

1. DO I NEED TO MOVE OUT FROM MY HOME ANYTIME SOON?

If you live in certain areas of Hillwood or Stoneridge you might be relocated around the end of 2015. These are the only complexes that are expected to experience partial redevelopment in 2015.

For the other apartment complexes in the area, the relocation is expected to take place over the next 30 years. Only a small portion of the redevelopment is expected to take place in the next five years. The majority of the projects are not expected to start construction until after 2020. This means that it might take 10 to 20 years before you have to start thinking about relocation. When the time comes for your property to be redeveloped, your developer will meet with all of the property's tenants to inform you about the redevelopment plans. The City of Alexandria will be monitoring the entire process. You will receive many notifications and invitations to meetings at least 9 months in advance.

2. WHEN WILL I KNOW WHEN I HAVE TO MOVE OUT?

At least 9 months before the planned redevelopment, you will receive written notifications letting you know what types of services are available to you. These services include relocation payments, comparable units available for people who qualify or help in finding a new place. Later, you will receive another notice to inform you that you must move out within 120 days.

3. IF MY BUILDING IS NOT GOING TO BE REDEVELOPED FOR THE NEXT 5 TO 30 YEARS, WHY DO I NEED TO COMPLETE THIS PRE-APPLICATION QUESTIONNAIRE NOW?

The Office of Housing is creating a preliminary waitlist database now that will be used to assign the Committed Affordable Units (CAUs) that will be available in the Area. Although households that are being displaced receive priority points on the waitlist, it is possible, depending on household composition, income and unit size that some households may be offered a CAU before receiving notice to vacate. For example, this may occur if another tenant vacates a CAU (a "turnover unit") at a time when there is no property about to undergo redevelopment.

4. WHAT IS A COMMITTED AFFORDABLE UNIT (CAU)?

"Committed Affordable Units" are long-term affordable replacement units developed pursuant to the Tenant Assistance and Relocation Plan for the Beauregard Small Area Plan. Rents and rent increases for these units will be established in accordance with specified maximum income levels. These units are affordable to families or

individuals whose gross (without deductions) income is between 40% and 75% of the Area Median Income. These units will remain affordable for 40 years.

5. WILL I BE ASSIGNED TO A CAU IF I COMPLETE THE QUESTIONNAIRE?

Not necessarily, because there are not enough CAUs for everyone whose apartments will be redeveloped. You will be included in the waitlist. The final qualification will take place at the time the units are available for lease. Upon completion of the CAU pre-qualification application, the applicant will receive a confirmation letter with a preliminary Priority Ranking System determination for your records. **It is the applicant's responsibility to notify the Office of Housing of any changes in their income, household composition or contact information.**

6. HOW DO I KNOW IF I WILL QUALIFY FOR A CAU?

By completing the pre-application questionnaire, your data (income and household composition) as well as your circumstances (when did you move in to the Area, if you have children at neighborhoods' schools, etc.) will be used to determine your preliminary household's priority level and number of points. The final qualification process for an available CAU will take place at the time you receive a 120-days' notice or, if there is a potential opportunity for you to receive a "turnover unit".

7. WHO HAS PRIORITY TO BE ASSIGNED TO A CAU?

Level I Priority Households must have lived in one of the properties listed below on May 12, 2012 when the Beauregard Small Area Plan was approved by City Council and were still living in a unit in one of these properties on April 13, 2013 when Council approved rezoning amendments for the Small Area Plan.

- **Seminary Hill** ● **Brookdale** ● **Hillwood**
- **Stoneridge** ● **Lynbrook** ● **Meadowcreek**

For each bedroom size, the available CAUs will be offered first to Level I Priority Households (based on a point

system), and will only be offered to other Households on the wait list if there is no Priority I household whose size is suitable for the number of bedrooms available.

LEVEL IA PRIORITY HOUSEHOLDS are Priority I households who have received a 120-day notice to vacate. All Priority IA households will be assisted within each bedroom size prior to assisting other Priority I households. The Priority IA designation will expire at the end of the 120-day notice to vacate.

LEVEL IB PRIORITY HOUSEHOLDS are all Priority I households without an active 120-day notice to vacate.

LEVEL II PRIORITY HOUSEHOLDS are residents of one of the above properties who moved into that property after May 12, 2012 and who live in a unit in one of these properties as of the date of approval of a DSUP that will result in the demolition of their unit. However, if such a resident moved into the property from another property where the resident had already attained Level I status, the resident will retain the Level I status.

LEVEL IIA PRIORITY HOUSEHOLDS are Priority II households who have received a 120-day notice to vacate. All Priority IIA households will be assisted within each bedroom size prior to assisting other Priority II households. The Priority IIA designation will expire at the end of the 120-day notice to vacate.

LEVEL II B PRIORITY HOUSEHOLDS are all Priority II households without an active 120-day notice to vacate.

POINTS SYTEM

All Level I and Level II Households will be assigned points as shown below. For the purpose of allocating CAUs, all Level I Households will be considered (for a given unit size) before any Level II Households are considered. Level II Households will not be assigned to a CAU unless there are no Level I households who need the available unit size.

Criteria	Points
Household lives in a unit to be demolished at the time of approval of the DSUP*	11
Income @ or below 40% AMI	2
Child or children in Ramsay, John Adams, or Polk Elementary School	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 two miles of plan area	1
Has been relocated during a prior phase	1

**If a Household with these points is relocated to a comparable unit in an Area property planned for future demolition, the Household will maintain these points after the move.*

***No more than two points for longevity*

**8. WHAT WILL HAPPEN IF I MOVE OUT OF THE AREA?
WHEN THE CAUs BECOME AVAILABLE, ARE THEY
GOING TO CONTACT ME?**

Yes, you may be selected to receive a CAU even after you move out of the area. That is why you need to provide permanent contact information and the contact information of someone with whom you stay in contact. You are also responsible for keeping your contact information updated with the Office of Housing. A few top scoring applicants (selected by lottery if necessary) on the waitlist will be contacted when a unit, meeting the applicant requirements per the priority list, is available. If we can't reach the applicant or if the applicant declines to submit documentation, another resident will be selected for that unit.

9. I DON'T HAVE THE TIME TO FILL THIS OUT AND IT SEEMS TO BE VERY COMPLICATED.

Filling this out might make the difference between having the opportunity to be assigned to a CAU or not. If you would like help, please give us a call 703-746-4990 or 3079 and we will assist you in completing it.

10. WHAT IS GOING TO HAPPEN IF I DON'T FILL IT OUT?

You cannot be placed on the waitlist for a CAU until you have provided the requested information. One advantage of providing it now, rather than waiting until the final survey for your building, is that once we have the results of this pre-application we will let you know your number of points and the number of households with other point values. This will give you some idea of how you compare to other households in the Plan area. However, it is not a final determination as to whether you will be offered a CAU. Another advantage is that the City hopes to obtain three sites within the Beaugard area where affordable housing can be constructed. The pre-application information can help us determine what the unit mix should be in those properties. Finally, you may miss out on turnover units or 10-year units if you wait. Please feel free to contact us if you feel that you need help in completing this pre-application.

11. WHAT DOCUMENTATION IS NECESSARY TO CERTIFY THAT A RESIDENT IS QUALIFIED TO RECEIVE A CAU?

We will verify your tenancy dates with the appropriate property owners. Once a CAU is available and your name has been selected from the waitlist, we will need evidence of the income and assets for every member of your household. Specifically (but not limited to): wages and salaries, child support or alimony, unemployment benefits, social security, workers compensation, checking and savings account, pensions, IRAs and other retirement accounts, etc. Please contact our office to help you if you

have questions about how to gather your evidence of income and assets.

12. HOW MUCH RENT I WILL PAY ON A CAU UNIT?

Due to the size of the projects and the phasing involved in the plan being developed, it will take several years to complete the CAUs. Therefore, it is difficult to determine rents for units that will not be ready for occupancy for 5, 10, 15 years or longer. The specific rent will depend on when the CAU is available, your income at that time, the size of the CAU unit and what utilities are paid by the household or the landlord. However, these units will be available for residents whose gross income is low or moderate when compared to specific percentages of the median income for our area. CAUs will be available for households at 40% to 75% of the Area Median Income (AMI). Below is an outline of current maximum rents for a CAU with all utilities included based on 2014 income limits:

AMI	Efficiency	1BR	2BR	3BR
40%	\$749	\$803	\$963	\$1,113
50%	\$936	\$1,003	\$1,204	\$1,391
55%	\$1,030	\$1,103	\$1,324	\$1,530
60%	\$1,124	\$1,204	\$1,445	\$1,669
75%	\$1,404	\$1,505	\$1,806	\$2,087

2014 CAU Income Limits Table

% AMI	1 Person	2 People	3 People	4 People	5 People
40%	\$29,960	\$34,240	\$38,520	\$42,800	\$46,224
50%	\$37,450	\$42,800	\$48,150	\$53,500	\$57,780
55%	\$41,195	\$47,080	\$52,965	\$58,850	\$63,558
60%	\$44,940	\$51,360	\$57,780	\$64,200	\$69,336
75%	\$56,175	\$64,200	\$72,225	\$80,250	\$86,670

If you have additional questions please call the Office of Housing at 703-746-4990 or contact us by email: Caridad.palerm@alexandriava.gov.



Frequently Asked Questions (FAQs)

Committed Affordable Units (CAUs)

Beaugard Small Area Plan

Pre-qualification Application

*Office of Housing
421 King Street, Suite 200
Alexandria, VA 22314*

Office: 703-746-4990