



*An Affordable
Housing Corporation*

**Arlington View Terrace
Responses to Tenant-Landlord Commission Questions
July 24, 2020**

RELOCATION SCHEDULE

Has COVID-19 affected the timeline or the issuance of 120-day notices?

COVID-19 has not affected our overall relocation timeline. AHC anticipates issuing 120-day notices in early August. This is moved back one month from our initial schedule to follow the Tenant-Landlord Commission meeting scheduled for July 29th.

When will resident assessments take place? What are the plans for meeting with residents during COVID?

Assessments are taking place this month (July of 2020). Meetings with residents are either virtual or taking place at the site using appropriate safety precautions, based on the resident's preference. No in-person meetings will take place in a resident's home. Housing Opportunities Commission (HOU) is encouraging residents to call with any questions they may have outside of the assessments.

PRIOR TO RELOCATION

Will residents who are behind on rental payments be given a chance to catch up and become eligible for relocation assistance?

All 30 residents are currently eligible for relocation assistance.

Will notices be in both English and Amharic? Are they being provided in any other languages?

Yes, all notices are provided in both English and Amharic. No other languages (including Spanish) are a primary language of these 30 households.

Will the HOU staff help residents submit move-out notice letters in a timely fashion? Can these notices be sent electronically?

Yes, HOU will help residents submit the required move-out notice letters to AHC Management, and HOU can send the letters electronically on behalf of residents. AHC Management is encouraging electronic notices during this time.

At a resident's request, will AHC consider expediting the return of the security deposit in a hardship situation?

In hardship situations, AHC will consider expediting return of the security deposit on a case-by-case basis.



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Under what condition would a resident be charged or have a security deposit deducted for excessive damage given that the building is going to be demolished?

We are not looking for units to remain in pristine conditions when residents move out. Any deductions would be for substantial damage that is beyond normal wear and tear. We do not anticipate the need to charge or deduct from any resident's security deposit based on current unit conditions.

DURING THE RELOCATION PROCESS

How is AHC ensuring that relocation is a safe and non-stressful experience for residents during COVID-19?

AHC and HOU are continually monitoring the COVID-19 situation, and have developed health and safety procedures that follow CDC guidelines. HOU has continued to provide relocation services utilizing these safety procedures at other communities (including in Arlington County) during the pandemic.

HOU is working closely with each household to find a relocation community that suits their specific needs. Residents are encouraged to view virtual tours of potential relocation communities online, and HOU is providing floor plans for possible relocation apartments so residents do not need to visit relocation communities in person. HOU will also provide each household with comparable relocation apartments to which a household may choose to move. While residents are also welcome to search for their own comparable relocation apartment, a household who does not actively look for relocation housing will be provided several apartments from which to choose that are specific to their circumstances. HOU has met with nearly all households, and no residents expressed concerns about moving this summer.

Will families stay within the current school boundaries when relocated?

As long as they move within Arlington County, children will be able to attend the same school for the rest of the school year during which a family is relocated. Families will need to provide transportation to and from school if no school bus is convenient to their new apartment (assuming school reopens for in-person teaching later this fall). Families will also have the option to switch the school their child attends, according to Arlington Public Schools' transfer policies.



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RETURNING TO THE NEW AVT

Do relocated households have to income qualify for the new units as new applicants? Would residents with 80% AMI income return to a Section 8 (HAP) unit or would they be moved to a Committed Affordable Unit (CAF) at a higher AMI?

All relocated residents will be able to return to a HAP unit in the new building per HUD regulations. At this time, all AVT residents who will be relocated are within the 60% of AMI income limits. The new building is affordable from 30% - 60% of AMI.

“When applying to rent an affordable apartment at the current Arlington View Terrace, per the HAP rental assistance contract, individuals and families cannot earn more than 50% of area median income (AMI) shown by household size in Table 2.” Does this apply to new applicants or the 30 current households?

This is a HUD requirement that applies to both the 30 current households, and will apply to any new households that move into a HAP unit in the new building. All current households met this requirement when they initially moved into the existing AVT.

Does the Table 3 “Gross Affordable Rents” apply to new applicants or the 30 current households?

This is the gross rent for the current households per the HUD-approved HAP contract. The gross rent allowed by the HAP contract typically increases slightly each year per HUD guidelines. However, the amount paid by the resident remains subject to their income. Both current and future households living in HAP units pay no more than 30% of their income toward rent and utility costs, regardless of what the gross rent is. The HAP contract ensures that HUD pays for the delta between 30% of the tenant’s income and the \$1,650 gross rent.

Do residents pay utilities currently? Will they pay utilities in the new building?

Currently, residents pay only for electric. In the new building, all utilities will be paid by residents. However, the rent that is paid by each household is reduced by a “utility allowance” that is based on the anticipated monthly cost of utilities. The result is that households under the HAP contract will continue to pay 30% of their income toward rent and utilities.