



# r.1 SOUTH

# HOUSING AFFORDABILITY STRATEGY

## Questions/ Answers for Residents

### WHY IS THE CITY PLANNING HERE, NOW?

Olde Towne West III and The Heritage are privately owned apartment properties with affordability contracts that will expire in 2019/2020. The City has been working with the property owners and the community to develop a strategy to preserve the affordable housing and extend the contracts. The Strategy includes recommendations to allow the property owners to redevelop the properties at higher densities if they replace the existing affordable housing units.

### YOU WILL HAVE THE RIGHT TO RETURN

Redevelopment of these units, if and when it occurs, will happen over an estimated 15-year period in several phases. If/when this happens, residents in good standing who live in properties that are being redeveloped will receive assistance for temporary relocation. All residents in good standing (see the other side of this flyer) will have priority to return to the new affordable units if they wish to do so.

### STAY INVOLVED!

Attend Community Meeting #8 at 7 pm on June 28 at the Lee Center, 1108 Jefferson Street. Light dinner, childcare and interpretation services (Amharic) will be provided. A shuttle service from the neighborhood to the Lee Center will also be provided upon request (call Ashley Labadie at 703.746.3801).

You can find the draft Strategy document on the project website ([alexandriava.gov/Planning](http://alexandriava.gov/Planning)) or in your property management office. For questions, contact Ashley Labadie, 703.746.3801, or via email, [ashleylabadie@alexandriava.gov](mailto:ashleylabadie@alexandriava.gov)





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## What does it mean for a resident to be “eligible” or in “good standing”?

Eligible residents are those in “good standing.” While the “good standing” definition has not yet been negotiated with owners of the Route 1 South properties, it will likely be similar to that in the *Beaugard Small Area Plan’s Tenant Assistance and Relocation Plan (TARP) for Properties Scheduled to be Demolished*:

1. Current in rent at the time they receive a 120-day notice of termination and a generally good payment record.
2. Have lived in their unit for one year or more.
3. Have not made more than three late payments during the last three years.
4. Have received no more than one 21/30-day notice to cure during the last two years, and violations were cured.
5. Have passed a criminal background check based on a reasonable screening policy, e.g., not overly broad, does not exclude everyone with a criminal record, does not rely solely on arrest records, and provides a process for considering mitigating circumstances.

The working draft Strategy provides a recommendation to “ensure eligible residents have a right to return to the community after redevelopment and receive support and assistance to mitigate impacts of temporary relocation such as financial and moving assistance, as well as coordination with ACPS, Department of Community and Human Services (DCHS), and other City agencies”.

**For more information regarding eligibility or good standing, please contact Caridad Palerm at 703.746.3079.**

