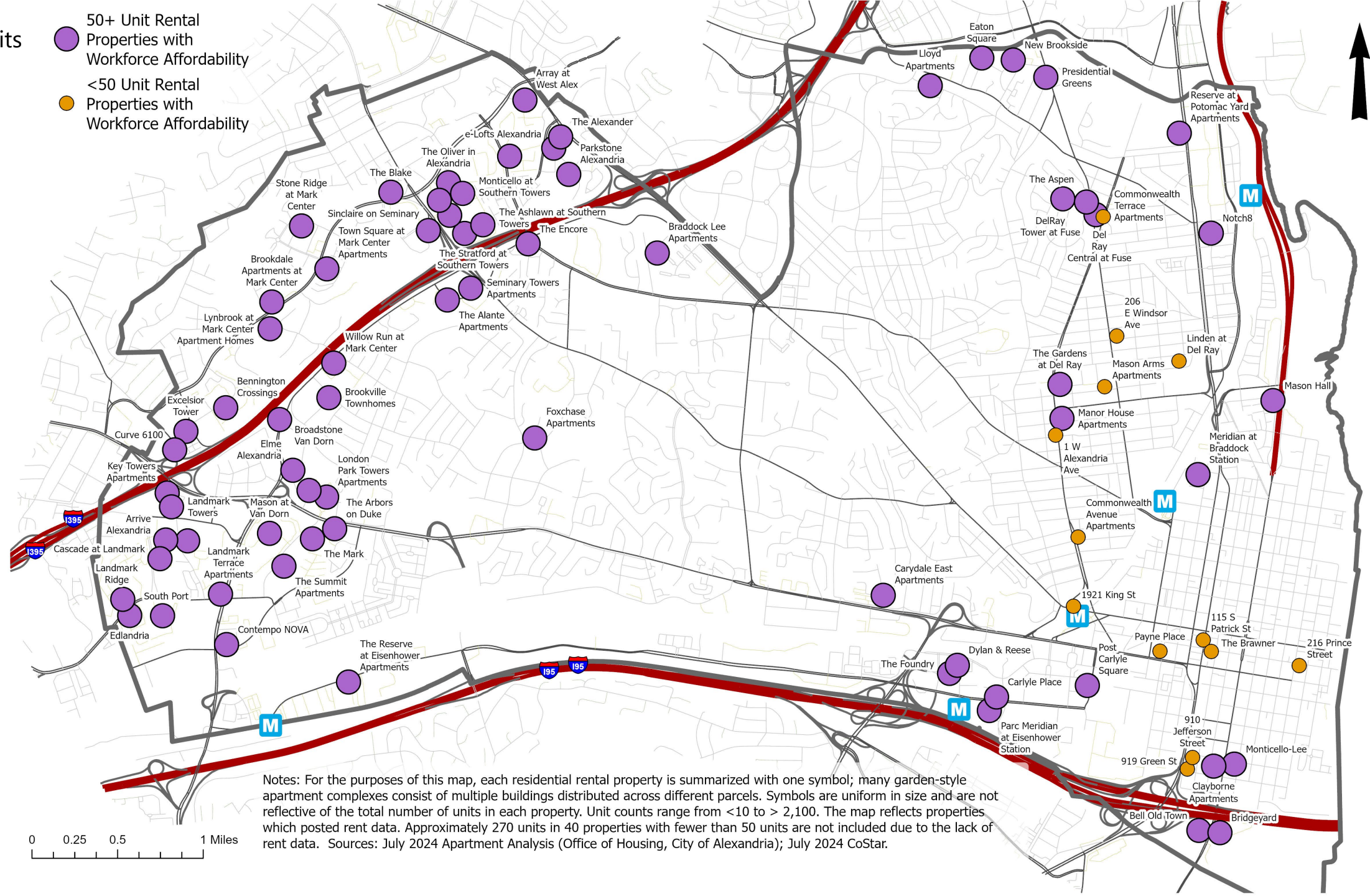


Notes: For the purposes of this map, each residential rental property is summarized with one symbol; many garden-style apartment complexes consist of multiple buildings distributed across different parcels. Symbols are uniform in size and are not reflective of the total number of units in each property. Unit counts range from <10 to > 2,100. The map reflects properties with available rent data; approximately 275 units in 40 properties with fewer than 50 units are not included due to the lack of rental information. Sources: July 2024 Apartment Analysis (Office of Housing, City of Alexandria); July 2024 CoStar.

2024 Affordability at 61-80% AMI in market-rate units (excludes committed affordable units)

18,000+ units

- 50+ Unit Rental Properties with Workforce Affordability
- <50 Unit Rental Properties with Workforce Affordability



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Our Panel

Ingris Moran

Lead Organizer

Tenants and Workers
United

Helen McIlvaine

Moderator

Director of the Office of
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Moha Thakur

*Senior Manager of State &
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National Housing Trust

Jon Frederick

President

Housing Alexandria

Sosseh Prom

*National Housing Justice
Director*

African Communities
Together (ACT)

The Issues

Affordability and Livability

What housing affordability problems are we experiencing in Alexandria?

What are the livability issues in our existing housing?

How do these issues intersect?

How do both issues impact Alexandria residents?

Financial Viability and Feasibility

What challenges are property owners and operators facing in the current housing market in Alexandria?

How do these feasibility and viability issues affect the affordability and livability of housing?

Approaches

Acquisition of Existing Housing

What does acquisition of market affordable housing look like?

What is needed to make these deals happen? When is acquisition worth doing? What issues need to be considered?

How do we ensure displacement does not occur after acquisition?



Housing Alexandria

Parkstone

Timeline: Purchased in 2020

Acquisition (\$110 million)

326 units: 130 at 60% AMI, 114 at 80% AMI, remaining units at market-rate

City Investment: \$8 million for acquisition

Other tools: JBG Smith Impact Pool, VH Loan, VH Grant, Right of first refusal



Housing Alexandria

Square at 511

Timeline: Purchased in February 2022 for \$52 million

Acquisition + Rehabilitation

196 units at 60% AMI, allow some 80% AMI households

City Investment: \$5 million for capital needs

Other tools: Amazon Equity Fund, Right of first refusal

Rehabilitation

What are the benefits, costs, and challenges of rehabilitating existing housing?

What is the best approach to addressing the rehabilitation needs of Alexandria's existing housing?



Lacy Court

Timeline: Purchased in 2007, rehabilitated in 2019

Rehabilitation of building systems, common areas, roof, and unit interiors

44 units: 18 at 50% AMI and 26 at 60% AMI

City Investment: \$6.6 million for acquisition & rehabilitation

Other tools: LIHTC, refinancing, right of first refusal



Landmark Towers

Timeline: 2020

Rehabilitation of HVAC and elevator systems

154 units preserved and subject to 5% rent increase policy

City Investment: \$2.5 million for capital improvements

Other tools: Right of first refusal

Redevelopment

What is the ideal redevelopment process and outcome for Alexandria residents?

What can be done to ensure 1-for-1 replacement of affordable housing and minimize displacement?

Extension of Affordability

What properties are at greatest risk of losing their affordability?

What are the risks to the community when a property loses its affordability commitments?

Policies and Solutions

Other Jurisdictions

Fairfax

- ❖ **Principle of one-for-one replacement of existing affordable units** (market and committed)
- ❖ Preservation partner pool
- ❖ Flexible approach to bonus density as incentive
- ❖ Preservation Taskforce presented recommendations in 2021

DC

- ❖ **Small Buildings Program:** Rehabilitation fund for buildings between 2 and 50 units (up to \$65,000 per unit)
- ❖ Dedicated Affordable Housing Preservation Fund
- ❖ **Tenant Opportunity to Purchase Act (TOPA)**
- ❖ District Opportunity to Purchase Act (DOPA)

Arlington

- ❖ **Housing Conservation Districts:** Areas at-risk of losing market affordable housing to redevelopment with land use tools to encourage preservation
 - ❖ Streamlined development and bonus density offered
- ❖ Columbia Pike Neighborhood Plan recommended partial tax exemption

Prince George's

- ❖ **Right of First Refusal (ROFR):** For properties with 20 or more dwelling units
 - ❖ ROFR Preservation Fund with loans up to \$3 million
 - ❖ Developed qualified partner pool
- ❖ Purple Line Corridor: No net loss of affordable housing along corridor

Next Steps

What's Next?



*Check out our webpage for
the latest updates on the
Housing 2040 process*



*Please contact Christopher.do@alexandriava.gov if
you would like to speak with our team about
affordable housing preservation!*

What's Next?



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Housing 2040 process*

May 7, 2025

7:00 – 9:00 p.m.

**Landlord-Tenant Relations
Board (LTRB) (Virtual)
Discussion of Tenant Rights
and Protections**

Discussion with board about
recommendations for tenant
rights and protections under
Housing 2040

May 14, 2025

7:00 – 9:00 p.m.

**AHAAC/LTRB Meeting
(Virtual)
Housing 2040 Financial Tools
and Homeownership**

Presentation and discussion of
recommendations for financial
tools and homeownership
policies and programs under
Housing 2040

June 5, 2025

7:00 – 9:00 p.m.

**AHAAC Meeting (in-person)
Tenant Rights and
Protections
Recommendations**

Presentation and discussion of
recommendations for tenant
rights and protections under
Housing 2040

Menti Exit Survey

Join at menti.com | use code **6691 7489**

 Mentimeter

Instructions

Go to

www.menti.com

Enter the code

6691 7489



Or use QR code