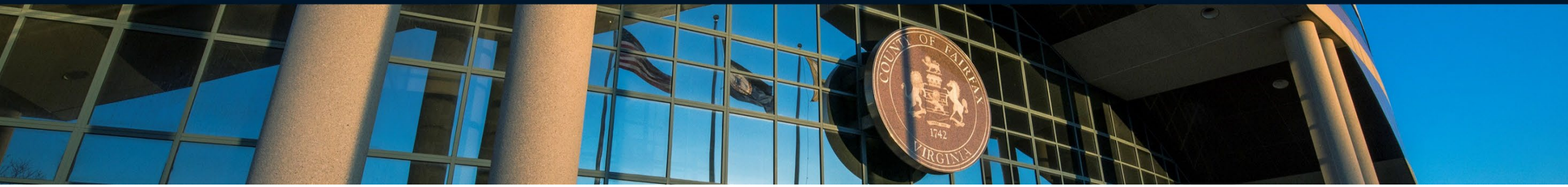
FAIRFAX COUNTY
VIRGINIA



Update to Fairfax County Tenant Relocation Guidelines

Gentry Alexander, Division Director, Homeownership
Housing and Community Development

March 25, 2025

Overview

- Established to provide safe and affordable replacement housing for County residents facing displacement
- Current guidelines were adopted in 1993 and revised in 2012
- Alignment with the Federal Uniform Relocation Act (URA) and Virginia Housing guidelines
- Does not replace state or federal requirements

The guidelines have been established for tenant displacement and opportunities to return when a property is proposed for demolition, redevelopment, rehabilitation, acquisition, or condominium conversion for properties:

- Owned, managed, or financed by the FCRHA
- Subject to the Fairfax County Affordable Housing Preservation Policy
- Requiring Board approval via the land use process

Context and Purpose

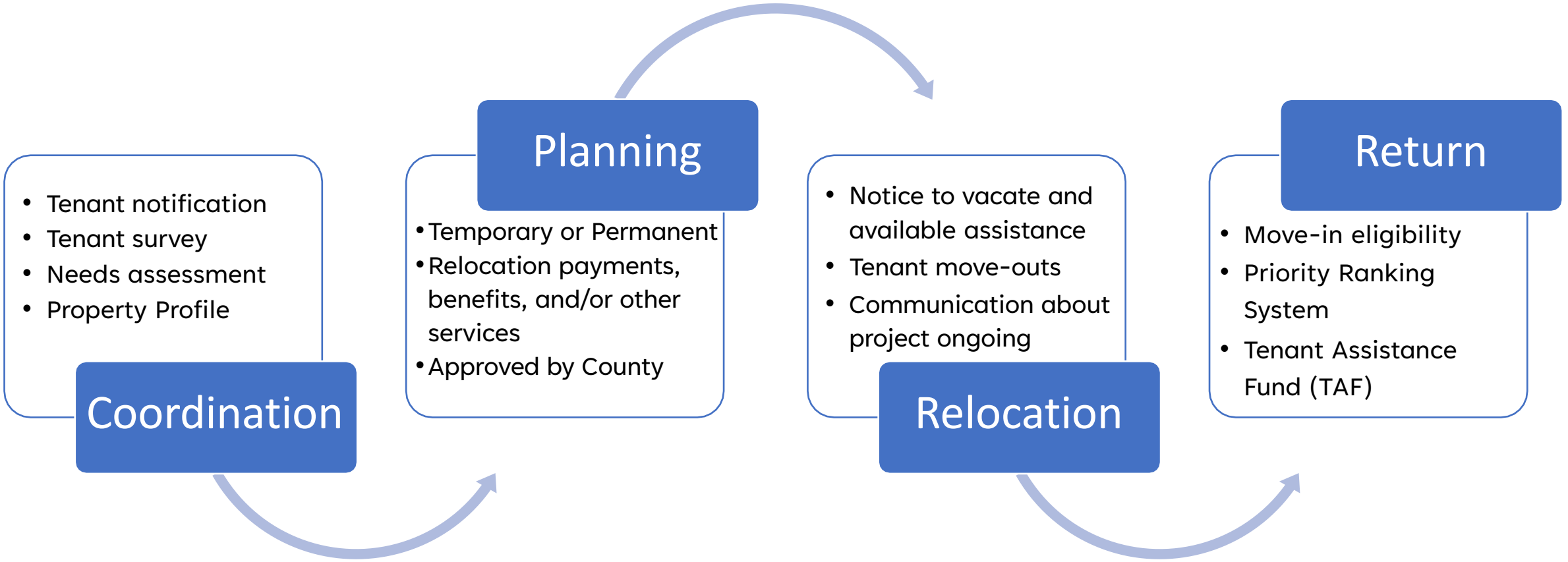


Updates to the Relocation Guidelines

- Clarify requirements
- One Fairfax equity considerations
- Enhanced communication with residents
- Enhanced resident benefits
- Clarification of County responsibilities and support



Relocation Process



Property Owner's Responsibilities

1. Tenant Engagement and Communication
   a. Initial Notice
   b. Tenant Survey and Needs Assessment
   c. Notice to Vacate
   d. Regular Reporting
2. Relocation Plan and Property Profile
3. Provide Relocation Assistance and Services
4. Communicate and Coordinate with County

The County can provide resources to assist in these responsibilities and will monitor the process

Stakeholder Outreach

General Outreach:

- District Newsletters
- Online Comment Submission Opportunity

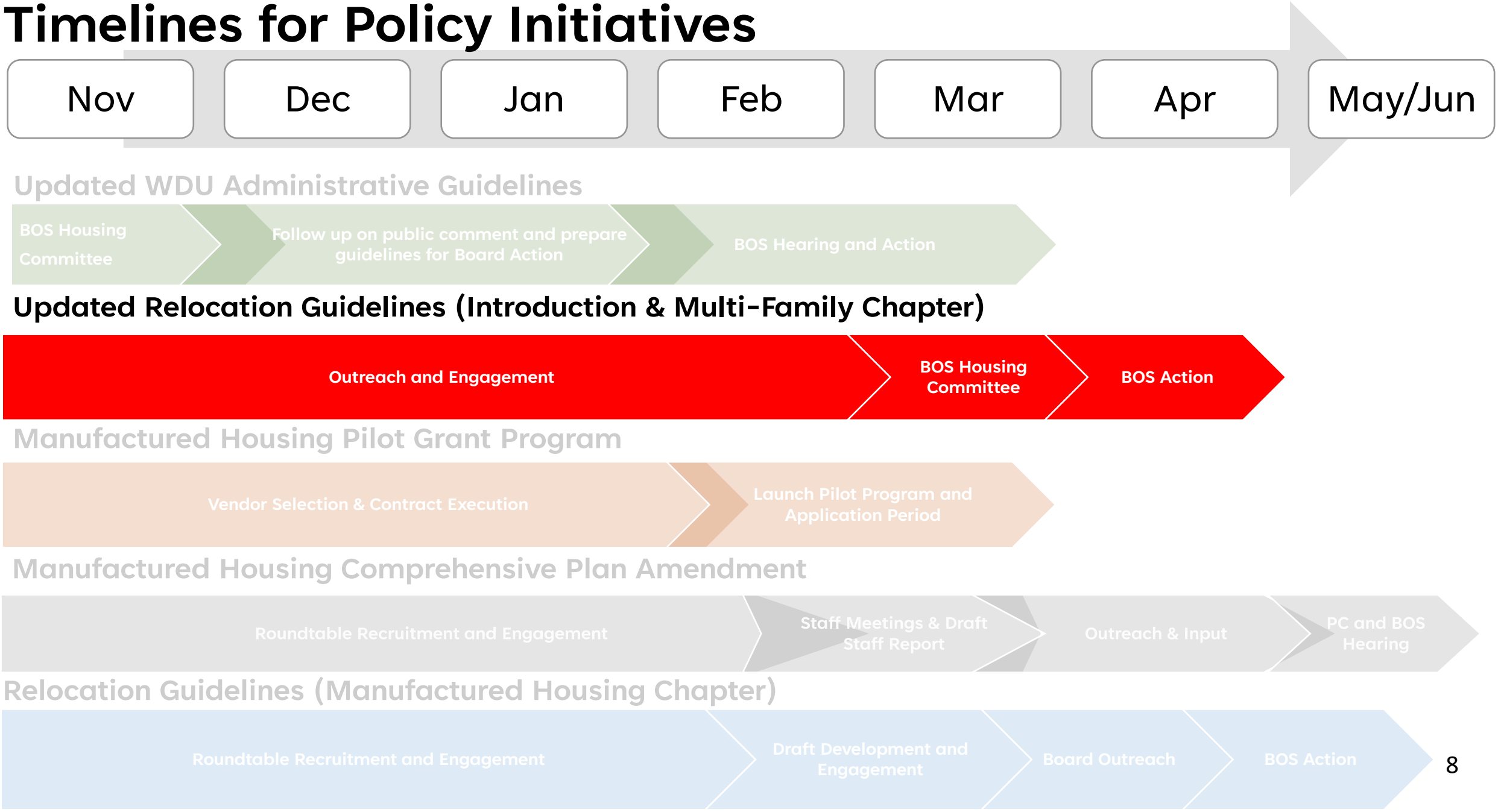
Targeted Outreach:

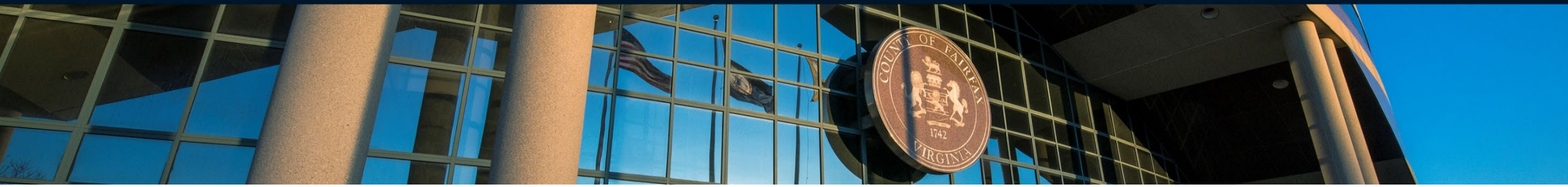
- Affordable Housing Advisory Council
- NVBIA and NAIOP
- HCD Preservation Bench
- Moving to Work Advisory Committee
- Planning Commission and Other County Partners



LITTLE RIVER GLEN IV

Timelines for Policy Initiatives





Questions/Comments