



# County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

## **NEW BEGINNING FOR CRESCENT APARTMENTS**

### **WHAT DOES THIS MEAN FOR ME?**

- **It means you don't need to do anything right now.** If the project receives the necessary funding from the Low Income Housing Tax Credit program, construction on replacement units will not begin until late 2015/early 2016. Keep paying your rent and otherwise meeting your lease obligations. Failure to do so may jeopardize your eligibility for relocation assistance.
- If the project moves forward, you may be requested to move to alternate housing. The developer, Community Preservation and Development Corporation ("CPDC"), will manage the relocation process according to a detailed relocation plan overseen by Fairfax County.
- 77 households will be able to relocate onsite. To help determine who will have priority to remain on-site, CPDC will conduct tenant surveys and rank them according to community need criteria. One-on-one surveys will be conducted between the April-May 2015 timeframe and will help CPDC determine your relocation needs.
- **Your participation in this process is important!** It is imperative that you participate in the tenant surveys. These surveys will not only help CPDC determine your relocation needs; it will help them determine the overall needs of everyone residing at the Crescent. It will help give fair ranking to families requesting to remain onsite. **NOTE: If you do not participate, you cannot benefit.**
- If you are determined eligible for relocation assistance, you can access the following relocation benefits.
  - Referral to appropriate replacement housing.
  - Transportation to visit future replacement housing.
  - Free moving and packing assistance.
  - Rental assistance for those who are income eligible.
  - Translation services.
  - Utility and security deposit assistance for off-site relocation.
- Benefits for residents who are not income eligible (non-vested) may include:
  - Relocation referral service.
  - Relocation into vacant units in any FCRHA-owned property or Fairfax County Rental Program.
  - One-time lump sum payment by CPDC plus relocation advisory services.

- You must remain in good standing under your lease during the relocation process.
- After construction is complete, if you are income eligible and continue to remain income eligible, you will have an opportunity to relocate back to the Crescent. You will be required to income qualify again if you choose to move back.
- You can expect to receive more formalize communication from the County on relocation next steps in the very near future.
- Throughout the process, information will be provided to residents and members of the community through residential meetings, public meetings, or written correspondence.
- You can stay informed by checking the County website for updates about the approval process and overall project status at [www.fairfaxcounty.gov/rha](http://www.fairfaxcounty.gov/rha). You can also contact your Crescent Property Manager, Alex Calero, at 703-471-4663 should you have any questions related to your current lease at Crescent.

### **Anticipated Schedule**

|                |  |
|----------------|--|
| April-May 2015 | Tenant Surveys Conducted/Ranking Criteria Data Assembled     |
| June 2015      | Relocation Notices Issued                                    |
| Fall 2015      | Relocation Process Begins                                    |
| December 2015  | Three Crescent Buildings Demolished/ Site Preparations Begin |
| Fall 2016      | Start of Construction to Remaining Buildings                 |
| Fall 2017      | Requalification of Tenants Begin                             |
| Early 2018     | Unit Construction Complete/ Tenant Move-In                   |