

LANDLORD-TENANT RELATIONS BOARD (LTRB)

Wednesday, November 03, 2021 - 7:00 P.M.
 Monthly Board Meeting Via ZOOM

The Landlord-Tenant Relations Board (LTRB) was established by City Council in 1971 to investigate and mediate landlord-tenant disputes and to make recommendations to City Council with respect to public policies affecting landlords and tenants. The duties, powers, and responsibilities of the LTRB found in Alexandria City Code reads: The duties, powers and responsibilities of the Landlord Tenant Relations Board can be found in §12-5 of the Alexandria City Code and include the following: **(a)** Consider grievances of landlords and tenants when grievances are referred to the Board by City Staff; **(b)** Act in an advisory capacity to the City Council on public policies affecting landlords and tenants; **(c)** Formulate and recommend legislative proposals to City Council; **(d)** Develop and publish guidelines and summaries regarding the rights and responsibilities of landlords and tenants, and **(e)** Participate in educational activities relating to landlord-tenant issues.

Due to the COVID-19 Pandemic emergency, the June 2nd meeting of the Landlord Tenant Relations Board is being held electronically pursuant to Virginia Code Section 2.2-3708.2(A)(3), the Continuity of Government ordinance adopted by the City Council on June 20, 2020 or Section 4-0.01(g) in HB29 and HB30, enacted by the 2020 Virginia General Assembly (Virginia Acts of Assembly Ch. 1283 and 1289), to undertake essential business. All of the members of the respective public bodies and staff are participating from remote locations through Zoom Webinar. These meetings are being held electronically, unless a determination is made that it is safe enough for the meetings to be held in person in the City Council Chamber at 301 King Street, Alexandria, VA. Electronic access will be provided in either event. The meetings can be accessed by the public through: [Zoom hyperlink](#), [broadcasted live on the government channel 70](#), and [streaming on the City's website](#).

Registration Link: https://zoom.us/webinar/register/WN_X_U07y6sTW62rCo39QkX5g

Webinar ID: 945 6626 3368

Webinar Passcode: 313578

*Telephone Call In: 301-715-8592 and passcode: 313578

AGENDA

7:00	1.	Welcome & Call to order	
7:02	2.	Roll Call (Bd Mbrs, Staff, Guests)	
7:05	3.	Approval of Agenda <i>(subject to motion for amending based on additions and/or deletions)</i>	
7:07	4.	Public Comments <i>public invited to speak in order of sign in three (3) minutes per speaker</i>	
7:13	5.	Approval of October 2021 Minutes	
7:19	6.	Reports	
		A. Elected Officials: none	
		B. Board Members <i>(submit written report in advance & highlight points during meeting)</i>	
		(1).	Chair: Public Hearing Protocol, Requests for Info from (1) developer, (2) tenants, (3) interested groups/other residents, and (4) city staff
		(2).	Vice Chair: Human Rights Commission
		C. LTRB Staff Liaison Report	
		(1)	
		(2)	
7:30	7.	Special Updates/Presentations	
	A.	Speaker: Dep Dir, Advocacy, Legal Svcs of NV- Dipti Pidikiti-Smith (dpidikiti-smith@lsnv.org)-15min/ <u>10</u> Q&A	
	B.	Speaker: Krystyn Moon, Mary Washington Univ Professor, History & American Studies-15min (Part2 Jan'22)	
8:10	8.	Old Business	
8:15	9.	New Business	
	A.	Public Hearing of Sheltered Homes of Alexandria (SHA) Relocation Plan represented by Alexandria Housing Development Corporation	
	B..		
9:15	10.	Announcements	
	A.	Future Presentations/speakers	
		(1)	Dec 01, 2021 – TBD
		(2)	Jan 05, 2022 – Dr. Krystyn Moon
		B. Upcoming Activities	
		(1)	Meetings
		(a).	Date: Dec 01, 2021 Time 7pm – 8:30pm How: Zoom Place: choice
		(b)	Date: Jan 05, 2022 Time 7pm – 8:30pm How: Zoom Place: choice
		(2)	Events
		C. Other	
9:30	11.	Adjourn	

ATTACHMENTS: 1. 10/06/2021 LTRB Meeting Draft Minutes 2. Chair Report: (a) LTRB Public Meeting Protocol, (b). LTRB Request for Developer Relocation Plan Info, (c) LTRB Request for Tenant Relocation Plan Info, LTRB Request for Other/Interested Parties Relocation Plan Info, (d) LTRB Request for Staff Relocation Plan Info 3.

3. LTRB Staff Liaison Report, 4. Guest Speaker Biosketches , 5. Sheltered Homes of Alexandria Relocation Plan, 6. Housing Relocation Assistance Policy of City of Alexandria, Virginia

LANDLORD-TENANT RELATIONS BOARD
Wednesday, October 6, 2021 – 7:00 P.M.
DRAFT MINUTES OF THE REGULAR MEETING
ZOOM CALL

1. CALL TO ORDER

A. The meeting was called to order by Chairman Elliott Waters at 7:16PM.

B. Chairman Waters made the following required announcement:

Due to the COVID-19 Pandemic emergency, the October 6th meeting of the Landlord Tenant Relations Board is being held electronically pursuant to Virginia Code Section 2.2-3708.2(A)(3), the Continuity of Government ordinance adopted by the City Council on June 20, 2020 or Section 4-0.01(g) in HB29 and HB30, enacted by the 2020 Virginia General Assembly (Virginia Acts of Assembly Ch. 1283 and 1289), to undertake essential business. All of the members of the respective public bodies and staff are participating from remote locations through Zoom Webinar. These meetings are being held electronically, unless a determination is made that it is safe enough for the meetings to be held in person in the City Council Chamber at 301 King Street, Alexandria, VA. Electronic access will be provided in either event. The meetings can be accessed by the public through: Zoom hyperlink, broadcasted live on the government channel 70, and streaming on the City's website.

2. ROLL CALL

A. BOARD MEMBERS PRESENT: Elliott Waters, Razvan Cernucan, Geri Baldwin, Bonnie Naugle, Jessica Giroux

B. BOARD MEMBERS ABSENT: Elijah St. Dennis

C. STAFF PRESENT: Melodie Seau, Gwendolyn Lassiter, Kim Cadena (Zoom Technical Support), Gloria Sitton, City Clerk

D. OTHERS PRESENT:

3. APPROVAL OF THE AGENDA Bonnie Naugle moved to approve the agenda, seconded by Geri Baldwin. The motion carried unanimously.

4. APPROVAL OF THE SEPTEMBER MINUTES: Razvan Cernucan noted that Jessica Giroux was noted as present and absent. Bonnie Naugle moved to approve the minutes of the September 1, 2021, meeting as corrected to indicate that Jessica Giroux was absent. The motion was seconded by Jessica Giroux and approved unanimously.

5. PUBLIC COMMENT PERIOD – No one present.

6. REPORTS

A. Chair's Report: Chairman Waters called the Board's attention to three items: (1) the Executive Summary report by the Joint Center for Housing Studies at Harvard University. Note: the summary can be found by clicking on the link provided below in the Chair's report; (2) an article by Dr. Krystyn Moon, entitled "The African American Housing Crisis in Alexandria, Virginia, 1930s–1960s"; and (3) the Chair's position and assessment of the Arlandria_ Chirilauga Plan.

https://www.alexandriava.gov/uploadedFiles/housing/info/LTRBoard_October2021Agenda-

[InformationPacket.pdf](#)

- B. Staff Liaison Report:** Melodie Seau presented the staff report included in the board meeting agenda packet. She noted that staff of the Office of Housing, DCHS and the AEPP are meeting weekly to triage people on the docket for eviction so that we can contact people in need of assistance. Ms. Seau also called the Board's attention to a survey of Alexandria's landlords to determine how the City can best assist their residents in seeking assistance for rent when necessary.

https://www.alexandriava.gov/uploadedFiles/housing/info/LTRBoard_October2021Agenda-InformationPacket.pdf

7. GUEST SPEAKER PRESENTATIONS

- A.** City Clerk Gloria Sitton discussed the role of the City Clerk in assisting the City's Boards and Commissions. Ms. Sitton noted that as City Clerk she is the Executive Secretary for Board's Commissions and Committees.

https://www.alexandriava.gov/uploadedFiles/housing/info/LTRB_CityClerkPresentation_10.06.21.pdf

- B.** Melodie Seau presented the draft housing concepts for the Arlandria Chirilauga Plan on behalf the Office of Housing and the Office of Planning and Zoning. She indicated that the Plan will be forwarded to the Planning Commission and City Council in November for public hearings.

https://www.alexandriava.gov/uploadedFiles/housing/info/LTRBoard_ArlandriaDraftHousingRecommendations_10.06.21.pdf

- 8. OLD BUSINESS:** No old business.

- 9. NEW BUSINESS:** No new business.

- 10. ANNOUCEMENTS:** Next meeting – November 3, 2021. A speaker from Northern Virginia Legal Services will be present.

11. ADJOURNMENT

Bonnie Naugle moved to adjourn seconded by Jessica Giroux. The motion carried unanimously, and the meeting was adjourned at 9:30 PM.

Chair, LTRB Report – Attachment 2 (five items A-E)

A LTRB PUBLIC HEARING PROTOCOL

as of June 2021

1. NOTICE

The Office of Housing's Landlord Tenant Relations Division (LTRD) Staff reviews the submitted relocation plan and drafts a report on the plan for the Landlord Tenant Relations Board (LTRB), including its comments and forwards its recommendations seven (7) working days prior to the scheduled public hearing. The Plan is then reviewed by the LTRB at a scheduled public hearing in accordance with approved City Housing Relocation Assistance Policy requirements. All tenants and/or their representatives, landlords, owners, developers and/or their representatives, representatives from other City Boards and Commissions including City residents are invited to attend and speak in accordance with hearing guidelines.

2. MOTION TO OPEN THE PUBLIC COMMENT PORTION OF HEARING

a. Chair: Welcome, Introductions and Meeting Purpose

To open the public comment portion of the meeting – the Board chair will welcome public participants to the meeting of the Landlord Tenant Relations Board and preside over the hearing. Chair will announce the issue before the LTRB as well as the board charge, as listed on page 1 of the City's approved Housing Relocation Policy.

b. Hearing Norms/Guidelines

The Chair should advise the public that in order to engage effectively, it is important to note the following:

(1) Testimony can be provided orally, or in writing – residents are advised that it is best to provide both. Be sure to include your name address and the reason you are speaking.

(2) No responses to your comments, questions, or concerns will be provided during the hearing.

(3) Hearings are a one-way communication, although Board members may ask follow-up questions regarding testimony.

(4) At the end of the discussion the LTRB may issue recommendations for the improvement of the relocation policy to the Virginia Real Estate Board.

(5) The meeting will be recorded.

(6) Each individual has three minutes to speak. Written comments can be longer than the allowable time limit, but oral testimony must comply with the time limits.

c. Public Comments

(1) Opening position statements (optional – 1 minute):

(2). Landlord/owner/developer and/or their representative: Overview of relocation process and plan

(3). Tenant(s) and/or their representative: Overview of the relocation process and plan

d. Testimony

(1) Oral

(a). Tenant(s) and/or their representative – 3-minute time limit per individual and 5 minutes per group representative

(b). Landlord/owner/developer and/or their representative: 3-minute time limit per individual and 5 minutes per group representative

(2) Written

(a). Tenant(s) and/or their representative – must be submitted prior to the close of the public hearing

(b). Landlord/owner/developer and/or their representative - must be submitted prior to the close of the public hearing

e. Board member asked to make a motion to close public comments portion of the hearing

3. STAFF INPUT

a. Written Comments – staff may elect to highlights some aspects of their written comments

b. Written Recommendation(s) and rationale – staff may elect to highlight some aspects of recommendations

4. BOARD ACTION

a. Board member asked to make a motion to recommend approval, disapprove or offer no recommendation

b. Discussion

c. Vote with or without comment/rationale

5. MOTION TO CLOSE THE PUBLIC HEARING

Due Date: Noon 11/2/2021 QUESTIONS/CONCERNS REGARDING THE RELOCATION PLAN provided 10/26/2021

B - DEVELOPER INFORMATION PAPER FOR LTRB

1. NAME: ORGANIZATION/Representative(s)

2. SUBJECT/ISSUE: Relocation Plan Name

3. INFORMATION (feel free to continue responses on a separate page):

a. Notices sent to/received from:

(1) Chronology of notices sent to

- (a) Tenants/Others (others is optional)
- (b) Staff
- (c) Landlord Tenant Relations Board (LTRB)

(2) Chronology of notices received from

- (a) Tenants/Others (others is optional)
- (b) Staff
- (c) Landlord Tenant Relations Board (LTRB)

b. Payment sent/acknowledged:

(1) Tenants – NOT very low income, elderly or disabled

- (a) Evidence - number sent/acknowledged
- (b) Evidence - number not sent/indicate reason

(2) Tenants – very low income, elderly or disabled

- (a) Evidence - number sent/acknowledged
- (b) Evidence - number not sent/indicate reason

c. Resolution of complaints (if any):

(1) Number received from Tenants

- (a) Number Resolved -
- (b) Number In-process -
- (c) Number Unresolved/why? -

(2) Number received from Area Residents

- (a) Number Resolved -
- (b) Number In-process -
- (c) Number Unresolved/why? -

(3) From Interest Groups/Tenant Representatives/Others (specify)

- (a) Number Resolved -
- (b) Number In-process -
- (c) Number Unresolved/why? -

4. CONCERNS (feel free to continue responses on a separate page):

a. Relocation Plan compatible with City Plans: position statement

(1) Strategic Plan

- (a) Yes/No
- (b) Remarks (evidence)

(2) Housing Master Plan

- (a) Yes/No
- (b) Remarks (evidence)

(3) Racial and Social Equity Resolution

- (a) Yes/No
- (b) Remarks (evidence)

(4) Other relevant Plans (specify)

- (a) Yes/No
- (b) Remarks (evidence)

b. Coordination/Collaboration (name the entity & provide contact info)

(1) City Staff

- (a) Concur with relocation plan as presented
- (b) Non-concur with relocation plan as presented/indicate reasons
- (c). Remarks (optional)

(2) Other(s) (please identify _____)

- (a) Concur with relocation plan as presented
- (b) Non-concur with relocation plan as presented/indicate reasons
- (c). Remarks (optional)

5. COMMENTS: continue on separate pages

6. ADDITIONAL QUESTIONS

a. Bd Mbr

- (1) Will there be storage space provided for those of who could not find a place of residence from its time frame of process given the 120 days' notice to relocate?
- (2) If so, would the residents he or she have to pay fully for storage and or will it be paid by the city and/or by the help of some other organization as financial assistance in such case?
- (3) Will all residents receive security deposits back with interest-rate based on length of years as a resident?
- (4) With the process of relocating and later on will a resident - if he or she would like to be able to move back which was in good standing? and if the "Owner/Speaker could explain the nature of Good Standing as a resident."

b. Pending/to be asked during public hearing

Meaning of terms used as defined by the City Staff on its Website

COMPLETE Parts 1-10 REMARKS Optional

<p>CITY'S VISION 2017-2022</p>	<p>In 2022, Alexandria is a historic, inclusive city of kindness, with distinct, vibrant and safe neighborhoods, a well-managed government, flourishing arts, culture, and recreation, a strong economy, thriving children and youth, active and secure older adults, environmental sustainability, and multimodal transportation.</p>	<p>a. Promote Racial Equity</p>	<p>e. Promote Social Equity</p>	<p>i. Promote Economic Equity</p>	<p>m. Promote Education Equity</p>
<p>STRATEGIC Focus/Themes</p>	<p>Smart Outcomes: specific, measurable, achievable, relevant, timely Short & Long Term as determined by appropriate City Staff</p>	<p>CONTEXT – what are the racial, social, economic, and education public to be realized by residents in areas such as equity, diversity, inclusion livability?</p>			
<p>1. Distinctive and Vibrant Neighborhoods In 2022...</p>	<p>Alexandria values its history, honors its diverse communities, & respects its distinct, vibrant & walkable neighborhoods. The city has a small-town feel & is committed to sustaining a high quality of life in its urban, suburban & commercial areas. Alexandria is committed to historic & archaeological preservation & interpretation, honoring its historic legacy. Alexandria has complementary & varied architecture & a beautifully built environment, & the City ensures that new development and infill are compatible with the character of Alexandria's neighborhoods, natural environment, and historic resources.</p>	<p>a. Yes <input type="radio"/> No <input type="radio"/> Racial Equity</p>	<p>e. Yes <input type="radio"/> No <input type="radio"/> Social Equity</p>	<p>i. Yes <input type="radio"/> No <input type="radio"/> Economic Equity</p>	<p>m. Yes <input type="radio"/> No <input type="radio"/> Education Equity</p>
<p>2. Inclusive City In 2022...</p>	<p>Alexandria is a caring, kind, compassionate, fair, just and equitable city that supports an affordable and livable community for all. As an inclusive city, there is no place for intolerance in the community. Further, the city is committed to and values our diversity. Alexandria provides high-quality social services to eligible residents to reduce poverty and increase self-sufficiency. The city is welcoming to people in all stages of life and is known as an age-friendly community. The city has closed the broadband gap by ensuring quality access to all residents.</p>	<p>a. Yes <input type="radio"/> No <input type="radio"/> Racial Equity</p>	<p>e. Yes <input type="radio"/> No <input type="radio"/> Social Equity</p>	<p>i. Yes <input type="radio"/> No <input type="radio"/> Economic Equity</p>	<p>m. Yes <input type="radio"/> No <input type="radio"/> Education Equity</p>
<p>3. Well-Managed Government</p>	<p>Alexandria's government provides ethical, effective and efficient services that are responsive to the community and focused on improving quality of</p>	<p>a. Yes <input type="radio"/> No <input type="radio"/> Racial Equity</p>	<p>e. Yes <input type="radio"/> No <input type="radio"/> Social Equity</p>	<p>i. Yes <input type="radio"/> No <input type="radio"/> Economic Equity</p>	<p>m. Yes <input type="radio"/> No <input type="radio"/> Education Equity</p>
		<p>b. Yes <input type="radio"/> No <input type="radio"/></p>	<p>f. Yes <input type="radio"/> No <input type="radio"/></p>	<p>j. Yes <input type="radio"/> No <input type="radio"/></p>	<p>n. Yes <input type="radio"/> No <input type="radio"/></p>

In 2022... life. Major policy decisions are considered by City Council and are reflective of community engagement. City government is accountable, transparent, and backed by quality and responsive staff. Public facilities are maintained in a state of good repair so they can effectively support municipal operations and services.

Racial Diversity

c. **Yes** **No**

Racial Inclusion

d. **Yes** **No**

Racial Livability

Social Diversity

g. **Yes** **No**

Social Inclusion

h. **Yes** **No**

Social Livability

Economic Diversity

k. **Yes** **No**

Economic Inclusion

l. **Yes** **No**

Economic Livability

Education Diversity

o. **Yes** **No**

Education Inclusion

p. **Yes** **No**

Education Livability

4.
Safe and Resilient Community
In 2022...

Alexandria residents, workers, and visitors feel safe at all hours. If they require help, the response from well-trained staff is timely, courteous and professional. Preventable problems are avoided, and City government takes a regional view of planning for safety and emergency response and recovery. The community is resilient and prepared to handle emergencies and emerging risks, including providing support to residents with special needs during emergencies. Buildings in Alexandria are up to code to ensure they are structurally sound and safe.

a. **Yes** **No**

Racial Equity

b. **Yes** **No**

Racial Diversity

c. **Yes** **No**

Racial Inclusion

d. **Yes** **No**

Racial Livability

e. **Yes** **No**

Social Equity

f. **Yes** **No**

Social Diversity

g. **Yes** **No**

Social Inclusion

h. **Yes** **No**

Social Livability

i. **Yes** **No**

Economic Equity

j. **Yes** **No**

Economic Diversity

k. **Yes** **No**

Economic Inclusion

l. **Yes** **No**

Economic Livability

m. **Yes** **No**

Education Equity

n. **Yes** **No**

Education Diversity

o. **Yes** **No**

Education Inclusion

p. **Yes** **No**

Education Livability

5.
Flourishing Arts, Culture and Recreation
In 2022...

Alexandria has a network of accessible parks and public open spaces that define neighborhoods and provide connections to local and regional open space systems and trails. Alexandria's parks will be a combination of active and passive open spaces and are intended to integrate historical interpretive elements and public art. The design of these spaces will create and enhance active public gathering places for neighborhood performances, concerts, and cultural activities. Arts, culture and recreation activities are available and accessible to residents of all ages and to those with disabilities.

a. **Yes** **No**

Racial Equity

b. **Yes** **No**

Racial Diversity

c. **Yes** **No**

Racial Inclusion

d. **Yes** **No**

Racial Livability

e. **Yes** **No**

Social Equity

f. **Yes** **No**

Social Diversity

g. **Yes** **No**

Social Inclusion

h. **Yes** **No**

Social Livability

i. **Yes** **No**

Economic Equity

j. **Yes** **No**

Economic Diversity

k. **Yes** **No**

Economic Inclusion

l. **Yes** **No**

Economic Livability

m. **Yes** **No**

Education Equity

n. **Yes** **No**

Education Diversity

o. **Yes** **No**

Education Inclusion

p. **Yes** **No**

Education Livability

STRATEGIC Focus/Themes
Smart Outcomes: specific, measurable, achievable, relevant, timely
Short & Long Term as determined by appropriate City Staff

CONTEXT – what are the racial, social, economic, and education public to be realized by residents in areas such as equity, diversity, inclusion

6.
Strong Economy
In 2022...

Alexandria is a business destination and center of innovation. Alexandria's business community is diverse, inclusive and robust. Mixed-use development is oriented around transit hubs and activity centers. Small businesses are supported and flourish, and the historic district and museums attract visitors that contribute to the tax base.

a. **Yes** **No**

Racial Equity

b. **Yes** **No**

Racial Diversity

c. **Yes** **No**

Racial Inclusion

d. **Yes** **No**

Racial Livability

e. **Yes** **No**

Social Equity

f. **Yes** **No**

Social Diversity

g. **Yes** **No**

Social Inclusion

h. **Yes** **No**

Social Livability

i. **Yes** **No**

Economic Equity

j. **Yes** **No**

Economic Diversity

k. **Yes** **No**

Economic Inclusion

l. **Yes** **No**

Economic Livability

m. **Yes** **No**

Education Equity

n. **Yes** **No**

Education Diversity

o. **Yes** **No**

Education Inclusion

p. **Yes** **No**

Education Livability

7.
Thriving

Alexandria ensures the basic needs of all children and youth are met. Early

a. **Yes** **No**

Racial Equity

e. **Yes** **No**

i. **Yes** **No**

Economic

m. **Yes** **No**

Education

Children and Youth In 2022...	<p>childhood education and care, K-12 education, and before and after school activities are available, of high quality, and accessible to all children and youth. City government proudly collaborates with and supports Alexandria City Public Schools (ACPS).</p>	b. Yes <input type="radio"/> No <input type="radio"/> Racial Diversity	f. Yes <input type="radio"/> No <input type="radio"/> Social Equity Social Diversity	j. Yes <input type="radio"/> No <input type="radio"/> Equity Economic Diversity	n. Yes <input type="radio"/> No <input type="radio"/> Equity Education Diversity
		c. Yes <input type="radio"/> No <input type="radio"/> Racial Inclusion	g. Yes <input type="radio"/> No <input type="radio"/> Social Inclusion Social Livability	k. Yes <input type="radio"/> No <input type="radio"/> Economic Inclusion	o. Yes <input type="radio"/> No <input type="radio"/> Education Inclusion
		d. Yes <input type="radio"/> No <input type="radio"/> Racial Livability	h. Yes <input type="radio"/> No <input type="radio"/> Social Livability Social Equity	l. Yes <input type="radio"/> No <input type="radio"/> Economic Livability	p. Yes <input type="radio"/> No <input type="radio"/> Education Livability
8. Environmental Sustainability In 2022...	<p>Alexandria has an abundant tree canopy, clean air, and clean waterways. City government conserves energy and works to reduce carbon emissions, including building and maintaining environmentally friendly infrastructure and utilizing sources of renewable energy. Residents and businesses participate in alternative methods of waste disposal, including recycling and composting, to minimize contributions to landfills. Alexandria is a clean, sustainable community with policies and education that promote environmental vitality and community well-being.</p>	a. Yes <input type="radio"/> No <input type="radio"/> Racial Equity	e. Yes <input type="radio"/> No <input type="radio"/> Social Equity Social Diversity	i. Yes <input type="radio"/> No <input type="radio"/> Economic Equity	m. Yes <input type="radio"/> No <input type="radio"/> Education Equity
		b. Yes <input type="radio"/> No <input type="radio"/> Racial Diversity	f. Yes <input type="radio"/> No <input type="radio"/> Social Diversity Social Inclusion	j. Yes <input type="radio"/> No <input type="radio"/> Economic Diversity	n. Yes <input type="radio"/> No <input type="radio"/> Education Diversity
		c. Yes <input type="radio"/> No <input type="radio"/> Racial Inclusion	g. Yes <input type="radio"/> No <input type="radio"/> Social Inclusion Social Livability	k. Yes <input type="radio"/> No <input type="radio"/> Economic Inclusion	o. Yes <input type="radio"/> No <input type="radio"/> Education Inclusion
		d. Yes <input type="radio"/> No <input type="radio"/> Racial Livability	h. Yes <input type="radio"/> No <input type="radio"/> Social Livability Social Equity	l. Yes <input type="radio"/> No <input type="radio"/> Economic Livability	p. Yes <input type="radio"/> No <input type="radio"/> Education Livability
9. Healthy Residents In 2022...	<p>Alexandria ensures equal and ready access to opportunities that promote mental and physical well-being, and a happy, active lifestyle. Alexandria will work to reduce inequities in the health system, increase access to care for all residents, and provide a system of support for residents with behavioral health needs. Assure a continuum of long-term services for older and/or disabled residents.</p>	a. Yes <input type="radio"/> No <input type="radio"/> Racial Equity	e. Yes <input type="radio"/> No <input type="radio"/> Social Equity Social Diversity	i. Yes <input type="radio"/> No <input type="radio"/> Economic Equity	m. Yes <input type="radio"/> No <input type="radio"/> Education Equity
		b. Yes <input type="radio"/> No <input type="radio"/> Racial Diversity	f. Yes <input type="radio"/> No <input type="radio"/> Social Diversity Social Inclusion	j. Yes <input type="radio"/> No <input type="radio"/> Economic Diversity	n. Yes <input type="radio"/> No <input type="radio"/> Education Diversity
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		d. Yes <input type="radio"/> No <input type="radio"/> Racial Livability	h. Yes <input type="radio"/> No <input type="radio"/> Social Livability Social Equity	l. Yes <input type="radio"/> No <input type="radio"/> Economic Livability	p. Yes <input type="radio"/> No <input type="radio"/> Education Livability
10. Multimodal Transportation In 2022...	<p>Alexandria is regionally linked and easy to navigate regardless of resources or ability. City government supports a wide variety of safe, connected transportation options that enable access to daily activities. These options include bus, metro, bicycle, automobile, and walking. Public transportation has reliable and frequent service that is clearly communicated and understood.</p>	a. Yes <input type="radio"/> No <input type="radio"/> Racial Equity	e. Yes <input type="radio"/> No <input type="radio"/> Social Equity Social Diversity	i. Yes <input type="radio"/> No <input type="radio"/> Economic Equity	m. Yes <input type="radio"/> No <input type="radio"/> Education Equity
		b. Yes <input type="radio"/> No <input type="radio"/> Racial Diversity	f. Yes <input type="radio"/> No <input type="radio"/> Social Diversity Social Inclusion	j. Yes <input type="radio"/> No <input type="radio"/> Economic Diversity	n. Yes <input type="radio"/> No <input type="radio"/> Education Diversity
		c. Yes <input type="radio"/> No <input type="radio"/> Racial Inclusion	g. Yes <input type="radio"/> No <input type="radio"/> Social Inclusion Social Livability	k. Yes <input type="radio"/> No <input type="radio"/> Economic Inclusion	o. Yes <input type="radio"/> No <input type="radio"/> Education Inclusion
		d. Yes <input type="radio"/> No <input type="radio"/> Racial Livability	h. Yes <input type="radio"/> No <input type="radio"/> Social Livability Social Equity	l. Yes <input type="radio"/> No <input type="radio"/> Economic Livability	p. Yes <input type="radio"/> No <input type="radio"/> Education Livability

REMARKS (Optional)

Affordable Housing Goals and Objectives

(circle yes or no; remarks are optional)

G O A L #1	<p>To preserve the existing subsidized and market rate affordable rental housing units within the City Based on the Housing Master Plan analysis, there are 3,702 publicly assisted units affordable to households earning below 80% of AMI and 10,067 market-rate housing units affordable to households earning below 60% of AMI. The Housing Master Plan encourages that the City take aggressive steps to preserve the remaining, existing units.</p>
Yes/No	<p>Objective 1.1 To preserve and increase the current stock of committed market-rate rental housing units by an additional () units per year through rehabilitation and/or acquisition partnerships with existing affordable/workforce housing providers in exchange for a long-term commitment to maintain affordability</p> <p>REMARKS:</p>
Yes/No	<p>Objective 1.2 To continue the City's joint commitment with ARHA to provide 1,150 publicly-assisted units.</p> <p>REMARKS:</p>
Yes/No	<p>Objective 1.3 To preserve the current stock of privately owned, publicly assisted units within the City, with a priority for units serving households earning below 50% of AMI (subject to property owner cooperation)</p> <p>REMARKS:</p>
Yes/No	<p>Objective 1.4 To gain legislative authority to establish regulatory policies to achieve substantial preservation or replacement of existing market-rate affordable housing units on properties under consideration for redevelopment</p> <p>REMARKS:</p>
Yes/No	<p>Objective 1.5 To provide temporary real property tax relief (abatements or rebates) for any existing affordable housing owner to rehabilitate their multi-family rental units to remain affordable housing for a committed period of time</p> <p>REMARKS:</p>
G O A L #2	<p>To encourage the development of new affordable and workforce rental housing units, in specific market segments where there is unmet demand within Alexandria, with priority for housing units serving households priced to support households at 50% of AMI and below</p> <p>Throughout the Housing Master Plan process, it has been noted that the greatest opportunity to deliver new units is to have them incorporated into new, larger development projects. Along with this approach, there are other avenues by which the City can promote the development of new affordable and workforce housing,</p>
Yes/No	<p>Objective 2.1 Placeholder for one or more objectives regarding developer housing contributions (pending recommendations from developer work group)</p> <p>REMARKS:</p>
Yes/No	<p>Objective 2.2 Placeholder for objectives regarding housing contributions covered in zoning ordinance (pending recommendations)</p> <p>REMARKS:</p>
Yes/No	<p>Objective 2.3 To develop a real property tax rebate program that provides temporary tax relief for developers willing to include affordable housing (above requirements from other programs/incentives) as part of their development project</p> <p>REMARKS:</p>
Yes/No	<p>Objective 2.4 To provide incentives to redevelop through the City's regulatory process at select commercial centers with large surface parking fields and good access to existing transportation and support services to include a mixed-use, mixed-income component</p> <p>REMARKS:</p>
Yes/No	<p>Objective 2.4 To provide incentives to redevelop through the City's regulatory process at select commercial centers with large surface parking fields and good access to existing transportation and support services to include a mixed-use, mixed-income component</p> <p>REMARKS:</p>
Yes/No	<p>Objective 2.5 To provide opportunities for affordable and workforce housing throughout the City, particularly in areas with high levels of both transit and basic commercial and social services through incentive programs such as accessory dwelling units, incentive housing zones and special taxing districts.</p> <p>REMARKS:</p>
G O A L #3	<p>To assist households seeking homeownership to prepare for the financial and other responsibilities of owning property The City should continue to provide and enhance its role in assisting those households with the desire and ability to achieve homeownership, as well as to assist current homeowners with limited incomes to rehabilitate their homes.</p>

Yes/No	Objective 3.1 To assist in qualifying for and achieving homeownership within the City of Alexandria through homeownership counseling (households) and downpayment assistance efforts (households)
G O A L #4	REMARKS:
	To enable homeowners to live and prosper in their current homes
Yes/No	Objective 4.1 To provide rehabilitation services to () existing low-income and moderate-income homeowners per year (below HUD 80%) in maintaining their existing home
Yes/No	Objective 4.2 To continue to provide real property tax abatement and deferral for seniors with limited income and resources in a homeownership position to strengthen their ability to age in place
G O A L #5	REMARKS:
	To provide a variety of safe, quality housing choices in Alexandria that are affordable and accessible to households of all incomes, ages, and abilities. The Housing Master Plan effort has revealed there limited choices for groups that have special needs. As a result, the City should undertake an effort to increase the amount of rental housing that serves persons with physical, social or psychological needs or who are elderly or homeless. In many instances, persons in these categories have extremely low incomes, and their primary need is housing that is deeply discounted (or subsidized) from market rents. New units for these populations should be located in a manner that provides them with adequate access to transportation and appropriate services.
Yes/No	Objective 5.1 To increase the number of housing units affordable to households earning below 30% of AMI in areas of the City that have the greatest presence of support services including transportation, retail, recreation and social
Yes/No	Objective 5.2 To partner with existing property owners to convert non-visitable units annually to allow for visitability (units) and habitation (units) by persons with physical disabilities
Yes/No	Objective 5.3 To provide incentives to develop () new universally designed housing units each year
Yes/No	Objective 5.4 Set a policy with the goal to provide incentives that all new residential development incorporate accessibility and visitability practices into the residential building design through regulatory policy and/or assistance
Yes/No	Objective 5.5 To set a policy with the goal to provide incentives to encourage the use of adaptable construction techniques for all single family new construction and rehabilitation projects and all multi-family rehabilitation projects
Yes/No	Objective 5.6 To protect all accessible housing and establish a policy that any physically accessible unit to be demolished will require a one-for-one replacement
G O A L #6	REMARKS:
	Enhance the awareness of the entire community about the need for and benefits of affordable housing as well as the opportunities that exist within the City
	Public support is key to gaining the financial resources to work towards reducing the current gap between the supply and demand for affordable and workforce housing. The City should continue its outreach to the key stakeholders involved in preserving and developing affordable housing. To this end, information should be complete and readily available for review through a variety of media.
	REMARKS

C - TENANT INFORMATION PAPER FOR LTRB

1. NAME: Tenant/Tenant Representative(s)

2. SUBJECT/ISSUE: Relocation Plan

3. INFORMATION: include remarks on additional sheet of paper

a. Notices received from/sent to: position statement?

(1) Chronology of notices/letters/flyers received from

- (a) Landlord/Owner/Developer or their representatives
- (b) Landlord Tenant Relations Board (LTRB)
- (c) City Staff
- (d) Interest Groups (specify)

(2) Chronology of notices/letters/flyers sent to

- (a) Landlord/Owner/Developer or their representatives.
- (b) Landlord Tenant Relations Board (LTRB)
- (c) City Staff
- (d) Interest Groups (please specify)

b. Relocation Payment received/not received: check category?

() Tenants – NOT very low income, elderly or disabled

- received
 - not received - indicate reason if known
- REMARKS:

() Tenants – very low income, elderly or disabled

- received
 - not received - indicate reason if known
- REMARKS:

c. Resolution of complaints: Position statement?

(1) Number submitted -

- (a) Landlord/owner
- (b) Developer
- (c) City Staff
- (d) Interest Groups

REMARKS:

(2) Number resolved

- (a) Landlord/owner
- (b) Developer
- (c) City Staff
- (d) Interest Groups

REMARKS:

(3) Number Unresolved and why-of known or reason provided

- (a) Landlord/owner
- (b) Developer
- (c) City Staff
- (d) Interest Groups

REMARKS:

4. CONCERNS – circle yes or no

- a.** Are you familiar with the City's Strategic Plan – Yes/No
- b.** Are you familiar with the City's Housing Master Plan – Yes/No
- c.** Are you familiar with the City's Racial and Social Equity Resolution – Yes/No
- d.** Are you familiar with the Commonwealth of Virginia's Landlord Tenant Act – Yes/No
- e.** Are you familiar with provisions of Alexandria City's Relocation Policy – Yes/No

Note: Attachments are for tenant, resident/interest group information only

5. COMMENTS: continue on separate pages and complete as deemed appropriate.

FOR TENANT INFORMATION ONLY

<p>CITY'S VISION 2017-2022</p>	<p>In 2022, Alexandria is a historic, inclusive city of kindness, with distinct, vibrant and safe neighborhoods, a well-managed government, flourishing arts, culture, and recreation, a strong economy, thriving children and youth, active and secure older adults, environmental sustainability, and multimodal transportation.</p>	a. Promote Racial Equity	e. Promote Social Equity	i. Promote Economic Equity	m. Promote Education Equity
		b. Promote Racial Diversity	f. Promote Social Diversity	j. Promote Economic Diversity	n. Promote Education Diversity
		c. Promote Racial Inclusion	g. Promote Social Inclusion	k. Promote Economic Inclusion	o. Promote Education Inclusion
		d. Promote Racial Livability	h. Promote Social Livability	l. Promote Economic Livability	p. Promote Education Livability

<p>STRATEGIC Focus/Themes</p>	<p>Smart Outcomes: specific, measurable, achievable, relevant, timely</p> <p>Short & Long Term as determined by appropriate City Staff</p>	<p>CONTEXT – what are the racial, social, economic, and education public to be realized by residents in areas such as equity, diversity, inclusion livability?</p>			
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<p>1. Distinctive and Vibrant Neighborhoods In 2022...</p>	<p>Alexandria values its history, honors its diverse communities, & respects its distinct, vibrant & walkable neighborhoods. The city has a small-town feel & is committed to sustaining a high quality of life in its urban, suburban & commercial areas. Alexandria is committed to historic & archaeological preservation & interpretation, honoring its historic legacy. Alexandria has complementary & varied architecture & a beautifully built environment, & the City ensures that new development and infill are compatible with the character of Alexandria's neighborhoods, natural environment, and historic resources.</p>	a. Yes <input type="radio"/> No <input type="radio"/> Racial Equity	e. Yes <input type="radio"/> No <input type="radio"/> Social Equity	i. Yes <input type="radio"/> No <input type="radio"/> Economic Equity	m. Yes <input type="radio"/> No <input type="radio"/> Education Equity
		b. Yes <input type="radio"/> No <input type="radio"/> Racial Diversity	f. Yes <input type="radio"/> No <input type="radio"/> Social Diversity	j. Yes <input type="radio"/> No <input type="radio"/> Economic Diversity	n. Yes <input type="radio"/> No <input type="radio"/> Education Diversity
		c. Yes <input type="radio"/> No <input type="radio"/> Racial Inclusion	g. Yes <input type="radio"/> No <input type="radio"/> Social Inclusion	k. Yes <input type="radio"/> No <input type="radio"/> Economic Inclusion	o. Yes <input type="radio"/> No <input type="radio"/> Education Inclusion
		d. Yes <input type="radio"/> No <input type="radio"/> Racial Livability	h. Yes <input type="radio"/> No <input type="radio"/> Social Livability	l. Yes <input type="radio"/> No <input type="radio"/> Economic Livability	p. Yes <input type="radio"/> No <input type="radio"/> Education Livability

<p>2. Inclusive City In 2022...</p>	<p>Alexandria is a caring, kind, compassionate, fair, just and equitable city that supports an affordable and livable community for all. As an inclusive city, there is no place for intolerance in the community. Further, the city is committed to and values our diversity. Alexandria provides high-quality social services to eligible residents to reduce poverty and increase self-sufficiency. The city is welcoming to people in all stages of life and is known as an age-friendly community. The city has closed the broadband gap by ensuring quality access to all residents.</p>	a. Yes <input type="radio"/> No <input type="radio"/> Racial Equity	e. Yes <input type="radio"/> No <input type="radio"/> Social Equity	i. Yes <input type="radio"/> No <input type="radio"/> Economic Equity	m. Yes <input type="radio"/> No <input type="radio"/> Education Equity
		b. Yes <input type="radio"/> No <input type="radio"/> Racial Diversity	f. Yes <input type="radio"/> No <input type="radio"/> Social Diversity	j. Yes <input type="radio"/> No <input type="radio"/> Economic Diversity	n. Yes <input type="radio"/> No <input type="radio"/> Education Diversity
		c. Yes <input type="radio"/> No <input type="radio"/> Racial Inclusion	g. Yes <input type="radio"/> No <input type="radio"/> Social Inclusion	k. Yes <input type="radio"/> No <input type="radio"/> Economic Inclusion	o. Yes <input type="radio"/> No <input type="radio"/> Education Inclusion
		d. Yes <input type="radio"/> No <input type="radio"/> Racial Livability	h. Yes <input type="radio"/> No <input type="radio"/> Social Livability	l. Yes <input type="radio"/> No <input type="radio"/> Economic Livability	p. Yes <input type="radio"/> No <input type="radio"/> Education Livability

<p>3. Well-Managed Government In 2022...</p>	<p>Alexandria's government provides ethical, effective and efficient services that are responsive to the community and focused on improving quality of life. Major policy decisions are considered by City Council and are reflective of community engagement. City government is accountable, transparent, and backed by quality and responsive staff. Public facilities are maintained in a state of good repair so they can effectively support municipal</p>	a. Yes <input type="radio"/> No <input type="radio"/> Racial Equity	e. Yes <input type="radio"/> No <input type="radio"/> Social Equity	i. Yes <input type="radio"/> No <input type="radio"/> Economic Equity	m. Yes <input type="radio"/> No <input type="radio"/> Education Equity
		b. Yes <input type="radio"/> No <input type="radio"/> Racial Diversity	f. Yes <input type="radio"/> No <input type="radio"/> Social Diversity	j. Yes <input type="radio"/> No <input type="radio"/> Economic Diversity	n. Yes <input type="radio"/> No <input type="radio"/> Education Diversity
		c. Yes <input type="radio"/> No <input type="radio"/> Racial Inclusion	g. Yes <input type="radio"/> No <input type="radio"/> Social Inclusion	k. Yes <input type="radio"/> No <input type="radio"/> Economic Inclusion	o. Yes <input type="radio"/> No <input type="radio"/> Education Inclusion

	operations and services.	d. Yes <input type="radio"/> No <input type="radio"/> Racial Livability	h. Yes <input type="radio"/> No <input type="radio"/> Social Livability	i. Yes <input type="radio"/> No <input type="radio"/> Economic Livability	p. Yes <input type="radio"/> No <input type="radio"/> Education Livability
4.	<p>Alexandria residents, workers, and visitors feel safe at all hours. If they require help, the response from well-trained staff is timely, courteous and professional. Preventable problems are avoided, and City government takes a regional view of planning for safety and emergency response and recovery. The community is resilient and prepared to handle emergencies and emerging risks, including providing support to residents with special needs during emergencies. Buildings in Alexandria are up to code to ensure they are structurally sound and safe.</p>	a. Yes <input type="radio"/> No <input type="radio"/> Racial Equity	e. Yes <input type="radio"/> No <input type="radio"/> Social Equity	i. Yes <input type="radio"/> No <input type="radio"/> Economic Equity	m. Yes <input type="radio"/> No <input type="radio"/> Education Equity
Safe and Resilient Community		b. Yes <input type="radio"/> No <input type="radio"/> Racial Diversity	f. Yes <input type="radio"/> No <input type="radio"/> Social Diversity	j. Yes <input type="radio"/> No <input type="radio"/> Economic Diversity	n. Yes <input type="radio"/> No <input type="radio"/> Education Diversity
In 2022...		c. Yes <input type="radio"/> No <input type="radio"/> Racial Inclusion	g. Yes <input type="radio"/> No <input type="radio"/> Social Inclusion	k. Yes <input type="radio"/> No <input type="radio"/> Economic Inclusion	o. Yes <input type="radio"/> No <input type="radio"/> Education Inclusion
		d. Yes <input type="radio"/> No <input type="radio"/> Racial Livability	h. Yes <input type="radio"/> No <input type="radio"/> Social Livability	l. Yes <input type="radio"/> No <input type="radio"/> Economic Livability	p. Yes <input type="radio"/> No <input type="radio"/> Education Livability
5.	<p>Alexandria has a network of accessible parks and public open spaces that define neighborhoods and provide connections to local and regional open space systems and trails. Alexandria's parks will be a combination of active and passive open spaces and are intended to integrate historical interpretive elements and public art. The design of these spaces will create and enhance active public gathering places for neighborhood performances, concerts, and cultural activities. Arts, culture and recreation activities are available and accessible to residents of all ages and to those with disabilities.</p>	a. Yes <input type="radio"/> No <input type="radio"/> Racial Equity	e. Yes <input type="radio"/> No <input type="radio"/> Social Equity	i. Yes <input type="radio"/> No <input type="radio"/> Economic Equity	m. Yes <input type="radio"/> No <input type="radio"/> Education Equity
Flourishing Arts, Culture and Recreation		b. Yes <input type="radio"/> No <input type="radio"/> Racial Diversity	f. Yes <input type="radio"/> No <input type="radio"/> Social Diversity	j. Yes <input type="radio"/> No <input type="radio"/> Economic Diversity	n. Yes <input type="radio"/> No <input type="radio"/> Education Diversity
In 2022...		c. Yes <input type="radio"/> No <input type="radio"/> Racial Inclusion	g. Yes <input type="radio"/> No <input type="radio"/> Social Inclusion	k. Yes <input type="radio"/> No <input type="radio"/> Economic Inclusion	o. Yes <input type="radio"/> No <input type="radio"/> Education Inclusion
		d. Yes <input type="radio"/> No <input type="radio"/> Racial Livability	h. Yes <input type="radio"/> No <input type="radio"/> Social Livability	l. Yes <input type="radio"/> No <input type="radio"/> Economic Livability	p. Yes <input type="radio"/> No <input type="radio"/> Education Livability
STRATEGIC Focus/Themes	<p>Smart Outcomes: specific, measurable, achievable, relevant, timely</p> <p>Short & Long Term as determined by appropriate City Staff</p>	CONTEXT – what are the racial, social, economic, and education public to be realized by residents in areas such as equity, diversity, inclusion			
6.	<p>Alexandria is a business destination and center of innovation. Alexandria's business community is diverse, inclusive and robust. Mixed-use development is oriented around transit hubs and activity centers. Small businesses are supported and flourish, and the historic district and museums attract visitors that contribute to the tax base.</p>	a. Yes <input type="radio"/> No <input type="radio"/> Racial Equity	e. Yes <input type="radio"/> No <input type="radio"/> Social Equity	i. Yes <input type="radio"/> No <input type="radio"/> Economic Equity	m. Yes <input type="radio"/> No <input type="radio"/> Education Equity
Strong Economy		b. Yes <input type="radio"/> No <input type="radio"/> Racial Diversity	f. Yes <input type="radio"/> No <input type="radio"/> Social Diversity	j. Yes <input type="radio"/> No <input type="radio"/> Economic Diversity	n. Yes <input type="radio"/> No <input type="radio"/> Education Diversity
In 2022...		c. Yes <input type="radio"/> No <input type="radio"/> Racial Inclusion	g. Yes <input type="radio"/> No <input type="radio"/> Social Inclusion	k. Yes <input type="radio"/> No <input type="radio"/> Economic Inclusion	o. Yes <input type="radio"/> No <input type="radio"/> Education Inclusion
		d. Yes <input type="radio"/> No <input type="radio"/> Racial Livability	h. Yes <input type="radio"/> No <input type="radio"/> Social Livability	l. Yes <input type="radio"/> No <input type="radio"/> Economic Livability	p. Yes <input type="radio"/> No <input type="radio"/> Education Livability
7.	<p>Alexandria ensures the basic needs of all children and youth are met. Early childhood education and care, K-12 education, and before and after school activities are available, of high quality, and accessible to all children and youth. City government proudly collaborates with and supports Alexandria City Public Schools (ACPS).</p>	a. Yes <input type="radio"/> No <input type="radio"/> Racial Equity	e. Yes <input type="radio"/> No <input type="radio"/> Social Equity	i. Yes <input type="radio"/> No <input type="radio"/> Economic Equity	m. Yes <input type="radio"/> No <input type="radio"/> Education Equity
Thriving Children and Youth		b. Yes <input type="radio"/> No <input type="radio"/> Racial Diversity	f. Yes <input type="radio"/> No <input type="radio"/> Social Diversity	j. Yes <input type="radio"/> No <input type="radio"/> Economic Diversity	n. Yes <input type="radio"/> No <input type="radio"/> Education Diversity
In 2022...		c. Yes <input type="radio"/> No <input type="radio"/> Racial Inclusion	g. Yes <input type="radio"/> No <input type="radio"/> Social Inclusion	k. Yes <input type="radio"/> No <input type="radio"/> Economic Inclusion	o. Yes <input type="radio"/> No <input type="radio"/> Education Inclusion

			d. Yes <input type="radio"/> No <input type="radio"/> Racial Livability	Inclusion h. Yes <input type="radio"/> No <input type="radio"/> <input type="radio"/>	i. Yes <input type="radio"/> No <input type="radio"/> Economic Livability	p. Yes <input type="radio"/> No <input type="radio"/> Education Livability
8. Environmental Sustainability	Alexandria has an abundant tree canopy, clean air, and clean waterways. City government conserves energy and works to reduce carbon emissions, including building and maintaining environmentally friendly infrastructure and utilizing sources of renewable energy. Residents and businesses participate in alternative methods of waste disposal, including recycling and composting, to minimize contributions to landfills. Alexandria is a clean, sustainable community with policies and education that promote environmental vitality and community well-being.		a. Yes <input type="radio"/> No <input type="radio"/> Racial Equity	e. Yes <input type="radio"/> No <input type="radio"/> <input type="radio"/>	i. Yes <input type="radio"/> No <input type="radio"/> Economic Equity	m. Yes <input type="radio"/> No <input type="radio"/> Education Equity
In 2022...			b. Yes <input type="radio"/> No <input type="radio"/> Racial Diversity	f. Yes <input type="radio"/> No <input type="radio"/> <input type="radio"/>	j. Yes <input type="radio"/> No <input type="radio"/> Economic Diversity	n. Yes <input type="radio"/> No <input type="radio"/> Education Diversity
			c. Yes <input type="radio"/> No <input type="radio"/> Racial Inclusion	g. Yes <input type="radio"/> No <input type="radio"/> <input type="radio"/>	k. Yes <input type="radio"/> No <input type="radio"/> Economic Inclusion	o. Yes <input type="radio"/> No <input type="radio"/> Education Inclusion
9. Healthy Residents	Alexandria ensures equal and ready access to opportunities that promote mental and physical well-being, and a happy, active lifestyle. Alexandria will work to reduce inequities in the health system, increase access to care for all residents, and provide a system of support for residents with behavioral health needs. Assure a continuum of long-term services for older and/or disabled residents.		d. Yes <input type="radio"/> No <input type="radio"/> Racial Livability	h. Yes <input type="radio"/> No <input type="radio"/> <input type="radio"/>	l. Yes <input type="radio"/> No <input type="radio"/> Economic Livability	p. Yes <input type="radio"/> No <input type="radio"/> Education Livability
In 2022...			a. Yes <input type="radio"/> No <input type="radio"/> Racial Equity	e. Yes <input type="radio"/> No <input type="radio"/> <input type="radio"/>	i. Yes <input type="radio"/> No <input type="radio"/> Economic Equity	m. Yes <input type="radio"/> No <input type="radio"/> Education Equity
			b. Yes <input type="radio"/> No <input type="radio"/> Racial Diversity	f. Yes <input type="radio"/> No <input type="radio"/> <input type="radio"/>	j. Yes <input type="radio"/> No <input type="radio"/> Economic Diversity	n. Yes <input type="radio"/> No <input type="radio"/> Education Diversity
			c. Yes <input type="radio"/> No <input type="radio"/> Racial Inclusion	g. Yes <input type="radio"/> No <input type="radio"/> <input type="radio"/>	k. Yes <input type="radio"/> No <input type="radio"/> Economic Inclusion	o. Yes <input type="radio"/> No <input type="radio"/> Education Inclusion
10. Multimodal Transportation	Alexandria is regionally linked and easy to navigate regardless of resources or ability. City government supports a wide variety of safe, connected transportation options that enable access to daily activities. These options include bus, metro, bicycle, automobile, and walking. Public transportation has reliable and frequent service that is clearly communicated and understood.		d. Yes <input type="radio"/> No <input type="radio"/> Racial Livability	h. Yes <input type="radio"/> No <input type="radio"/> <input type="radio"/>	l. Yes <input type="radio"/> No <input type="radio"/> Economic Livability	p. Yes <input type="radio"/> No <input type="radio"/> Education Livability
In 2022...			a. Yes <input type="radio"/> No <input type="radio"/> Racial Equity	e. Yes <input type="radio"/> No <input type="radio"/> <input type="radio"/>	i. Yes <input type="radio"/> No <input type="radio"/> Economic Equity	m. Yes <input type="radio"/> No <input type="radio"/> Education Equity
			b. Yes <input type="radio"/> No <input type="radio"/> Racial Diversity	f. Yes <input type="radio"/> No <input type="radio"/> <input type="radio"/>	j. Yes <input type="radio"/> No <input type="radio"/> Economic Diversity	n. Yes <input type="radio"/> No <input type="radio"/> Education Diversity
			c. Yes <input type="radio"/> No <input type="radio"/> Racial Inclusion	g. Yes <input type="radio"/> No <input type="radio"/> <input type="radio"/>	k. Yes <input type="radio"/> No <input type="radio"/> Economic Inclusion	o. Yes <input type="radio"/> No <input type="radio"/> Education Inclusion
			d. Yes <input type="radio"/> No <input type="radio"/> Racial Livability	h. Yes <input type="radio"/> No <input type="radio"/> <input type="radio"/>	l. Yes <input type="radio"/> No <input type="radio"/> Economic Livability	p. Yes <input type="radio"/> No <input type="radio"/> Education Livability

REMARKS (optional)

Affordable Housing Goals and Objectives
ATTACHMENT 2 (FOR TENANT INFORMATION ONLY)

<p align="center">G O A L #1</p>	<p>To preserve the existing subsidized and market rate affordable rental housing units within the City Based on the Housing Master Plan analysis, there are 3,702 publicly assisted units affordable to households earning below 80% of AMI and 10,067 market-rate housing units affordable to households earning below 60% of AMI. The Housing Master Plan encourages that the City take aggressive steps to preserve the remaining, existing units.</p>
<p>Yes/No</p>	<p>Objective 1.1 To preserve and increase the current stock of committed market-rate rental housing units by an additional () units per year through rehabilitation and/or acquisition partnerships with existing affordable/workforce housing providers in exchange for a long-term commitment to maintain affordability</p>
	<p>REMARKS:</p>
<p>Yes/No</p>	<p>Objective 1.2 To continue the City’s joint commitment with ARHA to provide 1,150 publicly-assisted units.</p>
	<p>REMARKS:</p>
	<p>Objective 1.3 To preserve the current stock of privately owned, publicly assisted units within the City, with a priority for units serving households earning below 50% of AMI (subject to property owner cooperation)</p>
	<p>REMARKS:</p>
<p>Yes/No</p>	<p>Objective 1.4 To gain legislative authority to establish regulatory policies to achieve substantial preservation or replacement of existing market-rate affordable housing units on properties under consideration for redevelopment</p>
	<p>REMARKS:</p>
<p>Yes/No</p>	<p>Objective 1.5 To provide temporary real property tax relief (abatements or rebates) for any existing affordable housing owner to rehabilitate their multi-family rental units to remain affordable housing for a committed period of time</p>
	<p>REMARKS:</p>
<p align="center">G O A L #2</p>	<p>To encourage the development of new affordable and workforce rental housing units, in specific market segments where there is unmet demand within Alexandria, with priority for housing units serving households priced to support households at 50% of AMI and below Throughout the Housing Master Plan process, it has been noted that the greatest opportunity to deliver new units is to have them incorporated into new, larger development projects. Along with this approach, there are other avenues by which the City can promote the development of new affordable and workforce housing,</p>
<p>Yes/No</p>	<p>Objective 2.1 Placeholder for one or more objectives regarding developer housing contributions (pending recommendations from developer work group)</p>
	<p>REMARKS:</p>
<p>Yes/No</p>	<p>Objective 2.2 Placeholder for objectives regarding housing contributions covered in zoning ordinance (pending recommendations)</p>
	<p>REMARKS:</p>
<p>Yes/No</p>	<p>Objective 2.3 To develop a real property tax rebate program that provides temporary tax relief for developers willing to include affordable housing (above requirements from other programs/incentives) as part of their development project</p>
	<p>REMARKS:</p>
<p>Yes/No</p>	<p>Objective 2.4 To provide incentives to redevelop through the City’s regulatory process at select commercial centers with large surface parking fields and good access to existing transportation and support services to include a mixed-use, mixed-income component</p>
	<p>REMARKS:</p>
<p>Yes/No</p>	<p>Objective 2.4 To provide incentives to redevelop through the City’s regulatory process at select commercial centers with large surface parking fields and good access to existing transportation and support services to include a mixed-use, mixed-income component</p>
	<p>REMARKS:</p>
<p>Yes/No</p>	<p>Objective 2.5 To provide opportunities for affordable and workforce housing throughout the City, particularly in areas with high levels of both transit and basic commercial and social services through incentive programs such as accessory dwelling units, incentive housing zones and special taxing districts.</p>
	<p>REMARKS:</p>
<p align="center">G O A L #3</p>	<p>To assist households seeking homeownership to prepare for the financial and other responsibilities of owning property The City should continue to provide and enhance its role in assisting those households with the desire and ability to achieve homeownership, as well as to assist current homeowners with limited incomes to rehabilitate their homes.</p>
<p>Yes/No</p>	<p>Objective 3.1 To assist in qualifying for and achieving homeownership within the City of Alexandria through</p>

homeownership counseling () households) and downpayment assistance efforts () households)

REMARKS:

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#4**

To enable homeowners to live and prosper in their current homes

Yes/No

Objective 4.1 To provide rehabilitation services to () existing low-income and moderate-income homeowners per year (below HUD 80%) in maintaining their existing home

REMARKS:

Yes/No

Objective 4.2 To continue to provide real property tax abatement and deferral for seniors with limited income and resources in a homeownership position to strengthen their ability to age in place

REMARKS:

**G
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#5**

To provide a variety of safe, quality housing choices in Alexandria that are affordable and accessible to households of all incomes, ages, and abilities.

The Housing Master Plan effort has revealed there limited choices for groups that have special needs. As a result, the City should undertake an effort to increase the amount of rental housing that serves persons with physical, social or psychological needs or who are elderly or homeless. In many instances, persons in these categories have extremely low incomes, and their primary need is housing that is deeply discounted (or subsidized) from market rents. New units for these populations should be located in a manner that provides them with adequate access to transportation and appropriate services.

Yes/No

Objective 5.1 To increase the number of housing units affordable to households earning below 30% of AMI in areas of the City that have the greatest presence of support services including transportation, retail, recreation and social

REMARKS:

Yes/No

Objective 5.2 To partner with existing property owners to convert non-visitable units annually to allow for visitability () units) and habitation () units) by persons with physical disabilities

REMARKS:

Yes/No

Objective 5.3 To provide incentives to develop () new universally designed housing units each year

REMARKS:

Yes/No

Objective 5.4 Set a policy with the goal to provide incentives that all new residential development incorporate accessibility and visitability practices into the residential building design through regulatory policy and/or assistance

REMARKS:

Yes/No

Objective 5.5 To set a policy with the goal to provide incentives to encourage the use of adaptable construction techniques for all single family new construction and rehabilitation projects and all multi-family rehabilitation projects

REMARKS:

Yes/No

Objective 5.6 To protect all accessible housing and establish a policy that any physically accessible unit to be demolished will require a one-for-one replacement

REMARKS:

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#6**

Enhance the awareness of the entire community about the need for and benefits of affordable housing as well as the opportunities that exist within the City

Public support is key to gaining the financial resources to work towards reducing the current gap between the supply and demand for affordable and workforce housing. The City should continue its outreach to the key stakeholders involved in preserving and developing affordable housing. To this end, information should be complete and readily available for review through a variety of media.

REMARKS

D - RESIDENT()INTEREST GROUP ()OTHER (specify _____)INFORMATION PAPER FOR LTRB

1. NAME: RESIDENT()INTEREST GROUP ()OTHER (specify _____)

2. SUBJECT/ISSUE/CONCERN/COMPLAINT: Relocation Plan

3. INFORMATION: include remarks on additional sheet of paper if needed

a. Notices received from/sent to:

(1) Chronology of notices/letters/flyers received from

- (a) Landlord/Owner/Developer or their representatives
- (b) Landlord Tenant Relations Board (LTRB)
- (c) City Staff
- (d) Interest Groups (specify _____)
- (e) Remarks (optional)

(2) Chronology of notices/letters/flyers sent to

- (a) Landlord/Owner/Developer or their representatives.
- (b) Landlord Tenant Relations Board (LTRB)
- (c) City Staff
- (d) Interest Groups (please specify _____)
- (e) Remarks (optional)

4. RECOMMENDATION(S):

- a. City Relocation Policy – visit City’s website
- b. LTRB Public Hearing Protocol – visit City’s website to view LTRB November 3, 2021 Agenda Packet
- c. Other

5. COORDINATION/COLLABORATION (name the entity & provide contact info)

- a. Those who concur with your ()ISSUE/CONCERN()/COMPLAINT()**
- b. Those who non-concur with your ()ISSUE/CONCERN()/COMPLAINT()**

6. COMMENTS: Complete as appropriate.

- a. Are you familiar with the City’s Strategic Plan – Yes/No
- b. Are you familiar with the City’s Housing Master Plan – Yes/No
- c. Are you familiar with the City’s Racial and Social Equity Resolution – Yes/No
- d. Are you familiar with the Commonwealth of Virginia’s Landlord Tenant Act – Yes/No
- e. Are you familiar with provisions of Alexandria City’s Relocation Policy – Yes/No

Note: Attachments are for your information only

7. REMARKS (feel free to use additional sheet of paper)

ATTACHMENT 1 – for information only

CITY'S VISION 2017-2022	In 2022, Alexandria is a historic, inclusive city of kindness, with distinct, vibrant and safe neighborhoods, a well-managed government, flourishing arts, culture, and recreation, a strong economy, thriving children and youth, active and secure older adults, environmental sustainability, and multimodal transportation.	a. Promote Racial Equity	e. Promote Social Equity	i. Promote Economic Equity	m. Promote Education Equity
		b. Promote Racial Diversity	f. Promote Social Diversity	j. Promote Economic Diversity	n. Promote Education Diversity
		c. Promote Racial Inclusion	g. Promote Social Inclusion	k. Promote Economic Inclusion	o. Promote Education Inclusion
		d. Promote Racial Livability	h. Promote Social Livability	l. Promote Economic Livability	p. Promote Education Livability

STRATEGIC Focus/Themes	Smart Outcomes: specific, measurable, achievable, relevant, timely	CONTEXT – what are the racial, social, economic, and education public goals to be realized by residents in areas such as equity, diversity, inclusion and livability?			
	Short & Long Term as determined by appropriate City Staff				

1. Distinctive and Vibrant Neighborhoods In 2022...	Alexandria values its history, honors its diverse communities, & respects its distinct, vibrant & walkable neighborhoods. The city has a small-town feel & is committed to sustaining a high quality of life in its urban, suburban & commercial areas. Alexandria is committed to historic & archaeological preservation & interpretation, honoring its historic legacy. Alexandria has complementary & varied architecture & a beautifully built environment, & the City ensures that new development and infill are compatible with the character of Alexandria's neighborhoods, natural environment, and historic resources.	a. Yes <input type="radio"/> No <input type="radio"/> Racial Equity	e. Yes <input type="radio"/> No <input type="radio"/> Social Equity	i. Yes <input type="radio"/> No <input type="radio"/> Economic Equity	m. Yes <input type="radio"/> No <input type="radio"/> Education Equity
		b. Yes <input type="radio"/> No <input type="radio"/> Racial Diversity	f. Yes <input type="radio"/> No <input type="radio"/> Social Diversity	j. Yes <input type="radio"/> No <input type="radio"/> Economic Diversity	n. Yes <input type="radio"/> No <input type="radio"/> Education Diversity
		c. Yes <input type="radio"/> No <input type="radio"/> Racial Inclusion	g. Yes <input type="radio"/> No <input type="radio"/> Social Inclusion	k. Yes <input type="radio"/> No <input type="radio"/> Economic Inclusion	o. Yes <input type="radio"/> No <input type="radio"/> Education Inclusion
		d. Yes <input type="radio"/> No <input type="radio"/> Racial Livability	h. Yes <input type="radio"/> No <input type="radio"/> Social Livability	l. Yes <input type="radio"/> No <input type="radio"/> Economic Livability	p. Yes <input type="radio"/> No <input type="radio"/> Education Livability

2. Inclusive City In 2022...	Alexandria is a caring, kind, compassionate, fair, just and equitable city that supports an affordable and livable community for all. As an inclusive city, there is no place for intolerance in the community. Further, the city is committed to and values our diversity. Alexandria provides high-quality social services to eligible residents to reduce poverty and increase self-sufficiency. The city is welcoming to people in all stages of life and is known as an age-friendly community. The city has closed the broadband gap by ensuring quality access to all residents.	a. Yes <input type="radio"/> No <input type="radio"/> Racial Equity	e. Yes <input type="radio"/> No <input type="radio"/> Social Equity	i. Yes <input type="radio"/> No <input type="radio"/> Economic Equity	m. Yes <input type="radio"/> No <input type="radio"/> Education Equity
		b. Yes <input type="radio"/> No <input type="radio"/> Racial Diversity	f. Yes <input type="radio"/> No <input type="radio"/> Social Diversity	j. Yes <input type="radio"/> No <input type="radio"/> Economic Diversity	n. Yes <input type="radio"/> No <input type="radio"/> Education Diversity
		c. Yes <input type="radio"/> No <input type="radio"/> Racial Inclusion	g. Yes <input type="radio"/> No <input type="radio"/> Social Inclusion	k. Yes <input type="radio"/> No <input type="radio"/> Economic Inclusion	o. Yes <input type="radio"/> No <input type="radio"/> Education Inclusion
		d. Yes <input type="radio"/> No <input type="radio"/> Racial Livability	h. Yes <input type="radio"/> No <input type="radio"/> Social Livability	l. Yes <input type="radio"/> No <input type="radio"/> Economic Livability	p. Yes <input type="radio"/> No <input type="radio"/> Education Livability

3. Well-Managed Government In 2022...	Alexandria's government provides ethical, effective and efficient services that are responsive to the community and focused on improving quality of life. Major policy decisions are considered by City Council and are reflective of community engagement. City government is accountable, transparent, and backed by quality and responsive staff. Public facilities are maintained in a state of good repair so they can effectively support municipal operations and services.	a. Yes <input type="radio"/> No <input type="radio"/> Racial Equity	e. Yes <input type="radio"/> No <input type="radio"/> Social Equity	i. Yes <input type="radio"/> No <input type="radio"/> Economic Equity	m. Yes <input type="radio"/> No <input type="radio"/> Education Equity
		b. Yes <input type="radio"/> No <input type="radio"/> Racial Diversity	f. Yes <input type="radio"/> No <input type="radio"/> Social Diversity	j. Yes <input type="radio"/> No <input type="radio"/> Economic Diversity	n. Yes <input type="radio"/> No <input type="radio"/> Education Diversity
		c. Yes <input type="radio"/> No <input type="radio"/> Racial Inclusion	g. Yes <input type="radio"/> No <input type="radio"/> Social Inclusion	k. Yes <input type="radio"/> No <input type="radio"/> Economic Inclusion	o. Yes <input type="radio"/> No <input type="radio"/> Education Inclusion
		d. Yes <input type="radio"/> No <input type="radio"/> Racial Livability	h. Yes <input type="radio"/> No <input type="radio"/> Social Livability	l. Yes <input type="radio"/> No <input type="radio"/> Economic Livability	p. Yes <input type="radio"/> No <input type="radio"/> Education Livability

		Racial Livability	○	Economic Livability	Education Livability
4. Safe and Resilient Community In 2022...	Alexandria residents, workers, and visitors feel safe at all hours. If they require help, the response from well-trained staff is timely, courteous and professional. Preventable problems are avoided, and City government takes a regional view of planning for safety and emergency response and recovery. The community is resilient and prepared to handle emergencies and emerging risks, including providing support to residents with special needs during emergencies. Buildings in Alexandria are up to code to ensure they are structurally sound and safe.	a. Yes <input checked="" type="radio"/> No <input type="radio"/> Racial Equity	e. Yes <input checked="" type="radio"/> No <input type="radio"/> Social Livability	i. Yes <input checked="" type="radio"/> No <input type="radio"/> Economic Equity	m. Yes <input checked="" type="radio"/> No <input type="radio"/> Education Equity
		b. Yes <input checked="" type="radio"/> No <input type="radio"/> Racial Diversity	f. Yes <input checked="" type="radio"/> No <input type="radio"/> Social Diversity	j. Yes <input checked="" type="radio"/> No <input type="radio"/> Economic Diversity	n. Yes <input checked="" type="radio"/> No <input type="radio"/> Education Diversity
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		d. Yes <input checked="" type="radio"/> No <input type="radio"/> Racial Livability	h. Yes <input checked="" type="radio"/> No <input type="radio"/> Social Livability	l. Yes <input checked="" type="radio"/> No <input type="radio"/> Economic Livability	p. Yes <input checked="" type="radio"/> No <input type="radio"/> Education Livability
5. Flourishing Arts, Culture and Recreation In 2022...	Alexandria has a network of accessible parks and public open spaces that define neighborhoods and provide connections to local and regional open space systems and trails. Alexandria's parks will be a combination of active and passive open spaces and are intended to integrate historical interpretive elements and public art. The design of these spaces will create and enhance active public gathering places for neighborhood performances, concerts, and cultural activities. Arts, culture and recreation activities are available and accessible to residents of all ages and to those with disabilities.	a. Yes <input checked="" type="radio"/> No <input type="radio"/> Racial Equity	e. Yes <input checked="" type="radio"/> No <input type="radio"/> Social Equity	i. Yes <input checked="" type="radio"/> No <input type="radio"/> Economic Equity	m. Yes <input checked="" type="radio"/> No <input type="radio"/> Education Equity
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STRATEGIC Focus/Themes	Smart Outcomes: specific, measurable, achievable, relevant, timely Short & Long Term as determined by appropriate City Staff	CONTEXT – what are the racial, social, economic, and education public to be realized by residents in areas such as equity, diversity, inclusion			
6. Strong Economy In 2022...	Alexandria is a business destination and center of innovation. Alexandria's business community is diverse, inclusive and robust. Mixed-use development is oriented around transit hubs and activity centers. Small businesses are supported and flourish, and the historic district and museums attract visitors that contribute to the tax base.	a. Yes <input checked="" type="radio"/> No <input type="radio"/> Racial Equity	e. Yes <input checked="" type="radio"/> No <input type="radio"/> Social Equity	i. Yes <input checked="" type="radio"/> No <input type="radio"/> Economic Equity	m. Yes <input checked="" type="radio"/> No <input type="radio"/> Education Equity
		b. Yes <input checked="" type="radio"/> No <input type="radio"/> Racial Diversity	f. Yes <input checked="" type="radio"/> No <input type="radio"/> Social Diversity	j. Yes <input checked="" type="radio"/> No <input type="radio"/> Economic Diversity	n. Yes <input checked="" type="radio"/> No <input type="radio"/> Education Diversity
		c. Yes <input checked="" type="radio"/> No <input type="radio"/> Racial Inclusion	g. Yes <input checked="" type="radio"/> No <input type="radio"/> Social Inclusion	k. Yes <input checked="" type="radio"/> No <input type="radio"/> Economic Inclusion	o. Yes <input checked="" type="radio"/> No <input type="radio"/> Education Inclusion
		d. Yes <input checked="" type="radio"/> No <input type="radio"/> Racial Livability	h. Yes <input checked="" type="radio"/> No <input type="radio"/> Social Livability	l. Yes <input checked="" type="radio"/> No <input type="radio"/> Economic Livability	p. Yes <input checked="" type="radio"/> No <input type="radio"/> Education Livability
7. Thriving Children and Youth In 2022...	Alexandria ensures the basic needs of all children and youth are met. Early childhood education and care, K-12 education, and before and after school activities are available, of high quality, and accessible to all children and youth. City government proudly collaborates with and supports Alexandria City Public Schools (ACPS).	a. Yes <input checked="" type="radio"/> No <input type="radio"/> Racial Equity	e. Yes <input checked="" type="radio"/> No <input type="radio"/> Social Equity	i. Yes <input checked="" type="radio"/> No <input type="radio"/> Economic Equity	m. Yes <input checked="" type="radio"/> No <input type="radio"/> Education Equity
		b. Yes <input checked="" type="radio"/> No <input type="radio"/> Racial Diversity	f. Yes <input checked="" type="radio"/> No <input type="radio"/> Social Diversity	j. Yes <input checked="" type="radio"/> No <input type="radio"/> Economic Diversity	n. Yes <input checked="" type="radio"/> No <input type="radio"/> Education Diversity
		c. Yes <input checked="" type="radio"/> No <input type="radio"/> Racial Inclusion	g. Yes <input checked="" type="radio"/> No <input type="radio"/> Social Inclusion	k. Yes <input checked="" type="radio"/> No <input type="radio"/> Economic Inclusion	o. Yes <input checked="" type="radio"/> No <input type="radio"/> Education Inclusion

8. Environmental Sustainability In 2022...	<p>Alexandria has an abundant tree canopy, clean air, and clean waterways. City government conserves energy and works to reduce carbon emissions, including building and maintaining environmentally friendly infrastructure and utilizing sources of renewable energy. Residents and businesses participate in alternative methods of waste disposal, including recycling and composting, to minimize contributions to landfills. Alexandria is a clean, sustainable community with policies and education that promote environmental vitality and community well-being.</p>	d. Yes <input type="radio"/> No <input type="radio"/> Racial Livability	h. Yes <input type="radio"/> No <input type="radio"/> <input type="radio"/> Social Livability	i. Yes <input type="radio"/> No <input type="radio"/> Economic Livability	p. Yes <input type="radio"/> No <input type="radio"/> Education Livability
		a. Yes <input type="radio"/> No <input type="radio"/> Racial Equity	e. Yes <input type="radio"/> No <input type="radio"/> <input type="radio"/> Social Equity	i. Yes <input type="radio"/> No <input type="radio"/> Economic Equity	m. Yes <input type="radio"/> No <input type="radio"/> Education Equity
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		c. Yes <input type="radio"/> No <input type="radio"/> Racial Inclusion	g. Yes <input type="radio"/> No <input type="radio"/> <input type="radio"/> Social Inclusion	k. Yes <input type="radio"/> No <input type="radio"/> Economic Inclusion	o. Yes <input type="radio"/> No <input type="radio"/> Education Inclusion
		d. Yes <input type="radio"/> No <input type="radio"/> Racial Livability	h. Yes <input type="radio"/> No <input type="radio"/> <input type="radio"/> Social Livability	l. Yes <input type="radio"/> No <input type="radio"/> Economic Livability	p. Yes <input type="radio"/> No <input type="radio"/> Education Livability
9. Healthy Residents In 2022...	<p>Alexandria ensures equal and ready access to opportunities that promote mental and physical well-being, and a happy, active lifestyle. Alexandria will work to reduce inequities in the health system, increase access to care for all residents, and provide a system of support for residents with behavioral health needs. Assure a continuum of long-term services for older and/or disabled residents.</p>	a. Yes <input type="radio"/> No <input type="radio"/> Racial Equity	e. Yes <input type="radio"/> No <input type="radio"/> <input type="radio"/> Social Equity	i. Yes <input type="radio"/> No <input type="radio"/> Economic Equity	m. Yes <input type="radio"/> No <input type="radio"/> Education Equity
		b. Yes <input type="radio"/> No <input type="radio"/> Racial Diversity	f. Yes <input type="radio"/> No <input type="radio"/> <input type="radio"/> Social Diversity	j. Yes <input type="radio"/> No <input type="radio"/> Economic Diversity	n. Yes <input type="radio"/> No <input type="radio"/> Education Diversity
		c. Yes <input type="radio"/> No <input type="radio"/> Racial Inclusion	g. Yes <input type="radio"/> No <input type="radio"/> <input type="radio"/> Social Inclusion	k. Yes <input type="radio"/> No <input type="radio"/> Economic Inclusion	o. Yes <input type="radio"/> No <input type="radio"/> Education Inclusion
		d. Yes <input type="radio"/> No <input type="radio"/> Racial Livability	h. Yes <input type="radio"/> No <input type="radio"/> <input type="radio"/> Social Livability	l. Yes <input type="radio"/> No <input type="radio"/> Economic Livability	p. Yes <input type="radio"/> No <input type="radio"/> Education Livability
10. Multimodal Transportation In 2022...	<p>Alexandria is regionally linked and easy to navigate regardless of resources or ability. City government supports a wide variety of safe, connected transportation options that enable access to daily activities. These options include bus, metro, bicycle, automobile, and walking. Public transportation has reliable and frequent service that is clearly communicated and understood.</p>	a. Yes <input type="radio"/> No <input type="radio"/> Racial Equity	e. Yes <input type="radio"/> No <input type="radio"/> <input type="radio"/> Social Equity	i. Yes <input type="radio"/> No <input type="radio"/> Economic Equity	m. Yes <input type="radio"/> No <input type="radio"/> Education Equity
		b. Yes <input type="radio"/> No <input type="radio"/> Racial Diversity	f. Yes <input type="radio"/> No <input type="radio"/> <input type="radio"/> Social Diversity	j. Yes <input type="radio"/> No <input type="radio"/> Economic Diversity	n. Yes <input type="radio"/> No <input type="radio"/> Education Diversity
		c. Yes <input type="radio"/> No <input type="radio"/> Racial Inclusion	g. Yes <input type="radio"/> No <input type="radio"/> <input type="radio"/> Social Inclusion	k. Yes <input type="radio"/> No <input type="radio"/> Economic Inclusion	o. Yes <input type="radio"/> No <input type="radio"/> Education Inclusion
		d. Yes <input type="radio"/> No <input type="radio"/> Racial Livability	h. Yes <input type="radio"/> No <input type="radio"/> <input type="radio"/> Social Livability	l. Yes <input type="radio"/> No <input type="radio"/> Economic Livability	p. Yes <input type="radio"/> No <input type="radio"/> Education Livability

REMARKS:

Affordable Housing Goals and Objectives

ATTACHMENT 2-for information only

G O A L #1	<p>To preserve the existing subsidized and market rate affordable rental housing units within the City Based on the Housing Master Plan analysis, there are 3,702 publicly assisted units affordable to households earning below 80% of AMI and 10,067 market-rate housing units affordable to households earning below 60% of AMI. The Housing Master Plan encourages that the City take aggressive steps to preserve the remaining, existing units.</p>
Yes/No	<p>Objective 1.1 To preserve and increase the current stock of committed market-rate rental housing units by an additional () units per year through rehabilitation and/or acquisition partnerships with existing affordable/workforce housing providers in exchange for a long-term commitment to maintain affordability</p> <p>REMARKS:</p>
Yes/No	<p>Objective 1.2 To continue the City's joint commitment with ARHA to provide 1,150 publicly-assisted units.</p> <p>REMARKS:</p> <p>Objective 1.3 To preserve the current stock of privately owned, publicly assisted units within the City, with a priority for units serving households earning below 50% of AMI (subject to property owner cooperation)</p> <p>REMARKS:</p>
Yes/No	<p>Objective 1.4 To gain legislative authority to establish regulatory policies to achieve substantial preservation or replacement of existing market-rate affordable housing units on properties under consideration for redevelopment</p> <p>REMARKS:</p>
Yes/No	<p>Objective 1.5 To provide temporary real property tax relief (abatements or rebates) for any existing affordable housing owner to rehabilitate their multi-family rental units to remain affordable housing for a committed period of time</p> <p>REMARKS:</p>
G O A L #2	<p>To encourage the development of new affordable and workforce rental housing units, in specific market segments where there is unmet demand within Alexandria, with priority for housing units serving households priced to support households at 50% of AMI and below</p> <p>Throughout the Housing Master Plan process, it has been noted that the greatest opportunity to deliver new units is to have them incorporated into new, larger development projects. Along with this approach, there are other avenues by which the City can promote the development of new affordable and workforce housing,</p>
Yes/No	<p>Objective 2.1 Placeholder for one or more objectives regarding developer housing contributions (pending recommendations from developer work group)</p> <p>REMARKS:</p>
Yes/No	<p>Objective 2.2 Placeholder for objectives regarding housing contributions covered in zoning ordinance (pending recommendations)</p> <p>REMARKS:</p>
Yes/No	<p>Objective 2.3 To develop a real property tax rebate program that provides temporary tax relief for developers willing to include affordable housing (above requirements from other programs/incentives) as part of their development project</p> <p>REMARKS:</p>
Yes/No	<p>Objective 2.4 To provide incentives to redevelop through the City's regulatory process at select commercial centers with large surface parking fields and good access to existing transportation and support services to include a mixed-use, mixed-income component</p> <p>REMARKS:</p>
Yes/No	<p>Objective 2.4 To provide incentives to redevelop through the City's regulatory process at select commercial centers with large surface parking fields and good access to existing transportation and support services to include a mixed-use, mixed-income component</p> <p>REMARKS:</p>
Yes/No	<p>Objective 2.5 To provide opportunities for affordable and workforce housing throughout the City, particularly in areas with high levels of both transit and basic commercial and social services through incentive programs such as accessory dwelling units, incentive housing zones and special taxing districts.</p> <p>REMARKS:</p>
G O A	<p>To assist households seeking homeownership to prepare for the financial and other responsibilities of owning property The City should continue to provide and enhance its role in assisting those households with the desire and</p>

L #3	ability to achieve homeownership, as well as to assist current homeowners with limited incomes to rehabilitate their homes.
Yes/No	Objective 3.1 To assist in qualifying for and achieving homeownership within the City of Alexandria through homeownership counseling () households) and downpayment assistance efforts () households)
	REMARKS:
G O A L #4	To enable homeowners to live and prosper in their current homes
Yes/No	Objective 4.1 To provide rehabilitation services to () existing low-income and moderate-income homeowners per year (below HUD 80%) in maintaining their existing home
	REMARKS:
Yes/No	Objective 4.2 To continue to provide real property tax abatement and deferral for seniors with limited income and resources in a homeownership position to strengthen their ability to age in place
	REMARKS:
G O A L #5	To provide a variety of safe, quality housing choices in Alexandria that are affordable and accessible to households of all incomes, ages, and abilities. The Housing Master Plan effort has revealed there limited choices for groups that have special needs. As a result, the City should undertake an effort to increase the amount of rental housing that serves persons with physical, social or psychological needs or who are elderly or homeless. In many instances, persons in these categories have extremely low incomes, and their primary need is housing that is deeply discounted (or subsidized) from market rents. New units for these populations should be located in a manner that provides them with adequate access to transportation and appropriate services.
Yes/No	Objective 5.1 To increase the number of housing units affordable to households earning below 30% of AMI in areas of the City that have the greatest presence of support services including transportation, retail, recreation and social
	REMARKS:
Yes/No	Objective 5.2 To partner with existing property owners to convert non-visitable units annually to allow for visitability () units) and habitation () units) by persons with physical disabilities
	REMARKS:
Yes/No	Objective 5.3 To provide incentives to develop () new universally designed housing units each year
	REMARKS:
Yes/No	Objective 5.4 Set a policy with the goal to provide incentives that all new residential development incorporate accessibility and visitability practices into the residential building design through regulatory policy and/or assistance
	REMARKS:
Yes/No	Objective 5.5 To set a policy with the goal to provide incentives to encourage the use of adaptable construction techniques for all single family new construction and rehabilitation projects and all multi-family rehabilitation projects
	REMARKS:
Yes/No	Objective 5.6 To protect all accessible housing and establish a policy that any physically accessible unit to be demolished will require a one-for-one replacement
	REMARKS:
G O A L #6	Enhance the awareness of the entire community about the need for and benefits of affordable housing as well as the opportunities that exist within the City Public support is key to gaining the financial resources to work towards reducing the current gap between the supply and demand for affordable and workforce housing. The City should continue its outreach to the key stakeholders involved in preserving and developing affordable housing. To this end, information should be complete and readily available for review through a variety of media.
	REMARKS

E - STAFF INFORMATION PAPER TO LTRB

1. NAME: SUBMITTING ORGANIZATION/Person:

2. SUBJECT/ISSUE:

3. INFORMATION (feel free to continue responses on a separate page)

a. Background:

b. Staff Output/Input:

- (1) To/From Landlord/Owner/Developer:
- (2) To/From Tenants
- (3) To/From Landlord Tenant Relations Board (LTRB)
- (4) To/From Interest Groups/Individuals

c. Chronology:

(1) Chronology of notices sent to

- (a) Landlord/Owner/Developers
- (b) Tenants
- (c) Landlord Tenant Relations Board (LTRB)
- (d) Homeowners/Interest Groups/Individuals

(2) Chronology of notices received from

- (a) Landlord/Owner/Developers
- (b) Tenants
- (c) Landlord Tenant Relations Board (LTRB)
- (d) Homeowners/Interest Groups/Individuals

d. Resolution of complaints (if any):

- (1) Number received from Landlord/Owner/Developers**
 - (a) Number Resolved -
 - (b) Number In-process -
 - (c) Number Unresolved/why? -
- (2) Number received from Tenants**
 - (a) Number Resolved -
 - (b) Number In-process -
 - (c) Number Unresolved/why? -
- (3) From Interest Groups/Tenant Representatives/Others (specify)**
 - (a) Number Resolved -
 - (b) Number In-process -
 - (c) Number Unresolved/why? -

e. Relocation rates

- (1) Established
- (2) Review dates

4. RECOMMENDATION(S) w/rationale:

5. COORDINATION/COLLABORATION (name the entity & provide contact info)

a. City Staff

- (1) Concur with relocation plan as presented
- (2) Non-concur with relocation plan as presented/indicate reasons
- (3). Remarks (optional)

b. Other(s) (please identify _____)

- (1) Concur with relocation plan as presented
- (2) Non-concur with relocation plan as presented/indicate reasons
- (3). Remarks (optional)

6. ADDITIONAL COMMENTS: Complete as appropriate.

- a. Compatible with City's Strategic Plan & Racial/Social Equity Resolution-Yes/No (see attachment)
- b. Compatible with City's Housing Master Plan- Yes/No (see attachment)
- c. Compatible with City's other relevant Plans (please indicate)

Meaning of terms used as defined by the City Staff on its Website

COMPLETE Parts 1-10 REMARKS Optional

CITY'S VISION
2017-2022

In 2022, Alexandria is a historic, inclusive city of kindness, with distinct, vibrant and safe neighborhoods, a well-managed government, flourishing arts, culture, and recreation, a strong economy, thriving children and youth, active and secure older adults, environmental sustainability, and multimodal transportation.

a. Promote Racial Equity	e. Promote Social Equity	i. Promote Economic Equity	m. Promote Education Equity
b. Promote Racial Diversity	f. Promote Social Diversity	j. Promote Economic Diversity	n. Promote Education Diversity
c. Promote Racial Inclusion	g. Promote Social Inclusion	k. Promote Economic Inclusion	o. Promote Education Inclusion
d. Promote Racial Livability	h. Promote Social Livability	l. Promote Economic Livability	p. Promote Education Livability

STRATEGIC Focus/Themes

Smart Outcomes: specific, measurable, achievable, relevant, timely

Short & Long Term as determined by appropriate City Staff

CONTEXT – what are the racial, social, economic, and education public to be realized by residents in areas such as equity, diversity, inclusion and livability?

1. Distinctive and Vibrant Neighborhoods
In 2022...

Alexandria values its history, honors its diverse communities, & respects its distinct, vibrant & walkable neighborhoods. The city has a small-town feel & is committed to sustaining a high quality of life in its urban, suburban & commercial areas. Alexandria is committed to historic & archaeological preservation & interpretation, honoring its historic legacy. Alexandria has complementary & varied architecture & a beautifully built environment, & the City ensures that new development and infill are compatible with the character of Alexandria's neighborhoods, natural environment, and historic resources.

a. Yes <input type="radio"/> No <input type="radio"/> Racial Equity	e. Yes <input type="radio"/> No <input type="radio"/> Social Equity	i. Yes <input type="radio"/> No <input type="radio"/> Economic Equity	m. Yes <input type="radio"/> No <input type="radio"/> Education Equity
b. Yes <input type="radio"/> No <input type="radio"/> Racial Diversity	f. Yes <input type="radio"/> No <input type="radio"/> Social Diversity	j. Yes <input type="radio"/> No <input type="radio"/> Economic Diversity	n. Yes <input type="radio"/> No <input type="radio"/> Education Diversity
c. Yes <input type="radio"/> No <input type="radio"/> Racial Inclusion	g. Yes <input type="radio"/> No <input type="radio"/> Social Inclusion	k. Yes <input type="radio"/> No <input type="radio"/> Economic Inclusion	o. Yes <input type="radio"/> No <input type="radio"/> Education Inclusion
d. Yes <input type="radio"/> No <input type="radio"/> Racial Livability	h. Yes <input type="radio"/> No <input type="radio"/> Social Livability	l. Yes <input type="radio"/> No <input type="radio"/> Economic Livability	p. Yes <input type="radio"/> No <input type="radio"/> Education Livability

2. Inclusive City
In 2022...

Alexandria is a caring, kind, compassionate, fair, just and equitable city that supports an affordable and livable community for all. As an inclusive city, there is no place for intolerance in the community. Further, the city is committed to and values our diversity. Alexandria provides high-quality social services to eligible residents to reduce poverty and increase self-sufficiency. The city is welcoming to people in all stages of life and is known as an age-friendly community. The city has closed the broadband gap by ensuring quality access to all residents.

a. Yes <input type="radio"/> No <input type="radio"/> Racial Equity	e. Yes <input type="radio"/> No <input type="radio"/> Social Equity	i. Yes <input type="radio"/> No <input type="radio"/> Economic Equity	m. Yes <input type="radio"/> No <input type="radio"/> Education Equity
b. Yes <input type="radio"/> No <input type="radio"/> Racial Diversity	f. Yes <input type="radio"/> No <input type="radio"/> Social Diversity	j. Yes <input type="radio"/> No <input type="radio"/> Economic Diversity	n. Yes <input type="radio"/> No <input type="radio"/> Education Diversity
c. Yes <input type="radio"/> No <input type="radio"/> Racial Inclusion	g. Yes <input type="radio"/> No <input type="radio"/> Social Inclusion	k. Yes <input type="radio"/> No <input type="radio"/> Economic Inclusion	o. Yes <input type="radio"/> No <input type="radio"/> Education Inclusion
d. Yes <input type="radio"/> No <input type="radio"/> Racial Livability	h. Yes <input type="radio"/> No <input type="radio"/> Social Livability	l. Yes <input type="radio"/> No <input type="radio"/> Economic Livability	p. Yes <input type="radio"/> No <input type="radio"/> Education Livability

3. Well-Managed Government
In 2022...

Alexandria's government provides ethical, effective and efficient services that are responsive to the community and focused on improving quality of life. Major policy decisions are considered by City Council and are reflective of community engagement. City government is accountable, transparent, and backed by quality and responsive staff. Public facilities are maintained in a state of good repair so they can effectively support municipal operations and services.

a. Yes <input type="radio"/> No <input type="radio"/> Racial Equity	e. Yes <input type="radio"/> No <input type="radio"/> Social Equity	i. Yes <input type="radio"/> No <input type="radio"/> Economic Equity	m. Yes <input type="radio"/> No <input type="radio"/> Education Equity
b. Yes <input type="radio"/> No <input type="radio"/> Racial Diversity	f. Yes <input type="radio"/> No <input type="radio"/> Social Diversity	j. Yes <input type="radio"/> No <input type="radio"/> Economic Diversity	n. Yes <input type="radio"/> No <input type="radio"/> Education Diversity
c. Yes <input type="radio"/> No <input type="radio"/> Racial Inclusion	g. Yes <input type="radio"/> No <input type="radio"/> Social Inclusion	k. Yes <input type="radio"/> No <input type="radio"/> Economic Inclusion	o. Yes <input type="radio"/> No <input type="radio"/> Education Inclusion

		d. Yes <input type="radio"/> No <input type="radio"/> Racial Livability	h. Yes <input type="radio"/> No <input type="radio"/> Social Livability	l. Yes <input type="radio"/> No <input type="radio"/> Economic Livability	p. Yes <input type="radio"/> No <input type="radio"/> Education Livability
4. Safe and Resilient Community In 2022...	Alexandria residents, workers, and visitors feel safe at all hours. If they require help, the response from well-trained staff is timely, courteous and professional. Preventable problems are avoided, and City government takes a regional view of planning for safety and emergency response and recovery. The community is resilient and prepared to handle emergencies and emerging risks, including providing support to residents with special needs during emergencies. Buildings in Alexandria are up to code to ensure they are structurally sound and safe.	a. Yes <input type="radio"/> No <input type="radio"/> Racial Equity	e. Yes <input type="radio"/> No <input type="radio"/> Social Equity	i. Yes <input type="radio"/> No <input type="radio"/> Economic Equity	m. Yes <input type="radio"/> No <input type="radio"/> Education Equity
		b. Yes <input type="radio"/> No <input type="radio"/> Racial Diversity	f. Yes <input type="radio"/> No <input type="radio"/> Social Diversity	j. Yes <input type="radio"/> No <input type="radio"/> Economic Diversity	n. Yes <input type="radio"/> No <input type="radio"/> Education Diversity
		c. Yes <input type="radio"/> No <input type="radio"/> Racial Inclusion	g. Yes <input type="radio"/> No <input type="radio"/> Social Inclusion	k. Yes <input type="radio"/> No <input type="radio"/> Economic Inclusion	o. Yes <input type="radio"/> No <input type="radio"/> Education Inclusion
		d. Yes <input type="radio"/> No <input type="radio"/> Racial Livability	h. Yes <input type="radio"/> No <input type="radio"/> Social Livability	l. Yes <input type="radio"/> No <input type="radio"/> Economic Livability	p. Yes <input type="radio"/> No <input type="radio"/> Education Livability
5. Flourishing Arts, Culture and Recreation In 2022...	Alexandria has a network of accessible parks and public open spaces that define neighborhoods and provide connections to local and regional open space systems and trails. Alexandria's parks will be a combination of active and passive open spaces and are intended to integrate historical interpretive elements and public art. The design of these spaces will create and enhance active public gathering places for neighborhood performances, concerts, and cultural activities. Arts, culture and recreation activities are available and accessible to residents of all ages and to those with disabilities.	a. Yes <input type="radio"/> No <input type="radio"/> Racial Equity	e. Yes <input type="radio"/> No <input type="radio"/> Social Equity	i. Yes <input type="radio"/> No <input type="radio"/> Economic Equity	m. Yes <input type="radio"/> No <input type="radio"/> Education Equity
		b. Yes <input type="radio"/> No <input type="radio"/> Racial Diversity	f. Yes <input type="radio"/> No <input type="radio"/> Social Diversity	j. Yes <input type="radio"/> No <input type="radio"/> Economic Diversity	n. Yes <input type="radio"/> No <input type="radio"/> Education Diversity
		c. Yes <input type="radio"/> No <input type="radio"/> Racial Inclusion	g. Yes <input type="radio"/> No <input type="radio"/> Social Inclusion	k. Yes <input type="radio"/> No <input type="radio"/> Economic Inclusion	o. Yes <input type="radio"/> No <input type="radio"/> Education Inclusion
		d. Yes <input type="radio"/> No <input type="radio"/> Racial Livability	h. Yes <input type="radio"/> No <input type="radio"/> Social Livability	l. Yes <input type="radio"/> No <input type="radio"/> Economic Livability	p. Yes <input type="radio"/> No <input type="radio"/> Education Livability
STRATEGIC Focus/Themes	Smart Outcomes: specific, measurable, achievable, relevant, timely Short & Long Term as determined by appropriate City Staff	CONTEXT – what are the racial, social, economic, and education public to be realized by residents in areas such as equity, diversity, inclusion			
6. Strong Economy In 2022...	Alexandria is a business destination and center of innovation. Alexandria's business community is diverse, inclusive and robust. Mixed-use development is oriented around transit hubs and activity centers. Small businesses are supported and flourish, and the historic district and museums attract visitors that contribute to the tax base.	a. Yes <input type="radio"/> No <input type="radio"/> Racial Equity	e. Yes <input type="radio"/> No <input type="radio"/> Social Equity	i. Yes <input type="radio"/> No <input type="radio"/> Economic Equity	m. Yes <input type="radio"/> No <input type="radio"/> Education Equity
		b. Yes <input type="radio"/> No <input type="radio"/> Racial Diversity	f. Yes <input type="radio"/> No <input type="radio"/> Social Diversity	j. Yes <input type="radio"/> No <input type="radio"/> Economic Diversity	n. Yes <input type="radio"/> No <input type="radio"/> Education Diversity
		c. Yes <input type="radio"/> No <input type="radio"/> Racial Inclusion	g. Yes <input type="radio"/> No <input type="radio"/> Social Inclusion	k. Yes <input type="radio"/> No <input type="radio"/> Economic Inclusion	o. Yes <input type="radio"/> No <input type="radio"/> Education Inclusion
		d. Yes <input type="radio"/> No <input type="radio"/> Racial Livability	h. Yes <input type="radio"/> No <input type="radio"/> Social Livability	l. Yes <input type="radio"/> No <input type="radio"/> Economic Livability	p. Yes <input type="radio"/> No <input type="radio"/> Education Livability
7. Thriving Children and Youth In 2022...	Alexandria ensures the basic needs of all children and youth are met. Early childhood education and care, K-12 education, and before and after school activities are available, of high quality, and accessible to all children and youth. City government proudly collaborates with and supports Alexandria City Public Schools (ACPS).	a. Yes <input type="radio"/> No <input type="radio"/> Racial Equity	e. Yes <input type="radio"/> No <input type="radio"/> Social Equity	i. Yes <input type="radio"/> No <input type="radio"/> Economic Equity	m. Yes <input type="radio"/> No <input type="radio"/> Education Equity
		b. Yes <input type="radio"/> No <input type="radio"/> Racial Diversity	f. Yes <input type="radio"/> No <input type="radio"/> Social Diversity	j. Yes <input type="radio"/> No <input type="radio"/> Economic Diversity	n. Yes <input type="radio"/> No <input type="radio"/> Education Diversity
		c. Yes <input type="radio"/> No <input type="radio"/> Racial Inclusion	g. Yes <input type="radio"/> No <input type="radio"/> Social Inclusion	k. Yes <input type="radio"/> No <input type="radio"/> Economic Inclusion	o. Yes <input type="radio"/> No <input type="radio"/> Education Inclusion

			d. Yes <input type="radio"/> No <input type="radio"/> Racial Livability	Inclusion h. Yes <input type="radio"/> No <input type="radio"/>	i. Yes <input type="radio"/> No <input type="radio"/> Economic Livability	p. Yes <input type="radio"/> No <input type="radio"/> Education Livability
8. Environmental Sustainability	Alexandria has an abundant tree canopy, clean air, and clean waterways. City government conserves energy and works to reduce carbon emissions, including building and maintaining environmentally friendly infrastructure and utilizing sources of renewable energy. Residents and businesses participate in alternative methods of waste disposal, including recycling and composting, to minimize contributions to landfills. Alexandria is a clean, sustainable community with policies and education that promote environmental vitality and community well-being.		a. Yes <input type="radio"/> No <input type="radio"/> Racial Equity	e. Yes <input type="radio"/> No <input type="radio"/> Social Equity	i. Yes <input type="radio"/> No <input type="radio"/> Economic Equity	m. Yes <input type="radio"/> No <input type="radio"/> Education Equity
In 2022...			b. Yes <input type="radio"/> No <input type="radio"/> Racial Diversity	f. Yes <input type="radio"/> No <input type="radio"/> Social Diversity	j. Yes <input type="radio"/> No <input type="radio"/> Economic Diversity	n. Yes <input type="radio"/> No <input type="radio"/> Education Diversity
			c. Yes <input type="radio"/> No <input type="radio"/> Racial Inclusion	g. Yes <input type="radio"/> No <input type="radio"/> Social Inclusion	k. Yes <input type="radio"/> No <input type="radio"/> Economic Inclusion	o. Yes <input type="radio"/> No <input type="radio"/> Education Inclusion
9. Healthy Residents	Alexandria ensures equal and ready access to opportunities that promote mental and physical well-being, and a happy, active lifestyle. Alexandria will work to reduce inequities in the health system, increase access to care for all residents, and provide a system of support for residents with behavioral health needs. Assure a continuum of long-term services for older and/or disabled residents.		d. Yes <input type="radio"/> No <input type="radio"/> Racial Livability	h. Yes <input type="radio"/> No <input type="radio"/> Social Livability	l. Yes <input type="radio"/> No <input type="radio"/> Economic Livability	p. Yes <input type="radio"/> No <input type="radio"/> Education Livability
In 2022...			a. Yes <input type="radio"/> No <input type="radio"/> Racial Equity	e. Yes <input type="radio"/> No <input type="radio"/> Social Equity	i. Yes <input type="radio"/> No <input type="radio"/> Economic Equity	m. Yes <input type="radio"/> No <input type="radio"/> Education Equity
			b. Yes <input type="radio"/> No <input type="radio"/> Racial Diversity	f. Yes <input type="radio"/> No <input type="radio"/> Social Diversity	j. Yes <input type="radio"/> No <input type="radio"/> Economic Diversity	n. Yes <input type="radio"/> No <input type="radio"/> Education Diversity
			c. Yes <input type="radio"/> No <input type="radio"/> Racial Inclusion	g. Yes <input type="radio"/> No <input type="radio"/> Social Inclusion	k. Yes <input type="radio"/> No <input type="radio"/> Economic Inclusion	o. Yes <input type="radio"/> No <input type="radio"/> Education Inclusion
10. Multimodal Transportation	Alexandria is regionally linked and easy to navigate regardless of resources or ability. City government supports a wide variety of safe, connected transportation options that enable access to daily activities. These options include bus, metro, bicycle, automobile, and walking. Public transportation has reliable and frequent service that is clearly communicated and understood.		d. Yes <input type="radio"/> No <input type="radio"/> Racial Livability	h. Yes <input type="radio"/> No <input type="radio"/> Social Livability	l. Yes <input type="radio"/> No <input type="radio"/> Economic Livability	p. Yes <input type="radio"/> No <input type="radio"/> Education Livability
In 2022...			a. Yes <input type="radio"/> No <input type="radio"/> Racial Equity	e. Yes <input type="radio"/> No <input type="radio"/> Social Equity	i. Yes <input type="radio"/> No <input type="radio"/> Economic Equity	m. Yes <input type="radio"/> No <input type="radio"/> Education Equity
			b. Yes <input type="radio"/> No <input type="radio"/> Racial Diversity	f. Yes <input type="radio"/> No <input type="radio"/> Social Diversity	j. Yes <input type="radio"/> No <input type="radio"/> Economic Diversity	n. Yes <input type="radio"/> No <input type="radio"/> Education Diversity
			c. Yes <input type="radio"/> No <input type="radio"/> Racial Inclusion	g. Yes <input type="radio"/> No <input type="radio"/> Social Inclusion	k. Yes <input type="radio"/> No <input type="radio"/> Economic Inclusion	o. Yes <input type="radio"/> No <input type="radio"/> Education Inclusion
			d. Yes <input type="radio"/> No <input type="radio"/> Racial Livability	h. Yes <input type="radio"/> No <input type="radio"/> Social Livability	l. Yes <input type="radio"/> No <input type="radio"/> Economic Livability	p. Yes <input type="radio"/> No <input type="radio"/> Education Livability

REMARKS (optional)

Affordable Housing Goals and Objectives

(circle yes or no; remarks are optional)

G O A L #1	<p>To preserve the existing subsidized and market rate affordable rental housing units within the City Based on the Housing Master Plan analysis, there are 3,702 publicly assisted units affordable to households earning below 80% of AMI and 10,067 market-rate housing units affordable to households earning below 60% of AMI. The Housing Master Plan encourages that the City take aggressive steps to preserve the remaining, existing units.</p>
Yes/No	<p>Objective 1.1 To preserve and increase the current stock of committed market-rate rental housing units by an additional () units per year through rehabilitation and/or acquisition partnerships with existing affordable/workforce housing providers in exchange for a long-term commitment to maintain affordability</p> <p>REMARKS:</p>
Yes/No	<p>Objective 1.2 To continue the City’s joint commitment with ARHA to provide 1,150 publicly-assisted units.</p> <p>REMARKS:</p>
Yes/No	<p>Objective 1.3 To preserve the current stock of privately owned, publicly assisted units within the City, with a priority for units serving households earning below 50% of AMI (subject to property owner cooperation)</p> <p>REMARKS:</p>
Yes/No	<p>Objective 1.4 To gain legislative authority to establish regulatory policies to achieve substantial preservation or replacement of existing market-rate affordable housing units on properties under consideration for redevelopment</p> <p>REMARKS:</p>
Yes/No	<p>Objective 1.5 To provide temporary real property tax relief (abatements or rebates) for any existing affordable housing owner to rehabilitate their multi-family rental units to remain affordable housing for a committed period of time</p> <p>REMARKS:</p>
G O A L #2	<p>To encourage the development of new affordable and workforce rental housing units, in specific market segments where there is unmet demand within Alexandria, with priority for housing units serving households priced to support households at 50% of AMI and below</p> <p>Throughout the Housing Master Plan process, it has been noted that the greatest opportunity to deliver new units is to have them incorporated into new, larger development projects. Along with this approach, there are other avenues by which the City can promote the development of new affordable and workforce housing,</p>
Yes/No	<p>Objective 2.1 Placeholder for one or more objectives regarding developer housing contributions (pending recommendations from developer work group)</p> <p>REMARKS:</p>
Yes/No	<p>Objective 2.2 Placeholder for objectives regarding housing contributions covered in zoning ordinance (pending recommendations)</p> <p>REMARKS:</p>
Yes/No	<p>Objective 2.3 To develop a real property tax rebate program that provides temporary tax relief for developers willing to include affordable housing (above requirements from other programs/incentives) as part of their development project</p> <p>REMARKS:</p>
Yes/No	<p>Objective 2.4 To provide incentives to redevelop through the City’s regulatory process at select commercial centers with large surface parking fields and good access to existing transportation and support services to include a mixed-use, mixed-income component</p> <p>REMARKS:</p>
Yes/No	<p>Objective 2.4 To provide incentives to redevelop through the City’s regulatory process at select commercial centers with large surface parking fields and good access to existing transportation and support services to include a mixed-use, mixed-income component</p> <p>REMARKS:</p>
Yes/No	<p>Objective 2.5 To provide opportunities for affordable and workforce housing throughout the City, particularly in areas with high levels of both transit and basic commercial and social services through incentive programs such as accessory dwelling units, incentive housing zones and special taxing districts.</p> <p>REMARKS:</p>
G O A L #3	<p>To assist households seeking homeownership to prepare for the financial and other responsibilities of owning property The City should continue to provide and enhance its role in assisting those households with the desire and ability to achieve homeownership, as well as to assist current homeowners with limited incomes to rehabilitate their homes.</p>

Yes/No	Objective 3.1 To assist in qualifying for and achieving homeownership within the City of Alexandria through homeownership counseling (households) and downpayment assistance efforts (households)
	REMARKS:
G O A L #4	To enable homeowners to live and prosper in their current homes
Yes/No	Objective 4.1 To provide rehabilitation services to () existing low-income and moderate-income homeowners per year (below HUD 80%) in maintaining their existing home
	REMARKS:
Yes/No	Objective 4.2 To continue to provide real property tax abatement and deferral for seniors with limited income and resources in a homeownership position to strengthen their ability to age in place
	REMARKS:
G O A L #5	To provide a variety of safe, quality housing choices in Alexandria that are affordable and accessible to households of all incomes, ages, and abilities.
	The Housing Master Plan effort has revealed there limited choices for groups that have special needs. As a result, the City should undertake an effort to increase the amount of rental housing that serves persons with physical, social or psychological needs or who are elderly or homeless. In many instances, persons in these categories have extremely low incomes, and their primary need is housing that is deeply discounted (or subsidized) from market rents. New units for these populations should be located in a manner that provides them with adequate access to transportation and appropriate services.
Yes/No	Objective 5.1 To increase the number of housing units affordable to households earning below 30% of AMI in areas of the City that have the greatest presence of support services including transportation, retail, recreation and social
	REMARKS:
Yes/No	Objective 5.2 To partner with existing property owners to convert non-visitable units annually to allow for visitability (units) and habitation (units) by persons with physical disabilities
	REMARKS:
Yes/No	Objective 5.3 To provide incentives to develop () new universally designed housing units each year
	REMARKS:
Yes/No	Objective 5.4 Set a policy with the goal to provide incentives that all new residential development incorporate accessibility and visitability practices into the residential building design through regulatory policy and/or assistance
	REMARKS:
Yes/No	Objective 5.5 To set a policy with the goal to provide incentives to encourage the use of adaptable construction techniques for all single family new construction and rehabilitation projects and all multi-family rehabilitation projects
	REMARKS:
Yes/No	Objective 5.6 To protect all accessible housing and establish a policy that any physically accessible unit to be demolished will require a one-for-one replacement
	REMARKS:
G O A L #6	Enhance the awareness of the entire community about the need for and benefits of affordable housing as well as the opportunities that exist within the City
	Public support is key to gaining the financial resources to work towards reducing the current gap between the supply and demand for affordable and workforce housing. The City should continue its outreach to the key stakeholders involved in preserving and developing affordable housing. To this end, information should be complete and readily available for review through a variety of media.
	REMARKS

ATTACHMENT 4 - Guest Speaker Dipti Pidikiti-Smith's Biosketch

Dipti Pidikiti-Smith is the Deputy Director of Advocacy at Legal Services of Northern Virginia (LSNV). In May 2021, she was appointed to be serve as a Substitute Judge in General District and Juvenile and Domestic Relations District Courts in Virginia. Prior to joining LSNV, Dipti served as a law clerk at the District of Columbia Superior Court for Judge Russell Canan and Judge Stephanie Duncan-Peters. Dipti graduated from Temple University with a Bachelor's of Science in Biology and the University of the District of Columbia David A. Clarke School of Law. Dipti worked for AmeriCorps at an elementary school in in West Philadelphia. Dipti is a recipient of a number of awards, including the 2018 Virginia Legal Aid Award. Dipti served on the City of Alexandria Economic Opportunities Commission, 2011-2016, *Chair* (2014-2015) and City of Alexandria Domestic Violence Intervention Program, 2011- 2016. Dipti was born in India and spent her early childhood in India and Nigeria. After arriving in the United States, she lived near Philadelphia. She was a resident of Alexandria, living on the West End. Now she lives in Fairfax with her family.

Guest Speaker Krystyn Moon's Biosketch – *being updated*

Krystyn R. Moon is a professor in both the History and American Studies programs. Her teaching and research include US immigration history, popular culture, race and ethnic studies, foodways, gender and sexuality, and consumerism. She is the author of *Yellowface: Creating the Chinese in American Popular Music and Performance, 1850s-1920s* (2005), and several articles, essays, reviews, and blogs on American immigration history and ethnic identity. Additionally, she has worked as a public historian, collaborating with the Office of Historic Alexandria (OHA) for several years. She also serves as the president of the Alexandria Historical Society, and is the past president of the Southeastern Regional Chapter of the American Studies Association. Education; Ph.D., The Johns Hopkins University. 2002. History; M.A., The Johns Hopkins University. 1999. History; B.A., Pomona College. 1997. American Studies.

ATTACHMENT 5 - AHDC SEMINARY ROAD RELOCATION PLAN

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- I. Contact Persons
- II. Project Summary and Overview
- III. Projected Development Changes
 - A. Scope of Redevelopment Overview
 - B. Projected Rents
- IV. Relocation Plan Implementation
 - A. General Information
 - B. Construction Impact Minimization
 - C. Staffing
 - D. Relocation
 - E. Resident Notices
 - F. Resident Communication
 - G. Maximum Occupancy
 - H. Eviction for Cause

I. CONTACT PERSONS

Developer: Alexandria Housing Development Corporation
(AHDC)

Contact: Matthew Rhodes
Real Estate Development Associate
mrhodes@housingalexandria.org

1201 E Abingdon Dr #210
Alexandria, VA 22314
703.739.7775 Ext. 106
Alexandria Housing Development Corporation
(AHDC)

Construction Lead:

Contact: Jon Frederick
Executive Director
jfrederick@housingalexandria.org

Sheltered Homes of Alexandria (SHA):

Contact: Julie Jakopic
Board Chair
julie@ileadstrategies.com

Contact: Connie Juntunen
Director of Community Support Services (City of Alexandria)
connie.juntunen@alexandriava.gov

The development schedule will be coordinated by the Alexandria Housing Development Corporation, SHA board chair and the project lead in order to provide the residents and guardians sufficient information throughout the process through notices and meetings. The intent is to minimize resident inconvenience and confusion during the relocation process.

II. PROJECT SUMMARY AND OVERVIEW

AHDC is proposing a 39-unit affordable homeownership project at 4547, 4555 and 4575 Seminary Road. The proposed development includes 31 townhome style condos (16 2BR, 15 3BR), and a condominium flats building with 5 additional ownership flats (2BR) and 3 flats to be owned and operated by SHA (4BR 4BA). All ownership units will be affordable to families at or below 80% AMI.

SHA currently owns and operates a 4BR 3.5BA group home at 4547 Seminary Road that serves 6 residents. The Seminary Group home is a residential program that provides comprehensive, supervised residential services to Alexandrians who have a documented diagnosis of intellectual disability and need moderate to high levels of supports to live in the community. To be eligible for housing, residents must live in Alexandria, be 22 years of age or older, and have a diagnosis of intellectual or development disability.

As part of this project, the existing group home will be demolished and replaced by three 4BD 4BA units in a

new condominium flats building. The new building will include an elevator and each of the three units will be fully accessible. Through the development, SHA will be able to increase the number of residents it serves from 6 to 12. All existing residents will be relocated during construction and have the ability to return when the new units are complete.

III. PROJECTED DEVELOPMENT CHANGES

A. Scope of Redevelopment Overview

Scope of Redevelopment will include:

- Demolition of existing structures at 4555 Seminary Road (private owner) and 4547 Seminary Road (SHA)
- Construction of 31 affordable homeownership townhomes, all featuring two car garage parking, open kitchen and living second level, and upper-level bedrooms (2BR or 3BR)
- Construction of a standalone condominium flats building including 5 homeownership flats and 3 units to be owned and operated by SHA. The condominium flats building will feature an elevator, 1,100 sqft community room available for homeowners and SHA resident use, and an outdoor terrace. The SHA flats will be fully accessible and include 4 bedrooms and 4 bathrooms. The SHA units will also feature common living, dining and kitchen space, staff workspace, staff restroom, and laundry equipment.
- 19 surface parking spaces, including 3 accessible spaces.
- Grade property for vehicle movement and storm water management.
- Remove dead and invasive landscape species and replace with native plantings. Provide a small walking path and multiple outdoor seating areas.
- Development will comply with the City's Green Building Policy through Earthcraft Gold Certification and point requirements.

B. Projected Rents

Current costs for SHA residents are 75% of eligible income after paying for medical expenses and other costs. The absolute cost varies from resident to resident depending on the amount and sources of income. The amount paid covers rental costs, but also covers other costs of the living arrangement including but not limited to medicine, City staff services, food, clothing, etc. Costs/rent will not change after redevelopment, with all residents paying 75% of eligible income.

IV. RELOCATION PLAN IMPLEMENTATION

A. General Information

The AHDC Seminary Road Relocation Plan (the "Plan") is designed to retain all existing residents who wish to return following redevelopment, while enabling the safety of the redevelopment for all. All residents will be treated with the utmost level of respect and concern for their personal lives and family constraints. AHDC, SHA and City staff are committed to working with each resident household to ensure understanding and comfort throughout each stage of the redevelopment and relocation while minimizing family life disruption.

To that end, set forth below are specific relocation and resident retention policies and procedures that will govern The Alexandria Housing Development (AHDC) and Sheltered Homes of Alexandria (SHA) in the redevelopment of the above described development. As such, the Plan addresses the following potential relocation category: temporary off-site relocation. AHDC and SHA will adhere to the City of Alexandria's Housing Conversion Assistance Policy dated April 2016.

Eligible residents will be entitled to all services and benefits described in this Plan, hereafter known as Initiation of Negotiations. All Eligible residents will receive direct relocation services. Eligibility also requires that households remain residents in good standing in accordance with the terms and conditions of current leases.

B. Construction Impact Minimization

Redevelopment of occupied housing is inherently disruptive. To minimize such disruption, AHDC and SHA will implement this Plan in cooperation with the community. All guardians will be kept informed of scheduling of construction and relocation through notices delivered to guardians by property management/City staff and ongoing guardian meetings as necessary before and during the redevelopment. As described in this Plan, prior to starting work, management and/or City staff will meet with the residents' guardians to explain the redevelopment process.

C. Staffing

AHDC and SHA understand the need for information regarding construction and relocation before and during the project redevelopment period. Information will be shared through written notices as well as through property-wide and one-on-one meetings. The staffing aim is to minimize resident inconvenience and confusion during the redevelopment period and relocation process. The current City staff who provide the support services to the Seminary Road residents will continue to maintain their services throughout the redevelopment project.

D. Relocation

Temporary Off-Site Relocation

Temporary off-site relocation is necessary to minimize the time that the residents are impacted by construction. AHDC will assume responsibility for reasonable costs directly associated with moving the household belongings to the temporary offsite unit and back to a renovated unit (two moves). The head of household will agree in writing to the temporary relocation using a relocation agreement form. This agreement will be kept by Management in the tenant file. If a household is evicted for cause from a temporary unit, the household may not be entitled to continued temporary housing costs and may lose the right to return to the displacement site/unit.

AHDC, SHA and City staff are still finalizing the selection of temporary off-site housing. The chosen temporary off-site housing must be within the City limits of Alexandria, and include accessible entry and accessible bathrooms. A one level single family home or apartment unit is preferred.

To the greatest extent possible, within the available parameters, and in compliance with Fair Housing regulations, AHDC and SHA will honor resident requests related to unit preference (i.e., first floor or second floor) when returning to the newly constructed units.

In order to most effectively meet the needs of the residents in the community who will be temporarily relocated to a unit off-site, the following advisory services will be provided:

- A One-On-One Relocation Interview meeting with the services team on site;
- A 120-Day Notice to Vacate with a minimum of 120-day notice to vacate the currently occupied unit;
- Thirty day advance written notice indicating the exact address of the off-site temporary relocation unit and the date in which the temporary move is scheduled to take place;
- Thirty day advance written notice indicating the exact address of the on-site permanent replacement unit and the date in which the move is scheduled to take place;

- Coordination and direct payment of the two moves (the move to the temporary unit and the move into the renovated unit) utilizing a professional moving company;
- Packing supplies including boxes, bubble wrap and tape necessary to pack belongings for the moves;
- Reimbursement of any costs for or direct payment to transfer utilities or any existing services such as telephone, cable, or internet services to the temporary unit as well as the new unit, if applicable;
- Written communication updates regarding moving into the completed unit; and
- Additional advisory services such as interpreter services, as necessary or appropriate depending on the individual situation and circumstances.
- Conducting inspections of the replacement housing to ensure that it meets decent, safe, and sanitary standards.

E. Resident Notices

AHDC and SHA will send all required notices as required and appropriate to resident guardians. All notices will be personally served or sent by certified or registered first-class mail with return receipt requested and documented in the resident files. Each notice will be written in plain, understandable English. For any persons that are unable to read and understand the notice, appropriate translation and/or counseling will be provided. All notices will include the name and telephone number of the team that will be available to answer questions and provide necessary assistance.

30-Day Notice

For temporary relocation, a follow up 30-Day Notice will also be provided with the exact date the household will be moved from the current residence.

F. Resident Communication

AHDC/SHA recognizes that effective resident communication is paramount to a high level of resident retention and a successful redevelopment and relocation process. City staff and SHA previously held a meeting in fall 2020 with the guardians of current residents to discuss redevelopment of the site. City staff and SHA plan to hold additional meetings in the winter of 2021 and early winter 2022 to discuss the redevelopment and relocation process. Additionally, one-on-one meetings will be held with guardians by the support staff. These meetings will continue to occur throughout the redevelopment process. AHDC will support the City and SHA's ongoing communications.

G. Maximum Occupancy

Maximum occupancy will not exceed the occupancy allowed by the Virginia Property Maintenance Code.

H. Eviction for Cause

Any eviction for cause must conform to the applicable State and local law. Any household that lawfully occupies a unit on the Initiation of Negotiations date and continues to remain a resident in good standing would be eligible to receive relocation benefits unless the household is evicted for serious or repeated violation of material terms of the lease or occupancy agreement and the eviction was not undertaken for the purpose of avoiding the obligation to meet the relocation benefits.

ATTACHMENT 6

HOUSING RELOCATION ASSISTANCE POLICY CITY OF ALEXANDRIA VIRGINIA

<https://www.alexandriava.gov/uploadedFiles/housing/info/2018HousingRelocationAssistancePolicy.pdf>

The City of Alexandria, since May 1980, has had in effect a voluntary relocation assistance policy.

A relocation plan is submitted to the Landlord/Tenant Relations Office prior to the zoning permit application. The Landlord/Tenant Relations Board holds a public hearing on the conversion plan and makes recommendations on the plan.

Below, in its entirety, is the City of Alexandria Housing Relocation Assistance Policy as adopted by City Council:

The Alexandria City Council encourages developers of any rental project in the City covered by the Virginia Residential Landlord-Tenant Act to submit a relocation plan to the Chief of the Office of Housing's Landlord-Tenant Relations Division when such a project is proposed for:

- 1) Demolition;
- 2) Substantial rehabilitation (any rehabilitation which causes temporary relocation or permanent displacement of a tenant);
- 3) Conversion to condominiums,¹ planned unit development, cooperative, hotel, motel, unfurnished units, other commercial or all elderly use;
- 4) Termination of subsidy payments in subsidized buildings when the owner(s) of the buildings, and not the public agencies, has decided either to terminate subsidy payments or to prepay Federal mortgages which would cause tenants in any affected units to vacate;
- 5) Termination of lower-rent set-aside units required under Federal bond regulations in buildings using tax-exempt bonds which causes tenants of these units to vacate; and
- 6) Sale of rental condominium or cooperative units if a majority of the complex's units are under single ownership and are under a coordinated sales program and if the resale would cause tenants to vacate.

Such plan should be submitted if developers intend to issue notices to tenants of pending conversion or substantial rehabilitation as previously described. This plan would indicate the measures the developer plans to take to retain current tenants in the project, as well as provisions for assistance for all tenants who face displacement.

In order to allow sufficient time for staff review and public hearing before the Landlord Tenant Relations Board, Council encourages developers to submit their relocation plans to the Office of Housing's Division of Landlord-Tenant Relations 30 days prior to the application for any special use permit or site plan approval, if applicable.

For projects that do not require a special use permit or site plan approval, City Council encourages developers to submit proposed relocation assistance plans to the Office of Housing and the Office of Landlord-Tenant Relations 60 days prior to the filing of their public offering statement with the state and City.

New tenants should be informed in their leases of any application for conversion, demolition, rehabilitation, change to other commercial/residential use, owner termination of subsidy payments, or termination of lower-rent set-aside units which cause tenants of these units to vacate.

Council recognizes that features of the plan may vary among developers, but strongly suggests that it include at least the following provisions:

1. **Adequate Notification.** State law requires that in the case of a condominium conversion, tenants be given a 120-day Notice to Vacate which includes the price of each unit and the estimated amount of all condominium fees for each unit. During the first sixty days after such notice, each tenant shall have the exclusive right to purchase the unit he/she occupies, but only if such unit is to be retained in the condominium conversion without substantial alteration to its physical layout.

State law also requires that tenants be given a 120-day notice with regard to the conversion of a building containing at least four residential units, to a hotel, motel, or other commercial use, or to a cooperative or planned unit development, or any demolition or substantial rehabilitation which would result in displacement of tenants, or sale to a contract purchaser which requires an empty building. State law for condominium and cooperative conversions does not allow renovations during the 120-day period which

¹ City Code requirements apply to condominium conversion – see appendix

would force the tenant to relocate. Renovations can only be done during this period, according to State law, if the tenant gives written permission or is absent from the unit.

In cases of owner termination of subsidy payments in subsidized units or lower rent set-aside units in buildings using tax-exempt bonds, the City encourages developers to give tenants of such units a 120-day notice of the market rent for their unit, and offer them the option of renting the unit at full market rent if qualified. It would also be useful that prior to such official notice, a Notice of Intent to Convert, rehabilitate, change use or terminate subsidy be given to tenants as soon as relocation plans are decided upon.

Copies of all 120-day Notices should be sent to the Office of Landlord-Tenant Relations when issued to tenants.

In the past, some tenants have been asked to vacate their apartments prior to the filing of the public offering statement by the developer in order that their apartments could be used as a model units. Council strongly recommends that these tenants be afforded the minimum 120-day notification period and 60-day opportunity to purchase their units, or other comparable units in the complex on the same terms as any other qualified tenant who would be able to purchase their unit. If the developer wishes the tenant to move in order to use the tenant's unit as a model unit, the tenant should be relocated within the complex in a comparable unit and moved at the developer's expense. This relocation should be agreed to by the tenant and the developer under mutually acceptable conditions and may occur during the 120-day period.

2. **Relocation Payments According To The State Highway Administration Schedule.** City law requires that relocation payments be made to persons displaced by condominium and cooperative conversion. Payments should be made according to Table I, which is based on the State Highway Administration schedule of fixed payment for residential moving expenses. In addition, City Council strongly encourages developers of projects proposed for demolition, substantial rehabilitation, termination of subsidy payments, and termination of lower-rent set-aside units in properties using tax-exempt bonds, to provide relocation payments in accordance with Table I to all eligible tenants.

[Relocation Payment Schedule](#)

Source: 24VAC30-41-220 Moving Expense Schedule

Table I (For all Residents who are not Very Low Income, Elderly or Disabled)

Unfurnished	
One Room	\$700
Two Rooms	\$900 (Most Efficiency Units)
Three Rooms	\$1,100 (Most Standard One-Bedroom Units)
Four Rooms	\$1,300 (Most Two-Bedroom Units or One with Den)
Five Rooms	\$1,500 (Most Three-Bedroom or Two with Den)
Six Rooms	\$1,700
Seven Rooms	\$1,900
Eight Rooms	\$2,100
Each Additional Room	\$300

Furnished

One Room \$400 + \$75 for each additional room

Room counts include all occupied rooms within the dwelling unit plus personal property located in attics, unfinished basements, garages and outbuildings, or significant outdoor storage. Any spaces under lease containing sufficient personal property as to constitute a room are included. Full size kitchens are considered separate rooms, even in efficiency units.

Periodic revisions made by the State will be incorporated into the relocation payment schedule under this Housing Relocation Assistance Policy. It is expected that if the Relocation Payment Schedule is revised by the State, the developer will adhere to whatever payment levels are in effect at the time payments are made to tenants. Council also recommends that tenants whose income is less than Section 8 very-low income levels or who are elderly or disabled receive a higher payment equal to 200% of this payment as listed below.

Table II (For Elderly (over 62), Disabled Residents or Very Low-Income)

Unfurnished	
One Room	\$1,400
Two Rooms	\$1,600
Three Rooms	\$2,200
Four Rooms	\$2,600
Five Rooms	\$3,000
Six Rooms	\$3,400
Seven Rooms	\$3,800
Eight Rooms	\$4,200
Each Additional Room	\$600

Furnished
 One Room \$800 + \$150 for each additional room

In regard to the timing of payments, developers are encouraged to provide relocation payments to all tenants when tenants give 30-day notice after receiving their 120-day Notices to Vacate in conversions, substantial rehabilitation, owner termination of subsidy payments, termination of lower-rent set-aside units, or changes in property use. Payments should occur in full when the tenant has notified the developer after the 120-day Notice to Vacate has been issued, even if he/she does not vacate the unit until the end of the 120-day period. This payment is to make funds available during the period in which the tenant must look for an apartment. In cases of demolition, developers should provide relocation payments when tenants receive their 120-day Notices to Vacate.

City Council further expects all developers undergoing this process to abide by the City's rent increase guidelines currently in effect.

3. **Eligibility for Relocation Assistance.** Developers are encouraged to provide relocation assistance payments to all tenants who are in residency when the first 120-day notice was issued, and who are 'in good standing' with rent payments. In condominium and cooperative conversions, the City recommends that relocation payments be provided to tenants who indicate in writing that they are unable or unwilling to purchase a condominium or cooperative unit. In complexes in which the developer is seeking to terminate subsidy or set-aside units, payments should be made to tenants who indicate in writing that they are unwilling or unable to rent a unit at the property's market rent, except as limited by the following paragraph.

For properties that are remaining rental (e.g., substantial rehabilitation, termination of subsidy or set-aside units), and continued tenancy at the property is available to current residents, a tenant is not eligible for relocation benefits if the tenant chooses to move after being offered in writing a unit at a rent increase (including any increase in utility costs to the tenant resulting from the rehabilitation) that is within the City's rent increase guidelines. For this purpose, the developer may require that tenants apply for continued residency prior to a determination of eligibility for relocation payments.

4. **Temporary Relocation.** In the case of substantial rehabilitation or change in use in which tenants are required to temporarily relocate to another unit, developers should pay the tenant's actual moving expenses (including any utility hook-up fees incurred by the tenant as a result of the move) not to exceed the payment identified in Table I for residents who are not very low income, disabled or elderly.
5. **Prompt Return of Security Deposit.** For projects undergoing demolition, the return of security deposits should be arranged at the time of Notice to Vacate. For projects undergoing conversion, substantial rehabilitation, termination of subsidy, or other use changes, deposits should be returned within fifteen days of the date of vacating by the tenant. Some developers have allowed security deposits to be applied to the last month's rent.
6. **Description Of Relocation Services And Distribution Of Information To Tenants.** The developer should identify a person to act as the relocation coordinator who will be available on site, during regular hours and by appointment, to provide assistance and information to tenants such as locating comparably-priced units, making arrangements for moving, assisting with application for local or federal housing subsidy programs, and providing assistance for those with special problems, such as the elderly and disabled. A special packet of information should be given to each tenant, outlining development plans as soon as the relocation is announced. The packet should include all information concerning the benefits to which tenants are entitled under the Relocation Assistance Plan. The developer should distribute regular

notices and newsletters to the tenants and should also meet regularly with the tenants. Translation services and translation of materials should be provided to residents who speak foreign languages.

7. **Measures Taken To Retain Current Tenants.** The developer is to indicate what arrangements are being made to allow and/or encourage current tenants to remain in the complex. State and City law requires that three-year leases be offered to elderly and disabled residents in condominium conversions for up to 20% of the units in certain situations. City Council encourages developers to offer three-year leases to low-income tenants. All rent increases applied to units with three-year leases, as well as units in projects for which continued tenancy is available to current tenants should be within the City's voluntary rent guidelines (which provide for taking into account any unusual costs, improvements to the property, and extraordinary (more than 50%) increases in assessments).

Among the provisions that have been made in previous relocations plans, which Council expects developers to pursue, are rehabilitation performed at an affordable level to tenants (including an option to purchase a unit "as is" or renovated for the interior of the unit), reduced unit prices for current tenants (developers have given from 10-20% discounts, plus special discounts for the elderly and disabled long-term residents, and residents who purchase their units without renovation); and efforts to obtain special financing. Reservation of a portion of the units for a low-equity cooperative should also be explored.

Substantial rehabilitation projects should give tenants a sixty-day period following the developer's issuance of a 120-day notice to vacate, during which the tenants may elect to re-rent their original apartments if practical. Developers should provide an explanation of their rehabilitation program showing how it will not disrupt residents in occupied units.

8. **Distribution Of Information To City.** Council strongly suggests that the developer provide relevant information on current tenants to the Landlord-Tenant Relations Office at the time the plan is submitted, along with the name(s) of the relocation coordinator(s) in the project. This office has a Relocation Advisor who will be of assistance in making arrangements for relocation. Tenant profile surveys, including income, age, marital status, etc., should be taken and given to the City as part of the Relocation Assistance Plan. The new addresses of tenants who move should also be provided to the City. Such information is also important in compiling data on the overall displacement situation and rental market in the City. In addition, timely reports on the progress of the relocation, along with copies of all notices and newsletters distributed to the tenants, should be given to the City.
9. **Phasing Of Relocation.** Council urges developers to phase a project's relocation plans and notices to vacate when at all possible, to allow for a more gradual relocation process for displaced tenants. Some projects have phased notices based on projected renovation and sales. Families with children in school should have notices phased in order not to disrupt the completion of the school year.
10. **Relocations covered by the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA).** Benefits provided under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA) are more generous than the City's, and a developer who makes payments in accordance with URA shall be considered in compliance with the relocation payment requirements of this Housing Relocation Assistance Policy. Developers following URA requirements are encouraged to comply also with the provisions of the City's Housing Relocation Assistance Policy with regard to timing of Notices to Vacate, prompt payment of relocation benefits and return of security deposits, identification of a relocation coordinator, measures to retain current tenants, and phasing of relocation or rehabilitation. Developers are encouraged to file relocation assistance plans with the Office Housing's Landlord-Tenant Division as required by the Housing Relocation Assistance Policy, and to provide regular status reports to the City. City staff may recommend modifications based on URA requirements at the time of consideration of a relocation assistance plan by the City.

Revised March 2018

APPENDIX

Pursuant to Title 7 Chapter 4 of the Alexandria City Code, conversion of a rental property to condominiums in the City of Alexandria requires first right of refusal to current residents, filing of information, and payment of moving expenses. Below is Section 7-4-1 of the City Code of Alexandria.

Sec. 7-4-1 - Generally.

Any building or structure erected or proposed to be erected, or converted or proposed to be converted, within the city which is subject to the Condominium Act, Va. Code § 55-79.39, et seq., or Virginia Real Estate Cooperative Act, Va. Code § 55-424, et seq., or any amendments thereto, or the land on which they may be proposed or situated, shall be treated as though it be a building, structure or land without the feature of condominium ownership or cooperative ownership, except where such treatment would be inconsistent with the general law governing a condominium or cooperative regime established under the Condominium Act or Virginia Real Estate Cooperative Act. (Ord. No. 4385, 3/12/05, Sec. 1)

Sec. 7-4-2 - Reserved

Sec. 7-4-3 - Filing of documents and information.

(a)

- (1) The developer of a conversion condominium as defined in the Condominium Act shall at the time the application for registration of the condominium is filed with the Virginia Real Estate Board, simultaneously file in the office of the clerk of the city council all the information which is required by the Board under section 55-79.89 of the Code of Virginia (1950), as amended.
- (2) Such developer shall simultaneously file with the city clerk all supplemental information or additional documents which are filed with the Board, including a copy of the final registration.
- (3) Such developer shall file with the city clerk, by hand delivery or certified mail, return receipt requested, a complete copy of the formal notice actually sent to each of the tenants of the building pursuant to the Condominium Act, including the name and address of each tenant to whom such notice was sent. Such copy shall be filed with the city clerk on or before the date such notice is given to the tenant named in the notice.
- (4) There shall be no fee for such filings.

(b)

- (1) The developer of a conversion cooperative as defined in the Virginia Real Estate Cooperative Act shall at the time the application for registration of the cooperative is filed with the Virginia Real Estate Board, simultaneously file in the office of the clerk of the city council all the information which is required by the Board under section 55-498 of the Code of Virginia (1950), as amended.
- (2) Such developer shall simultaneously file with the clerk all supplemental information or additional documents which are filed with the Board, including a copy of the final registration.
- (3) Such developer shall file with the city clerk, by hand delivery or certified mail, return receipt requested, a complete copy of the formal notice actually sent to each of the tenants of the building pursuant to the Cooperative Act, including the name and address of each tenant to whom such notice was sent. Such copy shall be filed with the city clerk on or before the date such notice is given to the tenant named in the notice.
- (4) There shall be no fee for such filings.

(c)

No developer of a conversion condominium or a conversion cooperative may offer or dispose of any interest in a condominium or cooperative unit located in the city prior to the time the information regarding the condominium or cooperative which includes such unit is filed in accordance with this section and any contract for the purchase and sale of an interest in a unit in violation of this section shall be deemed an illegal contract. (Ord. No. 4385, 3/12/05, Sec. 1)

Sec. 7-4-4 - Chapter supplemental and additional to other code provisions.

The provisions of this chapter shall be in addition and supplemental to all other provisions of this code. (Ord. No. 4385, 3/12/05, Sec. 1)

Sec. 7-4-5 - Conversion condominiums and conversion cooperatives—definitions; extensions of leases and dislocation reimbursement required.

(a)

For the purposes of this section:

(1) "Declarant" shall mean any person or group of persons acting in concert that:

- a. Offers to dispose of his or its interest in a condominium unit not previously disposed of or, as part of a common promotional plan, offers to dispose of his or its cooperative interest not previously disposed of;
- b. Reserves or succeeds to any special declarant right; or
- c. Applies for registration of the condominium or the cooperative under title 55, Code of Virginia (1950), as amended.

(2) "Disabled" means a person suffering from a severe, chronic physical or mental impairment which results in substantial functional limitations.

(3) "Elderly" means a person not less than 62 years of age.

(b)

The elderly or disabled tenants occupying as their residence, at the time of the issuance of a general notice of condominium conversion or cooperative conversion, shall be offered leases or extensions of leases on the apartments or units they then occupied or, on other apartments or units of at least equal size and overall quality. The terms and conditions thereof shall be as agreed upon by the lessor and the lessee, except that the lessor must offer the lessee the option of a term of up to and including three years, and provided that the rent for such apartment or unit shall not be in excess of reasonable rent for comparable apartments or units in the same market area as such converted condominium or cooperative. Nothing herein shall require that such leases or extensions be offered on more than 20 percent of the apartments or units in such converted condominium or cooperative, or that such leases or extensions extend beyond three years from the date of such notice. Such leases or extensions shall not be required, however, in the case of any apartments or units which will, in the course of the conversion, be substantially altered in the physical layout, restricted exclusively to nonresidential use or be converted in such a manner as to require relocation of the tenant in premises outside of the project being converted.

(c)

Any declarant of any residential condominium or cooperative converted from multifamily rental use shall pay any tenant displaced by the conversion for actual moving expenses, but not to exceed the amount calculated according to the Moving Expense Schedule promulgated pursuant to 24 VAC 30-41-220. In lieu of paying for actual expenses incurred, the declarant may elect to pay the full amount calculated according to such schedule. The foregoing provisions shall not apply if declarant has elected to follow Alexandria's housing relocation assistance policy. (Ord. No. 4385, 3/12/05, Sec. 1)

Sec. 7-4-6 - Violations and penalties.

(a)

Any violation of the provisions of this chapter shall be punishable as a class one civil violation.

(b)

The following acts or omissions constitute a violation of this chapter:

(1) Failure to file any document required to be filed with the city clerk pursuant to this chapter within the time required, or filing with the city clerk any document, required or otherwise, in connection with the registration of a conversion condominium or conversion cooperative which is materially false, inaccurate, incomplete or contrary to law.

(2) Failure to send to a tenant within the time required any notice required to be filed with the city clerk pursuant to this chapter, or sending any notice, required or otherwise, to a tenant in connection with the registration of a conversion condominium or conversion cooperative which is materially false, inaccurate, incomplete or contrary to law.

(3) Failure to make any payment required by this chapter to a tenant displaced by a condominium conversion or cooperative conversion, or unreasonably delaying, conditioning or withholding any such payment.

(4) Failure to make or offer any lease required by this chapter to an elderly or disabled tenant, or unreasonably delaying, withholding or conditioning any such lease.

(c)

Whenever the city attorney has reasonable cause to believe that any person has engaged in, or is engaging in, or is about to engage in, the use of any deception, fraud, false pretense, false promise or misrepresentation in connection with the registration, sale, offering for sale, lease or offering for lease of a unit in a conversion condominium or conversion cooperative to a tenant, the city attorney may obtain a civil investigative order, or bring an action to enjoin such acts or omissions, pursuant to the Virginia Consumer Protection Act, Va. Code § 59.1196, et seq.

(d)

Prior to the issuance of a notice of civil violation pursuant to subsection (a), or to the commencement of an enforcement proceeding under subsection (c), the responsible party shall be afforded written notice and a 10-day opportunity to correct the violation; provided, however, that such notice and opportunity to correct shall not be required for any willful violation. (Ord. No. 4385, 3/12/05, Sec. 1)