


City of Alexandria, Virginia

M E M O R A N D U M

DATE: JUNE 5, 2008

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: JAMES K. HARTMANN, CITY MANAGER 

SUBJECT: CONSIDERATION OF FRAMEWORK FOR THE BRADDOCK EAST PLAN
AND PRINCIPLES FOR REPLACEMENT UNITS FOR JAMES BLAND
PUBLIC HOUSING

ISSUE: Consideration of principles governing the content of the Braddock East Plan and the provision of replacement units for the James Bland public housing

RECOMMENDATION: That City Council approve the attached Plan Context and Conceptual Framework for the Braddock East Small Area Plan (Attachment I) and Revised Principles for ARHA/Bland Replacement Units (Attachment II).

DISCUSSION: Following the May 13 Work Session between City Council and the Alexandria Housing and Redevelopment Authority (ARHA) Board of Directors, City and ARHA staff worked together to develop a conceptual framework for the Braddock East Small Area Plan. The framework for the Plan was discussed at a session between the ARHA Board and City staff on May 22, and consensus was reached on general principles. A draft document enumerating these principles was subsequently circulated for comment. The resulting plan context and conceptual framework document (Attachment I) was presented to the City Council and ARHA Board at the next Joint Work Session on May 27, and the two bodies agreed on its language.

Proposed principles for the ARHA/Bland Replacement units were presented at the May 27 Joint Work Session between the two bodies, but consensus was not achieved on two issues (fee simple ownership and debt financing). Attachment II reflects the results of subsequent discussions between City and ARHA staff concerning the replacement units, and is acceptable to ARHA Board Chairman Melvin Miller, as well as to City staff. The proposed language represents a mutual compromise on both issues.

ATTACHMENTS:

- I. Plan Context and Conceptual Framework for the Braddock East Small Area Plan
- II. Revised Principles for ARHA/Bland Replacement Units

STAFF: Mildrilyn Davis, Director, Office of Housing
Faroll Hamer, Director, Department of Planning and Zoning

Plan Context and Conceptual Framework for the Braddock East Small Area Plan

1. Plan Context

- **Promoting Mixed-Income Communities** – create vibrant, diverse, sustainable and integrated communities of high quality design that attract and retain a diverse group of residents. Such diversity includes a broad range of markers including but not limited to racial, ethnic, language, gender, sexual orientation, age, special needs, household composition and socioeconomic.
- **Braddock Metro Plan** – integration of the Braddock East Plan into the larger context of the approved Braddock Metro Plan.
- **Resolution 830** – Compliance with its terms including one for one replacement of public housing units.

2. Conceptual Framework

- Goals and Guidelines for Creating New Mixed-Income Communities.
 - Existing Sites
 - Replacement Sites
- Economic Viability in Creating Mixed Income Communities (Potential Financing options)
- Zoning Parameters
 - Residential and Other Uses
 - Density.
 - Scale and Massing.
 - Open Space.
 - Urban Design Character.
 - Parking

Principles for ARHA/Bland Replacement Units

June 6, 2008

Pursuant to Resolution 830, and both the principles and spirit of collaboration memorialized by the Alexandria City Council and the Alexandria Redevelopment and Housing Authority (ARHA) in the redevelopment of Chatham Square and the in the Memorandum of Understanding between those two bodies arising through the Glebe Park and Quaker Hill loan agreements:

1. The City reaffirms its commitment to ARHA to identify and fund any shortfalls (e.g., after tax credit financing, developer contributions, etc.) associated with the replacement of 16 units which meet all criteria of Resolution 830. The City further commits to the provision of these units for ownership by ARHA.
2. The City and ARHA agree to continue discussions and negotiations concerning financial and other arrangements for the provision of the 16 replacement units given the variety and complexity of possible options for securing the replacement units.
3. On or before October 1, 2008, the location for the 16 Bland replacement units must be identified, or through other agreement between the City and ARHA must be alternatively committed on the basis of being available for the relocation and occupancy of residents preferably by the end of 2010, but in any event, not later than the start of the last phase of that project's redevelopment.
4. In an effort to leverage developer housing contributions for the provision of the replacement units, City staff, in cooperation and with timely and advance consultation with ARHA, will work diligently to reach agreement with one or more developers for the provision of 16 replacement units that meet ARHA's criteria of timing, critical mass, and access to key services and amenities. Replacement units acceptable to ARHA may be secured from existing multifamily stock so long as they meet these criteria.
5. The provision of replacement units acceptable to ARHA may require Low Income Housing Tax Credits or other forms of financing that involve ARHA's cooperation and proactive involvement in making applications.
6. If the provision of replacement units involves condominium or homeowner association fees, the City will work with ARHA to ensure the project is structured in a way to maintain long term affordability and sustainability for ARHA.

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10-10-08

New item 7

The City and ACNA will enter into a separate agreement for any additional replacement housing units needed for the redevelopment of other properties in Braddock East.