

October 2023 Town Hall Frequently Asked Questions

Income Verification Process

- 1- **Who sets the AMI rates?** Area median income — often referred to as AMI — is a key metric in affordable housing and is calculated on an annual basis by the Department of Housing and Urban Development (HUD). AMI is updated annually between March and May of the given year.
- 2- **Why is income verification needed?** Income verification is a requirement of the federal low-income housing tax credit program being used to complete the renovations and redevelopment of affordable homes. Only residents who have their income verified will be eligible for a new or renovated home. Additionally, residents who undergo income verification may be eligible to receive a County rental subsidy and/or apartment with lower monthly rent, which may reduce your monthly housing costs. Income verification is not related to residency or immigration status. The Gates Hudson team will be available to help anyone with questions navigate their individual situations.
- 3- **I have questions about the income verification requirements. Who can I talk to?** The Barcroft Leasing Team is available to answer any questions about the income verification requirements. This can be done with a visit to the office (preferred method), by calling 703-521-3000, or via email to asstmanager@barcroftapartments.com
- 4- **I do not want to complete the income verification process. What are my options?** If you do not complete the income verification process, you will not be eligible for a renovated apartment in the Barcroft community. As a current resident you are eligible to relocate to an unrenovated apartment. Your rent will not increase more than 3 percent per year. However, given residents who undergo income verification may be eligible to receive a County rental subsidy and/or apartment with lower monthly rent *in addition* to a renovated or new apartment, we strongly encourage residents to participate. The Gates Hudson team will be available, when the time comes, to help walk through this process and help residents navigate their individual situations.

On-Site Transfer Information

- 5- ***If my household income exceeds the 80 percent maximum AMI level to qualify for the renovated apartment homes, what are my options?*** If your income is higher than the 80% AMI income level most recently posted by the [Department of Housing and Urban Development \(HUD\)](#) and you are a current Barcroft resident, you are welcome to move to an unrenovated Barcroft apartment at the time your apartment is renovated or redeveloped. If there are no unrenovated homes available on site, you will be relocated to a newly built market-rate apartment home. Your rent will not increase more than 3 percent per year.
- 6- ***Can I move into a renovated apartment before my building becomes due for renovation?*** Renovated apartments will be reserved for the income-qualified residents who have been relocated while their building is renovated first.
- 7- ***I want to stay in my currently unrenovated apartment. Can I refuse to relocate?*** Because the work includes both exterior and interior upgrades, all residents will need to vacate the building when it is being renovated. Gates Hudson will notify residents a minimum of 120 days before their building is scheduled to be renovated. The Gates Hudson team and the Housing to Home liaison are available to help all impacted residents understand their options and assist with the moving process.
- 8- ***When my building is scheduled for renovation, how long will I live in my temporary apartment?*** Individual renovations are expected to take between six to nine months. Sitewide, renovations will be done through a phased approach that will take about 5-8 years.
- 9- ***What will happen if my building is designated for demolition?*** Some buildings on site will be demolished and replaced with new buildings. If you live in a building designated for demolition, our team will work with you to relocate you to a new home within the Barcroft Community based on your housing needs.
- 10- ***Can I choose my temporary relocation apartment?*** Barcroft residents will work with our Housing to Home teams to ensure their relocation apartment is comparable in size and bedroom mix to their current home. You will be able to view and inspect the apartment before signing a lease.

General

11- ***I'm in a 2-bedroom apartment but would like a 3- or 4-bedroom renovated home. Can I apply to return to a larger apartment when I move back to a renovated building?***

Residents looking to change their apartment size can work with Housing to Home to determine if your household qualifies for a larger apartment.

12- ***Is there a payout if I move out of the Barcroft Apartments community?*** There is no payout to tenants who elect to move out of the Barcroft Apartments community.

13- ***How do we schedule one-on-one meetings with the Housing to Home liaison?*** The Housing to Home liaison will schedule an appointment with the resident no less than 120 days (four months) prior to the relocation date. They will use several types of communication to ensure they reach the resident. They will post a letter on the resident's apartment door, email the resident, and telephone the resident as well.

14- ***Will the renovated buildings be high rise or garden style?*** The renovated buildings will remain garden style.

15- ***What is the housing unit mix for the first phase of renovations?*** The unit mix upon renovation completion will include a total of 4 one-bedroom homes, 71 two-bedroom homes, 14 three-bedroom homes, and 4 four-bedroom homes. As part of the renovations, 18 two-bedroom homes will be converted to 14 three-bedroom homes and 4 four-bedroom homes.

16- ***The apartment upgrades will include an electric washer and dryer. How will that affect my rent?*** Utilities will remain included in the rent for all current residents.

17- ***Why are there vacant apartment homes right now in Barcroft?*** As part of the relocation process, we have strategically left some homes unleased to ensure maximum flexibility for our current residents when it is time for them to relocate.

18- ***I do not live in Barcroft Apartments now, but I would like to move into Barcroft Apartments. Is there an income restriction?*** Yes. To become a resident at Barcroft Apartments your income must be at or below 60 percent of the Area Median Income (AMI). You can find details related to the 60% AMI income levels [here](#).

**Dates are subject to change. Updates will be shared if/when they arise.*