

# Neighborhood Noise Mitigation Program

**Part 150 Noise Compatibility Program**



## *Option 2* **AVIGATION EASEMENT PROGRAM**

## *What is the Avigation Easement Program?*

The Avigation Easement Purchase Program was designed by the Federal Aviation Administration (FAA) to provide homeowners with an alternative option to the Property Acquisition & Relocation Assistance Program and the Acoustical Treatment Program. The England Authority recommended, and the FAA approved, the specific areas that are eligible for the Property Acquisition & Relocation Assistance Program.

This program option gives interested homeowners a one-time cash payment in exchange for providing the England Authority with a signed Avigation Easement document.

The Avigation Easement grants a right-of-way for the free and unobstructed flight and passage of aircraft through the airspace above, over and across the surface of the property, together with the right to cause such noise, vibration, odors, vapors, particulates, smoke, dust, or other effects as may be inherent in the operation of aircraft, and for the use of said airspace by aircraft for approaching, landing upon, taking off from, maneuvering about or operating on the Alexandria International Airport.

It is important that the homeowners choosing this option understand that the purchase of an Avigation Easement will not reduce the impact of aircraft noise on a home's exterior and/or interior environment.

## *How does the Avigation Easement Program Work?*

Once an eligible homeowner begins participation in the Avigation Easement Program, the entire process can range between 30 days to one (1) year, depending on the liens, such as a mortgage, impacting the property. If no mortgage or other liens exists, the Avigation Easement Program process can be completed in as soon as 30 days.

The process includes the following steps:

- Homeowner Orientation
- Property Title Examination
- Subordination of Lien Agreements
- Signing of the Avigation Easement Document
- Release of Payment
- Avigation Easement Recording

## *What are the Requirements for the Avigation Easement Program?*

Although the Avigation Easement Program is a voluntary option, homeowners electing to participate are required to meet the following minimum requirements:

- Approval of the title examination of the property ordered by the Neighborhood Noise Mitigation Program
- Mortgage lender and/or other lienholder(s) consent and approval of cash payment
- In cases where a mortgage lender may so require, the cash payment will be applied directly to the mortgage balance.
- Signing the Avigation Easement documents

## *When Can I Begin the Avigation Easement Program?*

The Avigation Easement Program is being offered as an option within the Primary Area. The Primary Area generally includes parcels that are located within, or partially within, the DNL 70 dBA or greater contour, and/or within, or partially within, the Clear Zone (CZ) or Airport Protection Zone 1 (APZ 1).

The England Authority is currently working to complete the processing of approximately 200 parcels within the Primary Area within the 2008 through 2013 time period. Within the Primary Area, five phases were created based on noise levels, location relative to the airport, and the estimated funding level each year.

The England Authority intends to fund the implementation of the Neighborhood Noise Mitigation Program through the utilization of Federal funding through the noise set-aside of the Airport Improvement Program (AIP). However, the FAA's approval of the Program does not constitute a commitment by the FAA to financially assist in the implementation of the Program. As a result, implementation of the Program will progress as FAA funding becomes available.

The England Authority has decided to implement a "Pilot Program" for the Property Acquisition & Relocation Assistance Program. The England Authority will select eligible properties from Phases 1 through 5 for this "Pilot Program," based on a comprehensive review of the responses to the Property Owner Survey, in an effort to best meet the needs of the community. Following completion of the "Pilot Program," the England Authority will determine the final program processes, procedures, documents, and funding requirements. The Avigation Easement Program will be implemented following completion of the "Pilot Program" for the Property Acquisition & Relocation Assistance Program.

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