

Housing 2040 Master Plan

Affordable Housing Preservation & Anti-Displacement Recommendations

November 17, 2025



OFFICE OF
HOUSING

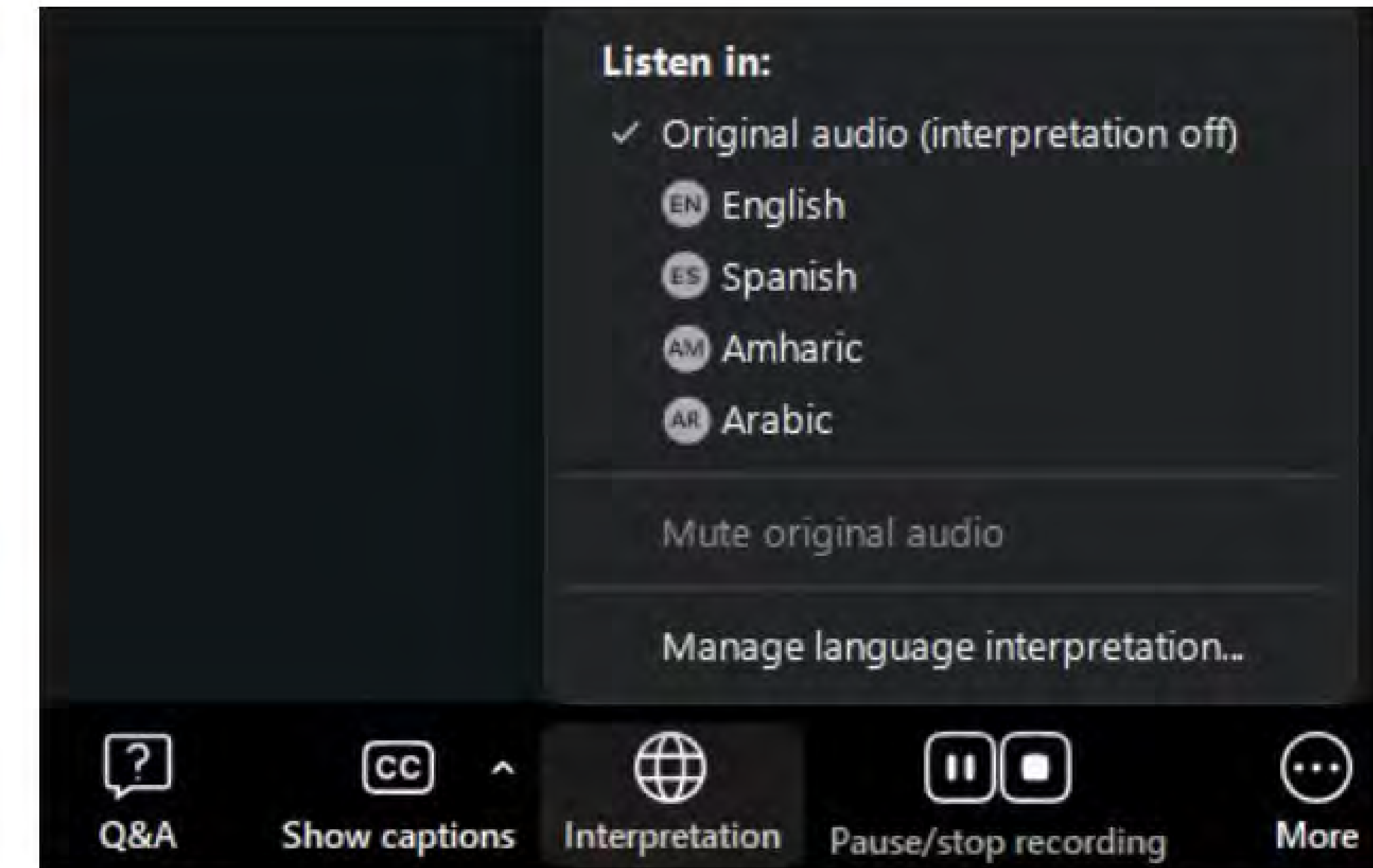
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لخدمات الترجمة الفورية أو التعليقات التوضيحية، يُرجى تحديد الخيار الموجود أسفل الشاشة. يمكن العثور على العروض التقديمية على alexandriava.gov/HousingPlan

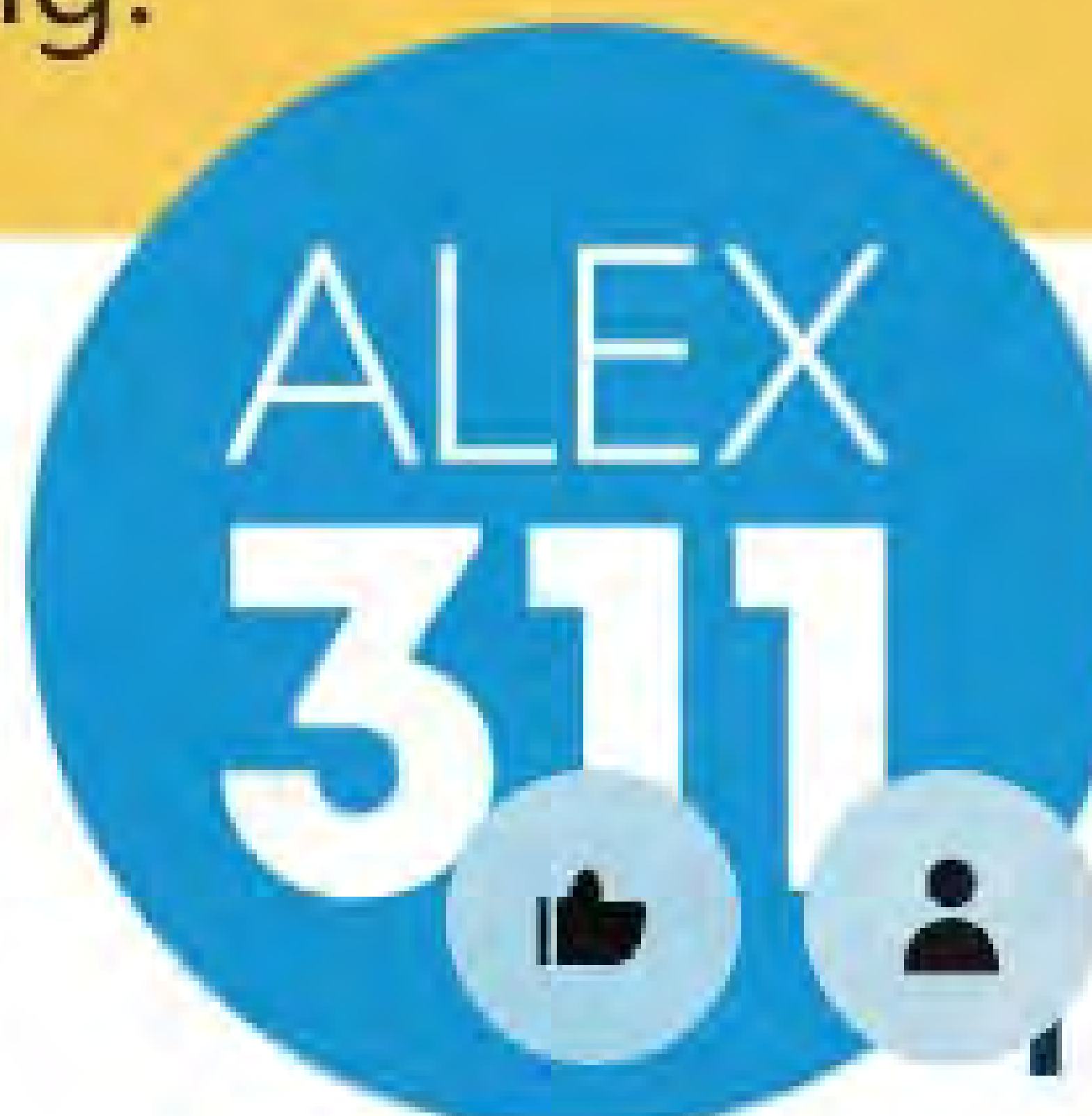


For information about affordable housing, first-time homebuyer resources, or landlord tenant concerns, please contact the Office of Housing at 703.746.4990 or visit alexandriava.gov/housing.

To reach the Alexandria Redevelopment Housing Authority about public housing or the Housing Choice Voucher program, please call 703.549.7155.

For housing crisis services, please contact the Department of Community and Human Services at 703.746.5700 or visit alexandriava.gov/DCHS.

Or visit
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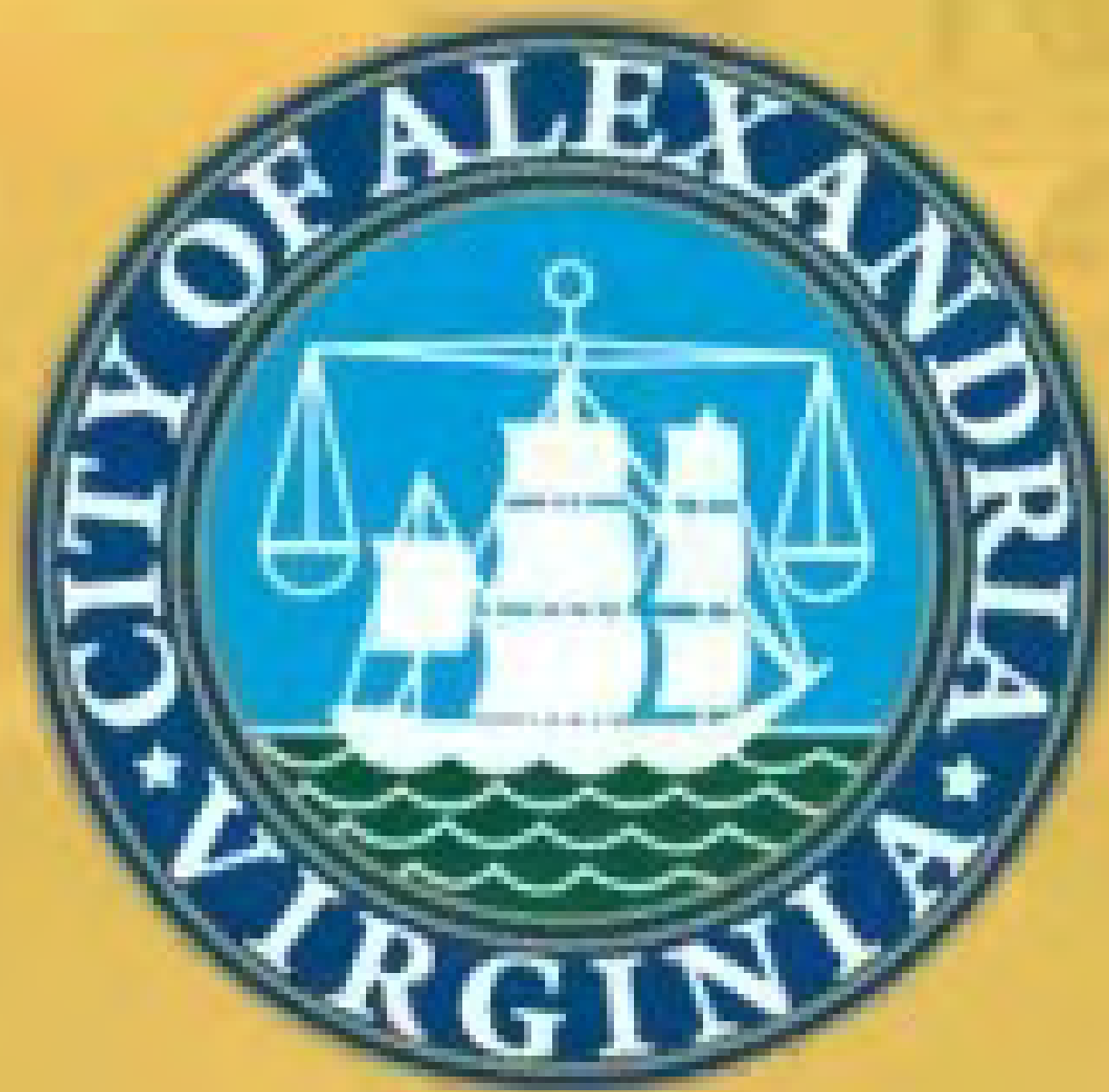
Tonight's Agenda:

01 Background

02 Draft Landlord Tenant Strategies

03 Draft Preservation Strategies

Housing 2040 Background



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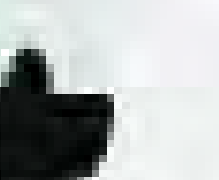
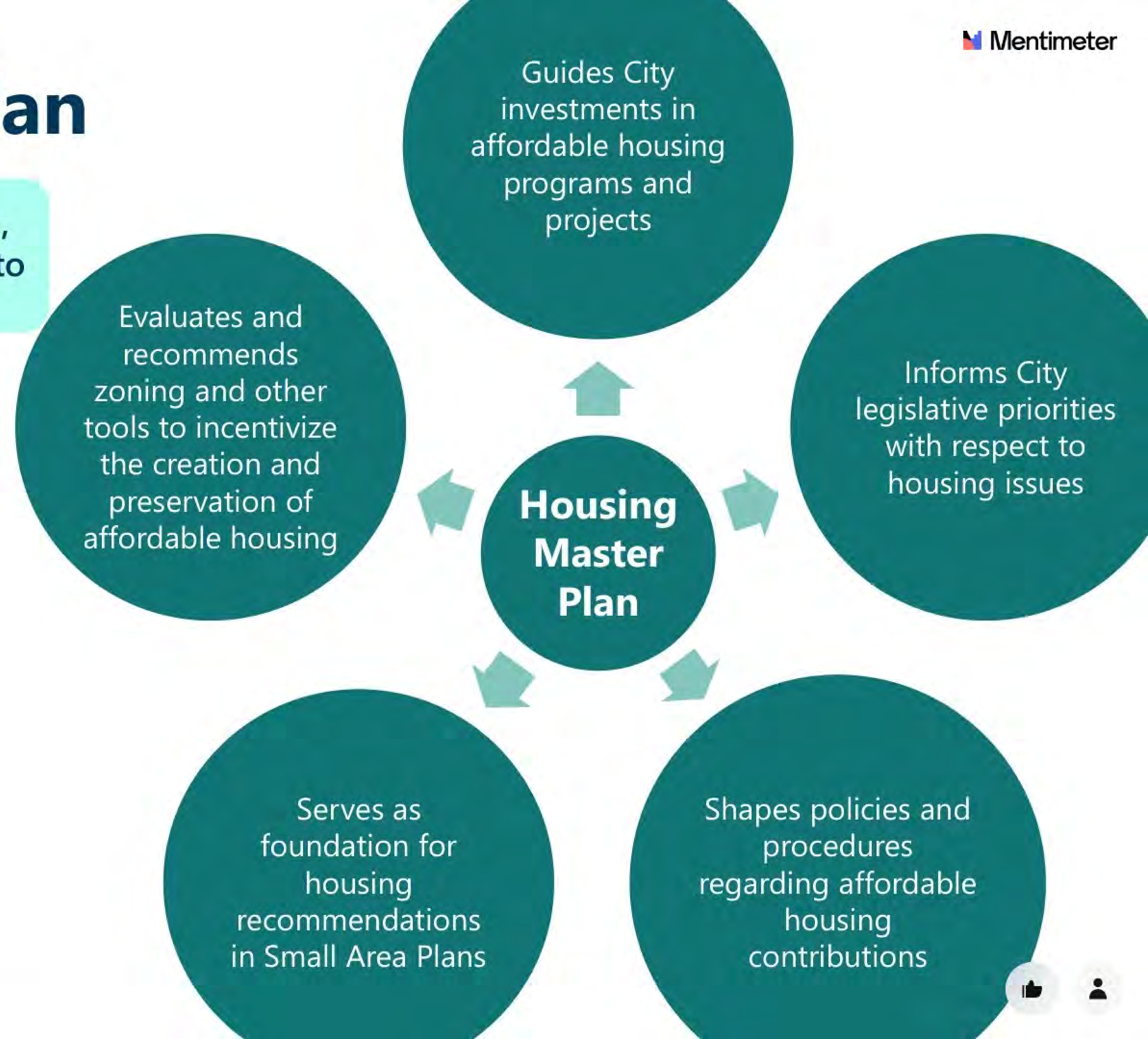
Housing Master Plan

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

What does this mean for my family, friends and neighbors?

Through partnerships, 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; and
- expanding housing choices for our seniors and persons with disabilities.



Housing 2040 Timeline



Public engagement and outreach

Projects: research, consultations, and recommendations

Housing 2040 Topics

Housing 2040 Principles and Goals

**Affordable Housing
Preservation**

**Common Interest (Condo)
Communities**

Accessibility and Housing

**Landlord-Tenant Rights and
Resources**

Senior Housing + Care

Sustainability and Housing

**Financial Tools for Affordable
Housing**

Health and Housing

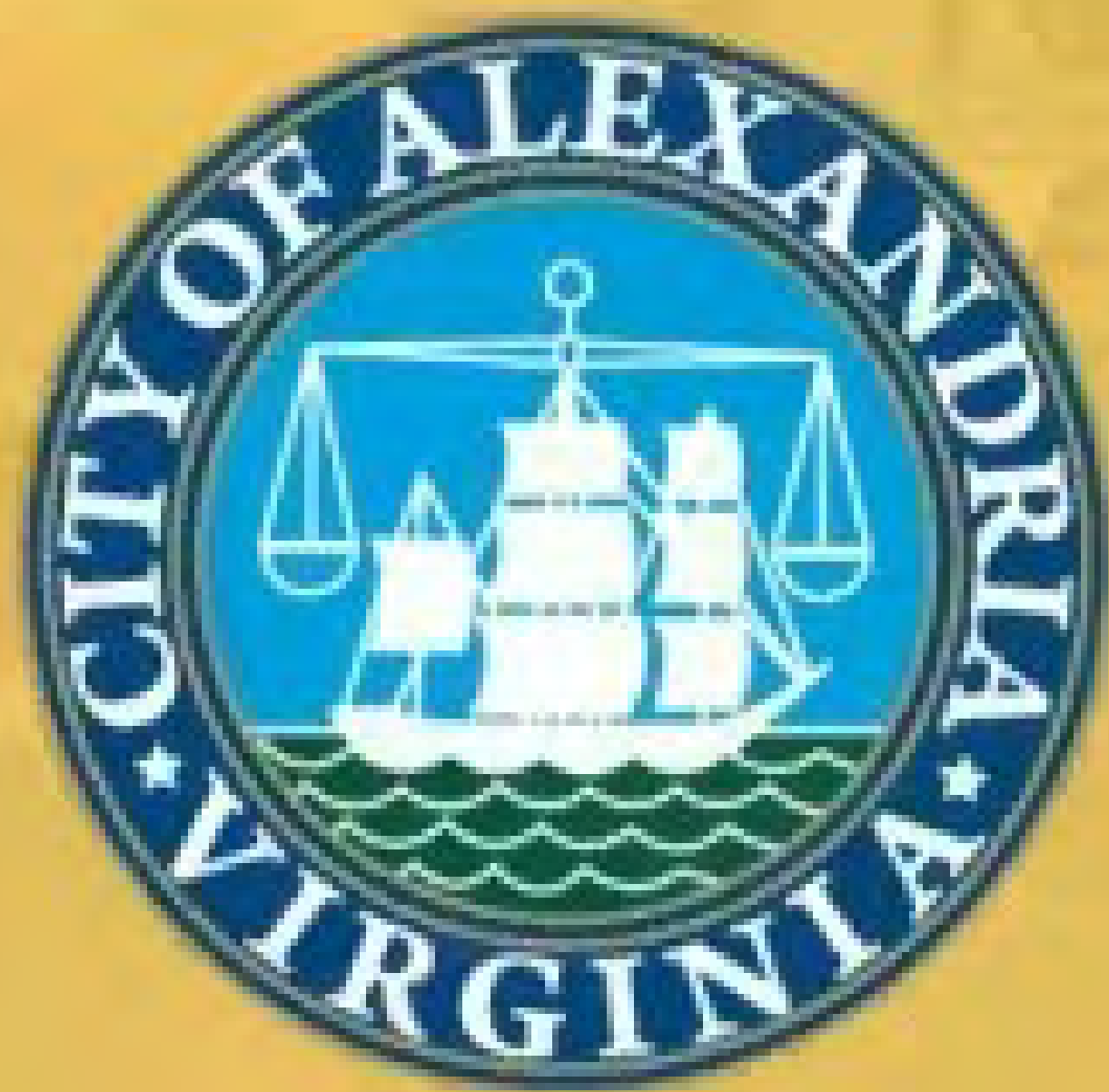
**Legislative Priorities and
Housing**

Homeowner Resources

Ground Rules

- 1. Be Respectful: Anyone who makes inappropriate, hateful, or derogatory remarks in the Q&A function or in Menti will be removed from the meeting.**
- 2. For questions or assistance about your specific housing issues, please contact our Housing team through Alex311.**
- 3. We welcome your feedback on our draft recommendations and strategies, and anything else related to tonight's topics!**

Landlord Tenant Anti-Displacement Strategies



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Agenda: *Landlord Tenant*

1.1

Landlord Tenant Introduction

1.2

What We Already Do

1.3

Proposed Local Strategies

1.4

Proposed Legislative Strategies

1.1

Introduction

Landlord Tenant

Sources of Feedback

Quantitative
Housing Needs
Assessment

Public Survey
and Meetings

Stakeholder
Focus Groups

Existing
Small Area
Plans and
Regional
Framework

Targeted
Literature
Review



Review of Recommendations

- 1 Expand **education resources and outreach** to landlords and tenants.
- 2 Advocate for state-level **legislative reforms**.
- 3 Promote the implementation of comprehensive **eviction prevention, diversion, and legal support** programs.
- 4 Support initiatives and programs that **enhance housing quality** and habitability standards.
- 5 Strengthen **communication and relationships** between landlords and tenants.
- 6 Expand housing **affordability protections and anti-displacement** strategies.
- 7 Build **community engagement** and address housing disparities.

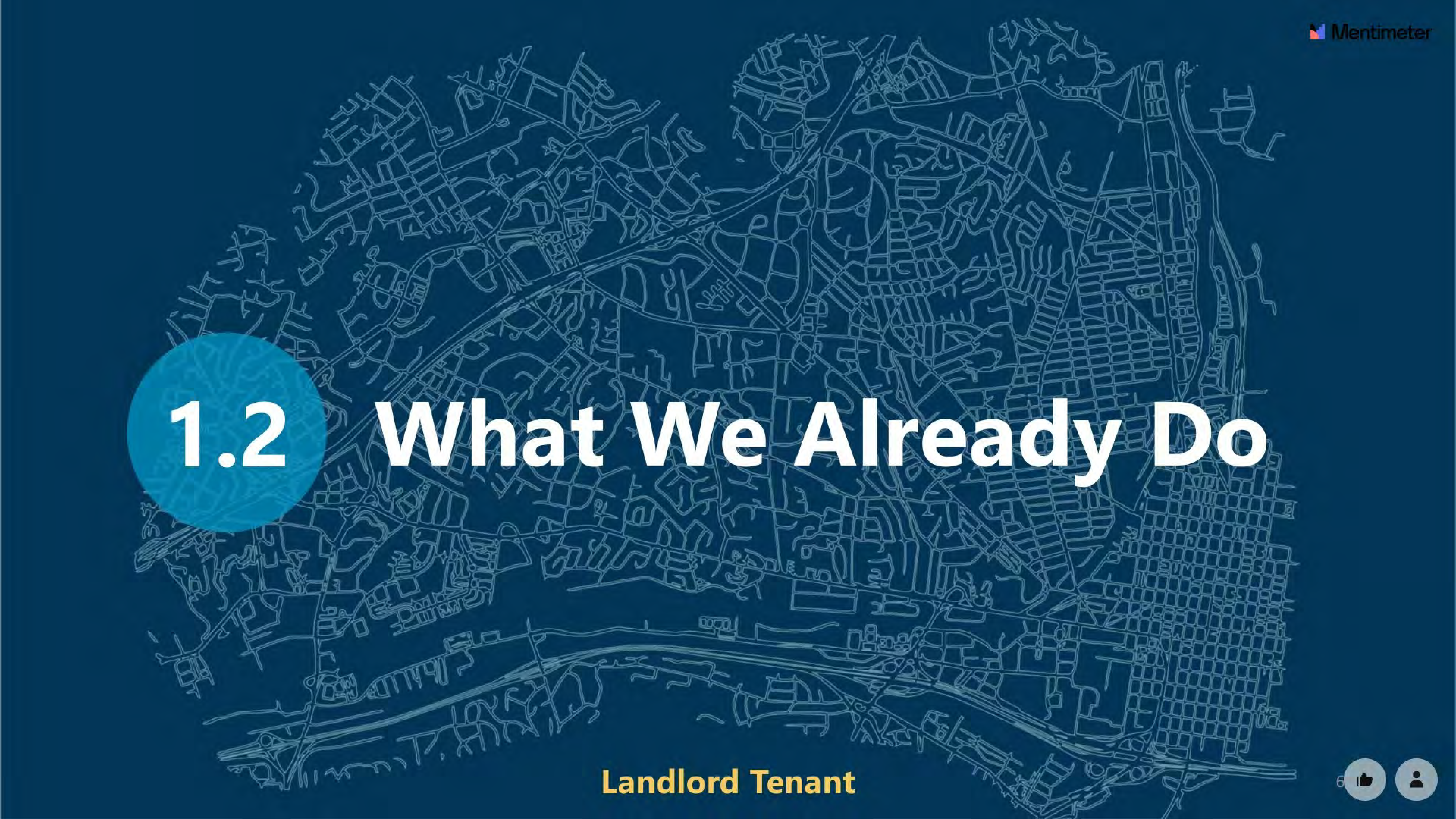
Tonight's Guiding Questions



How should Alexandria **PROTECT** residents from displacement?



Which strategies should be **PRIORITIZED**?



1.2

What We Already Do

Landlord Tenant

What We Already Do

DRAFT RECOMMENDATION: Promote the implementation of comprehensive eviction prevention, diversion, and legal support programs.



Emergency Rental Assistance



**Courthouse Outreach
and Navigation**

*3,810 Individuals Served
(Jan. 2023 – July 2025)*



Utility Assistance Programs



**Eviction Expungements
(Record Sealing)**

*1,355 Expungements Completed
(Jan. 2023 – July 2025)*



**Landlord Tenant Mediation
& Assistance**

~130 Households Served Monthly



Legislative Advocacy

What We Already Do

DRAFT RECOMMENDATION: Expand housing affordability protections and anti-displacement strategies.



Fair Housing Testing

*43 tests completed FY25,
4 potential violations identified*



Rent subsidies

*102 units subsidized
(35 PSH, 12 SRAP, 55 PBRAP)*



Source of Income Protections



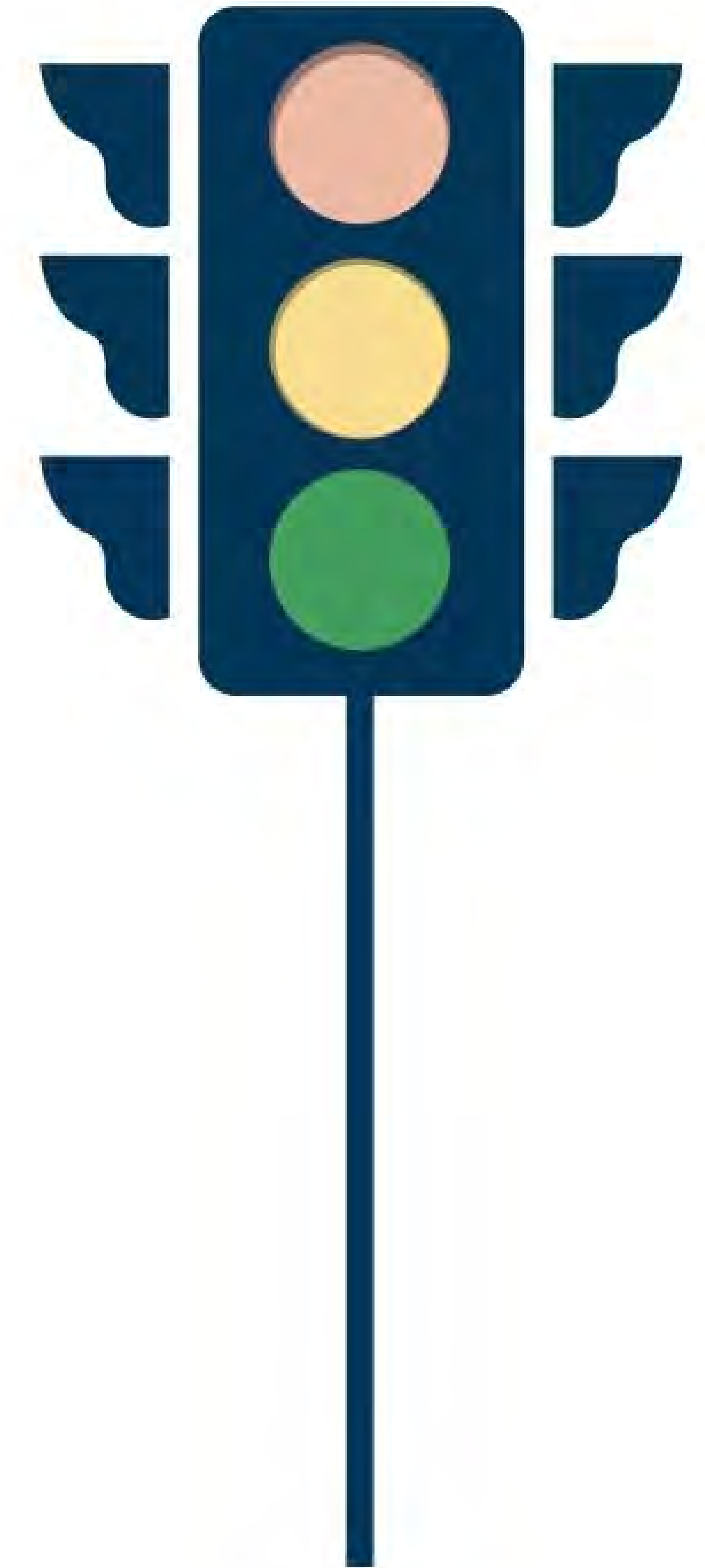
Housing repair and rehab assistance



Proactive rental inspections

The Dillon Rule

- Virginia is a “Dillon Rule” state.
- Under the Dillon Rule, local governments must have express legislative authority from the state before taking action.
- This means that **if the state has not given the “green light,”** then **localities cannot do it.**



1.3

Proposed Local Strategies

State approval NOT required

Landlord Tenant

Proposed Local Strategies

DRAFT RECOMMENDATION: Promote the implementation of comprehensive eviction prevention, diversion, and legal support programs.



1 Access to legal information, guidance, and targeted representation

- Free attorneys for tenants in subsidized housing or Housing Choice Voucher holders



2 Continued funding of Emergency Rental Assistance

- Explore rapid assistance before court filing, direct partnerships with properties

Proposed Local Strategies

DRAFT RECOMMENDATION: Promote the implementation of comprehensive eviction prevention, diversion, and legal support programs.



3

Continued and enhanced support of Courthouse Navigation

- Sustain and strengthen on-site support for tenants navigating eviction proceedings.



4

Implement emerging eviction intervention tools

- Build agile systems to quickly adopt and pilot emerging eviction prevention strategies and best practices.

Proposed Local Strategies

DRAFT RECOMMENDATION: Expand housing affordability protections and anti-displacement strategies.



5

Community/local preference policies

- Prioritize current Alexandria residents for city-funded affordable housing (when permitted under FHA)



6

Expand culturally responsive outreach

- Improve culturally-specific outreach so displaced/at-risk residents know about affordable housing opportunities

Proposed Local Strategies

DRAFT RECOMMENDATION: Expand housing affordability protections and anti-displacement strategies.



7 Relocation assistance

- City-sponsored financial help for families forced to move due to demolition, rehab, or acquisition



8 Expand City rental subsidies

- Continue to support and expand programs that provide consistent rental assistance to housing cost-burdened households.

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Please select the top three strategies that Alexandria can implement without state approval.



2 Access to legal information, guidance, and targeted representation



6 Continued funding of emergency rental assistance



1 Continued and enhanced support of Courthouse Navigation



3 Community/local preference policies



2 Expand culturally responsive outreach



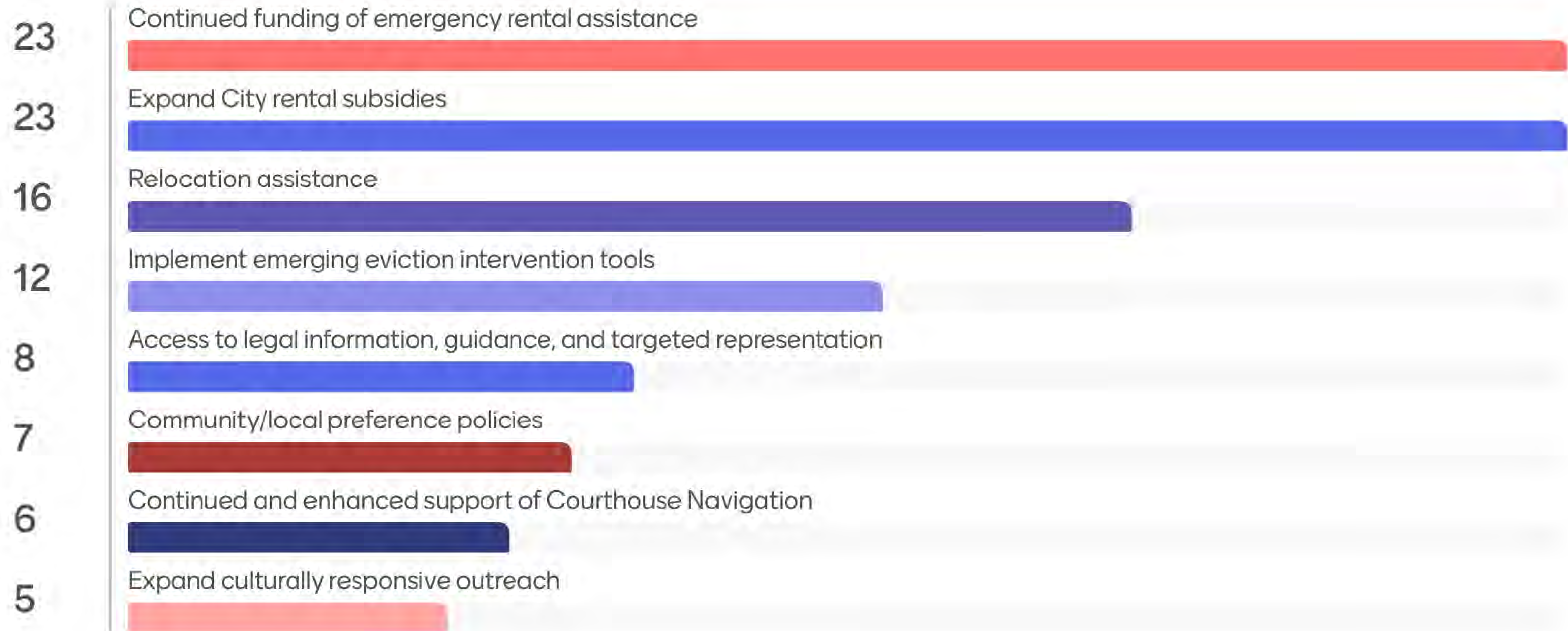
1 Relocation assistance



0 Implement emerging eviction intervention tools

8 Expand City rental subsidies

You have \$100 to spend on these priorities. How would you spend it?



1.4

Proposed Legislative Strategies

State Approval Required

Landlord Tenant

Strategies Requiring Legislative Approval

DRAFT RECOMMENDATION: Promote the implementation of comprehensive eviction prevention, diversion, and legal support programs.

1

Just Cause Eviction

- Landlords need legitimate reason to evict



2

Anti-Rent Gouging

- Cap annual rent increases and excessive additional fees



Strategies Requiring Legislative Approval

DRAFT RECOMMENDATION: Promote the implementation of comprehensive eviction prevention, diversion, and legal support programs.

3 Required rent payment plans

- Require landlords to provide a payment plan option before eviction filing



4 Limitation on excessive junk fees

- Limit mandatory internet, pet, amenity, common area, and other fees



Strategies Requiring Legislative Approval

DRAFT RECOMMENDATION: Expand housing affordability protections and anti-displacement strategies.

5 Rental Registry

- Database tracking all landlords, rents, eviction patterns



6 Right-to-Stay/Return

- With building renovation or redevelopment, developers must offer existing tenants new apartments at comparable rates



Strategies Requiring Legislative Approval

DRAFT RECOMMENDATION: Expand housing affordability protections and anti-displacement strategies.

7 Relocation/Economic Displacement Assistance

- Require landlords to fund assistance for residents facing physical or economic displacement



8 Local authority to enforce habitability standards

- Allows City to sue landlords for unsafe conditions



Please select your top three strategies that Alexandria can implement with state approval.



7 Just cause eviction- landlords need legitimate reason to evict



16 Anti-rent gouging- cap annual rent increases



6 Required rent payment plans- require landlords to provide a payment plan option before eviction filing



16 Limitation on excessive junk fees- Limit mandatory internet, pet, amenity, and other fees



6 Rental registry- database tracking all landlords, rents, eviction patterns



2 Right-to-stay/return- developers offer new apartments at comparable rates during redevelopment

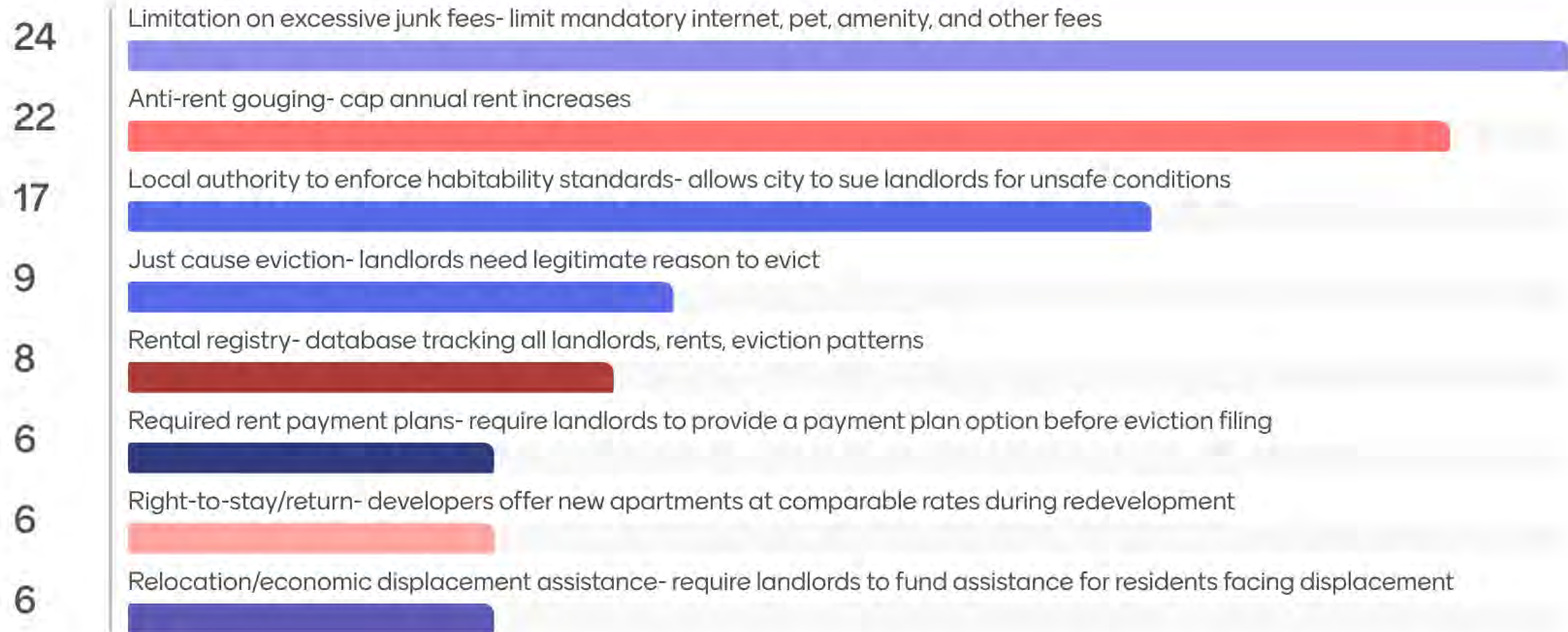


2 Relocation/economic displacement assistance- require landlords to fund assistance for residents facing displacement



15 Local authority to enforce habitability standards- allows city to sue landlords for unsafe conditions

You have \$100 to spend on these priorities. How would you spend it?



What is one strategy we're missing from these lists?

A cap on the increase in rent when leases go month to month

Renter orientation to their legal responsibilities.

Ranking system for landlord accountability

Legislation requiring planners to provide housing options to consider residents with decent pay but poor credit scores

Actually putting more people in Apts who Ask

Do these folks have jobs in this community that justify the rental subsidies?

Strategy to protect middle class/rising from poverty individuals as well. To bridge the gap between poverty and those rising up from it.

Reduction of policies that impede families finding housing that suits their needs, such as pet weight and breed restrictions that don't allow all family members into their rental housing

What is one strategy we're missing from these lists?

A system which ranks landlord, similar to glass door, so tenants can understand before signing up with them

Residents have a better understanding of the legal process for evictions and how to get assistance

This might be more zoning change - but more requirements in large developments to require mixed-income Housing. And that these housing allocations don't expire within 5 years or earlier.

Mechanisms to increase landlord accountability.

Putting more people in Apts that Ask

That a lot more supply of housing would help with all the issues that are trying to be addressed

Limit to corporation owned properties (Zillow, Airbnb, houses only used for renting)

Ability to publicly site landlords for infractions such as is done for restaurants.

What is one strategy we're missing from these lists?

Advocate to assist renters in this consumer transaction. Attend walkthrough and support through any negotiation process.

Prohibit landlords from fining tenants for submitting a maintenance request

The range of annual income limits for affordable housing approvals should be flexible. It should include both lower-income and moderate-income households.

Centralizing and simplifying rental assistance process

Identify past harms the City intends to acknowledge and/or address!

The range of annual income limits for affordable housing approvals should be flexible. It should include both lower-income and moderate-income households.

Require landlords to provide constant pest control. too many landlords ignoring tenant complaints about rodents in apts. landlords should be held accountable for controlling this issue. Too much neglect

Some type of kickback for younger professionals who want to move and live in Alexandria but are being priced out by high income older groups

What is one strategy we're missing from these lists?

As a landlord,. my HOA controls price increases, which were 8% this year, so i have to pass these increases onto my tenants. Can you limit my Condo HOA fee increases

Activities in Community that grow it

Drug test for tenants.

Require landlords to control pest control.

Adequate translation and interpretation of important notices from the landlord/property management

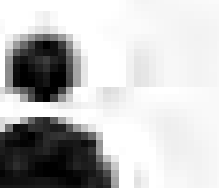
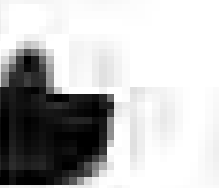
Public transit helps bring down the costs of living and makes a more livable environment

Less legal jargon so we can understand

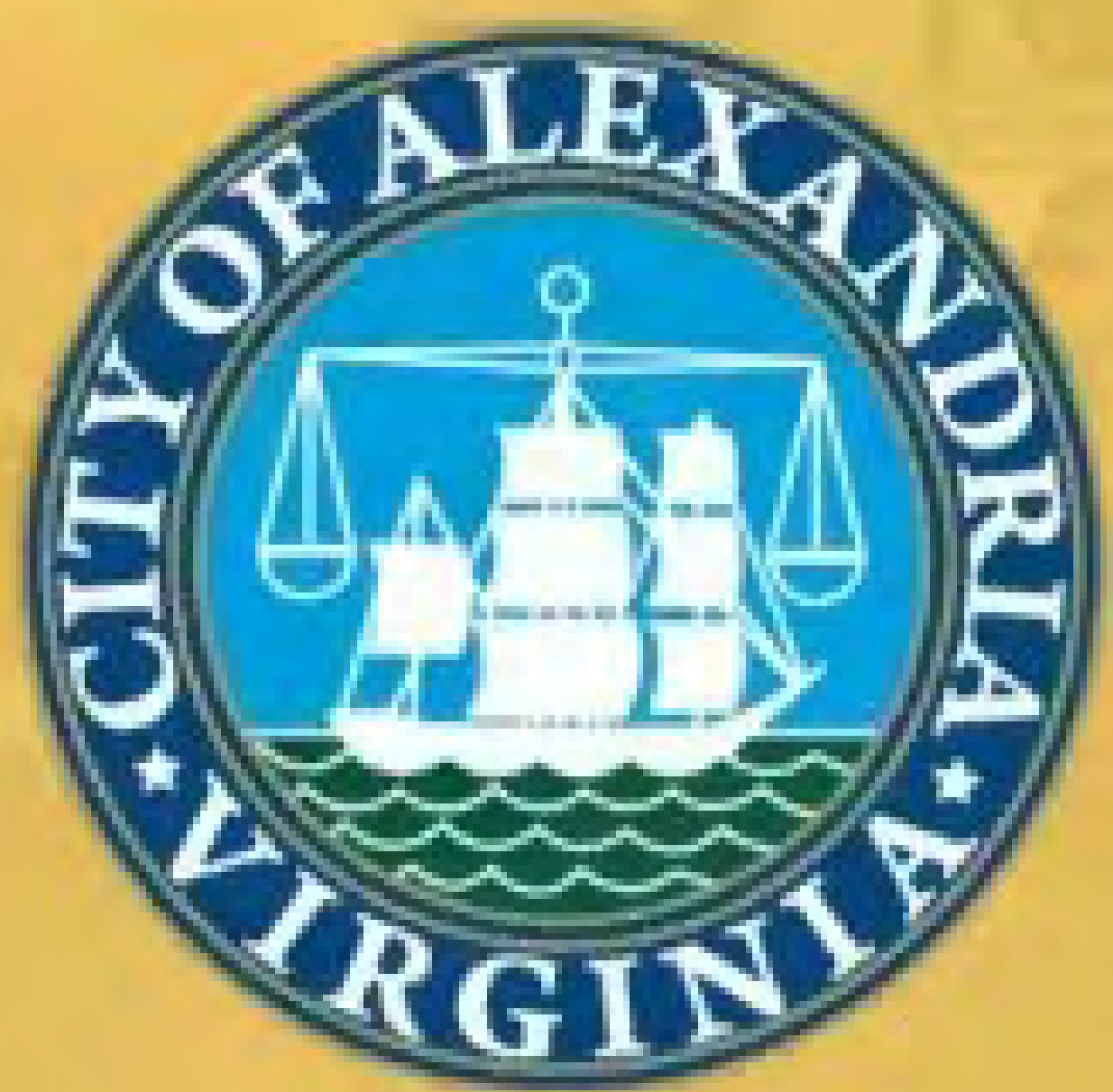
Any other questions?

0 questions

0 upvotes



Preservation Recommendations and Strategies



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Agenda

- | | | | |
|------------|---|------------|-------------------|
| 2.1 | What is affordable housing preservation? | 2.4 | Next Steps |
| 2.2 | What we are doing already | 2.5 | Q&A |
| 2.3 | Draft Recommendations and Strategies | | |

Tonight's Guiding Questions



- How can the City **preserve** the affordability and livability of housing to keep communities in Alexandria?
- Which recommendations and strategies should be **prioritized** by the City?

2.1

What is affordable housing preservation?

Preservation

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



Affordability Challenges

Market Affordable Housing: Rental housing that is naturally affordable to households at or below 60% of Area Median Income (AMI) without any affordability commitments

Committed Affordable Housing: Income and rent-restricted rental housing affordable to households at or below 80% AMI that remains affordable due to affordability commitments

2025 Rental Housing Analysis

~6,900 units

Market Affordable

5,085 units

Committed Affordable

~41,800 units

Total Multifamily
Rental Units



Area Median Income (AMI)

Income levels that are established annually by the Department of Housing and Urban Development for households of different sizes in a region, **where half of the households in the region earn more and half earn less**. AMI levels are used as the standard for level of housing affordability. Rents tied to AMI only increase as much as AMI increases per year.

2025 AMI Rents

%AMI	Studio	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
30%	\$ 861	\$ 923	\$ 1,106	\$ 1,278	\$ 1,426
40%	\$ 1,148	\$ 1,230	\$ 1,476	\$ 1,705	\$ 1,902
50%	\$ 1,435	\$ 1,538	\$ 1,845	\$ 2,131	\$ 2,378
60%	\$ 1,722	\$ 1,845	\$ 2,214	\$ 2,558	\$ 2,853
80%	\$ 2,296	\$ 2,460	\$ 2,952	\$ 3,410	\$ 3,804
100%	\$ 2,870	\$ 3,075	\$ 3,690	\$ 4,263	\$ 4,755

Alexandria is located in
the Washington-
Arlington-Alexandria,
DC-VA-MD-WV
Statistical area

2025 Income Limits

%AMI	1 Person	2 People	3 People	4 People	5 People
30%	\$ 34,450	\$ 39,350	\$ 44,250	\$ 49,150	\$ 53,100
40%	\$ 45,920	\$ 52,480	\$ 59,040	\$ 65,560	\$ 70,840
50%	\$ 57,400	\$ 65,600	\$ 73,800	\$ 81,950	\$ 88,550
60%	\$ 68,880	\$ 78,720	\$ 88,560	\$ 98,340	\$ 106,260
80%	\$ 91,840	\$ 104,960	\$ 118,080	\$ 131,120	\$ 141,680
100%	\$ 114,800	\$ 131,200	\$ 147,600	\$ 163,900	\$ 177,100

Affordability Challenges



From 2010 to 2025, the number of market affordable units affordable decreased from ~**9,800** to ~**6,900** units. This number was about **18,000** units in 2000.

Loss of Market Affordable Housing

Rent prices have outpaced income growth. Housing that was previously affordable has become increasingly unaffordable.



Over **900** committed affordable units are at risk of expiration by 2040 if their affordability is not extended

Expiration of affordability restrictions

Affordability commitments (ex. LIHTC, HAP contracts) have expiration dates. When these commitments expire, properties can lose affordability.

Livability Challenges

Aging Buildings and Deteriorating Conditions

Older buildings face challenges that affect the health, safety, and livability of residents. Aging materials and appliances, deteriorating infrastructure, and outdated systems pose challenges for properties.

Deferred Maintenance

Many older buildings are naturally affordable and bring in less revenue than newer buildings. However, the cost to repair and replace systems grow as buildings age and things break down. Many large projects are deferred due to their high costs that properties can't afford (ex. boiler replacement).

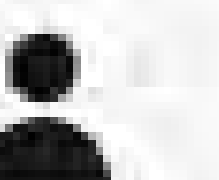
1966

The median year multifamily market-rate rental buildings in Alexandria were built*

20,750

The number of multifamily market-rate rental units built before 1984 in Alexandria*

**does not include committed affordable properties*



Livability Challenges

Livability issues hurt tenants and property owners



Plumbing

- Leaks cause damage that is costly to repair
- Maintenance costs have increased significantly
- Property owners pay the increased water/sewage costs
- Boiler replacement costs can exceed \$300,000

- Mold and mildew growth from leaks harm resident health
- Residents live with poorer water quality and pressure



HVAC and Electrical Systems

- Higher utility bills from inefficient systems
- Costly to upgrade and fix
- Increased maintenance and repair costs

- Poorer air quality can harm health
- Issues with heat/AC affect resident health and wellbeing

Financial Viability Challenges

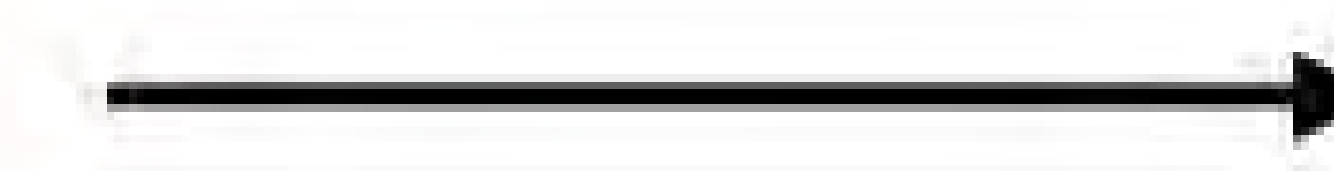
Affordable Housing Operates with Less Revenue

Both committed and market affordable housing bring in less revenue compared to market-rate properties. As a result, remaining financially viable is particularly challenging, especially as operating costs have risen.

Non-profit housing partner

\$8,300

Illustrative per unit
operating cost in
2020



\$10,300

Illustrative per unit
operating cost in
2024



Deferred maintenance
projects like HVAC,
elevators, and plumbing



Insurance costs have
increased 25-35% per
year



Staffing shortages and
personnel costs have
increased since 2020



Utility, water, and trash
rates and fees go up
every year



2.2

What we are already doing

Affordable Housing Preservation



What we are already doing for preservation



Acquiring market affordable housing to preserve and deepen affordability through non-profit partners

660 units acquired and preserved since 2013



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

152 units extended affordability since 2013



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

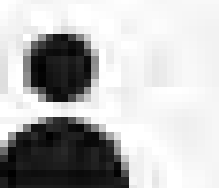
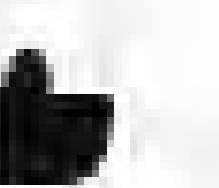
249 units + 10 rooms replaced since 2013;
PLUS 413 net new units



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

888 affordable units rehabilitated since 2013

Note: Some projects fall under multiple categories



What does preservation look like in Alexandria?

Acquisition

Parkstone

Acquisition (\$110 million)

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

City Investment: \$8 million

Other tools: JBG Smith Impact Pool, VH Loan, VH Grant



Housing Alexandria

Extending Affordability

The Heritage

Extension + Redevelopment

750 units: 140 replacement CAUs at 40% AMI, 55 new CAUs, balance market rate

City Investment: \$0

Other tools: PBVs, RMF Zone, ARHA bonds, bonus density



Jair Lynch

Replacement

Elbert Avenue

Redevelopment

91 units (28 replacement): 9 at 30%, 15 at 40%, 22 at 50% and 45 at 60% AMI

City Investment: \$3.8 million

Other tools: LIHTC, HOTC, RMF zone



Community Lodgings, Inc

Rehabilitation

Landmark Towers

Rehabilitation

154 units preserved and subject to rent increase policy

City Investment: \$2.5 million

Other tools: Right of first refusal



Private owner



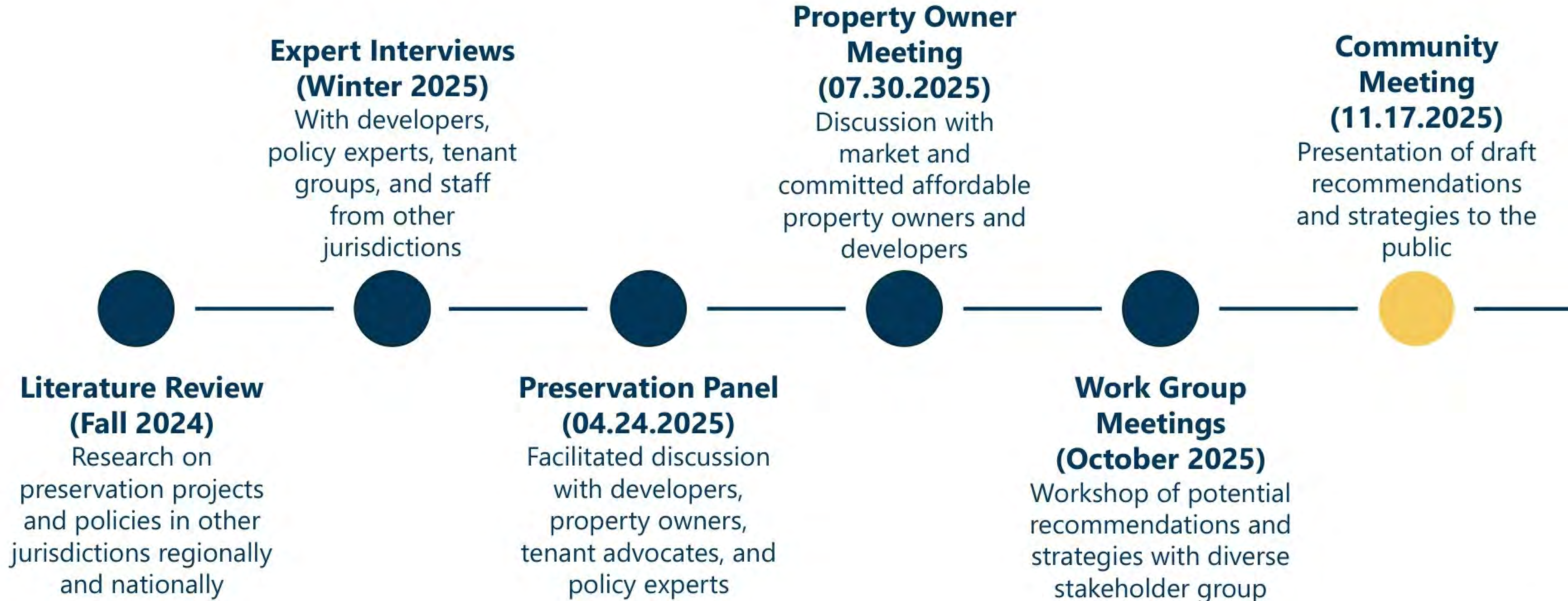
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Draft Recommendations and Strategies

Affordable Housing Preservation



1 Preservation Project Process



1

Draft Recommendation

Extending Affordability Commitments



Work with rental property owners to extend affordability commitments for existing committed affordable housing

1

Recommendation #1

Extending Affordability Commitments



Strategy #1

Provide financial and technical assistance, as available, to support the extension of affordability commitments

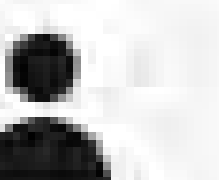


Strategy #2

Maintain inventory of committed affordable properties facing expiration on an annual basis



= requires City funding



1

Recommendation #1

Extending Affordability Commitments



Strategy #3

Pursue state legislative authority to enact a Right of First Refusal (ROFR) for existing committed affordable housing (where the City is not a financial partner)



Right of First Refusal (ROFR): An agreement that allows a municipality to match offers when a property is sold. This right can usually be designated to a housing partner



= requires State law to be passed

1

Recommendation #1

Extending Affordability Commitments



Strategy #4

Continue to build and strengthen relationships with owners of committed affordable housing properties



Strategy #5

Explore options to extend affordability of expiring rental set-aside units

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What are your thoughts on these strategies to extend affordability commitments?



Are we missing any strategies to extend affordability commitments?

Expand City's bond authority to increase availability of low interest loans for preservation.

The AMI range for affordable housing should be expanded to include both low-income and moderate-income families. Rising living costs make it difficult for households to afford rent, utilities, and bas

Compile anecdotal evidence of the impact affordable housing has on residents and their ability to stay in the city.

Can Renters help with Projects

Inventory affordable condo and rental communities and offer help to keep them so.

Provide tax abatement to promote deeper affordability and capital improvements.

These were pretty vague so encompass a lot. But specifically would love to see if things like bonus height could be used to preserve, not just create, AH. Bond authority, tax abatements

Make Accessory Dwelling Units(ADUs) easier to build on properties as an incentive. Improving property value and increasing supply

Are we missing any strategies to extend affordability commitments?

Energy tax credits that can be layered into affordable renovations. Can these MEP improvements provide lasting and innovative benefits?

Identify and investigate past harms with intent to seek redress.

2

Draft Recommendation

Supporting acquisition



Support acquisition of existing rental housing by affordable housing partners to preserve affordability consistent with the City's Strategic Preservation Priorities

2

Recommendation #2

Supporting acquisition



Strategy #1

Develop Strategic Preservation Priorities to guide City decision-making around housing preservation



Strategy #2

Continue to collaborate with affordable housing partners, including non-profit developers and the Alexandria Redevelopment Housing Authority (ARHA), to acquire priority preservation properties



2

Recommendation #2

Supporting acquisition



Strategy #3

Pursue joint venture opportunities to preserve housing with local anchor institutions, including hospitals, faith-based institutions, educational institutions, and businesses



Strategy #4

Explore the development of a strike fund to assemble non-profit developers, financial institutions, philanthropic organizations, and regional and state financial partners with the ability to respond quickly with necessary capital to preserve essential properties in the region

2

Recommendation #2

Supporting acquisition



Strategy #5

Continue to include Right of First Refusal (ROFR) in rehabilitation projects, acquisition deals, and affordability extensions that receive City investment

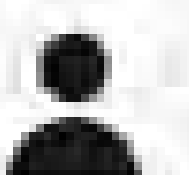


Strategy #6

Pursue state legislative authority to enact a Right of First Refusal (ROFR) for existing committed affordable housing (where the City is not a financial partner)



= requires State law to be passed



Strategic Preservation Considerations

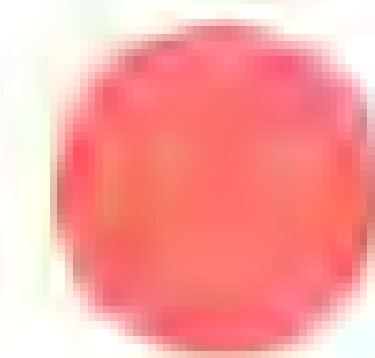
The City should prioritize preserving properties with...

- ❖ **30%, 40%, and 50% AMI units** and existing affordability commitments
- ❖ **Property conditions** that affect residents' health and safety
- ❖ Larger percentage of **family-sized units** (2+ bedrooms)
- ❖ **Vulnerable populations** in areas with a **high risk of displacement**
- ❖ Location in neighborhoods that have **limited affordable housing**
- ❖ Proximity to **planned redevelopment areas** and amenities
- ❖ **Redevelopment potential**/land banking opportunity
- ❖ **Property characteristics and amenities** (for example, community space, resident services, etc.)

Alexandria should preserve properties with... (choose your top 3 priorities)



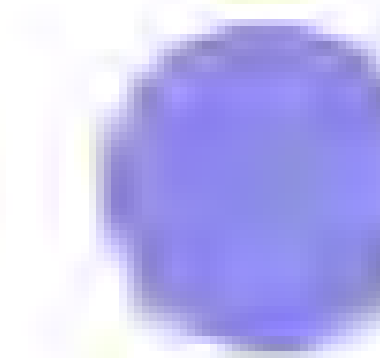
8 30%, 40%, and 50% AMI units or existing affordability commitments



1 Conditions that affect resident health and safety



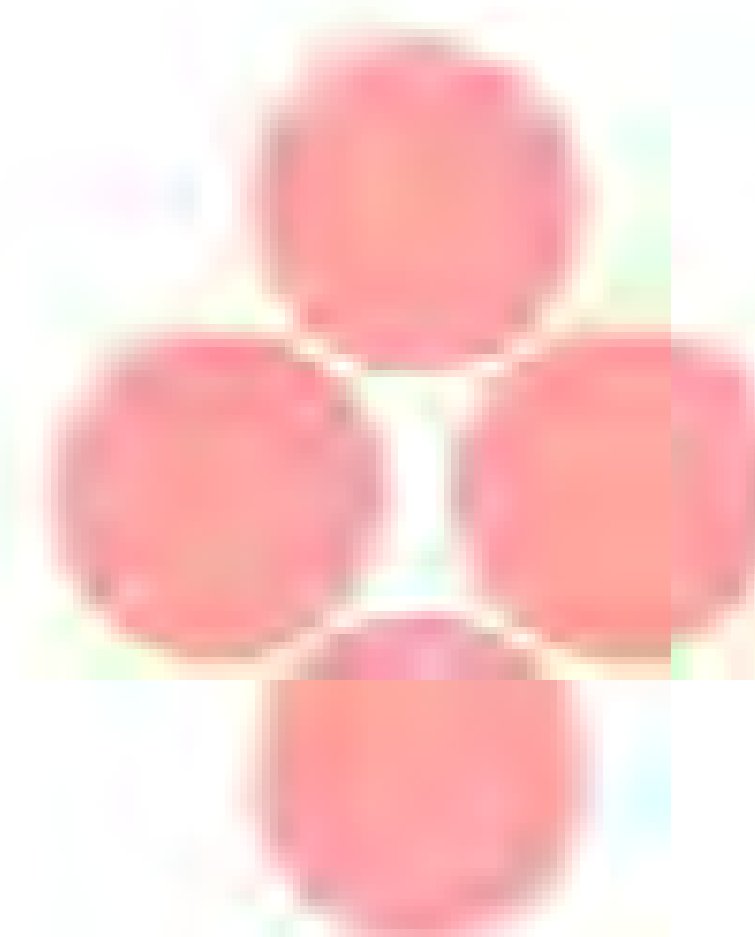
7 Large portion of family-sized units (2-4 bedrooms)



1 Vulnerable populations in areas with high risk of displacement



1 Location in neighborhoods that have limited affordable housing



4 Proximity to planned redevelopment areas and amenities

0 Redevelopment potential/land banking opportunities

0 Special characteristics (community space, resident services, etc.)

What are your thoughts these strategies to acquire housing to preserve?

Strategic Preservation Priorities

Collaborate with housing partners to acquire

Pursue joint venture partnerships with anchor institutions

Pursue Right of First Refusal for committed affordable housing

Continue to include ROFR in City deals

Develop a strike fund

Strongly oppose

Strongly support

3.6

4.1

4.0

4.4

4.2

4.0

Are we missing any strategies to acquire existing housing?

Land swaps

Including 80% AMI is necessary to reflect current costs and support families who are struggling.

Encourage wealthy individuals to donate in their estate plans their home or condo for affordable housing.

Are there state and national historic tax credits that could be used for existing historic properties? Could help alleviate the renovation costs.

Dedicating City land for housing at 40% AMI for below to make preservation more possible.

With Buildings already here townhouses to purchase to having home prices wanted Partners and Acq

Off set costs of acquiring of buying a property near transit with the savings in taxes and by converting parking

3

Draft Recommendation

Rehabilitate existing housing



Partner with rental property owners to rehabilitate existing committed and market affordable housing to improve its livability, health, sustainability, and safety

3

Recommendation #3

Rehabilitate existing housing



Strategy #1

Provide funding for capital needs assessments of committed affordable, market affordable, and other properties that fall under the City's Strategic Preservation Priorities



Strategy #2

Solicit requests for a rehabilitation project pipeline that will leverage City funding and financial tools in exchange for affordability commitments and Right of First Refusal



3

Recommendation #3

Rehabilitate existing housing



Strategy #3

Explore tax relief as a financial incentive and tool to support rehabilitation of existing committed and market affordable housing



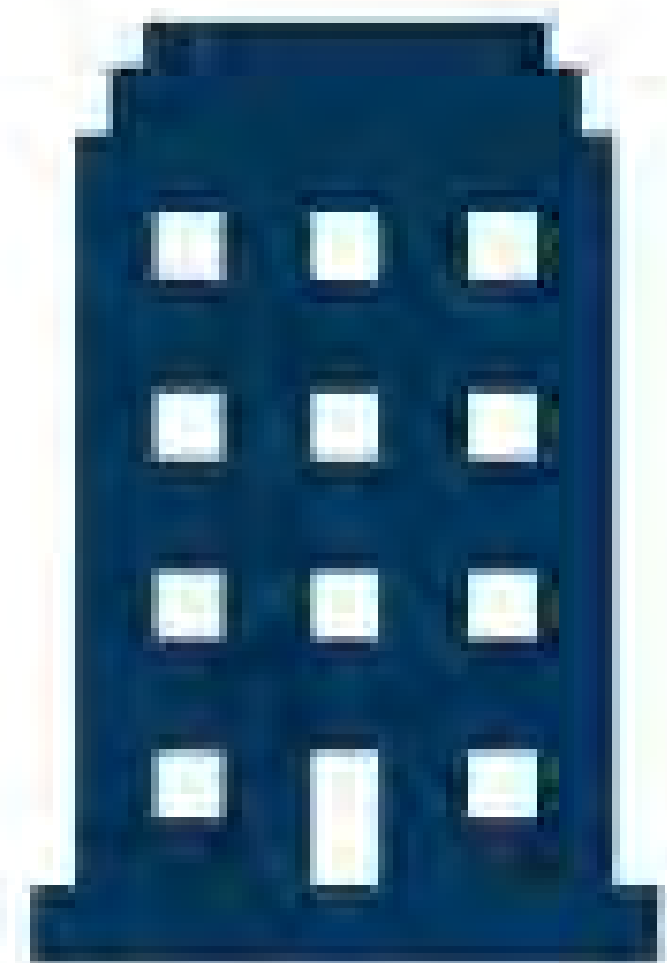
Strategy #4

Support energy efficiency and sustainability improvements when rehabilitating existing committed and market affordable housing by providing technical assistance and exploring funding opportunities at the state and federal level

3

Recommendation #3

Rehabilitate existing housing

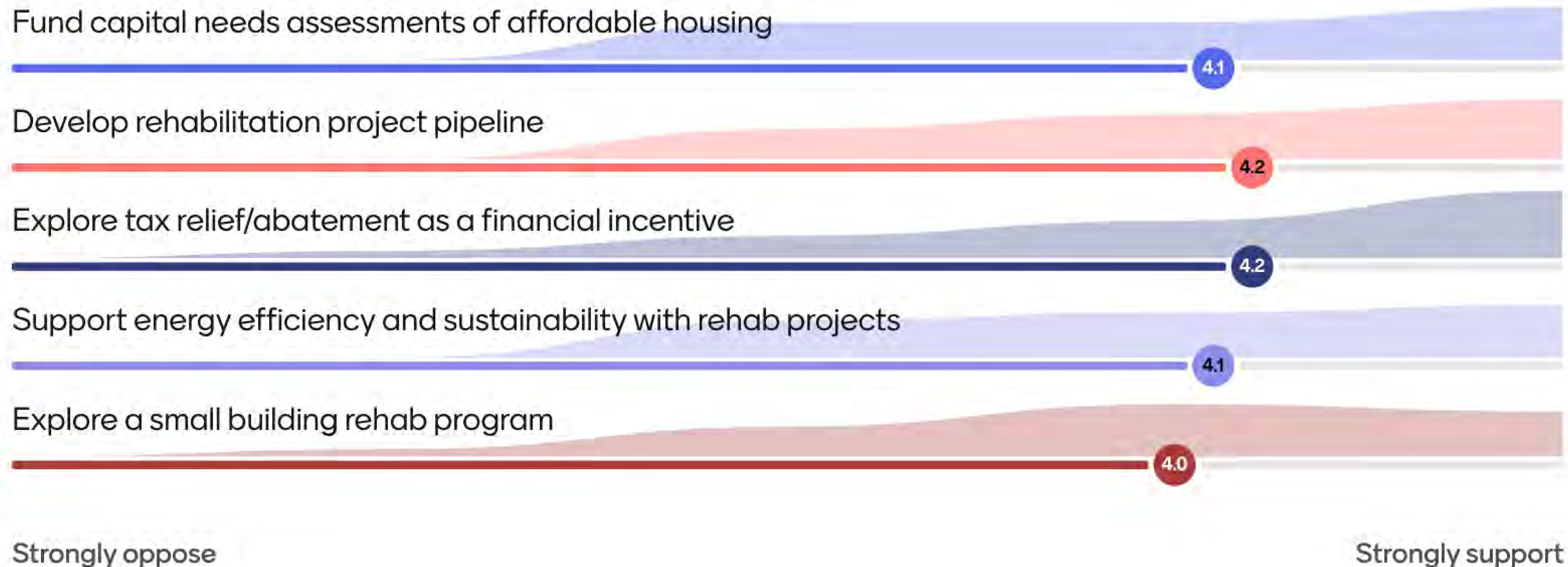


Strategy #5

Evaluate the feasibility of establishing a program focused on supporting rehabilitation of 2-49 unit properties with market or committed affordability



What are your thoughts on these strategies to rehabilitate existing housing?



Are we missing any strategies to rehabilitate existing housing?

Leverage city's credit rating to access favorable financing

Work with small landlords and vendors to arrange discounted bulk purchases of renovation supplies and services.

Possibility of scattered sites in a rehab strategy. This could help group smaller projects together.

Make investments in making areas around units more walkable and nicer to incentivize private investment

Coordinate w Acos to train maintenance staff

+1 to coordinating rehabilitation services to limit costs

Make investments for LEED Certification of larger apartment/condo buildings.

4

Draft Recommendation

Support 1-for-1 replacement during redevelopment

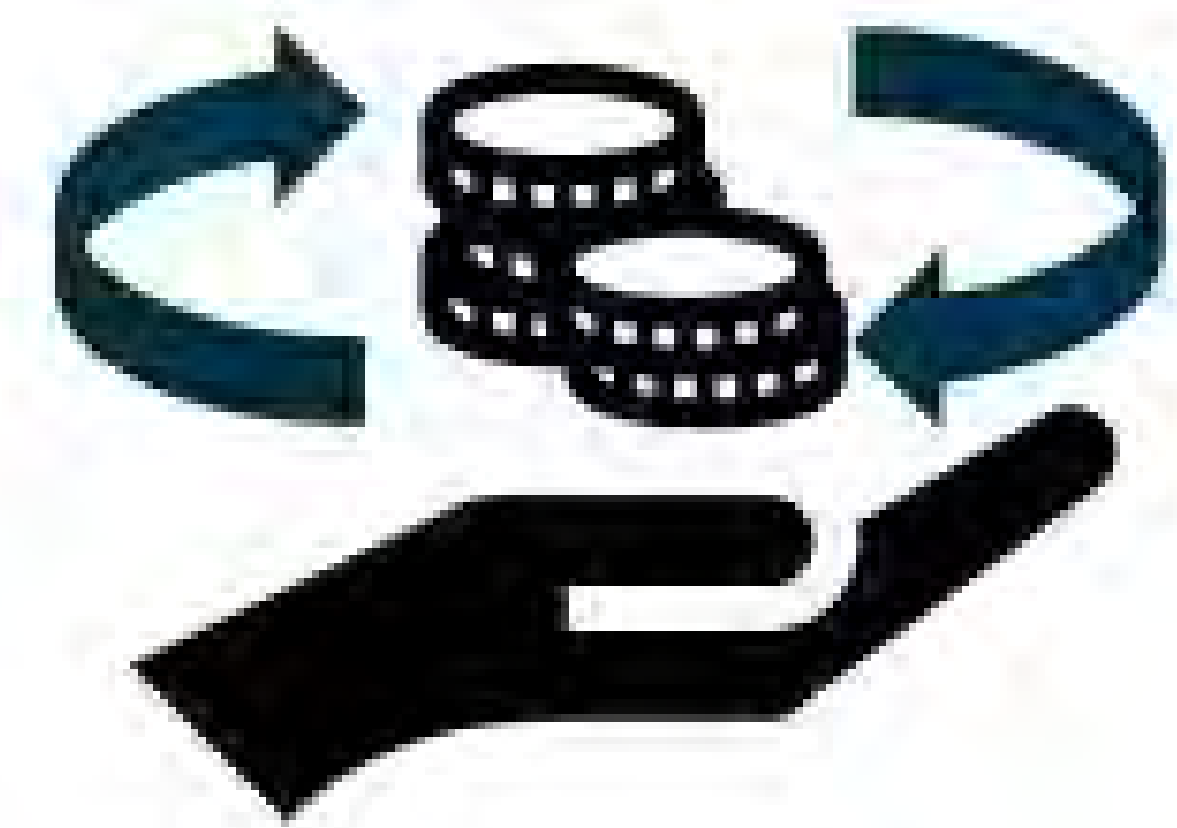


Support 1-for-1 replacement of existing committed and market affordable rental units during redevelopment to the greatest extent possible to minimize displacement of existing residents and communities

4

Recommendation #4

Support 1-for-1 replacement during redevelopment



Strategy #1

Explore developer fee relief as an incentive to support 1-for-1 replacement of existing market and committed affordable housing in cases of redevelopment



Strategy #2

Explore tax relief as a financial incentive and tool to support replacement of existing market and committed affordable housing in cases of redevelopment



4

Recommendation #4

Support 1-for-1 replacement during redevelopment



Strategy #3

Explore land use and regulatory tools, including bonus density and height, to incentivize replacement of existing affordable housing during redevelopment



Strategy #4

Explore public-private partnerships, land donations, and using other public resources to support replacement of affordable housing



4

Recommendation #4

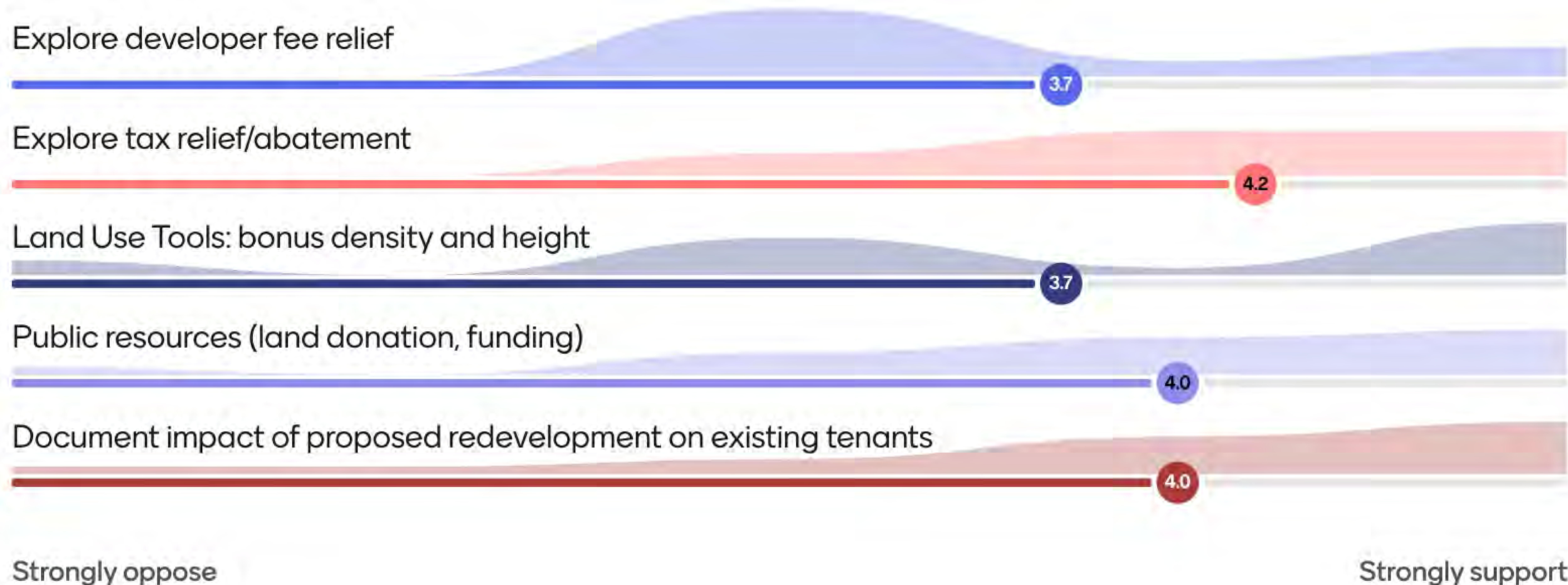
Support 1-for-1 replacement during redevelopment



Strategy #5

During the development review process, document the impact of proposed redevelopment of residential properties on existing tenants; evaluate risk of displacement; and identify mitigating actions

What are your thoughts on these strategies to support 1-for-1 replacement?



Are we missing any strategies to support 1-for-1 replacement?

Increase and Help

Go beyond 1:1 where possible by allowing much larger and denser buildings, esp when smaller ones are replaced

This should be an expectation of developers who propose projects to redevelop existing housing. Give them as much density as needed to replace what is there and also build new.

Create community vs. buildings.

Are there opportunities in existing senior affordable housing - to be renovated into multi-family? Is there a need shift in the senior demographic?

Building more units closer to transit and making them mixed use. This make projects more viable

5

Draft Recommendation

Tenant Relocation Protections



Enhance tenant relocation protections for low-income tenants

5

Recommendation #5

Tenant Relocation Protections

Note

Relocation policies will be evaluated separately in coordination with Landlord-Tenant recommendations during the Housing 2040 process

6

Draft Recommendation

Strengthen stakeholder collaboration



Strengthen collaboration among property owners, funders, non-profit partners, and tenants on preservation policy formation and implementation

6

Recommendation #6

Strengthen stakeholder collaboration



Strategy #1

Explore the development of an ad-hoc implementation group on preservation to track progress of Housing 2040 goals, recommendations, and strategies, potentially through AHAAC



Strategy #2

Convene regular meetings of market affordable housing property owners to discuss shared issues and opportunities related to affordability, livability, and financial viability

6

Recommendation #6

Strengthen stakeholder collaboration



Strategy #3

Pursue opportunities to support small-scale multifamily properties through collaboration, technical assistance, and resource coordination

Which preservation recommendation do you believe is the highest priority?



6 Extending affordability



3 Acquiring existing housing



7 Rehabilitation of existing housing



3 Supporting 1-for-1 replacement during redevelopment



1 Relocation protections

2.4

Next Steps

Affordable Housing Preservation



Next Steps - Preservation





2.5

Q&A

Please use the Zoom Q&A function to ask any questions!

Thank You!

