

# What role TLC should play in the County's NOFA process

Public Comments at the Tenant-  
Landlord Commission Feb. 8,  
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# FY 2018 Notice of AHIF Funding Availability: Risks for “over-income” households

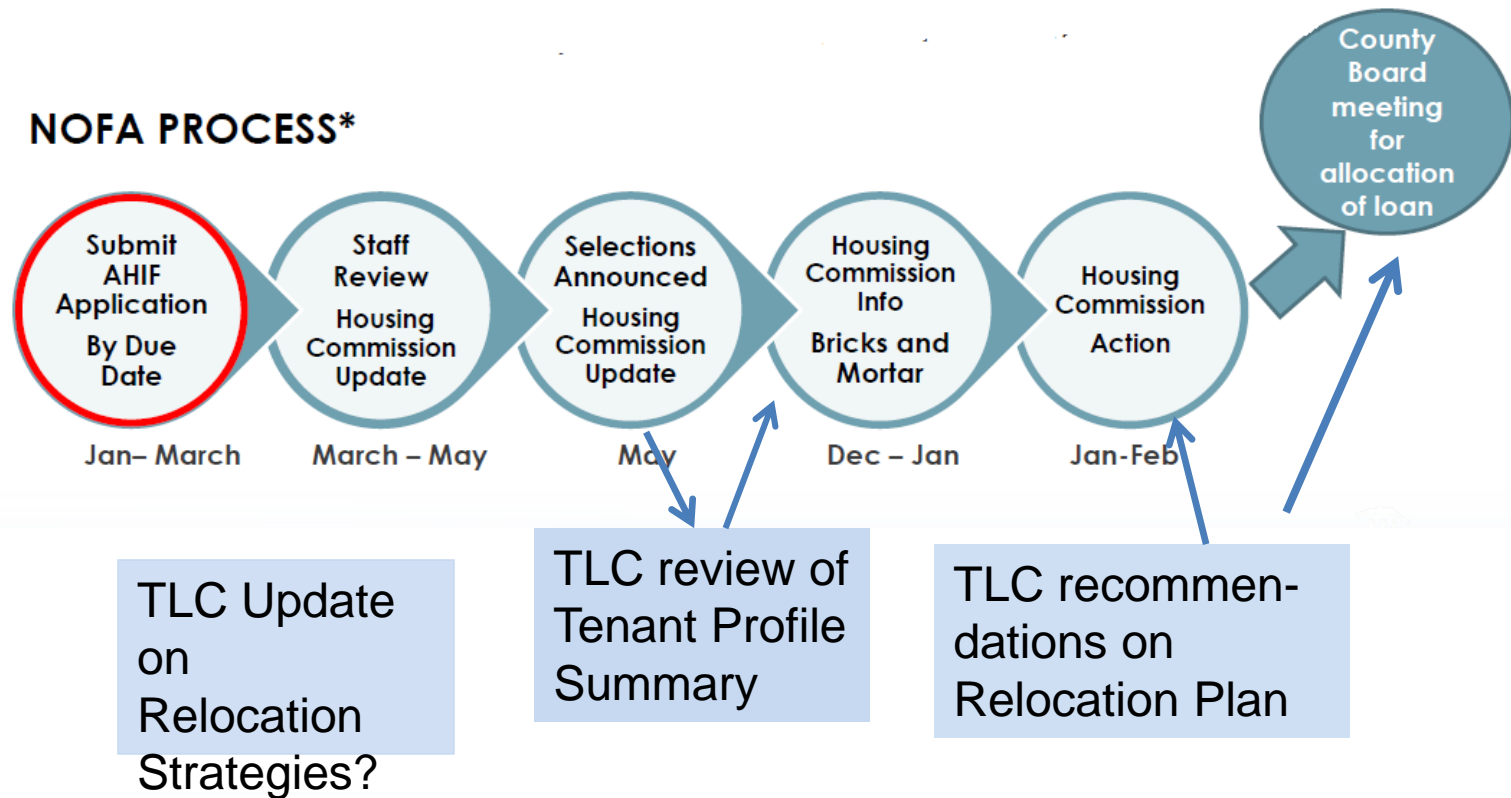
- RFP from developers or owners to create or preserve of rental Committed Affordable Units (CAFs) (<80%AMI) with further restriction <60% AMI for LIHTC projects.
- Pursuing AHMP Goals 1.1.4 and 3.2 the County scoring CAFs Projects highly along Metro Corridors, Lee Highway and in areas with poverty level below County average, where majority of existing MARKs tenants would be likely permanently displaced after rehab because of income restrictions.
- AHMP Goal 2.2.2 to avoid displacement out of the community during construction and redevelopment of CAF projects applies only residents to low-income (<60% AMI) but not to moderate income (<80 % AMI).
- Even NOFA application ask for a relocation strategy, scheduling of TLC meeting is not required before the County Board approval of allocation of AHIF funds (NOFA Application ## 24,27)

# Arlington County Relocation Guidelines

- Sec. 2.2 An owner will submit a summary of the current tenant population to the Tenant-Landlord Commission prior to the hearing on the Relocation Plan. (incl. Number of households to be permanently displaced)
- Sec. 2.4 The Relocation Plan and Tenant Profile must be submitted to the Department **as soon as possible after application for public financial assistance**
- Sec. 4.2 “Tenant-Landlord Commission” (a) Hearing. Following notification to tenants and Department review of the Relocation Plan, the Tenant-Landlord Commission will hear public comment at a meeting to consider the views of the tenants, owner, Department, neighborhood representatives, and any other interested organizations. (b) Recommendations. The Tenant-Landlord Commission’s recommendations on the basis of this hearing shall be made available to the County Board. The Tenant-Landlord Commission shall make its recommendations **before final County Board action on the relocation plan and the full project [Approval of funding (?)]**. Subsequent issuance of 120-day notices should not be taken until the Tenant-Landlord Commission has made its recommendation.
- Board Report #36 to Apr. 25, 2009 CB Meeting: *IV... Emphasis added that **County Board decision on project will not be made until Tenant***

# Proposed TLC involvement in NOFA public approval process

## NOFA PROCESS\*



# References

1. [FY 2018 Notice of Funding Availability \(NOFA\) for Affordable Housing Investment Funds \(AHIF\) and Federal Loan Funds](https://arlingtonva.s3.dualstack.us-east-1.amazonaws.com/wp-content/uploads/sites/15/2017/01/NOFA-Application.pdf) (https://arlingtonva.s3.dualstack.us-east-1.amazonaws.com/wp-content/uploads/sites/15/2017/01/NOFA-Application.pdf)
2. [Scoring Guidance for the Arlington County Notice of Funding Availability \(NOFA\) for AHIF and Federal Loan Funds](https://arlingtonva.s3.dualstack.us-east-1.amazonaws.com/wp-content/uploads/sites/15/2013/09/Scoring-Guidance.pdf) (https://arlingtonva.s3.dualstack.us-east-1.amazonaws.com/wp-content/uploads/sites/15/2013/09/Scoring-Guidance.pdf)
3. [NOFA staff presentation to the County Board Members Dec. 6, 2016](https://arlingtonva.s3.dualstack.us-east-1.amazonaws.com/wp-content/uploads/sites/15/2013/09/December-6-2016-County-Board-work-session.pdf) (https://arlingtonva.s3.dualstack.us-east-1.amazonaws.com/wp-content/uploads/sites/15/2013/09/December-6-2016-County-Board-work-session.pdf)
4. [Arlington County Affordable Housing Master Plan](https://housing.arlingtonva.us/affordable-housing-master-plan/) (https://housing.arlingtonva.us/affordable-housing-master-plan/)
5. [Arlington County Relocation Guidelines](#)