

ACCOMPLISHMENTS & EVENTS

Housing

Samuel Madden Homes. The Alexandria Redevelopment and Housing Authority (ARHA) Board is proceeding with plans for the mixed-income redevelopment of 100 units of aging public housing in north Old Town. The City and ARHA are committed by City Council Resolution 830 to replace all 100 units. An 11-member work group, including Mayor Donley, Vice Mayor Euille, the City Manager and Deputy City Manager, a Samuel Madden resident, a developer, a City resident, the ARHA Chairperson and one Commissioner, the ARHA Executive Director and the ARHA Program Administrator has been meeting since April 1996 to discuss the redevelopment.

In September 1996, ARHA requested redevelopment proposals to incorporate 52 of the 100 replacement units on the 4.15-acre site. In April 1997, two proposals went forward to the ARHA Board. At public forums in May and June, both developers presented their proposals. In June, the ARHA Board approved North Village L.L.C. as the "preferred developer." The North Village proposal provides for construction of 198 units (145 townhouses and 53 manor house units) including 146 for-sale units and 52 public housing units. The remaining 48 ARHA units will be developed or located at scattered sites throughout the City to be determined later. Besides the development plan, a financial package and a replacement housing plan are also being prepared by ARHA. These must be approved by the ARHA Board, City Council and the U.S. Department of Housing and Urban Development (HUD) before redevelopment can begin.

In July, ARHA applied to HUD for \$6.3 million in federal "HOPE VI" funding to assist with redevelopment of the site and the development and/or acquisition of the 48 off-site replacement units. Additional funding will come from the sale of the site and from low-income housing tax credits, if available. ARHA's application to HUD also calls for ten of the 146 for-sale units to be sold as affordable units supported with City subsidies. The HOPE VI application will come to City Council for a public hearing in September.

A newly formed tenant organization representing Samuel Madden downtown residents is seeking to purchase the property under a HUD resident purchase opportunity provision. Another group has challenged such action in federal court, claiming that it is the rightful representative of the Samuel Madden downtown residents. A decision by the federal court is pending.



In May, the City's third Annual Homeownership Fair, co-sponsored by NationsBanc Mortgage Corporation, First Union Mortgage Corporation and William D. Euille & Associates, drew an estimated 500 people. Thirty-five vendors participated, including real estate and mortgage lending companies, non-profit organizations, and government agencies. Seminars were held in English and Spanish on the homeownership process, credit counseling, and financing issues.