



RESOLUTION 830 WORKING GROUP **“Positioning Publicly-Assisted Housing for the Future”**

Frequently Asked Questions

Why is Resolution 830 being reviewed now?

Both local and federal policies, programs, partners and funding sources have evolved significantly since Resolution 830 was adopted in 1981. At that time, ARHA was the primary affordable housing provider in the City; now many nonprofit and private developers preserve and produce housing affordable to households with incomes at or below 60% AMI. Federal resources for housing are decreasing, creating new challenges for ARHA to fulfill its mission as in the past.

Since ARHA is actively [redeveloping several public housing sites currently into mixed income communities](#) (there are 5 sites that are currently in ARHA’s pipeline for redevelopment with partners), the City and ARHA have concluded that this is the right time to review and modernize Resolution 830 through a community engagement process that reflect current best practices as well as development and finance tools and strategies regarding affordable housing development.

What is Resolution 830?

[Resolution 830](#), which was adopted by Alexandria City Council in 1981, memorializes a joint commitment between the City of Alexandria (City) and the Alexandria Redevelopment and Housing Authority (ARHA) that requires both parties to replace any of the 1,150 designated public housing units by the Resolution if they are demolished or redeveloped. It also requires that ARHA and/or its development partners relocate public housing tenants displaced due to demolition and redevelopment activities. Resolution 830 superseded Resolution 99 which was adopted in 1971 to similarly address public housing replacement and relocation concerns.

Resolution 830 also states the following:

- Public housing can only be demolished after replacement publicly-assisted housing is available for relocation by impacted tenants*
- All monies realized from the sale or lease of public housing are to be used to benefit the living environment of public housing residents*
- All relocation expenses will be borne by ARHA and/or its designated developer*
- Any public housing that is demolished can be replaced by conventional public housing units and/or publicly-assisted housing units*
- Publicly-assisted housing is to be substantially equivalent to the units being replaced for a period of 20 years or more*

Which housing in Alexandria is protected by Resolution 830?

In 1981, when Resolution 830 was adopted, there were 1,150 public housing units in the City of Alexandria. The list of housing units protected by Resolution 830 can be found at this [link](#).

What is public housing?

Public housing was established to provide decent and safe rental housing for income eligible families, the elderly, and persons with disabilities.

What is publicly-assisted housing?

Rental housing available to income-eligible households through rent and/or occupancy restrictions imposed as a condition of assistance under federal, state, or local programs. Targeted incomes levels vary by program; and may be as high as 80% AMI.

How does Resolution 830 define one-for-one replacement?

One-for-one replacement has broadly been interpreted to mean for every public housing unit that is demolished, another publicly-assisted unit is constructed or acquired.

Does Resolution 830 specify size and incomes served by units?

Resolution 830 does not establish any requirements concerning the replacement housing's size, number of bedrooms, or of the targeted income of the residing household (beyond federal guidelines concerning rent/income limits).

Can I participate in the public consultation process?

Yes, the public is encouraged to participate by attending meetings and providing input during the public discussion periods. The City and ARHA have convened a Working Group of invited stakeholders who will weigh in on the final recommendations. Attend the meetings and participate in the discussion. Additionally, you can email us questions and comments throughout the public consultation process at housing@alexandriava.gov.

When are the public meetings? Where will they be held?

The meeting dates and times are listed below. All public meetings will be held in the Large Board Conference Room in ARHA's Administrative Building in North Old Town Alexandria; located at 401 Wythe Street, Alexandria, VA. Refreshments will be provided at all meetings.

- *January 10, 2018; 6:30pm – 8:30pm – Topic: “Current Context of Public Housing Funding, Existing Resolution 830 Policy”*
- *January 31, 2018; 8:30am – 10:30am – Topic: “Funding and Financing Replacement Housing”*
- *February 21, 2018; 8:30am – 10:30am – Topic: “Expansion of Resolution 830”*
- *March 14, 2018; 6:30pm – 8:30pm – Topic: “Recommendations”*