



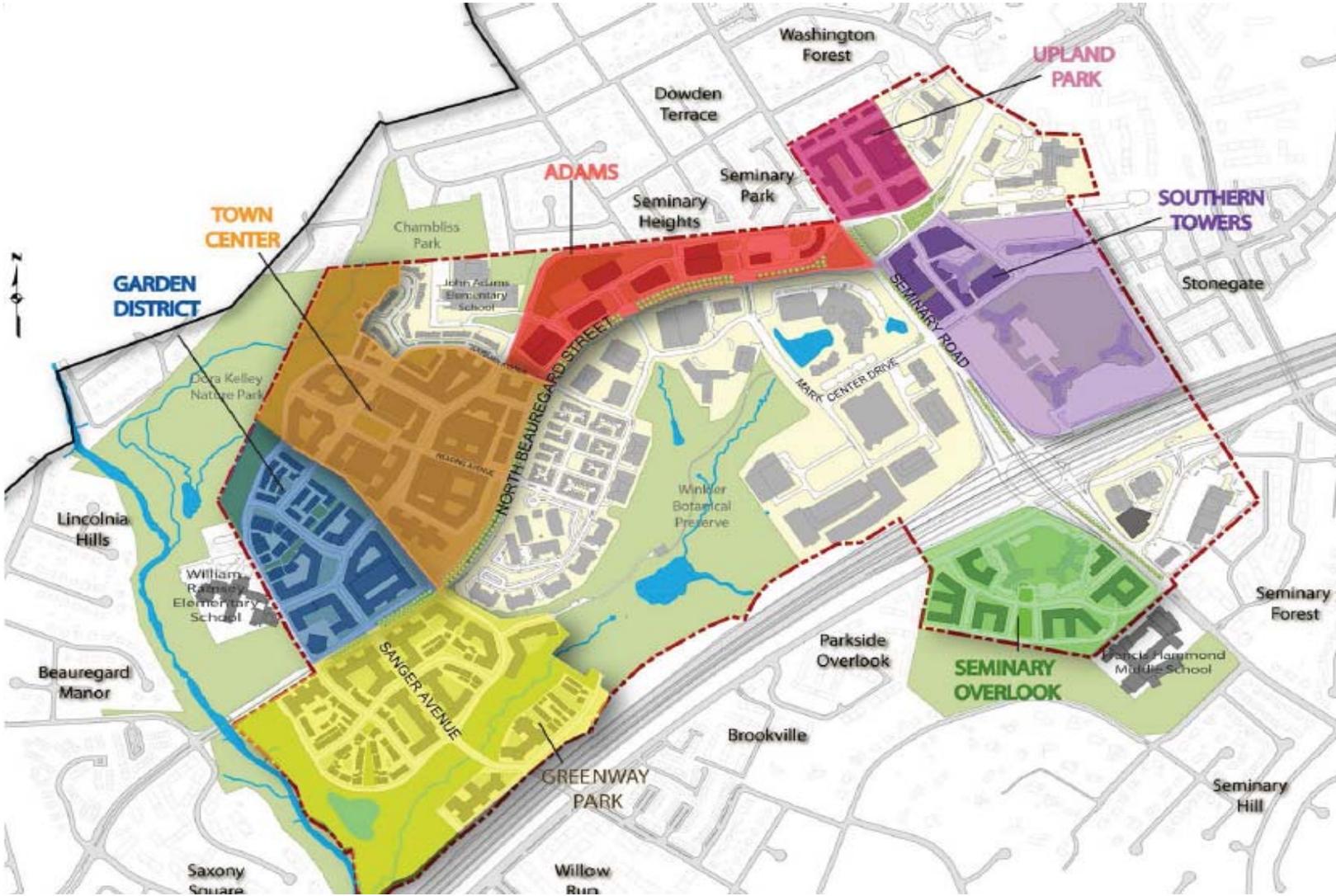
Tenant Relocation Assistance Policy

For Beauregard Small Area Plan Redevelopment

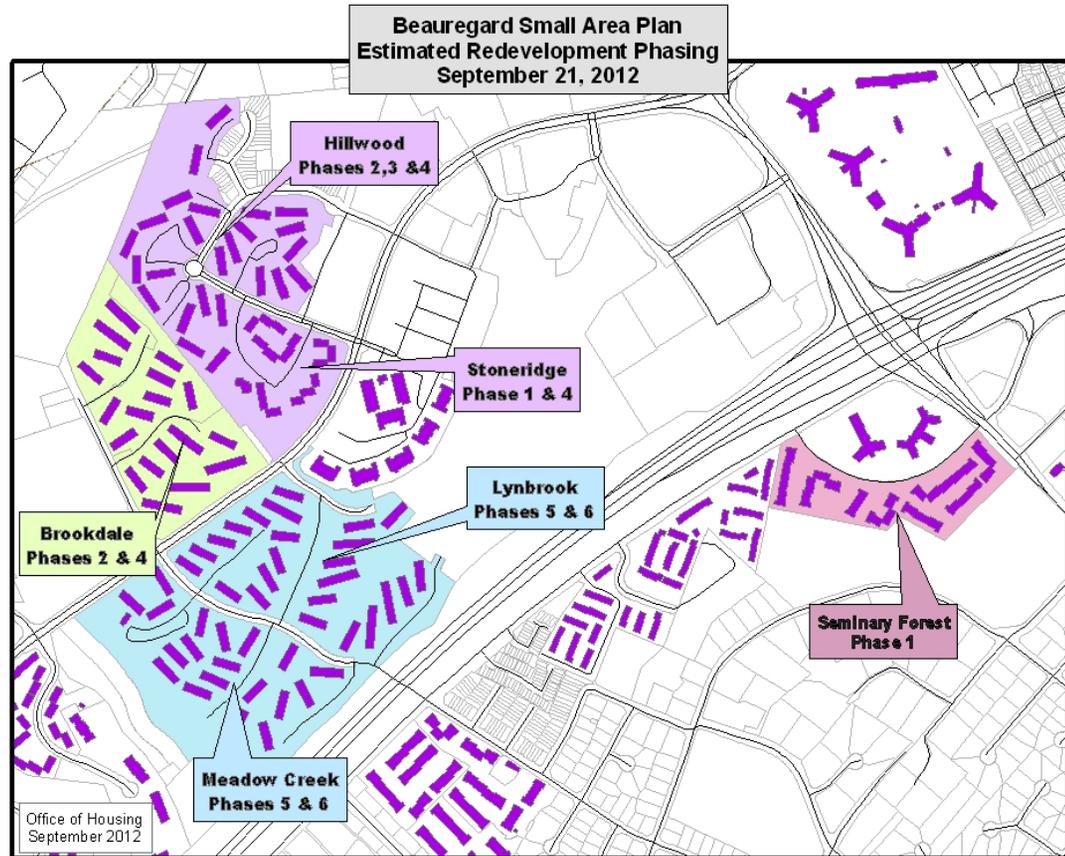
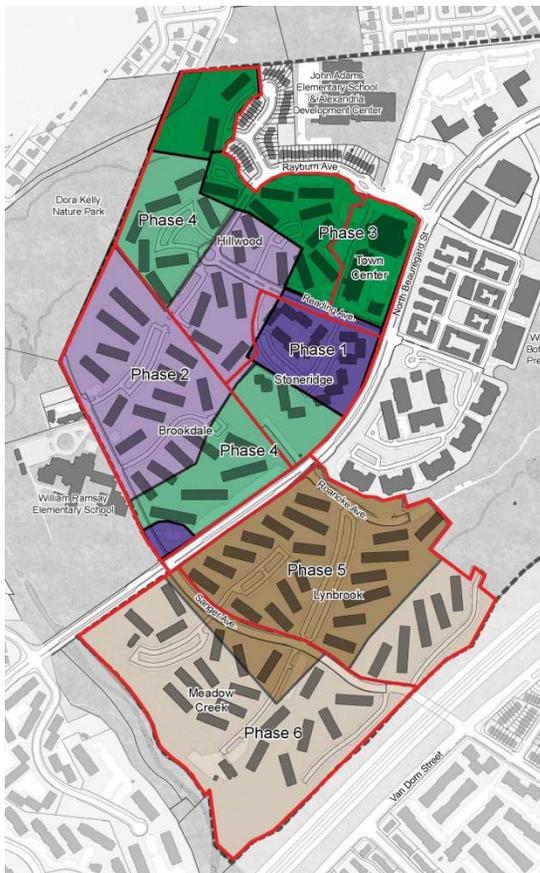
Alexandria Office Of Housing
Landlord-Tenant Relations Division

December 6, 2012

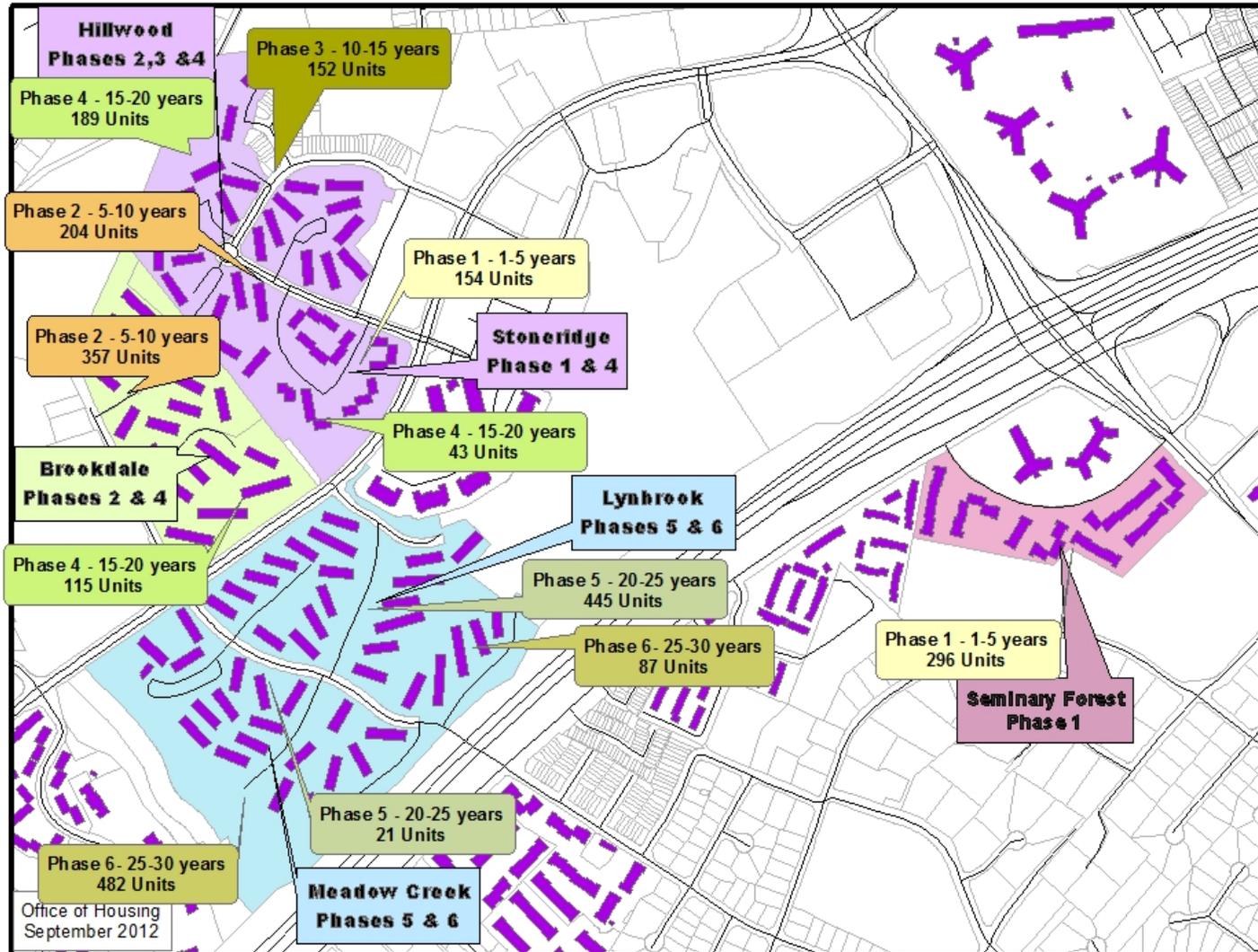
Beauregard Small Area Plan



Phasing of Redevelopment



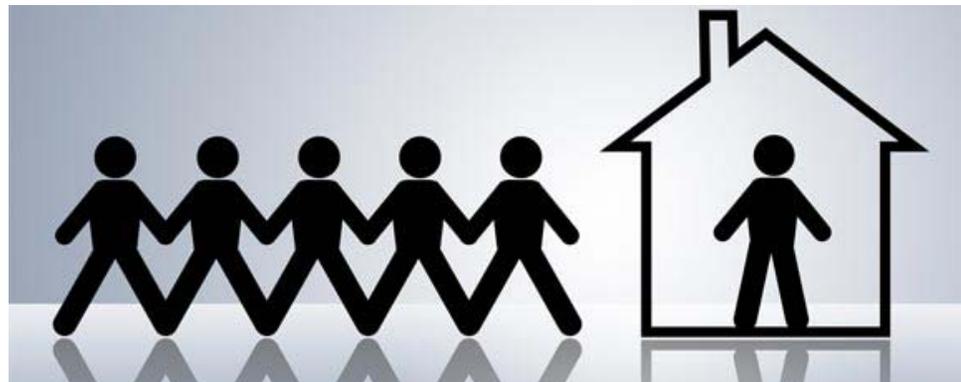
Phasing of Redevelopment



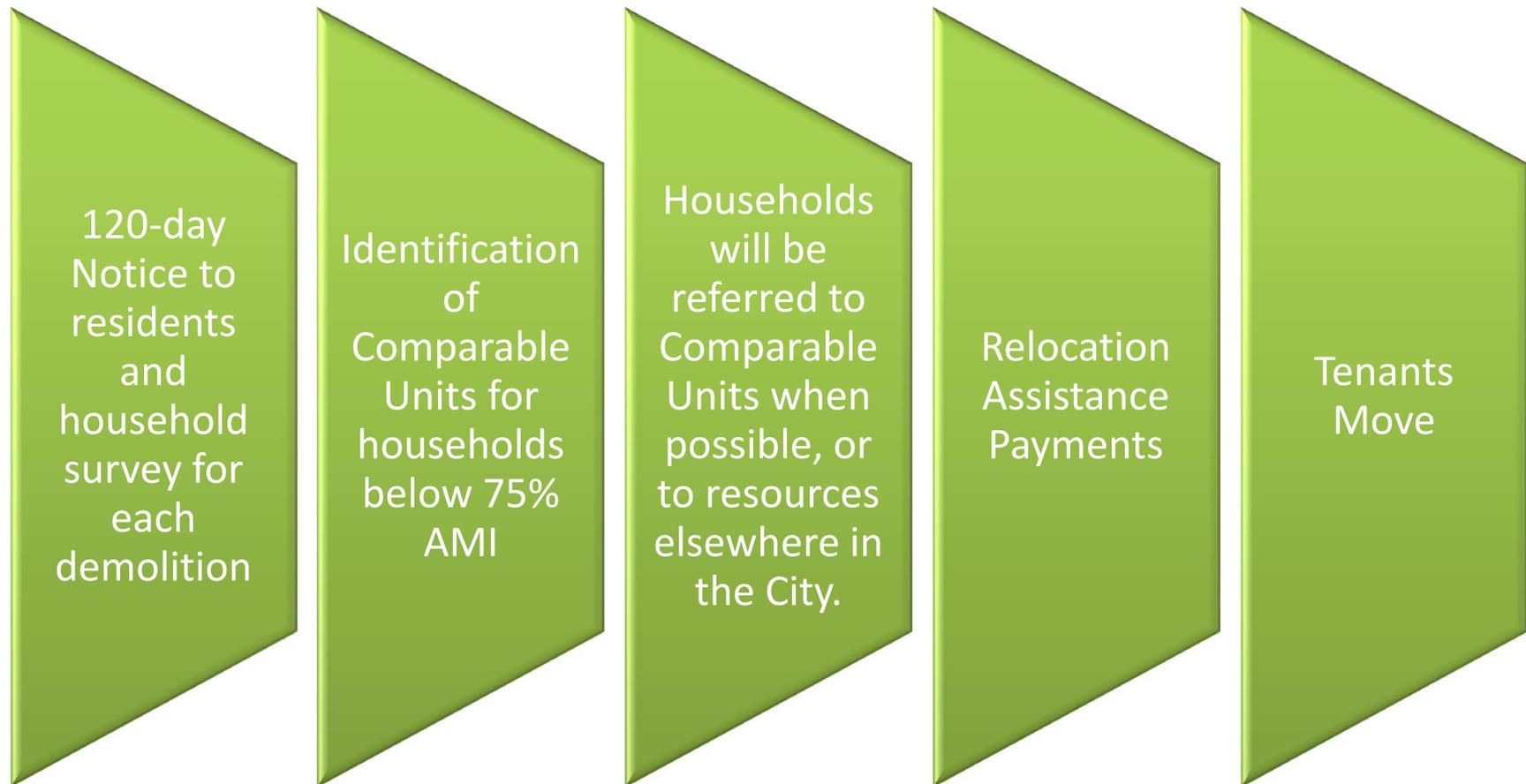
Tenant Assistance and Relocation Plan

Two Concurrent Processes

- Relocation of displaced tenants – Developers
- CAU wait list and placement - City



Relocation of Displaced Tenants



Relocation Assistance Payments

Residents who are not Very Low Income, Elderly or Disabled

- Efficiency \$750
- One Bedroom \$950
- One Bedroom and Den or Two Bedroom \$1,150
- Two Bedroom and Den or Three Bedroom \$1,350
- Three Bedroom with Den Six Rooms \$1,550

Residents who are Very Low Income, Elderly or Disabled

- Efficiency \$1,500
- One Bedroom \$1,900
- One Bedroom and Den or Two Bedroom \$2,300
- Two Bedroom and Den or Three Bedroom \$2,700
- Three Bedroom with Den Six Rooms \$3,100



Participating Developers

“Participating Developers” are the owners of the Southern Towers Berkeley Building and the units to be demolished in the residential neighborhoods of Seminary Overlook, The Town Center, Garden District and Greenway.



Comparable Units in the Plan Area

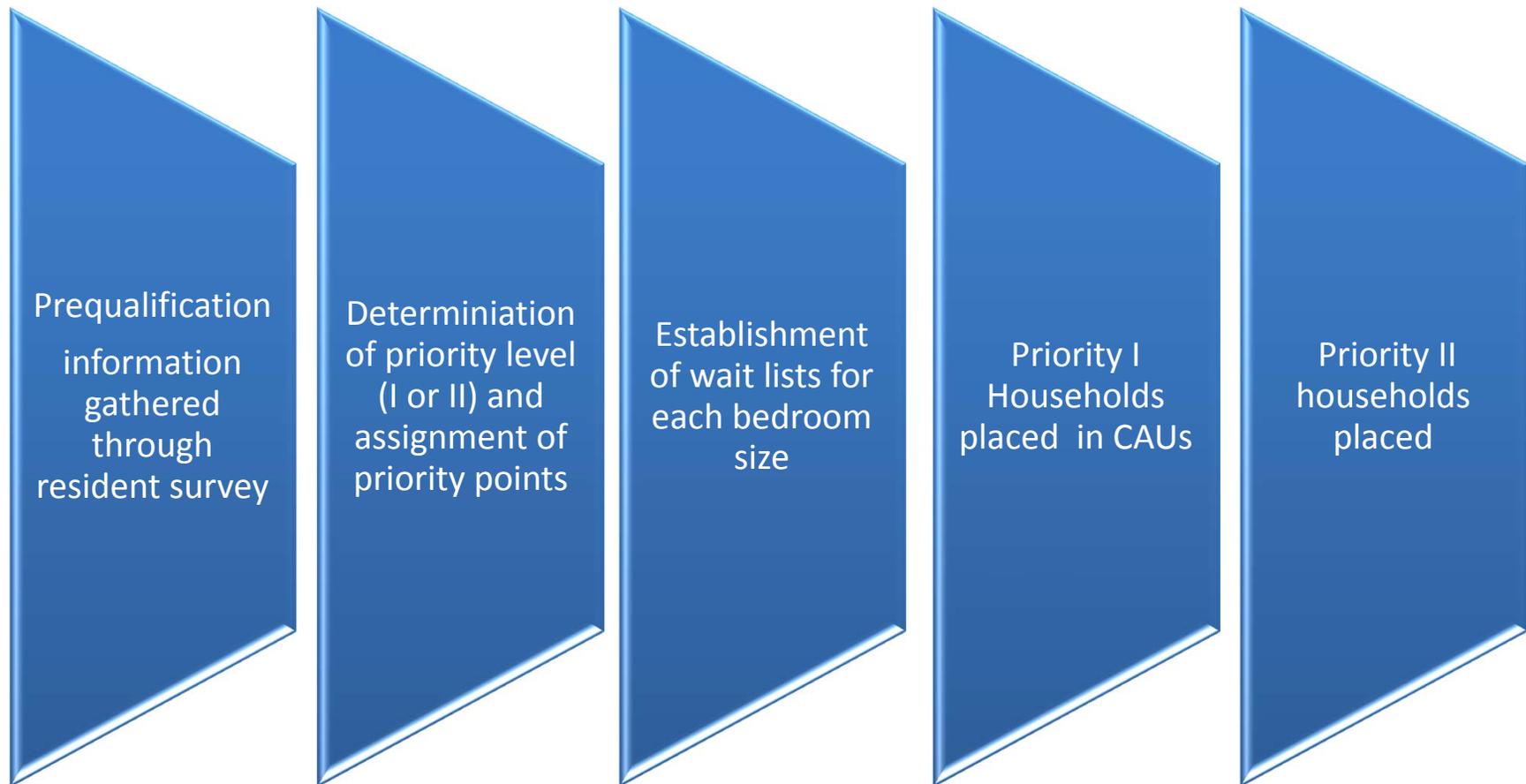
- Participating Developers will offer available Comparable Units in the Plan area to Households in Good Standing with incomes not exceeding 75% AMI
- Comparable Units are units that are comparable in size and rent to units from which the Household is displaced.
- Certification as a “Household in Good Standing” allows a Household to rent a Comparable Unit owned by a Participating Developer without further screening or payment of application fees
- All Households current in rent will receive Relocation Assistance Payments

Households in Good Standing

Additional criteria negotiated for Households in Good Standing:

- **Current in rent but credit scores not considered**
- **No recent lease violations or court filing by landlord**
- **Screening based on a Reasonable Criminal Background Screening Policy**

CAU Waitlist and Placement



Initial CAU Eligibility Survey/Screening



- Residents of units to be demolished will be provided information to apply for a CAU
- Information will be returned to the City – Office of Housing
- Office of Housing will prioritize and verify information and will maintain the wait list

Priority One Households

A household that was living in a unit identified for demolition on May 12, 2012 when the Beauregard Small Area Plan was approved by City Council and still living in a unit identified for demolition at the time of approval of the Tenant Assistance Plan by City Council.



Priorities For CAUs



Household lives in unit to be demolished at the time of approval of the DSUP*	11
Income @ or below 40% AMI	2
Child or children in Ramsay or John Adams	2
62 or older and/or has a disability	2
Lived in the plan area for more than three years	1**
OR Lived in the plan area for more than 10 years	2**
Primary place of employment is in or within designated distance (TBD) of plan area	1
Has been relocated during a prior phase	1