

Key points of the Tenant Assistance Fund (TAF) Policy approved by the County Board
January 28, 2017.

Tenant Assistance Funds provide rent assistance to qualified families who might be displaced during a project involving Committed Affordable Units (CAFs). Tenant Assistance Funds will be available to qualified tenants whenever redevelopment, renovation, or acquisition, as part of a CAF project, results in increased rents.

Committed Affordable Units (CAFs) are units that were built, acquired or renovated with public funds and are designated to remain at below market rates. These units are set aside specifically for low- or moderate- income households at varying levels of affordability.

Eligibility:

- Households with incomes up to 60% AMI may participate in the TAF.
- Tenants who are “vested” in the property, which means leasing units at the time the County Board approves a CAF project, are eligible to participate.
- Households who already have other rent assistance, for example a Housing Choice Voucher or a Housing Grants, are not eligible for TAF assistance.
- TAF participants will contribute a percentage of their total monthly income toward their new rent. If this amount is less than the previous rent paid, then the previous rent will continue to be the amount paid by the tenant.
- When a property is completely vacated for renovation or construction, tenants may use TAF assistance in units off-site, provided they are in Arlington. There will be a maximum rent amount allowed for units that are off-site.
- Redevelopment, renovation, or acquisition funded by federal programs, such as the HOME program, may require a specific rent assistance program by law under the Uniform Relocation Act. This rent assistance is similar to a TAF, and in the event that it is established a TAF will not be instituted.

Mechanics:

- TAFs will operate for the duration of renovation/ construction work plus 12 months.
- A County-staff assisted Working Group will be established to monitor each TAF.
- Owner/management will inform tenants of the existence of a TAF as soon as possible upon acquisition of a property for a CAF project, or approval of a CAF project.
- Information about the TAF will be shared with the residents during the Relocation Plan orientation meeting.
- Part of the information provided to residents will be a description of the TAF, prepared by County staff and printed on County letterhead.