



ARHA REDEVELOPMENT WORK GROUP
Alexandria City Hall, City Council Work Room
March 19, 2019
5:30 PM – 7:00 PM

MEETING AGENDA

- | | |
|--|--|
| 1. Introductions | Mayor Wilson |
| 2. Review/Approval of October 11, 2018 Summary | Redevelopment Work Group |
| 3. Resolution 830 | City and ARHA Staff |
| A. Draft Resolution 830 | |
| B. Discussion and Next Steps | Redevelopment Work Group |
| 4. Redevelopment Projects Update | ARHA Staff |
| A. Ramsey Homes | |
| B. Others | |
| 5. Joint City Council/ARHA Board Worksession | Redevelopment Work Group |
| 6. Next Meeting Date and Topics | Mayor Wilson &
Redevelopment Work Group |

**Alexandria Redevelopment and Housing Authority (ARHA) Redevelopment Work Group
October 11, 2018**

MEETING SUMMARY

Participants

Work Group Members

Justin M. Wilson, Vice Mayor, City of Alexandria
John Taylor Chapman, Councilman, City of Alexandria
Daniel Bauman, Chair, ARHA Board of Commissioners
Salena Zellers, Vice Chair, ARHA Board of Commissioners
Mary Lyman, Chair, Planning Commission

City of Alexandria/Alexandria Redevelopment and Housing Authority (ARHA) Staff

Keith Pettigrew, CEO, Alexandria Redevelopment and Housing Authority
Dee Dee George, Alexandria Redevelopment and Housing Authority
Emily Baker, Deputy City Manager
Helen McIlvaine, Director, Alexandria Office of Housing
Jeff Farner, Deputy Director, Alexandria Department of Planning and Zoning
Eric Keeler, Deputy Director Alexandria Office of Housing
Brandi Collins, Alexandria Office of Housing
Richard Lawrence, Alexandria Department of Planning and Zoning
Christina Zechman Brown, City Attorney's Office

Introductions and Meeting Summary Approval

Vice Mayor Wilson convened the meeting. Introductions were made of Work Group members, City and ARHA staff, and others attending. Some members of the Resolution 830 Working Group were also present. The Work Group approved the summaries of the July 12, 2018 meeting.

Ramsey Homes Update

Keith Pettigrew reported that construction is on schedule, despite delays in the archeology work due to rain regularly flooding the site. ARHA has requested that VHDA "refresh" the tax credits to potentially extend the time for delivery of the project, if necessary, due to the weather delays. ARHA still hopes to complete construction and begin leasing next fall.

ARHA RFP Sites Update

Mr. Pettigrew reported that the ARHA Board of Commissioners will discuss the status of the 5 RFP Sites during the next Board Meeting on Monday, October 22nd. Adkins is the agency's priority and there is a desire to continue to move that project forward. Mr. Pettigrew will provide a robust update to the ARHA Redevelopment Work Group on the RFP sites at its next meeting, including project sequencing and the strategy for redevelopment.

Resolution 830 Working Group Update

Brandi Collins provided a [Presentation](#) to the Working Group, which included an overview of the [Resolution 830 Public Consultation Process](#), the Resolution 830 Working Group's [feedback](#), areas of

City/ARHA staff consensus, input from the ARHA Redevelopment Work Group, and a [draft](#) revised Resolution 830. The roles of AHAAC and the LTRB – as described in the presentation - were clarified as advisory to address a concern raised by Mr. Pettigrew.

The draft revised Resolution 830 includes the following policy guidance; some of which is similar to the existing Resolution 830:

- No demolition of existing development until replacement housing is available;
- No tenant displacement until replacement housing is available;
- An equal number of housing units must be replaced;
- Replacement units must be financially assisted by federal, state, or local housing programs that facilitate long-term affordability;
- The term substantially equivalent has been removed;
- The size and affordability levels of replacement housing is to be responsive to local market demand and the housing needs of existing ARHA residents immediately impacted by the proposed redevelopment; and
- A Housing Plan is required at submission of development application and comply will with the following:
 - Provides for the replacement of housing to be redeveloped
 - Provides for the relocation of existing tenants
 - Will be reviewed by Alexandria Housing Affordability Advisory Committee (AHAAC) and Landlord Tenant Relations Board (LTRB).

As part of a subsequent effort, City staff will explore expansion of “Resolution 830-like” protection to other affordable housing providers with the goal to increase the supply of protected deeply affordable units. The Working Group supports certain requirements to be applied to those providers in exchange for City funding of affordable housing units.

The ARHA Redevelopment Work Group provided the following feedback and guidance:

- While the draft revised resolution ensures that existing tenants who want to return to the new development may be able to do so, there are no requirements that the unit provides a level of affordability that will serve future ARHA residents who may require deep affordability.
- There are no mandated affordability levels for the replacement units.
- Sometimes local market demand may conflict with the housing needs of ARHA residents. How will that be balanced?
- ARHA may not be able to determine the exact temporary relocation sites of existing tenants in time of development application submittal, but this is required by the revised Resolution
- ARHA needs flexibility as there is uncertainty with future development, markets, and financing.
- It is difficult to plan individual development projects without understanding the development strategy for ARHA’s entire portfolio. If the Work Group understood the development strategy for ARHA’s entire portfolio, there would be clarity on balancing units across sites and ARHA’s broad strategy on affordability. For example, there may be fewer low-income units at one development but there may be more low-income units at another development.

Vice Mayor Wilson and Councilman Chapman requested that ARHA provide them with a list showing their entire real estate portfolio, potential redevelopment sites, and the unit mixes and affordability

levels of those redevelopment sites. They stated that they need this data in order to complete their recommendations on revising Resolution 830.

The Work Group members agreed to share the draft Resolution with their respective bodies to seek further input. Staff stated that they will meet again to discuss further revisions to the draft Resolution based on the Work Group's discussion.

Next Meeting Date

The next meeting is scheduled for Thursday, November 8th. The discussion topics include the status of ARHA's RFP sites, overview of the ARHA's entire real estate portfolio, and additional discussion of the revised Resolution 830.

DRAFT

City of Alexandria, Virginia

MEMORANDUM

Date: March 16, 2019

To: Members of ARHA Redevelopment Work Group

From: Brandi Collins, Staff Liaison to ARHA Redevelopment Work Group

Subject: Revisions to Resolution 830

During its October 11, 2018 meeting, ARHA Redevelopment Work Group members provided feedback on the draft Revised Resolution 830 developed by ARHA and City staff, summarized below:

- *While the draft revised resolution ensures that existing tenants who want to return to the new development may be able to do so, there are no requirements that the unit provides a level of affordability that will serve future ARHA residents who may require deep affordability.*
- *There are no mandated affordability levels for the replacement units.*
- *Sometimes local market demand may conflict with the housing needs of ARHA residents. How will that be balanced?*
- *ARHA may not be able to determine the exact temporary relocation sites of existing tenants in time of development application submittal, but this is required by the revised Resolution*
- *ARHA needs flexibility as there is uncertainty with future development, markets, and financing.*
- *It is difficult to plan individual development projects without understanding the full development strategy for ARHA's portfolio. If the Work Group understood the development strategy for ARHA's entire portfolio, there would be clarity on balancing units across sites and ARHA's broader strategy regarding affordability. For example, there may be fewer low-income units at one development but there may be more low-income units at another development.*

To address these comments from the Work Group, staff have continued their collaboration on the draft text. The attachments to this memorandum capture subsequent evolution of the draft Revised Resolution, which incorporate feedback provided by ARHA's Board of Commissioners. These include:

1. Attachment A – Draft Resolution 830 presented to ARHA Redevelopment Work Group on October 11, including annotations describing changes from the original Resolution 830 agreement.

2. Attachment B - Revised Resolution 830 (without tracked changes) with sections highlighting those four areas where the ARHA Board has provided further comment. These include three “Whereas” clauses that provide context regarding the City-ARHA relationship and housing policies and plans that guide both entities. ARHA proposes that these sections be deleted to keep the text and intent of Resolution 830 simple and straightforward. A fourth paragraph includes text drafted by ARHA to outline its proposed process for determining the area median income (AMI) levels of households that will be served in replacement housing to be redeveloped pursuant to the now-existing 1:1 policy.
3. Attachment C - City staff proposed revisions to the fourth paragraph.
4. Attachment D - ARHA proposed revisions the City-staff version of the fourth paragraph (#3, above).

City staff does not object to ARHA’s proposed deletions of the “Whereas” clauses, pending further guidance from the ARHA Redevelopment Work Group.

City staff does not object to ARHA’s revisions to #3 above, *with the exception of* the proposed deletion of the phrase “In consultation with the City...” Staff believes this phrase importantly captures the cooperative approach that underlies the long-standing relationship of the parties, including their mutual aspiration, and commitment, to ARHA’s sustainability and success in carrying out its housing mission.

ARHA will address the last listed comment at the March 19 meeting.



Resolution No.

WHEREAS, the City Council of Alexandria (City), on March 21, 1972, adopted Resolution 99, which stated that it was the City's position that "whenever private or public development or redevelopment makes the elimination of public housing necessary or desirable, and for so long as the present inventory of public housing is felt by the City of Alexandria and the Alexandria Redevelopment and Housing Authority (ARHA) to be a necessary part of the housing stock of Alexandria, the City will adopt and implement or secure the adoption and implementation of a plan of relocation and reconstruction of such units prior to the demolition or other impairment of units affected by the development or redevelopment"; and

1

WHEREAS, the City unanimously adopted a motion on January 17, 1981, that was memorialized as Resolution 830, and jointly adopted by ARHA, that stated that the City was (1) recommitting itself to the provisions of Resolution 99 "which promises to retain an inventory of public assisted housing units which is at least equal to the number of units outlined in Resolution 99" (2) encouraged ARHA "to explore options that include continued public housing funding by HUD, as well as any other options that may be available to the City to upgrade public housing stock in order to fulfill the above commitment;" (3) stated the City's intent "that no public housing units be demolished unless replacement housing is available; that no tenant will be displaced; and that all monies realized from the sale or lease of any public housing-owned lands should be used to benefit the living environment of public housing residents"; and (4) required that any assisted housing to be counted as replacement housing for an equal number of public housing units be defined as "such housing that is substantially equivalent to the units being replace for a period of 20 or more years";

Revised 4 & 5

WHEREAS, the City and ARHA jointly amended Resolution 830 in 1982 to (1) commit both parties to the replacement and preservation of 1,150 public housing units in the event of future redevelopment activities; (2) provided that no tenant of such units be displaced until they can be relocated to replacement housing; (3) directed that all relocation expenses be borne by ARHA and/or its designated developer partner; (4) ensured that the units being replaced be committed for a period of at least 20 years; and (5) stipulated that if federal housing programs are changed or modified to phase out or eliminate what was currently conventional public housing or Section 8 publicly-assisted rental housing, the terms of Resolution 830 be interpreted to mean the type of housing that most closely approximates the federal housing programs then in effect; and

NEW

WHEREAS, ARHA has redeveloped a portion of its housing stock and has replaced all protected Resolution 830 units pursuant to the goals of Resolution 830; and

NEW

WHEREAS, the City and ARHA have helped guide these redevelopment efforts through the creation of the ARHA Redevelopment Work Group which includes members of the City Council, the ARHA Board of Commissioners, and the Planning Commission, and meets regularly to discuss matters and resolve issues related to ARHA redevelopment projects; and

NEW

WHEREAS, the City and ARHA in March 2008 executed a Memorandum of Understanding (MOU) to provide a framework for their partnership including land use and capital planning activities, to monitor program performance, and to seek a better long-term financial condition for ARHA, including through the development of an ARHA Strategic Plan for redevelopment; and

NEW

WHEREAS, in March 2013 ARHA adopted a 2012-2022 Strategic Plan to guide the agency’s provision of public and publicly-assisted housing within the context of an operational road map shaped by the agency’s mission, vision, goals, and resources. Specifically, ARHA’s Strategic Plan highlights strategies and goals for preserving and providing affordable housing, enhancing resident self-sufficiency and quality of life, promoting community economic development, strengthening ARHA’s relationships with the larger Alexandria community, and assuring ARHA’s long term viability; and

NEW

WHEREAS, in December 2013 the City adopted the Housing Master Plan, developed in parallel with ARHA’s Strategic Plan, to guide the City’s policies and resources to achieve affordability in 2,000 housing units through 2025. The Housing Master Plan provides a detailed roadmap for implementation, including utilizing partnerships with nonprofits, ARHA, and private developers to provide a range of housing affordability options to meet the housing needs for household at all income levels, ages, and abilities; and

NEW

WHEREAS, in March 2017 the ARHA Redevelopment Work Group directed that Resolution 830 be reviewed by a working group representing diverse stakeholders for its potential updating and modernization and the Resolution 830 working group has provided its recommendations; and

WHEREAS, the City affirms and commits, as stated in the FY2017 – FY2022 City Strategic Plan, that Alexandria is a caring, kind, compassionate, fair, just and equitable city that supports an affordable and livable community for all; believes that ARHA is an essential partner in the provision of committed affordable housing (as defined in the City’s Housing Master Plan), including for households at very low incomes; acknowledges ARHA’s challenges in fulfilling this mission and the need for it to redevelop in ways that assure its sustainability; and wishes to affirm its commitment to the basic principles underpinning their long established, and ongoing, collaboration;

NEW

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF ALEXANDRIA, VIRGINIA

The City and ARHA reaffirm the continued preservation of 1,150 existing affordable housing units (See Attachment A) so that if development or redevelopment activity would eliminate any of these units, the eliminated unit will be replaced. It is the intent of this Resolution that none of the affordable housing units outlined in Attachment A be demolished unless replacement housing is available; that no tenant be displaced until they can be moved to replacement housing; that all monies realized from the sale or lease of any public housing project be used to benefit the living environment of public housing residents; and that all relocation expenses will be borne by ARHA and/or its designated development partner. The City and ARHA affirm that no such activity can proceed prior to the adoption of a Housing Plan which provides for the replacement of the housing outlined in Attachment A and provides for the relocation of existing tenants of these ARHA units. The Housing Plan will be submitted by ARHA and/or its designated developer partner to the City at the time of submission of a development application.

Revised 13

Revised 12

For the purposes of this Resolution, any of the 1,150 affordable housing units outlined in Attachment A that are demolished shall be replaced by an equal number of affordable housing units financially assisted by federal, state, or local housing programs or other subsidized housing programs such as the low-income housing tax credit program that facilitate long- term affordability . The size and affordability levels of replacement units shall be responsive to local market demand and the housing needs of existing ARHA households immediately impacted by the proposed redevelopment.

Revised 14

In the event that current federal, state, or local housing programs are changed, modified or phased out, the terms of this Resolution shall be interpreted to mean ARHA replacement units shall be housing that most closely approximates the housing programs in effect at the time of this Resolution’s adoption; including, in terms of the benefits provided and the targeted economic group served.

Revised 15

Upon adoption, this Resolution supersedes City Council Resolution 830, adopted on December 8, 1981 and amended on April 27, 1982.

Revised 17

ADOPTED: [DATE]

Gloria A. Sitton

Clerk

DRAFT

ATTACHMENT A: RESOLUTION # UNITS

Development Name		Original Resolution 830 Units (1981)	Replacement Housing for Resolution 830 Units	Current Inventory Under Resolution ## Protection
1	John Roberts	90		
1.a	<i>Annie B. Rose (Ground lease to privately-owned)</i>		90	90
2	George Parker	111		
2.a	<i>Hopkins Tancil Courts</i>		111	109
3	Samuel Madden Homes (Uptown)	66		66
4	Samuel Madden Homes (Downtown)	100		
4.a	<i>Chatham Square</i>		52	52
4.b	<i>Radford & Braddock Rd (2701-2711)</i>		6	6
4.c	<i>S. Whiting (267-313)</i>		24	24
4.d	<i>S. Reynolds (401-587)</i>		18	18
5	James Bland Homes	148		
6	James Bland Addition	46		
6.a	<i>James Bland I</i>		18	18
6.b	<i>James Bland II</i>		18	18
6.c	<i>James Bland IV</i>		44	44
6.d	<i>James Bland V</i>		54	54
6.e	<i>Miller Homes</i>		16	16
6.f	<i>Alexandria Crossing at West Glebe Road</i>		44	44
7	Ramsey Homes	15		
7.a	<i>Ramsey Homes</i>		15	15
8	Cameron Valley	264		
8.a	<i>Cameron Valley (Yale Dr./Ellsworth Dr.)</i>		30	30
8.b	<i>Duke St (3481 to 3491)</i>		10	10
8.c	<i>Beauregard St (1131 to 1139)</i>		5	5
8.d	<i>W. Braddock Rd - A (1700 to 1718)</i>		10	10
8.e	<i>W. Braddock Rd - B (4505 to 4519)</i>		8	8
8.f	<i>W. Braddock Rd - C (4680 to 4694)</i>		8	8
8.g	<i>Quaker Hill</i>		60	60
8.h	<i>Saxony Square (Condominium)</i>		5	5
8.i	<i>Glebe Park Apartment (40 units)</i>			
8.i.i	<i>Alexandria Crossing at West Glebe Road</i>		4	4
8.i.i.i	<i>Alexandria Crossing at Old Dominion Boulevard</i>		36	36
8.j	<i>Princess Square (69 total units = 50 PH, 19 MR)</i>		50	52
8.k	<i>Park Place</i>		38	38
9	Andrew Adkins Homes	90		90
10	Ladrey High-Rise	170		170
11	Yale Drive (nos. 57 to 75) (Ref. Cameron Valley)	10		10
12	28th Street (nos. 3102 to 3130)	15		15
13	Sanger Avenue (nos. 5802 to 5820) (Ref. Ramsey School)	10		10
14	S. Bragg Street (nos. 27 to 55)(Ref. Oasis & Bragg)	15		15
	TOTALS	1150	774	1150

UPDATED: SEPTEMBER 20, 2018

Note: confirm with ARHA if Hopkins -Tancil is 109 or 111

Note: confirm with ARHA if Princess Square is 50 or 52



~~I, Beverly I. Jett, Deputy Clerk of the City of Alexandria, Virginia, do hereby certify that the attached is a true copy of Resolution No. 830, as amended by the Alexandria City Council at its Regular Meeting held on April 27, 1982.~~

~~_____ Dated this 18th day of January, 1983.~~

Beverly I. Jett, Deputy Clerk of the
City of Alexandria, VA

DRAFT

Resolution No. ~~830##~~

WHEREAS, the City Council of Alexandria (City), on March 21, 1972, adopted Resolution 99, which stated that it was the City's position ~~of the City of~~ that “whenever private or public development or redevelopment makes the elimination of public housing necessary or desirable, and for so long as the present inventory of public housing is felt by the City of Alexandria and the Alexandria Redevelopment and Housing Authority (ARHA) to be a necessary part of the housing stock of Alexandria, the City will adopt and implement or secure the adoption and implementation of a plan of relocation and reconstruction of such units prior to the demolition or other impairment of units affected by the development or redevelopment”; and

~~WHEREAS, on May 12, 1972, the Alexandria City Council and the Alexandria Redevelopment and Housing Authority executed an Agreement to implement Resolution 99, as well as the September 14, 1971 Housing Program for Redevelopment of the Cameron Valley public housing project and for the construction of a public housing project for the elderly, which project was developed as the 170-unit public housing Elderly Highrise (Project VA 4-9); and~~

~~WHEREAS, the May 12, 1972 Agreement between the City of Alexandria and the Alexandria Redevelopment Housing Authority stated that “except to the extent modified by the Housing Program adopted by the City Council on September 14, 1971, the City presently wishes to retain an inventory of public or its equivalent, which is at least equal to the number of units presently in existence in the City”; and~~

WHEREAS, the City ~~Council~~ unanimously adopted a motion on January 17, 1981, that was memorialized as Resolution 830, and jointly adopted by ARHA, that stated that the City ~~Council~~ was (1) recommitting itself to the provisions of Resolution 99 “which promises to retain an inventory of public assisted housing units which is at least equal to the number of units outlined in Resolution 99”; ~~and~~ (2) encouraged ARHA

Revised 4 & 5

~~WHEREAS, the January 17, 1981 motion of the City Council also stated that the ARHA Board was~~ to explore options that include continued public housing funding by HUD, as well as any other options that may be available to the City to upgrade public housing stock in order to fulfill the above commitment; (3) stated ~~Council further stated that it was the City's intent of this motion~~ “that no public housing units be demolished unless replacement housing is available; that no tenant will be displaced; and that all monies realized from the sale or lease of any public housing-owned lands should be used to benefit the living environment of public housing residents”; ~~and~~ (4) The January 17, 1981 motion of the City Council also stated required that any assisted housing to be counted as replacement housing for an equal number of public housing units be defined as “such housing that is substantially equivalent to the units being replace for a period of 20 or more years”; ~~and~~

~~WHEREAS, the City Council of Alexandria has continued to demonstrate its commitment to housing needs of low and moderate income families, as demonstrated by the fact that in 1970 there were a total of 1,127 units of various types of publicly assisted rental housing and that by mid-1981 City Council had approved~~

~~another 1,917 units of various types of publicly assisted rental housing, so that by 1981 the total of approved publicly assisted rental housing units in Alexandria was 3,044; and~~

~~WHEREAS, during this period of time the City of Council further demonstrated its commitment to assist low and moderate income tenants through the adoption of the residential rental permit program, designed to prevent deterioration of rental units in the City; and~~

~~WHEREAS, the City Council adopted the Relocation Assistance Program in 1980 in an attempt to persuade condominium and cooperative developers to develop programs to retain current tenants and to provide relocation benefits and assistance to displacees; and~~

~~WHEREAS, the City Council has approved the use of Community Development Block Grant funds to provide relocation assistance to low and moderate income renters in Potomac East and Potomac West displaced by the sale of the single family homes or boarding houses in which they reside; and~~

~~WHEREAS, the City Council wishes to relieve the anxiety of its public housing citizens over their continued residential security.~~

WHEREAS, the City and ARHA jointly amended Resolution 830 in 1982 to (1) commit both parties to the replacement and preservation of 1,150 public housing units in the event of their elimination due to future redevelopment activities; (2) provided that no tenant of such units be displaced until they can be relocated to replacement housing; (3) directed that all relocation expenses be borne by ARHA and/or its designated developer partner; (4) ensured that the units being replaced be committed for a period of at least 20 years; and (5) stipulated that if federal housing programs are changed or modified to phase out or eliminate what was currently conventional public housing or Section 8 publicly-assisted rental housing, the terms of Resolution 830 be interpreted to mean the type of housing that most closely approximates the federal housing programs then in effect; and

NEW

WHEREAS, ARHA has engaged in redevelopment activities to improve its redeveloped a portion of its housing stock and create mixed income communities that resulted in the demolition of a portion of the 1,150 and has replaced all protected Resolution 830 units public housing units pursuant to the goals of Resolution 830 protected under the Resolution 830 policy. To date, all 774 of the demolished public housing units were replaced in the City, with ARHA funding the temporary and permanent relocation of existing tenants and the City providing financial assistance, as necessary, to support ARHA's redevelopment goals; and

NEW

WHEREAS, the City and ARHA have helped guide these redevelopment efforts through the creation of the ARHA Redevelopment Work Group which includes members of the City Council, the ARHA Board of Commissioners, and the Planning Commission, and meets regularly to discuss matters and resolve issues related to ARHA redevelopment projects; and

NEW

WHEREAS, the City and ARHA in March 2008 executed a Memorandum of Understanding (MOU) to provide a framework for their partnership including land use and capital planning activities, to monitor program performance, and to seek a better long-term financial condition for ARHA, including through the development of an ARHA Strategic Plan for redevelopment; and

NEW

WHEREAS, in March 2013 ARHA adopted a 2012-2022 Strategic Plan to guide the agency's provision of public and publicly-assisted housing within the context of an operational road map shaped by the agency's mission, vision, goals, and resources. Specifically, ARHA's Strategic Plan highlights strategies and goals for preserving and providing affordable housing, enhancing resident self-sufficiency and quality of life, promoting community economic development, strengthening ARHA's relationships with the larger Alexandria community, and assuring ARHA's long term viability; and

NEW

WHEREAS, in December 2013 the City adopted the Housing Master Plan, developed in parallel with ARHA's Strategic Plan, to guide the City's policies and resources to achieve affordability in 2,000 housing units through 2025. The Housing Master Plan provides a detailed roadmap for implementation, including utilizing partnerships with nonprofits, ARHA, and private developers to provide a range of housing affordability options to meet the housing needs for household at all income levels, ages, and abilities; and

NEW

WHEREAS, as ARHA will desires to undertake the future redevelopment of significant portions of its remaining public housing portfolio; and

NEW

WHEREAS, pursuant to its 2018 RFP soliciting development partners for this activity, in March 2017 the ARHA Redevelopment Work Group directed that Resolution 830 be reviewed by a working group representing many diverse stakeholders for its potential updating and modernization; and ;

WHEREAS, the Resolution 830 working group and that working group has provided its recommendations; and

WHEREAS, the City Council believe affirms and commits, as stated in the FY2017 – FY2022 City Strategic Plan, that at it is Alexandria is a caring, kind, compassionate, fair, just and equitable city that supports an affordable and livable community for all; believes that ARHA is an essential partner in the provision of committed affordable housing (as defined in the City's Housing Master Plan), including for households at very low incomes; acknowledges ARHA's challenges in fulfilling this mission and the need for it to redevelop in ways that assure its sustainability; and wishes to affirm its commitment to the basic principles underpinning their long established, and ongoing, collaboration;

NEW

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF ALEXANDRIA, VIRGINIA

The City and ARHA reaffirm the continued preservation of 1,150 existing affordable housing units (See Attachment A) so that if ~~That with respect to~~ development or redevelopment activity ~~which~~ would ~~make the elimination or~~ eliminate any of these units, the eliminated unit will be replaced. It is the intent of this Resolution that none of the affordable housing units outlined in Attachment A- be demolished unless replacement housing is available; that no tenant be displaced until they can be moved to replacement housing; that all monies realized from the sale or lease of any public housing project be used to benefit the living environment of public housing residents; and that all relocation expenses will be borne by ARHA and/or its designated ~~development partner~~ Redeveloper. The City and ~~ARHA~~ ARHA affirm ~~f~~ the existing 1,150 units of public housing (See Attachment A) ~~necessary to be ARHA~~, the City of Alexandria reaffirms its position that no such activity can proceed prior to the adoption ~~first~~ of a Housing Plan which provides for the replacement of the ~~said~~ housing ~~as~~ outlined in Attachment A ~~proposed and~~ provides for the relocation of existing tenants of ~~these said~~ ARHA units. The Housing Plan will be submitted by ARHA and/or its designated developer partner to the City at the time of submission of a development application which provides for the prior relocation and/ or replacement of the said public housing as outlined in Attachment A ~~to be so eliminated~~.

Revised 13

Revised 12

The income level distributions established for each development and/or redevelopment project shall be in a manner that permits ARHA and/or its designated development partner to secure financing and ensure the long-term sustainability of the project, which will be achieved, in part, by using income from the work force level units (>60% AMI) and/or market rate units to cross subsidize the deficits generated from the lower income level units (<30% AMI); resulting in a balanced income statement for the project. ARHA will ensure that the income levels are the most appropriate mix and will provide city staff and Council with documentation to support our determination. The specific percentage of units in each income level will vary from project to project based on its financial sustainability and the funding sources.

It is the intent of this Resolution that no public housing ~~ARHA~~ unit be demolished unless replacement publicly assisted housing is available, as hereinafter defined; that no tenant be displaced from an ARHA public housing until they can be moved to replacement housing; and that all monies realized from the sale or lease of any public housing projects be used to benefit the living environment of public housing residents; and ~~that~~ all relocation expenses will be borne by ARHA and/or its designated Redeveloper,

For the purposes of this Resolution, ~~any of the 1,150 affordable housing units outlined in Attachment A~~ ARHA ~~any public housing that are~~ is demolished ~~shall can~~ be replaced by an equal number of either ~~conventional public housing units, affordable housing units or any equal number of publicly assisted housing financially assisted by federal, state, or local housing programs or other subsidized housing programs such as the low-income housing tax credit program that facilitate long- term affordability units, or any equal number of publicly assisted housing units, defined as housing~~ “that contemplates the commitment by the provider of such housing that is substantially equivalent to the units being replaced for a least a period of 20 or more years.” ~~The size and affordability levels of replacement units shall be responsive to local market demand and the housing needs of existing ARHA households immediately impacted by the proposed redevelopment~~ For the purposes of this Resolution it is understood that the recently approved 90-unit Fairfax House Section 8 new construction project for the elderly has been

Revised 14

approved as replacement housing for an equal number of public housing units. by the proposed development activity the ranges to be served by the replacement plan for all existing units

In the event that current federal, state, or local housing programs are changed, ~~or modified or phased out~~, the terms of this Resolution shall be interpreted to mean ARHA protected housing replacement units shall be housing that most closely approximates the housing programs in effect at the time of this Resolution's adoption; ~~including in terms of~~ n the event that the current federal housing programs are changed or modified so as to phase out or eliminate what is currently known as conventional public housing or Section 8 publicly assisted rental housing, the terms of this Resolution shall be interpreted to mean the type of housing, which under federal housing programs then in effect, most closely approximates the programs mentioned above in the benefits they provided and the targeted economic group they served.

Revised 15

~~For the purpose of this Resolution, no federally assisted housing in Alexandria as of the date this Resolution is adopted will be counted as future replacement housing for any public housing in existence in the City as of the date of this Resolution.~~

Upon adoption, this Resolution supersedes City Council Resolution 99830, adopted on December 8, 1981 March 21, 1972 and amended on April 27, 1982.

Revised 17

DRAFT

ADOPTED: ~~DECEMBER 8, 1981~~[DATE]

~~**NOTE: Resolution 830 was amended by motion at the Regular Meeting of the City Council held on April 27, 1982 as follows:~~

~~Council deleted the first complete paragraph and inserted at the end of the second complete paragraph "and all relocation expenses will be borne by ARHA and/or its designated Redeveloper."~~

~~Hellen Hollman~~Gloria A. Sitton—

Clerk

DRAFT

CITY PROPOSED REVISIONS TO ARHA FOURTH PARAGRAPH (TRACKED CHANGES)

The City and ARHA reaffirm ARHA's goal to achieve long-term sustainability. To this end, the income level distributions ~~established~~ proposed for each development and/or redevelopment project ~~shall~~ will be in a manner that ~~permits~~ allows ARHA and/or its designated development partner, if applicable, ~~to~~ secure financing and ensure the long-term sustainability of ~~each~~ the project, ~~which will be achieved, in part,~~ by using income from ~~the~~ work-force level units (>60% AMI) and/or market rate units to cross subsidize ~~the operating~~ deficits ~~resulting from generated from the~~ lower income level units (<30% AMI) to achieve; ~~resulting in~~ a balanced income statement for ~~each~~ the project. In consultation with the City, ARHA will ensure that the income levels proposed are the most appropriate mix and will provide ~~the Ceity staff and Council~~ with documentation to support ~~our~~ its determination. The specific percentage of units in each income level ~~may~~ will vary from project to project based on ~~its~~ financial sustainability and the funding sources involved. At their mutual agreement, the City may provide resources to help ARHA achieve deeper levels of affordability than proposed, while maintaining the long-term sustainability of each project.

The City and ARHA reaffirm ARHA's goal to achieve long-term sustainability. To this end, the income level distributions proposed for each development and/or redevelopment project will be in a manner that allows ARHA and its designated development partner, if applicable, to secure financing and ensure the long-term sustainability of each project, by using income from workforce level units (>60% AMI) and/or market rate units to cross subsidize operating deficits resulting from lower income level units (<30% AMI) to achieve a balanced income statement for each project. In consultation with the City, ARHA will ensure that the income levels proposed are the most appropriate mix and will provide the City with documentation to support its determination. The specific percentage of units in each income level may vary from project to project based on financial sustainability and the funding sources involved. At their mutual agreement, the City may provide resources to help ARHA achieve deeper levels of affordability than proposed, while maintaining the long-term sustainability of each project.

The City and ARHA reaffirm ARHA's goal to achieve long-term sustainability. To this end, the income level distributions proposed for each development and/or redevelopment project will be in a manner that allows ARHA and its designated development partner, if applicable, to secure financing and ensure the long-term sustainability of each project, by using income from workforce level units (>60% AMI) and/or market rate units to cross subsidize operating deficits resulting from lower income level units (<30% AMI) which is necessary to achieve a balanced income statement for each project. ~~In consultation with the City,~~ ARHA will ensure that the income levels proposed are the most appropriate mix and will provide the City with documentation to support its determination. The specific percentage of units in each income level ~~will~~may vary from project to project based on financial sustainability and the funding sources involved. At their mutual agreement, the City may provide long-term financial incentives or resources to help ARHA achieve deeper levels of affordability than proposed, ~~while maintaining the long term~~ in order to attain the desired sustainability of each project.