

**JOINT WORK SESSION
BETWEEN ALEXANDRIA CITY COUNCIL AND ALEXANDRIA
REDEVELOPMENT & HOUSING AUTHORITY (ARHA)**

**TUESDAY MAY 27, 2008
5:30 P.M.
CITY COUNCIL WORKROOM**

AGENDA

Welcome and Introductions

Mayor William D. Euille
ARHA Chairman Melvin Miller

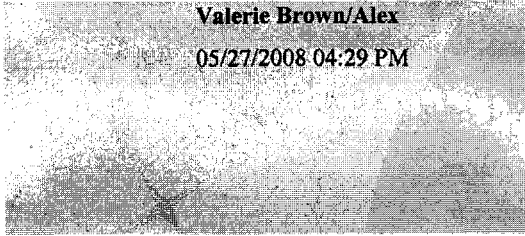
Purpose of Meeting:

Continuation of work session begun on Tuesday, May 13, 2008

1. The process for identifying and securing the required 16 replacement units for James Bland Homes
 - Criteria
 - Timing
 - Funding
 - Potential Locations

2. Unfinished business from previous work session

Individuals with disabilities who require assistance or special arrangements to participate in the City Council Work session may call the City Clerk and Clerk of Council's Office at 703-838-4500 (TTY/TDD 703-838-5056). We request that you provide a 48-hour notice so that the proper arrangements may be made.



To alexvamayor@aol.com, delpepper@aol.com,
 councilmangaines@aol.com, psmmedberg@asn-online.org,
 council@krupicka.com, timothylovain@aol.com, Justin
 cc Michele Evans/Alex@Alex, Jim Hartmann/Alex@Alex, Mark
 Jinks/Alex@Alex, Jackie Henderson/Alex@Alex
 bcc
 Subject Fw: City Council/ARHA Joint Work Session 5:30pm tonight

Please see below per the Mayor's request....

Val Moore Brown
 Supervisory Administrative Officer
 City Manager's Office
 City of Alexandria, VA

www.laf.org
 Knowledge is power and attitude is everything.

----- Forwarded by Valerie Brown/Alex on 05/27/2008 04:28 PM -----



Andrea Barlow/Alex
 05/27/2008 04:27 PM

To Valerie Brown/Alex@Alex
 cc
 Subject City Council/ARHA Joint Work Session 5:30pm tonight

Please could you email the attached documents to the Mayor and City Council Members as soon as possible. The Mayor asked for this to be circulated in advance of tonight 's Joint Work Session.

Thanks,

Andrea Barlow, AICP
 Principal Planner
 Neighborhood Planning &
 Community Development
 City of Alexandria, VA 22314
 Tel: (703) 838-4666
 Fax: (703) 838-6393



Braddock East Conceptual Framework.doc Draft Principles for Replacement Units052708.doc

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

Draft Principles for ARHA Replacement Units (05/27/08)

Pursuant to Resolution 830, and both the principles and spirit of collaboration memorialized by Council and 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. City staff, in cooperation with ARHA, will work diligently with developers to reach agreement with one or more, for the provision of sixteen replacement units for Bland as well as to establish a stock of potential replacement units for future ARHA developments that meet ARHA's criteria of timing, critical mass and access to key services and amenities. Replacement units may be secured from existing from existing multifamily stock so long as they meet these criteria.

City staff, in cooperation and with timely and advance consultation with ARHA, will work diligently with developers to reach agreement with one or more, for the provision of sixteen replacement units in fee simple ownership by ARHA for Bland as well as identifying possible acquisitions in fee simple ownership for future redevelopments that meet ARHA's criteria of timing, critical mass and access to key services and amenities.

2. The replacement units for Bland will be available for relocation of residents not later than the start of the last phase of that project's redevelopment.

On or before October 1, 2008, the location for the sixteen replacement units for Bland must be identified or through other agreement between the City and ARHA must be alternatively committed on the basis of being available for relocation and occupancy of residents preferably on or before 2010 but in any event not later than the start of the last phase of that project's redevelopment.

3. While every effort will be made to identify and secure replacement units at a minimal cost to the City, the City does reaffirm its commitment to assist ARHA in funding and/or financing replacement units, within available resources, if necessary, to meet the 1:1 criteria of Resolution 830 prior to the last phase of the Bland redevelopment. City assistance may also be provided from voluntary developer contributions.

While every effort will be made to identify and secure replacement units at a minimal cost to the City, the City does reaffirm its commitment to assist ARHA in funding if necessary, to meet the all criteria of Resolution 830 prior to the last phase of the Bland redevelopment. City assistance may also be provided from voluntary developer contributions.

4. The provision of replacement units may require LIHTCs or other forms of financing that involve ARHA's cooperation and proactive involvement in making applications.

The provision of replacement units acceptable to ARHA may require LIHTCs or other forms of financing that involve ARHA's cooperation and proactive involvement in making applications.

5. The provision of replacement units may involve supportable debt to be assumed by ARHA so long as such debt is within parameters approved by HUD.

Concept of Supportable Debt not acceptable to ARHA.

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.

OK, as is.

7. ARHA will be the owner of the replacement units unless an alternative arrangement that is neutral or beneficial to ARHA's financial position (and which is agreeable to ARHA and the City and compatible with HUD requirements) is negotiated.

See ARHA # 1, above. Only Fee Simple Ownership acceptable to ARHA. .

POINTS FOR DISCUSSION

- ARHA REQUIREMENT OF FEE SIMPLE OWNERSHIP
- PARAMETERS REGARDING TIMING AND COMMITMENT OF BLAND REPLACEMENT UNITS
- SUPPORTABLE DEBT/CONSTRAINTS ON CITY RESOURCES