



Draft Administrative Guidelines for Affordable Housing Preservation

Update

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Purpose of Administrative Guidelines

Affordable Housing Preservation Policy was adopted 3/21/2023 with the goal of one-for-one replacement of affordable units being redeveloped.

**Administrative
Guidelines clarify:**

- Applicability of the Policy
- Review Process
- Replacement Unit Goals
- Administration of Units
- Relocation Plan Development

Policy Applicability

Committed Affordable

- Rents serving target incomes of the definition currently OR
- Affordability requirements expired within past 12 months

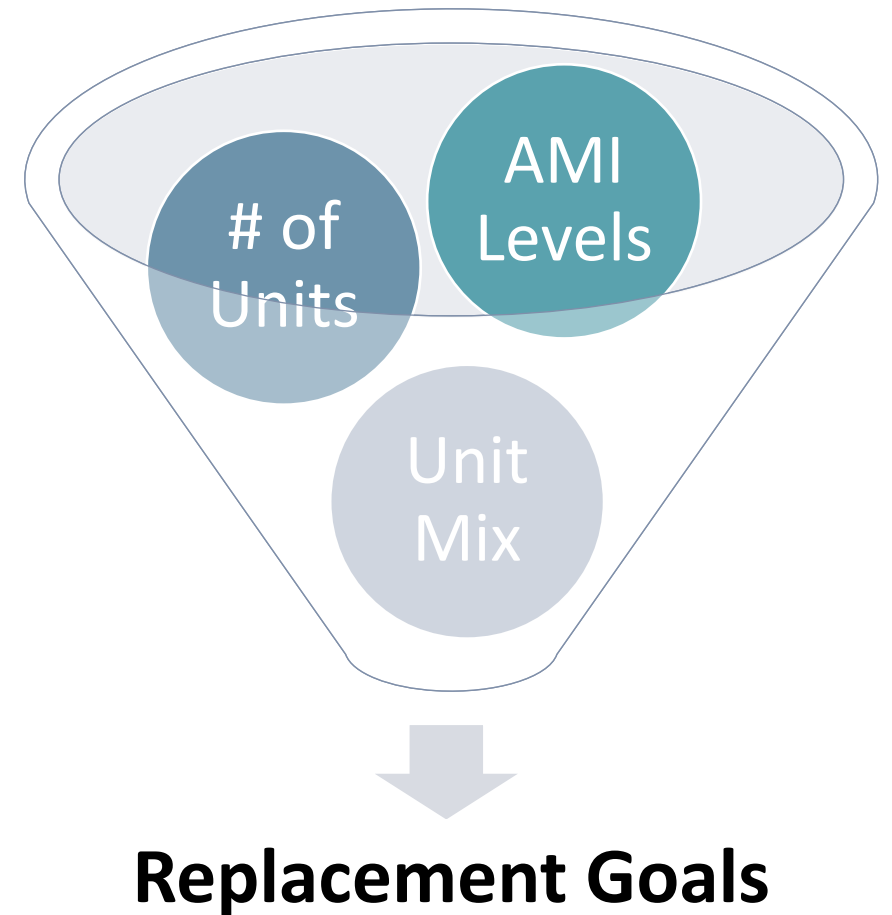
Market Affordable

- Rents serving target incomes of the definition during majority of past 3 years
- Property captured on one or more of past two market affordable surveys

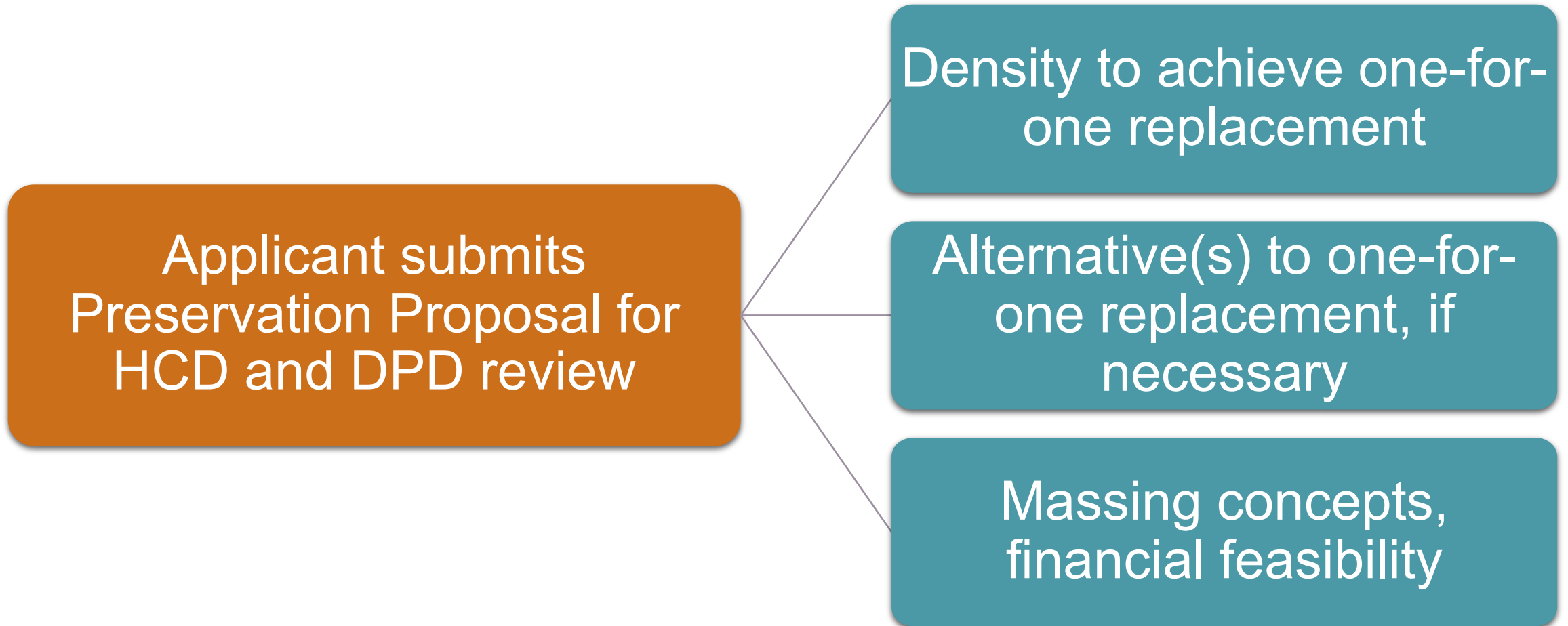
Applicability Determination

Affordability Assessment:

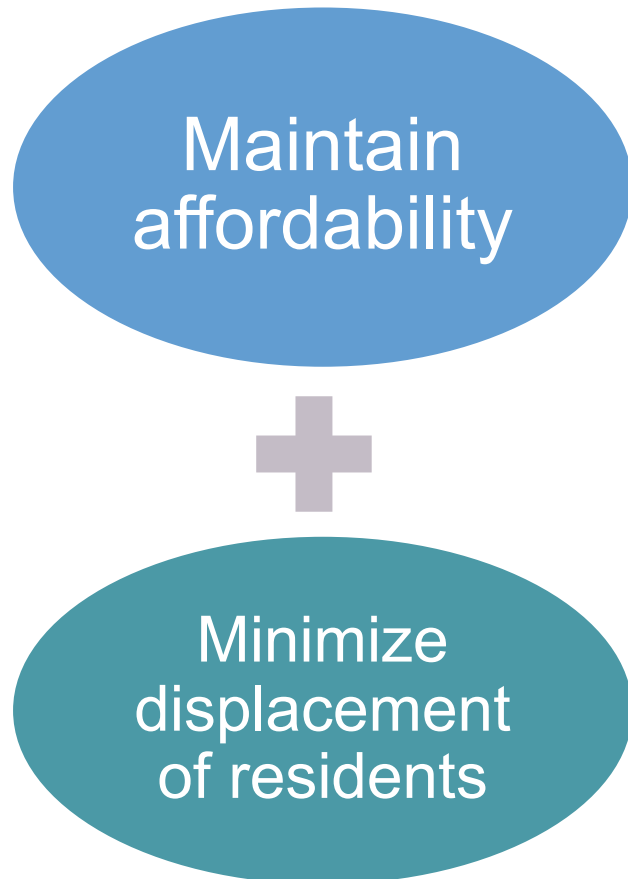
- Conducted by HCD, at the request of property owner
- Determination of Policy applicability
- One for one replacement goals established for future redevelopment



Review Process for Proposals



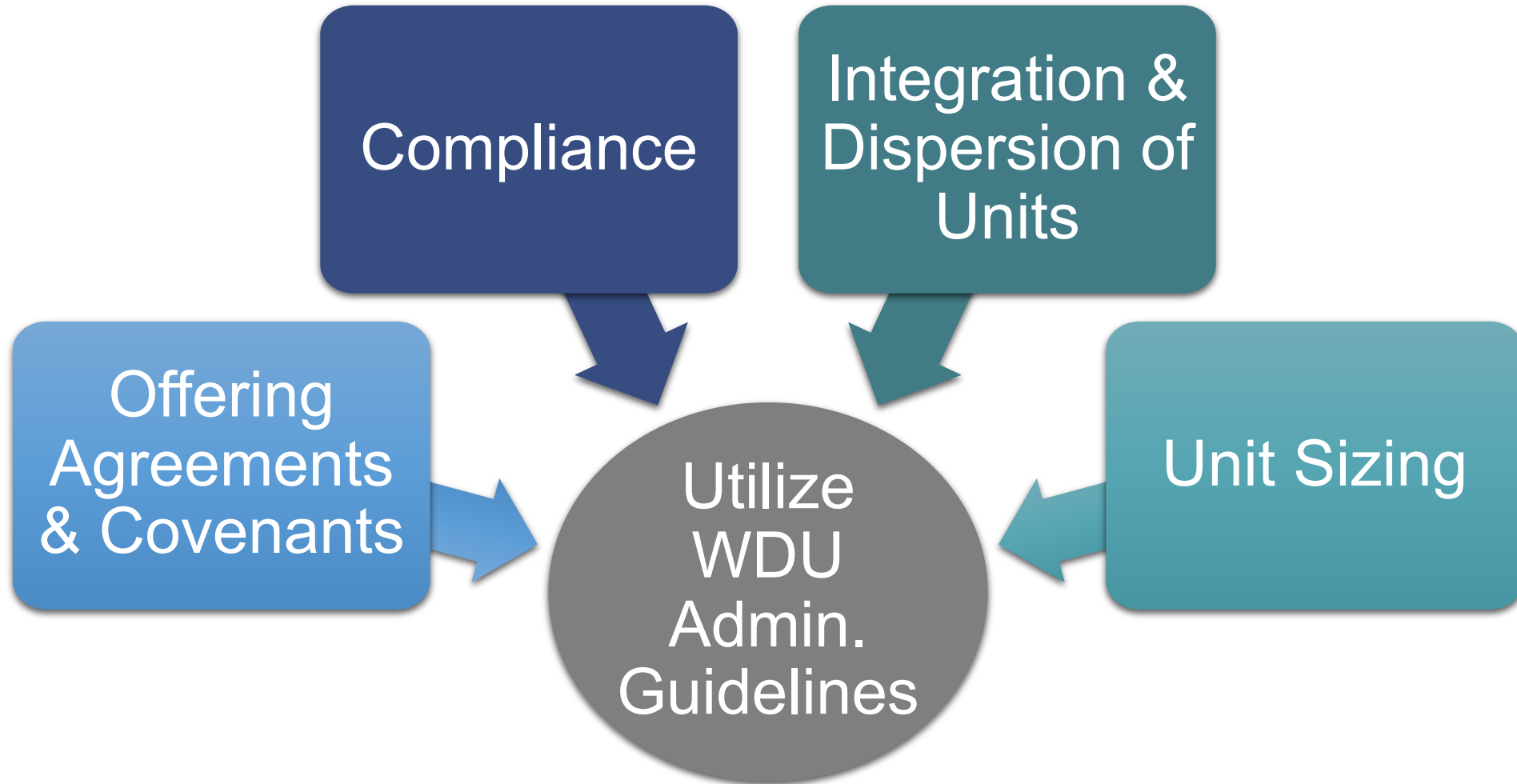
Replacement Unit Goals



Preservation Proposal goals:

- Maintain affordability (AMI) levels in Preserved Affordable Units
- Maintain bedroom count mix, where possible
- Evaluate the needs of existing residents when developing unit mix

Administration of Preserved Units



Relocation Assistance Plans

Preservation Proposals must submit Relocation Assistance Plans that **utilize Fairfax County Relocation Guidelines** for framework and recommended elements to HCD for review and approval.

Plans should aim to **minimize displacement** with strategies such as:

- Potential ability to return for existing tenants, if qualified
- Moving expenses for tenants unable to return

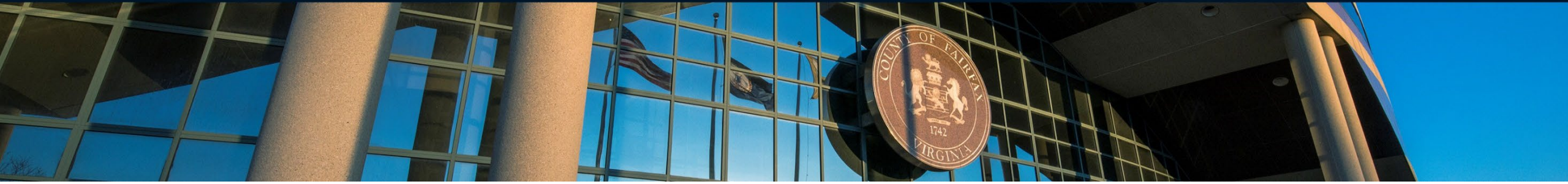
Anticipated Next Steps

May/June 2023
Board Feedback,
Publish
Guidelines

**August
2023**
Follow-up
with Board

**June
2023**
Conduct
outreach

**September
2023**
BOS public
hearing



Questions/Comments