Preservation of market affordable housing

Many of the housing policy tools discussed on LocalHousingSolutions.org can help to support the preservation of market affordable rental housing. “Market affordable housing” is unsubsidized housing that rents at affordable levels.

**Brief: Preserving the existing stock of market affordable rental housing**

Most lower-income households live in homes that are affordable by virtue of their age, condition, location, or other characteristics. These “market affordable” homes do not receive a government subsidy that lowers rents and are not otherwise subject to a regulatory agreement that controls both rents and tenant incomes. Preserving as much as possible of the market affordable stock can be an important objective of any local housing strategy. [Read the brief.](#)

**Brief: Balancing the preservation of existing affordable housing with new construction**

This brief identifies a series of questions that communities can use to determine whether to prioritize a particular property for preservation. [Read the brief.](#)

**Selected local housing policies**

- Tax abatements and exemptions
- Demolition taxes or condominium conversion fees
- Acquisition and operation of moderate-cost rental units
- Rights of first refusal
- Rent regulation
- Protecting renters from condo conversions

Expanded access to capital for owners of unsubsidized affordable rental properties

**Related content**

- [Housing Policy Library section: Ensuring the ongoing viability of unsubsidized affordable rental properties](#)
- [Housing Policy Library section: Enhancing renters’ housing stability](#)
- [Issue brief: Balancing the preservation of existing affordable housing with new construction](#)
- [Resources on preservation of dedicated affordable housing](#)
- [Video: What is affordable housing and who needs it?](#)
- [Explore external resources for preservation of market affordable housing](#)