

EXHIBIT NO. 1

16
6-14-08

Docket Item #15
CITY CHARTER, SECTION 9.06
CASE# 2008-0002

Planning Commission Meeting
February 5, 2008

ISSUE: Consideration of a proposal by the City of Alexandria to sell the property at Wesmond Drive, pursuant to the provisions of Section 9.06 of the City Charter.

LOCATION: 322 Wesmond Drive
Tax Parcels 016.03-08-21

ZONE: RB/Townhouse

PLANNING COMMISSION ACTION, JUNE 3, 2008: On a motion by Ms. Lyman, seconded by Ms. Fossum, the Planning Commission voted to approve the proposal to sell the property at 322 Wesmond Drive, pursuant to the provisions of Section 9.06 of the City Charter.

Reason: The Commission agreed with staff's analysis. Commissioner Dunn inquired about the original purchase price and the proposed selling price. Staff from the Office of Housing stated that the City purchased the property for \$240,370 and it is now valued at \$345,000. The final selling price has not been determined pending reappraisal. The property will be priced to sell as affordable housing.

Background:

In July 2007 the City's Office of Housing purchased the property located at 322 Wesmond Drive at a Trustee sale. The City had a previous interest in the property in the form of a federally funded Homeowner Assistance Program grant. The City provided downpayment and closing cost assistance to the previous owner and feels that the subsequent purchase and resale of the property is the best way to recoup the initial investment.

The Office of Housing acquired the subject property with Federal Community Development Block Grant Program funds. This dictates that the unit must be re-sold to an income eligible low or moderate income household. In the DC metropolitan area the income cap is \$61,500 for a family of four but the Office of Housing will be requesting an increase to \$79,200.

Property Description:

The property for sale is located at 322 Wesmond Drive in the Lynnhaven community. The subject property is an interior unit townhouse with two bedrooms and a partially finished basement built in 1942. There is alley access off of Montrose Avenue and off street parking is possible at the rear of the house.



Analysis:

The resale of this property is important for the City. Due to the source of the acquisition funds the property must be re-sold to income eligible buyers. The below market purchase of the property enables the City to retain this property as an affordable housing opportunity for low or moderate income Alexandria families. The restrictive deed of covenants will provide for affordable home ownership in the City for at least 30 years. The use of this property as single family, townhouse style housing is consistent with the Potomac West chapter of the City's Master Plan. City policy encourages affordable housing for its citizens; one of the components of this policy includes incorporating affordable housing into existing neighborhoods. The resale of the subject property furthers these goals.

Staff Recommendation:

Staff recommends that the Planning Commission approve the sale of the subject property under section 9.06 of the Charter.

STAFF: Mark Jinks, Deputy City Manager
Shane Cochran, Office of Housing
Tom David, Office of Housing
Rich Josephson, Deputy Director, Planning and Zoning