



# Administrative Policy Guidelines for Affordable Housing Preservation

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# Background

Affordable Housing Preservation Policy sets forth:

- Goal of one for one replacement of affordable multifamily rental units during redevelopment, and
- Allows for additional density above Plan guidance to support goal

Administrative Guidelines outline:

- Administrative processes for determining policy applicability and analysis of development proposals
- Direction on post-entitlement administration

# Administrative Guidelines

- 1) Applicability of the Policy
- 2) Preservation Proposals
- 3) Replacement Unit Goals
- 4) Administration of Units
- 5) 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

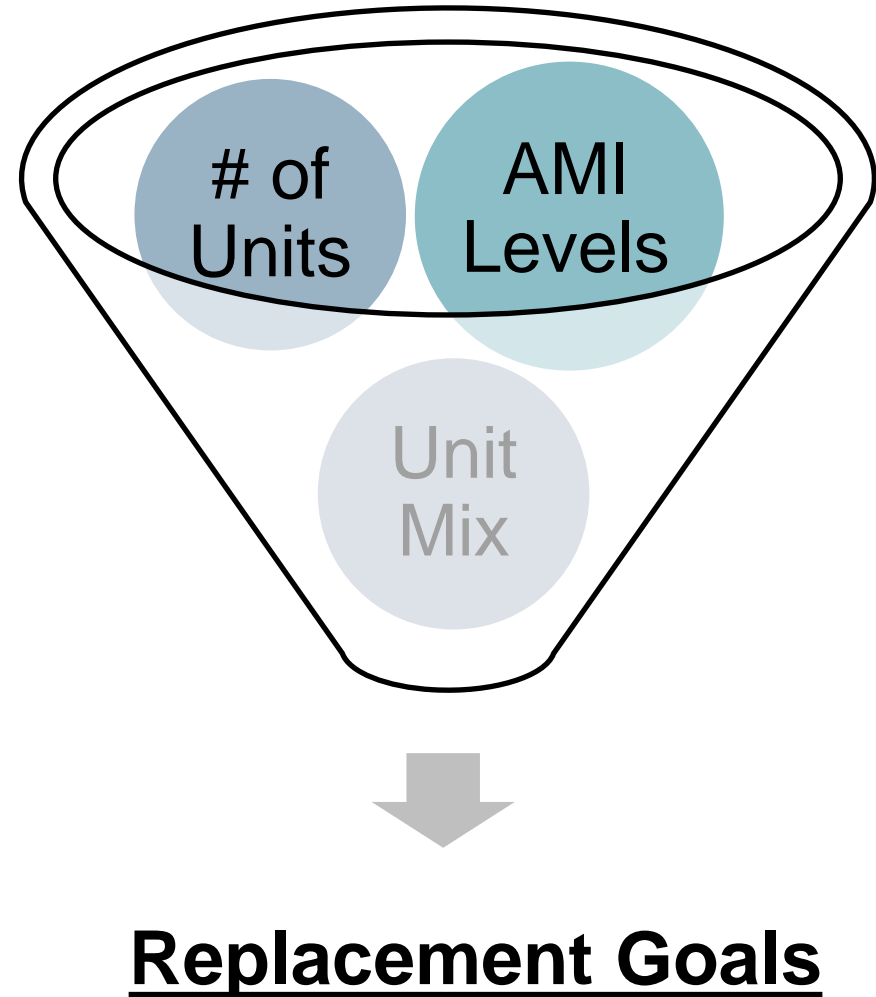
Properties with market rents between 61% - 80% AMI may opt into Policy

# Affordability Assessment

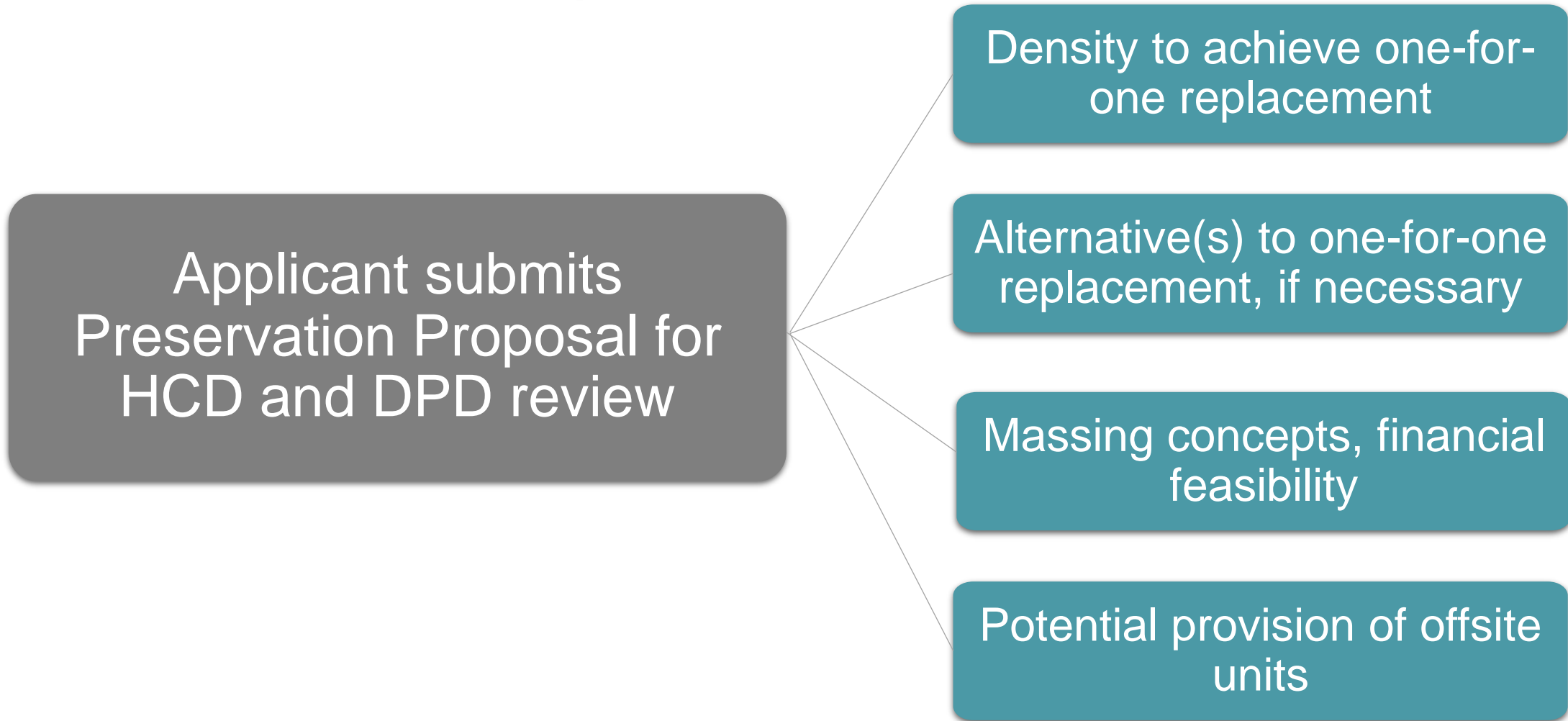


**Policy Applicability**

- Market Affordable
- Committed Affordable



# Preservation Proposals

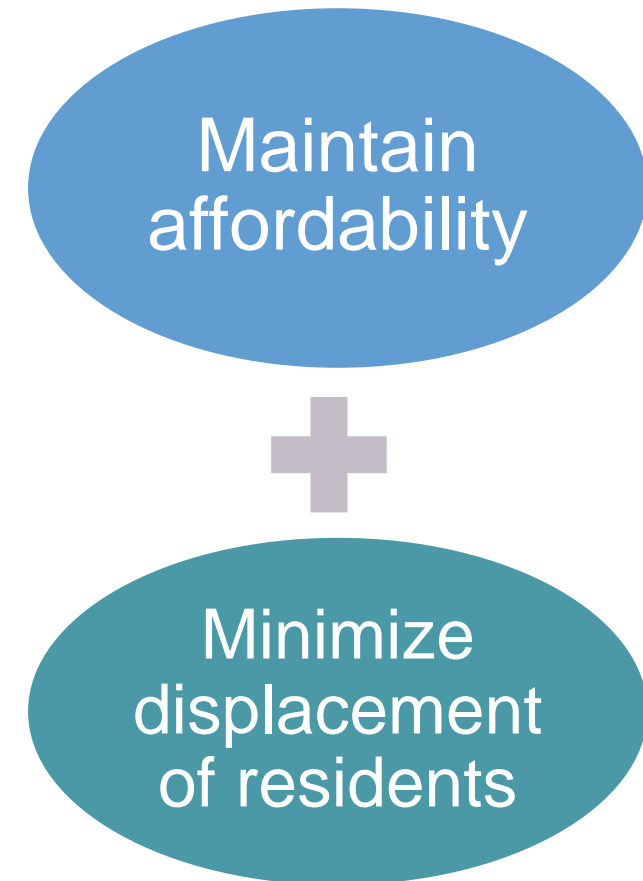


**\*\*Preservation Proposals will be reviewed prior to and/or as part of a rezoning application\*\***

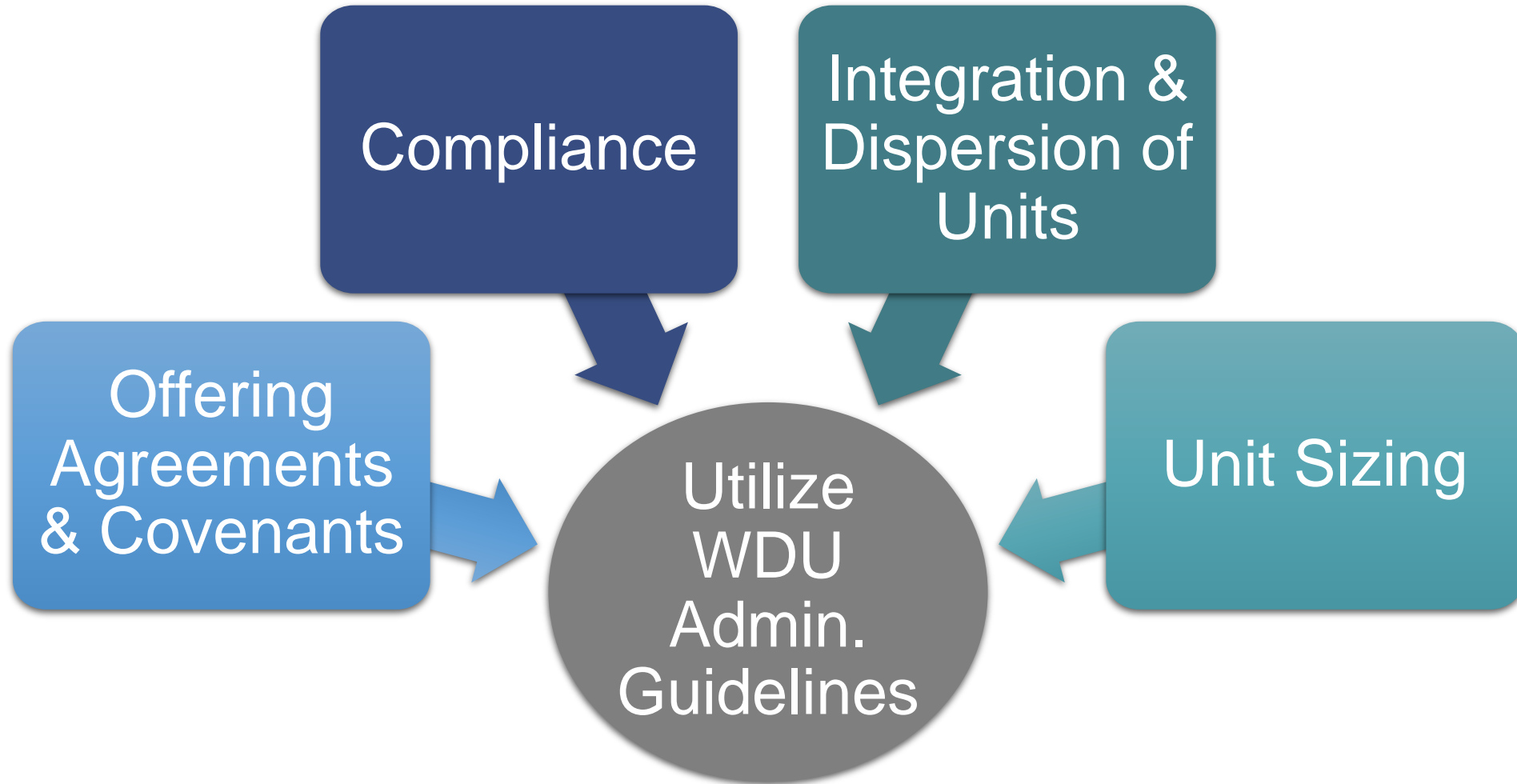
# Replacement Unit Goals

## Goals for preserved units:

- 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

**Relocation Assistance Plans** must be submitted to HCD for review and approval during entitlement process

- Plans may utilize **Fairfax County Relocation Guidelines** when not subject to other programs
- Plans should aim to **minimize displacement** of existing tenants

# Next Steps

- Ongoing publicizing of Policy/Guidelines
- Update Relocation Guidelines
- Conduct 2024 Market Affordable Survey
- Prepare Manufactured Housing Preservation Comprehensive Plan Amendment



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