

RESOLUTION NO. 2759

WHEREAS, pursuant to Section 36-55.30:2.A of the Code of the Virginia of 1950, as amended, the City Council of the City of Alexandria, Virginia, desires to designate the Site which will include the proposed Lacy Court Apartments as the area (the "Area") described on Exhibit A attached hereto, as a revitalization area;

WHEREAS, the proposed Area will include a project to refinance and rehabilitate existing rental housing affordable to households at a range of incomes, from 30 to 60% of the Area Median Income, thereby creating a mixed income community within an amenity-rich neighborhood (Del Ray) that has seen a significant amount of commercial and market rate residential redevelopment over the past decade.

WHEREAS, the Area, if not rehabilitated, is likely to deteriorate by reason that the buildings are subject to obsolescence due to the property's age and condition, and private enterprise and investment are not reasonably expected, without assistance, to preserve and rehabilitate decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in such area and induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area.

WHEREAS, the affordable housing preservation and rehabilitation proposed in this Area would not be economically feasible without the provision of federal low income housing tax credits and significant City investment at advantageous rates and terms; and

WHEREAS, the proposed rehabilitation will continue to provide a critical source of affordable housing for current and future low and moderate income residents at a range of incomes whose tenancy and local employment is essential to the Area's future economic development and sustainability, as well as to the City's strategic plan goal of maintaining neighborhoods that are diverse, inclusive and true mixed income communities;

NOW, THEREFORE, BE IT HEREBY DETERMINED as follows:

- (1) The Area is blighted, deteriorated, deteriorating or, if not rehabilitated, likely to deteriorate by reason that the buildings are obsolescent; and
- (2) private enterprise and investment are not reasonably expected, without assistance, to produce the rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in the Area and will induce other persons and families to live within the Area and thereby create a desirable economic mix residents in the Area.

NOW, THEREFORE, BE IT HEREBY RESOLVED that pursuant to Section 36-55.30:2.A of the Code of Virginia 1950, as amended, the Area is hereby designated as a revitalization area.

Adopted: February 14, 2017



ALLISON SILBERBERG **MAYOR**

ATTEST:



Jacqueline M. Henderson, MMC City Clerk



City of Alexandria, Office of Housing | January 27, 2017

Lacy Court Apartments

AHDC Lacy Court Apartments Financial Restructuring

Loan Balances and City Financial Position

	2006 Acquisition	Current Status	2017-18 Financial Restructuring & Renovation	Renovation Completed	Year 15	Post Year 15	By Year 40
RE Value	\$10.1 M	\$7.0 M	\$7.0 M	\$9.8 M	TBD	TBD	TBD
1 st Trust	\$3.5 M	\$3.2 M	\$5.5 M	\$5.5 M	\$3.6 M	\$6.3 M	0
2 nd Trust (City)	\$6.6 M	\$7.1 M	\$3.8 M	\$3.3 M	\$2.7 M	\$4.6 M+	0
LIHTC	N/A	N/A	\$5.7 M	0	0	0	0
City Loan Principal Repaid	N/A	0	-\$4.9 M (\$3.3 M plus \$1.6 M accrued interest) exchanged for Right of First Option	\$500,000	\$500,000	\$2.7 M, plus TBD accrued interest	\$4.6 M+