

Crescent Apt. Relocation Plan Overview

Relocation Summary

- The five existing Crescent buildings will be demolished in two phases.
- Tenants will be relocated both on-site and off-site before demolition begins.
- First phase demolition will demolish three existing buildings 1513-1527, 1548-1556 and 1560-1566.
- Vested tenants will be ranked based upon scoring from the tenant survey.
- The 77 vested tenants with the highest scores will be relocated on-site to the remaining buildings-1531-45 and 1570-1578.
- The vested tenants who did not score in the highest 77 will be relocated off-site.
- When the two new buildings are completed, all vested tenants will be relocated into their new units. All vested tenants will be required to income qualify again to move back into the replacement units and must remain in good standing under their leases during the relocation process.

Relocation Assistance

Benefits for Vested Tenants:

- Referrals for tenants to appropriate replacement units.
- Transportation assistance to visit replacement units.
- Moving free of charge to the resident and packing assistance as needed.
- Vested residents pay their current Crescent rent amount and the developer pays the difference between the rent and rent for off-site units.
- Translation services
- Assistance with utility hookups and security deposits for off-site relocation.

Benefits for Over Income and Non-Vested Tenants:

- Relocation referral services
- Crescent households with incomes between 60% and 80% of AMI at the time of the award notice shall be entitled to move into vacant units in any FCRHA-owned property or Fairfax County Rental Program unit for which they income qualify.
- Entitled to one-time lump sum payment by CPDC plus relocation advisory services: One-bedroom unit - \$3700, Two-bedroom unit - \$3400, and Three-bedroom unit - \$4400

Who is vested to return to the Replacement Units?

'Vested' tenants are tenants on a lease of record at the Crescent Apartments at the time of the award notice who have been determined to be income eligible at or below 60% of Area Median Income as determined by HUD at the time.

Below are the current HUD AMI limits:

1 person household	\$44,940
2 person household	\$51,360
3 person household	\$57,780
4 person household	\$64,200
5 person household	\$69,360
6 person household	\$74,520

When will the relocation process begin?

April-May 2015	Tenant surveys conducted. Ranking criteria data assembled.
June 2015	Relocation notices issued.
Fall 2015	Relocation process begins
Dec. 2015	3 Crescent Buildings that are to be demolished are vacated. Site preparation begins.
Fall 2016	Start of construction of Buildings D3 and D4
Early 2018	Replacement units completed and tenants begin moving in.