



Update to Fairfax County Relocation Guidelines

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Agenda

- Context and Purpose
- Applicability
- Components
- General Steps to Relocation
- Owner Responsibilities
- Tenant Benefits
- Outreach Plan
- Next Steps

Context and Purpose



Applicability & Goals – Relocation Guidelines

The guidelines would apply to the rehabilitation, redevelopment, conversion or sale of properties:

- Owned, managed, or funded by the FCRHA
- Market affordable properties subject to the Preservation policy
- Requiring Board approval via the land use process
- Not otherwise subject to state or federal requirements

Relocation Goals:

- Avoid tenant displacement and disproportionate impacts to tenants
- Enable relocated tenants to move directly to decent, structurally safe and affordable replacement housing convenient to their place of employment and/or school
- Return to preserved affordable units to the maximum extent possible
- Ongoing communication

Components

Relocation plan defines approach to tenant relocation, tenant benefits, and owner responsibilities

Tenant benefits: Relocation Services, Payments, and Moving Cost Reimbursements

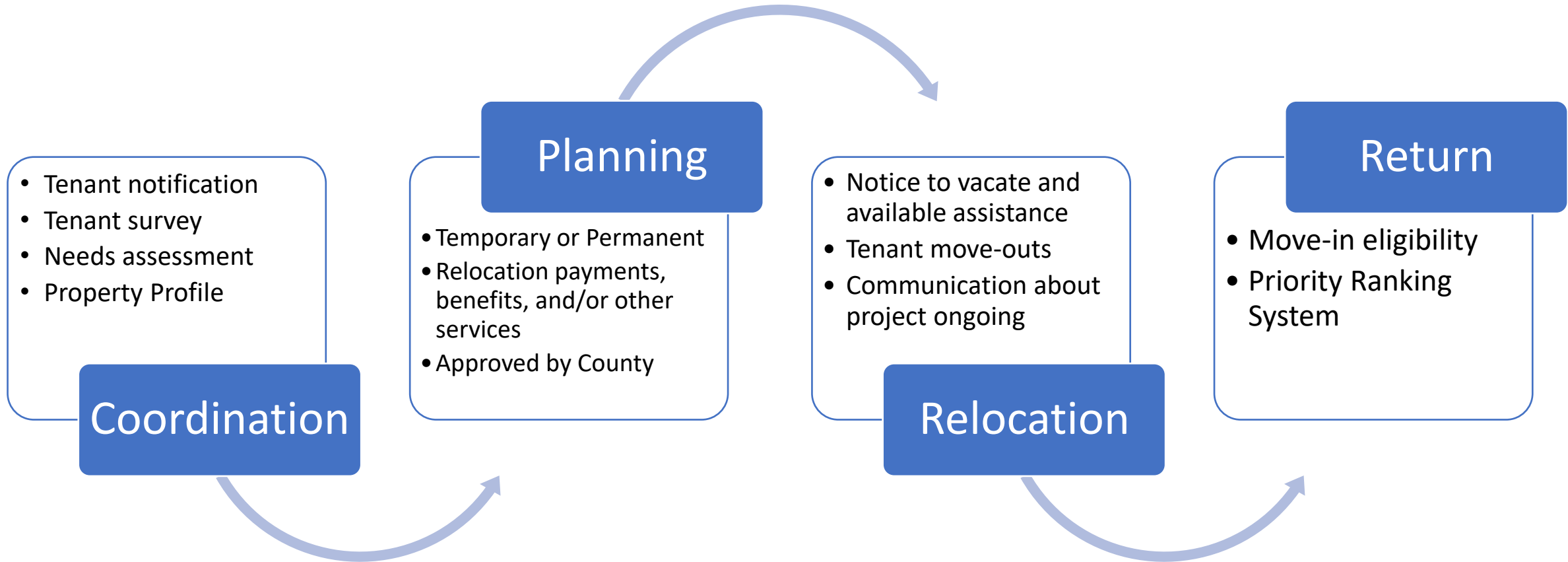
Temporary Relocation

- ❑ Necessary to carry out rehabilitation or redevelopment
- ❑ Move may be within or outside the project on a temporary basis

Permanent Relocation

- ❑ Necessary to carry out rehabilitation or redevelopment
- ❑ Move will be outside the project and tenant will not return to the units

General Steps



Property Owner's Responsibilities

1. Tenant Engagement and Communication Strategy
2. Relocation Plan Development
 - a. Tenant Survey
 - b. Property Profile
 - c. Relocation Plan
3. Moving Cost Reimbursement
4. Housing Counseling
5. Staffing

The County will provide resources to assist in these responsibilities and monitor the process

Returning Tenants

The goal is to allow all eligible tenant households to return to a property to the extent possible.

Owner will create property profile:

- Available units at redeveloped or renovated property
- Opportunities for tenants to move into units that best match their needs


Returning Tenants

In the event all tenants are unable to return, a priority ranking system tool will help property owners prioritize those with the greatest need.


Sample Criteria for Prioritization

- Child under 18 years of age
- A member of the household is 62 years of age or older
- A member of the household has a disability.
- Previously displaced by redevelopment in Fairfax County
- Household currently receives rental assistance
- Household earns 60 percent of the AMI or below
- Years of Tenancy

Tenants Experiencing Temporary Relocation



Relocation
Services



Moving & Cost
Reimbursement

Tenants Experiencing Permanent Relocation

Relocation
Services

Relocation
Payments/
Tenant
Assistance Fund

Moving & Cost
Reimbursement

Best Practice
Example:
Federal URA
Benefits

**Moving Expense Benefits:
From Federal Uniform Relocation Act**

Bedroom Size	Moving Expense Payment
1 bedroom	\$700
2 bedrooms	\$900
3 bedrooms	\$1125
4 bedrooms	\$1320
5 bedrooms	\$1500

Best Practice
Example:
Arlington
County

Security Deposit Differential Payment

- Assists with the new required security deposit
- Equal to the difference between the Tenant's existing security deposit and the new security deposit for the replacement dwelling.

Example:

Deposit required for replacement dwelling	\$750
Deposit returned to Tenant by Owner	\$400
Differential Security Deposit	\$350

Best Practice
Example:
Arlington
Tenant
Assistance
Fund

Tenant Assistance Fund (TAF) can provide:

- 2 years of rental assistance to permanently displaced Tenants and
- Rental assistance for temporarily displaced Tenants who are unable to relocate onsite during a redevelopment or rehabilitation.

TAF pays the difference, within limits, of the difference between the existing rent and the rent at the new home.

Example:

Existing “affordable” rent: \$1000/mo.

New rent at offsite unit: \$1250/mo.

TAF pays: \$250/mo.

Stakeholder Outreach: Winter 2024

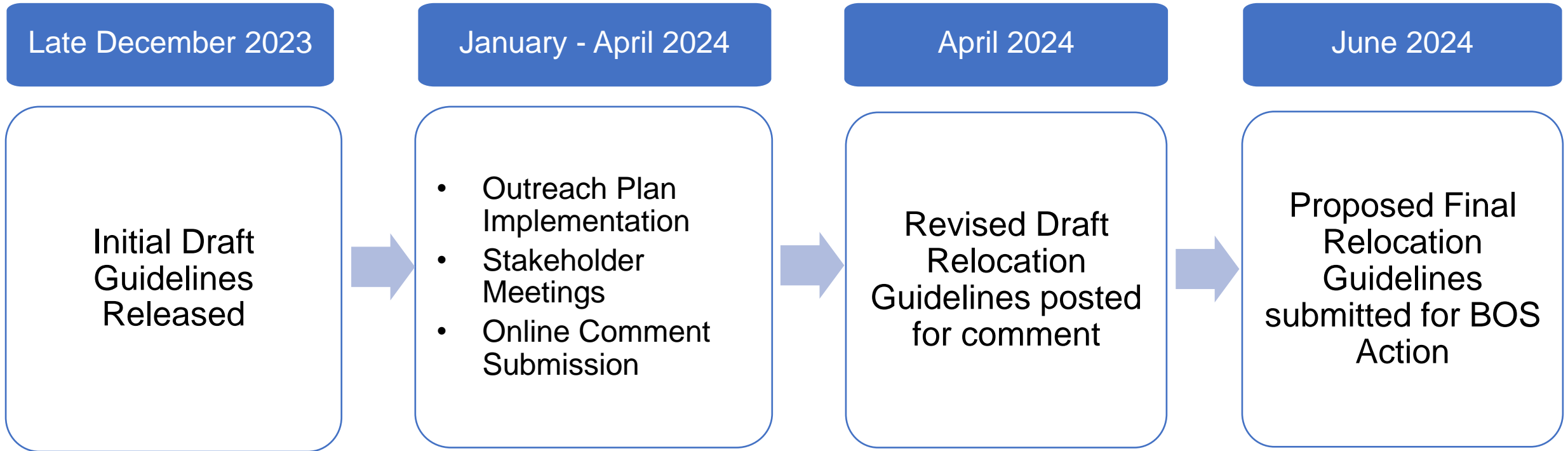
General Outreach:

- District Newsletters
- Online Comment Submission Opportunity

Targeted Outreach:

- Stakeholder focus groups: advocates, tenants
- Moving to Work Advisory Group
- Affordable Housing Advisory Council
- NVBIA and other real estate industry groups
- Planning Commission Housing Committee

Next Steps





Questions/Comments