

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY

**APPROVAL OF THE BOARD OF COMMISSIONERS TO ADOPT THE JOINT CITY-ARHA WORK PLAN TO
DIRECT THE REDEVELOPMENT OF RAMSEY HOMES**

RESOLUTION 613

WHEREAS, the Alexandria Redevelopment and Housing Authority (“ARHA”) is the owner of the Ramsey Homes development site described as .71 acres, occupying one half of a city block, the east side of the 600 block of North Patrick Street, between Pendleton and Wythe Street and being comprised of four buildings: three of the buildings are quadruplexes and one is a triplex, a total of fifteen (15) two-bedroom/one-bathroom units, whose occupants’ rents are subsidized under an Annual Contributions Contract with the US Department of Housing and Urban Development; and,

WHEREAS, the initial concept for Ramsey Homes involves the redevelopment of this underutilized and obsolete four building, fifteen (15) unit public housing site into two-buildings, fifty-three (53) units of mixed-income affordable housing with rents from 30% to 60% of the Area Median Income (“AMI”), funded primarily by 9% Low Income Housing Tax Credits, leveraged by ARHA and City loans (the “Initial Concept”); and,

WHEREAS, the redeveloped site would have provided for replacement housing units for the 15 demolished units and would have built 38 net new affordable units; and,

WHEREAS, the redevelopment of the Ramsey Homes (the “Project”) was to be a modest effort to reverse the City’s loss of affordable and Workforce housing, and assist the City in meeting its declared affordable housing objectives; and,

WHEREAS, the Project is consistent with the ARHA 2012-2022 Strategic Plan, the City’s Strategic Plan, the City’s Housing Master Plan, the City’s Transportation Plan, the Braddock Metro Neighborhood Plan and the Braddock East Master Plan; and,

WHEREAS, while working its way through the City’s development review process, the Project efforts have been met with opposition by some who believe, that the history of the buildings are of architectural significance and therefore, should be retained in whole or in part; and,

WHEREAS, ARHA, in cooperation with the City has agreed to analyze a concept for the Project which would construct some number of new units that would be competitive for tax credits and be sustainable operationally and which considers the preservation of one building (the “Alternate”); and,

WHEREAS, ARHA desires that the City approve the requested Master Plan Amendment (“MPA”) and Rezoning in order to define the building envelop and allow for the determination of that critical mass of units on site which would be used to sustain the 15 very low-income units;

WHEREAS, the approval of the MPA and Rezoning will be used to inform the Development Special Use Process which ARHA will bring forward at a later date in 2016; and,

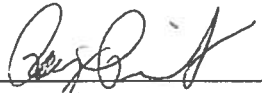
WHEREAS, in order to entice the City Council to de-couple the MPA and Rezoning from the DSUP, ARHA is passing Resolution 613 to endorse a Work Plan developed by ARHA and City staff; which Work Plan is intended to be a living document that will guide staff efforts and improve the communication with the City Council. Further, this Resolution 613 shall also assure the City Council

that there will be no disposition of the site after the approval of the MPA and Rezoning, except to build Resolution 830 replacement units and some critical mass of new affordable and Workforce housing units, as required to sustain the replacement units. Should staff determine that the Alternate is feasible, the Work Plan will also be utilized to determine how a preserved building will be retained and returned to its original built state (exterior), the use of the building, the ownership of the building and who will be responsible for the operating cost of the preserved building.

NOW, THEREFORE BE IT RESOLVED, by the ARHA Board of Commissioners that, ARHA staff shall cooperate with City staff in the development of the Ramsey Homes site and that development shall be completed in accord with an endorsed Work Plan, which Work Plan and Schedule will be further developed as the analysis of the Initial Concept and the Alternative evolve and inform it.

Adopted this 8th day of March, 2016

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

By: 

Roy Priest

By: 

Daniel Bauman

Its: Chief Executive Officer

Its: Chairman