

# Alexandria's Opportunity Zones

- US Treasury announced the program in 2018 and established the list of qualifying census tracts in 2018.
- In March 2018, Alexandria nominated four zones: Mark Center and Beauregard (adjacent), Arlandria, and Landmark.
- Governor Northam approved these zones in May 2018.
- US Treasury issued rules in October 2018.
- Tax credits expire in 2026; new OZ legislation is pending.

# Opportunity Zone Benefits

- Investors in the zones get two benefits. First, they can roll capital gains from an unrelated investment into a zone and defer those capital-gains taxes until the end of 2026. Those taxes can be reduced by as much as 15% if investors hold on to their zone investments long enough.
- Second, taxes on capital gains from investments in zones can be avoided if the investments are held for at least 10 years.

# Opportunity Zones and Development Projects

Opportunity Zone:  
Census Tract 200102, 200104

- Development Projects (Present - 2045)
- Opportunity Zones

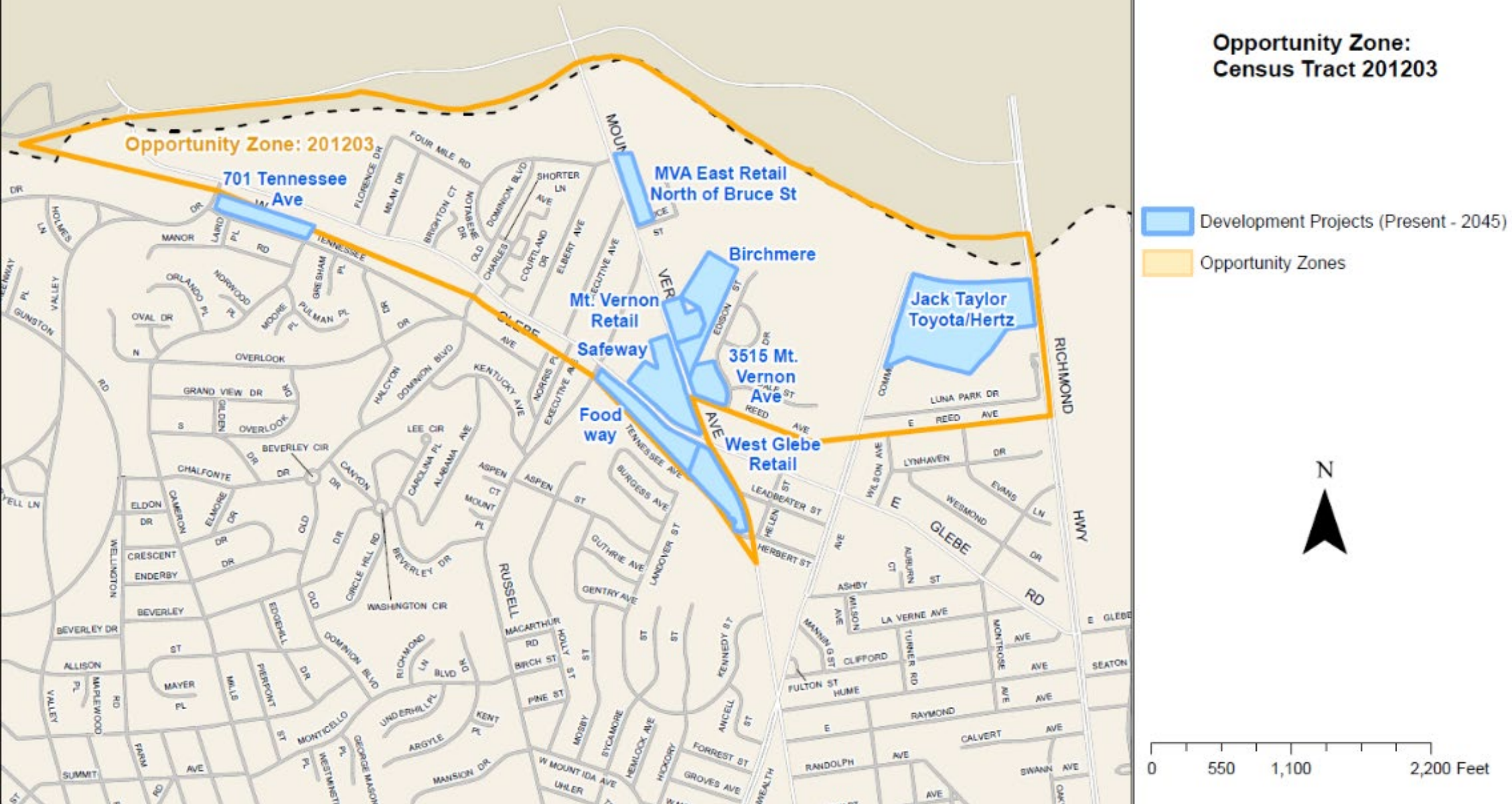


0 550 1,100 2,200 Feet



# Opportunity Zones and Development Projects

Opportunity Zone:  
Census Tract 201203

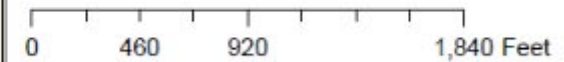




**Opportunity Zone:  
Census Tract 200303**

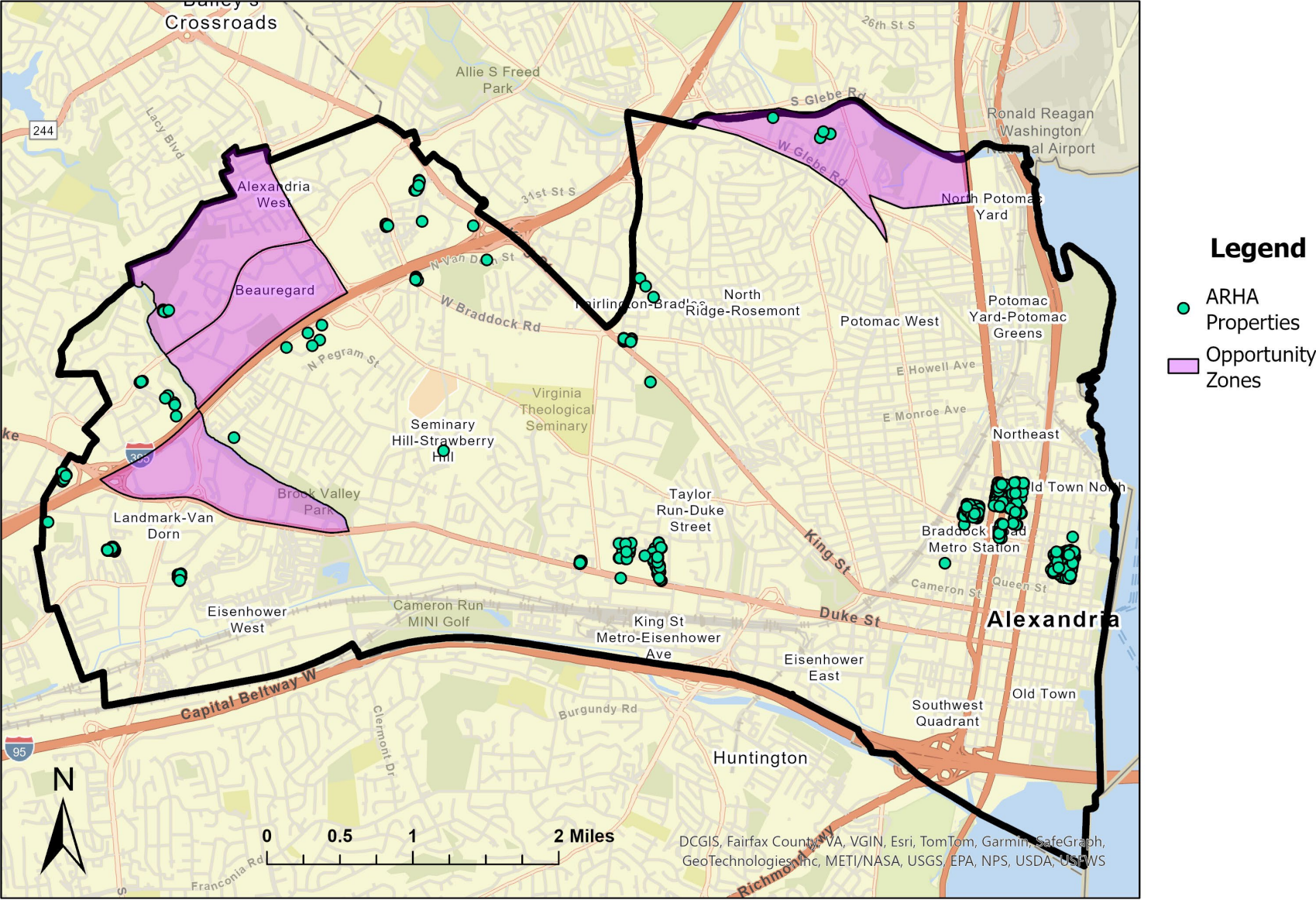
Development Projects (Present - 2045)

Opportunity Zones





# ARHA Properties & Opportunity Zones in Alexandria



Sources: HUD Open Data Site; City of Alexandria Office of Housing