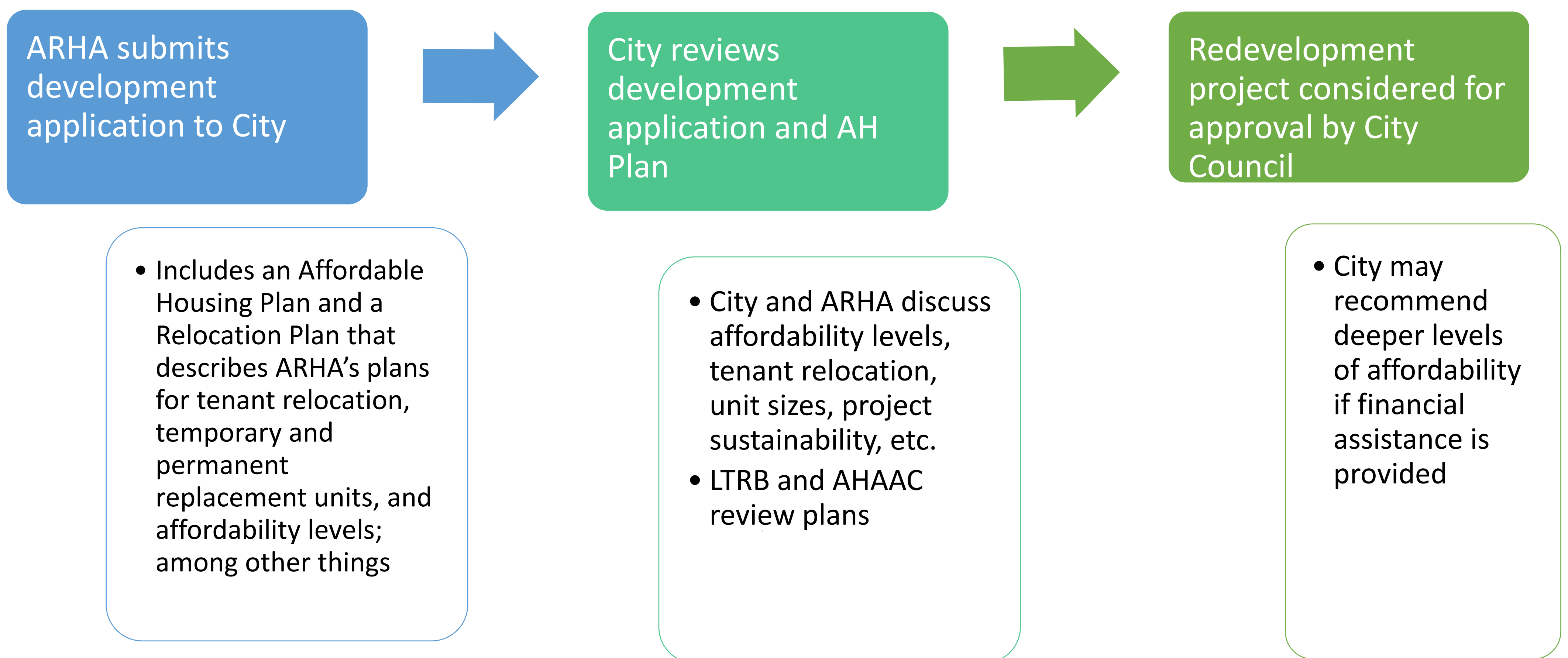


DRAFT REVISED RESOLUTION 830

Criteria for Replacement Units

The size, affordability level of replacement units will be determined by the following considerations (listed in no particular order):

- Housing needs of existing ARHA households immediately impacted by the proposed redevelopment
- Local market demand
- The financial sustainability of the proposed redevelopment
- ARHA's Tenant "Right to Return" Policy



Affordable Housing Plan & Relocation Plan

The requirement for ARHA to submit an Affordable Housing Plan and a separate Relocation Plan is consistent with City policy that requires such plans for development projects that eliminate existing occupied or provide new committed affordable housing units. The Affordable Housing Plan is reviewed by Alexandria Housing Affordability Advisory Committee (AHAAC) and the Relocation Plan is reviewed by Landlord Tenant Relations Board (LTRB). Among other information, the two plans provide the following:

- ◆ Address temporary and permanent relocation issues and assistance/coordination to be provided.
- ◆ A survey of resident households impacted so that housing need and requirements for special assistance are addressed.
- ◆ The number, size (number of bedrooms), affordability levels, and affordability term of replacement units.
- ◆ A timeline for identifying and securing replacement units.
- ◆ Information on any project phasing.
- ◆ ARHA's plan to secure tenant protection vouchers to assist residents during the relocation period to identify and secure temporary housing of their choice within the City or elsewhere.