

# An Affordable Housing Solution for Alexandria Through the Beauregard Small Area Plan

The population of the Washington DC area is growing at an astounding rate and the cost of housing is rising all over the region including in Alexandria. That's why, when the City, citizens and property owners all worked together to create a vision for development for the Beauregard Small Area Plan (BSAP) area over the next 30 years, affordable housing was identified as a top priority of the plan.

- 57% of the community benefits go to protecting affordable housing options for families in Alexandria. That's \$120 million.
- **This is one of the largest contributions ever to affordable housing in the City's history and in the region.**
- A significant portion will be funded by the five property owners in cash contributions and tax revenue generated by the redevelopment. Additionally, JBG will donate 100 apartments.
- The City will be responsible for utilizing these contributions to implement the affordable housing goals identified in the Beauregard Small Area Plan.

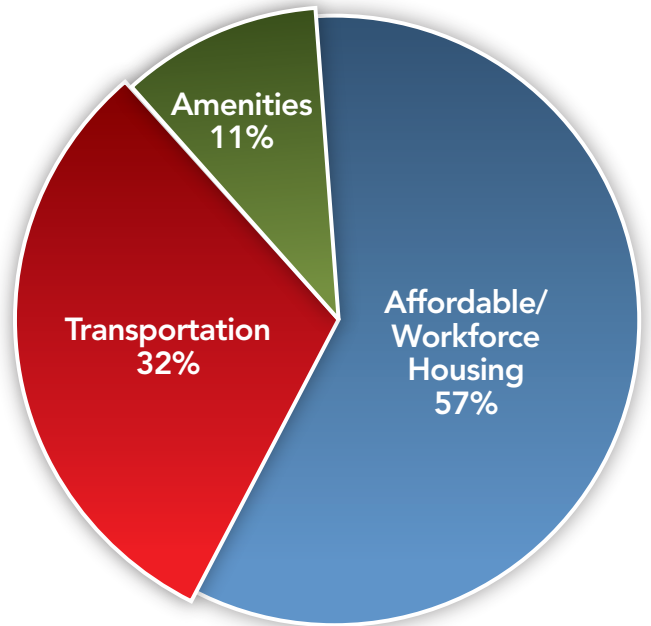
## Creating affordable housing in Alexandria

- Of the existing 5,500 market-rate affordable apartments in the BSAP, NONE are dedicated to affordable housing. As more and more people move to the region, housing costs will continue to rise if nothing is done.
- The City's plan **CREATES** affordable housing by providing unprecedented funding towards dedicated apartments serving families with incomes up to 40-75% of Area Median Income.

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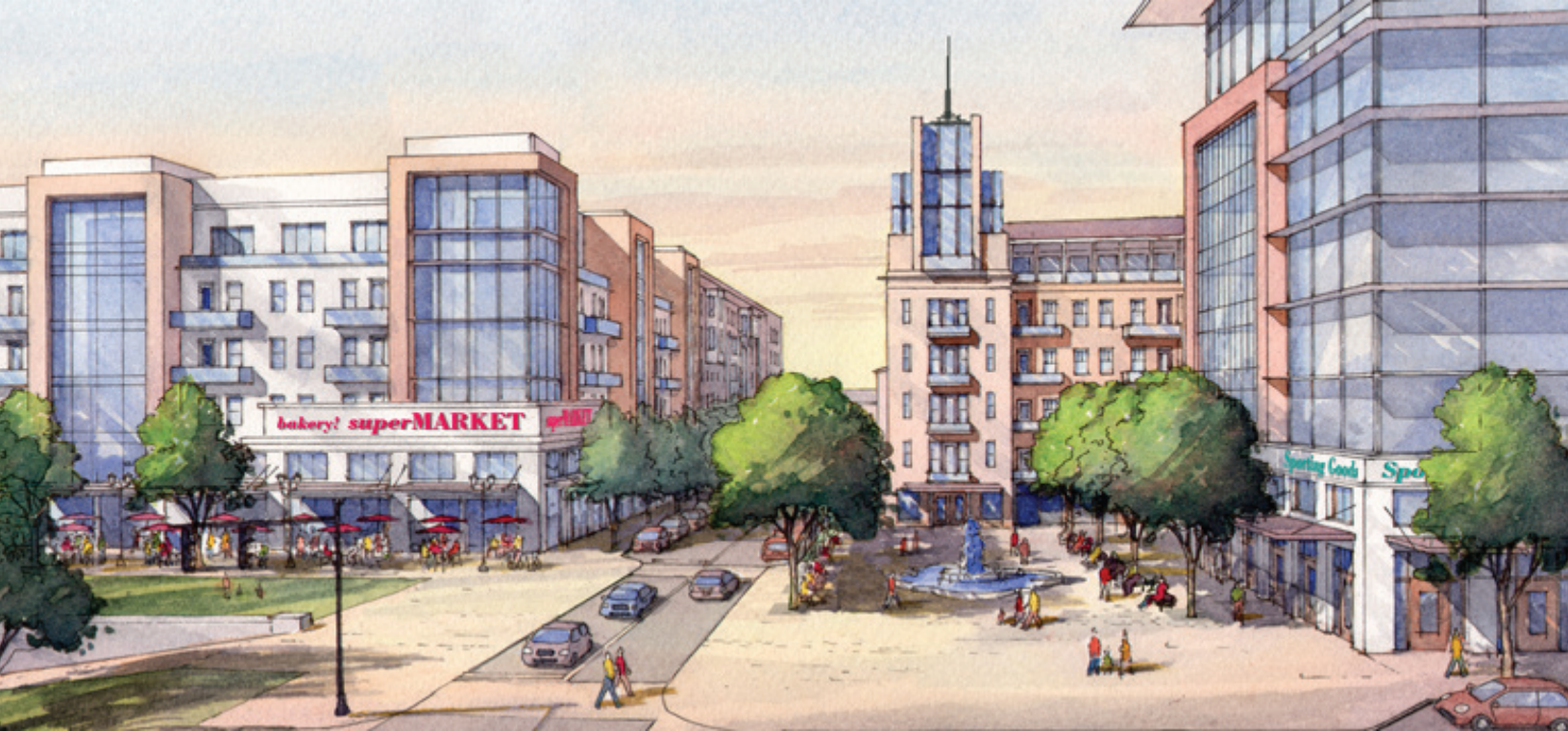
**For questions, please contact Catharine Puskar of Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. at [cpuskar@arl.thelandlawyers.com](mailto:cpuskar@arl.thelandlawyers.com)**

## Breakdown of \$210 Million Community Benefits



## Tenants wishing to remain in the area can be accommodated

- Meaningful relocation assistance will be provided to assist existing residents find comparable homes in the area as redevelopment occurs and they will receive a moving allowance.
- Redevelopment will occur in multiple phases over a 30 year timeframe with a typical phase impacting 150 apartments. As such, many residents will be able to continue to live in their existing homes for many years to come. The numbers demonstrate there is plenty of room to accommodate existing tenants who want to remain part of the community. For example, the Apartments at Mark Center have an average turnover rate of 40% (1000 apartments), typical for this market, and vacancy rate of 5% (130 apartments).



# How residents of Alexandria will benefit from the Beauregard Small Area Plan.

The City's Beauregard Small Area Plan calls for creating a vibrant, diverse community of residential, retail, hotel and office space that will serve current residents and the future growth of Alexandria. In addition to the significant affordable housing contribution, the property owners will also be making large contributions for much needed amenities that would otherwise not be provided, including:

- A new Town Center with over 200,000 sf of retail shops
- Intersection improvements, including N. Beauregard Street and Seminary Road.
- New Bus Rapid Transitway (dedication of funds and Right of Way)
- New Athletic field with lights adjacent to Ramsey Elementary School (over \$8 million)
- New Fire Station (\$11 million)
- New walkable street network with enhanced landscaping and bike trails to connect the neighborhoods throughout the plan area.
- Undergrounding of utilities
- Over 44 acres of new parks, open spaces, and a system of walking and bike paths open to all Alexandria residents
- Additional annual tax revenues for the city of \$46 million when fully built (2042).
- Environmentally friendly design features and improved storm water management.

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