FAFB Protection & Community Empowerment Project
Frequently Asked Questions (FAQs)

1. **What is this project about?** Airway Heights is seeking to provide alternative housing choices for Airway Heights residents located to the south of SR-2 (Sunset Hwy), in the area defined as FAFB Accident Potential Zone (APZ) 2, and to reduce the residential density in the area to, at most, 2-units per acre. The current density in the area is closer to 7-units per acre. The City recognizes that each resident's specific needs are unique, and will be striving to develop new housing that meets those needs. This is intended to be a voluntary process.

2. **Where is this project located?** The primary area of concern for this project is the area south of SR-2 (Sunset Highway), roughly bounded by 17th Ave to the north and 21st Ave to the south, and Lawson St to the west and Russell St to the east. It also includes the Solar World apartments on Pogue St. Please see the “Map” link on the introduction page to see a map of the area.

3. **What if I live in the APZ and do not want to move?** This is intended to be a voluntary process. The City recognizes that there are some residents that have no desire to move and are content with the conditions associated with living in the APZs. Those residents owning their property, as well as their residential unit, would not be forced to move. Whether a tenant renting either a residential unit or lot could be forced to move would be determined by the actual owner of the residential unit and/or lot.

4. **If I own my manufactured home, will I get a new residence if I want one, or do I need to move my unit?** It depends. If your unit is newer than 1976, it may be able to be moved. If so, then the unit could be moved to a new location. However, if the unit is not able to be moved, then you could qualify for a new unit. Each resident’s situation will be different, and must be reviewed on a case-by-case basis.

5. **If I want to move, when will new units be available?** The tentative timeline for the first units to be built in Airway Heights is approximately 3-years. However, there may be limited units currently available outside of the City limits. For more information on currently available units, or to start the housing qualification process, please contact one of the City’s housing partners, which can be found on the “Project Participants, Contacts” page.

6. **Will landowners be compensated?** It is the intent of the City to make all property owners whole. This includes both owners of actual land, such as manufactured home park owners and individual parcel owners, and owners of residential units. For example, owners of residential units may be compensated with a replacement unit or with assistance in moving an existing unit. Landowners may be compensated through the rezoning of their property, purchase of their property, or other options. Exactly how compensation will occur is still to be determined.

7. **How much will this project cost?** The first phase, compensating property owners, acquisition of property, building a mix of 180-residential units, and moving residents and their possessions out of 180-units, is estimated to cost $31 million. The City is seeking to fund the project in such a way as to not cause an increase in local taxes or fees.