

City of Alexandria, Virginia

MEMORANDUM

DATE: MARCH 10, 2016

TO: THE HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: HELEN McILVAINE, DIRECTOR, OFFICE OF HOUSING
KARL MORITZ, DIRECTOR, DEPARTMENT OF PLANNING & ZONING

SUBJECT: ADDITIONAL INFORMATION FOR DOCKET ITEM #8 RAMSEY HOMES:
DRAFT RESOLUTION ENDORSING A JOINT CITY-ARHA WORK PLAN

SUMMARY

Staff is providing the City Council with a draft resolution affirming the proposed Joint City-ARHA work plan for Ramsey Homes.

BACKGROUND

The City Council – ARHA Redevelopment Work Group held a meeting on March 2, 2016 to review and amend a draft work plan to analyze alternatives for the redevelopment of the Ramsey Homes site. The City Council and the ARHA Board of Commissioners held a joint work session to review the amended work plan. In addition, members of the ARHA Board of Commissioners shared a draft resolution affirming the principles in the work plan. City Councilmembers suggested amendments to the resolution language intended to assure the Council that there would be no disposition of the site after rezoning except in furtherance of the provision of public, affordable and workforce housing.

The ARHA Board of Commissioners met immediately following the joint worksession and approved the resolution as amended. The approved ARHA resolution is attached (a signed copy to follow).

RECOMMENDATION

Attached is a draft resolution for the City Council's consideration and possible action as part of Docket Item #8. Staff recommends approval.

The Council actions anticipated by staff for docket item #8 are:

1. Consideration of the Master Plan Amendment and Rezoning, which requires a supermajority for approval;
2. Consideration of the request from ARHA to defer the DSUP; and
3. Consideration of the resolution affirming the principles in the work plan and authorizing the City Manager to execute a MOU with ARHA pursuant to those principles.

ATTACHMENTS

1. Draft City Council Resolution on the Joint City-ARHA Work Plan for Ramsey Homes
2. Approved ARHA Board of Commissioners Resolution to Adopt the Joint City-ARHA Work Plan to Direct the Redevelopment of Ramsey Homes

ATTACHMENT 1

DRAFT CITY COUNCIL RESOLUTION JOINT CITY-ARHA WORK PLAN FOR RAMSEY HOMES

RESOLUTION NO. _____

WHEREAS, due to sharply increasing real estate costs and regional development pressures over the past decade, the City of Alexandria faces a severe shortage of affordable housing; and

WHEREAS, the City Council of the City of Alexandria adopted a Housing Master Plan by Ordinance #4125 on January 25, 2013 establishing a 10-year goal of developing or preserving 2,000 affordable housing units through 2025; and

WHEREAS, the Alexandria Redevelopment and Housing Authority (ARHA) is a public agency established under the Housing Authority Law, Chapter 1, Title 36 of the Code of Virginia of 1938 to provide sanitary and safe dwelling accommodations to persons of low income at rents they can afford; and

WHEREAS, ARHA seeks to redevelop its 15-unit Ramsey Homes project for the purposes of increasing the number of affordable housing units in the City; and

WHEREAS, it is necessary and desirable to identify the optimal concept and design for the proposed Ramsey redevelopment that best balances multiple objectives including maximizing the project's success in competing for tax credits, the project's ongoing sustainability, the compatibility of the proposed design with the neighborhood character, historic preservation, and other important issues raised by stakeholders over the past year; and

WHEREAS, the City Council – ARHA Redevelopment Work Group reviewed and amended a proposed Joint City ARHA Work Plan for Ramsey Homes (“Ramsey Homes Work Plan”) on March 2, 2016 to complete the analysis necessary to identify the optimal design and concept; and

WHEREAS, the City Council and the ARHA Board of Commissioners reviewed the amended Ramsey Homes Work Plan at a joint worksession on March 8, 2016; and

WHEREAS, the ARHA Board of Commissioners approved a resolution affirming the principles of the Ramsey Homes Work Plan on March 8, 2016 and authorized the ARHA Chief Executive Officer to execute a memorandum of understanding with the City Manager pursuant to those principles;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Alexandria:

1. That the City Council affirms the principles of the Ramsey Homes Work Plan; and
2. Authorizes the City Manager to execute a memorandum of understanding with the ARHA Chief Executive Officer pursuant to those principles.

Adopted: March 12, 2016

ALLISON SILBERBERG
MAYOR

ATTEST:

Jacqueline M. Henderson, MMC City Clerk

ATTACHMENT 2

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

Its: Chief Executive Officer

By: _____

Daniel Bauman

Its: Chairman