

RESOLUTION NO. 2876

WHEREAS, the City Council of Alexandria (City), on March 21, 1972, adopted Resolution 99, which stated that it was the City's position that "whenever private or public development or redevelopment makes the elimination of public housing necessary or desirable, and for so long as the present inventory of public housing is felt by the City of Alexandria and the Alexandria Redevelopment and Housing Authority (ARHA) to be a necessary part of the housing stock of Alexandria, the City will adopt and implement or secure the adoption and implementation of a plan of relocation and reconstruction of such units prior to the demolition or other impairment of units affected by the development or redevelopment"; and

WHEREAS, the City unanimously adopted a motion on January 17, 1981, that was memorialized as Resolution 830, and jointly adopted by ARHA, that stated that the City was (1) recommitting itself to the provisions of Resolution 99 "which promises to retain an inventory of public assisted housing units which is at least equal to the number of units outlined in Resolution 99" (2) encouraged ARHA "to explore options that include continued public housing funding by HUD, as well as any other options that may be available to the City to upgrade public housing stock in order to fulfill the above commitment;" (3) stated the City's intent "that no public housing units be demolished unless replacement housing is available; that no tenant will be displaced; and that all monies realized from the sale or lease of any public housing-owned lands should be used to benefit the living environment of public housing residents"; and (4) required that any assisted housing to be counted as replacement housing for an equal number of public housing units be defined as "such housing that is substantially equivalent to the units being replaced for a period of 20 or more years";

WHEREAS, the City and ARHA jointly amended Resolution 830 in 1982 to (1) commit both parties to the replacement and preservation of 1,150 public housing units in the event of future redevelopment activities; (2) provided that no tenant of such units be displaced until they can be relocated to replacement housing; (3) directed that all relocation expenses be borne by ARHA and/or its designated developer partner; (4) ensured that the units being replaced be committed for a period of at least 20 years; and (5) stipulated that if federal housing programs are changed or modified to phase out or eliminate what was currently conventional public housing or Section 8 publicly-assisted rental housing, the terms of Resolution 830 be interpreted to mean the type of housing that most closely approximates the federal housing programs then in effect; and

WHEREAS, ARHA has redeveloped a portion of its housing stock and has replaced all protected Resolution 830 units pursuant to the goals of Resolution 830; and

WHEREAS, the City and ARHA have helped guide these redevelopment efforts through the creation of the ARHA Redevelopment Work Group which includes members of the City Council, the ARHA Board of Commissioners, and the Planning Commission, and meets regularly to discuss matters and resolve issues related to ARHA redevelopment projects; and

WHEREAS, in March 2017 the ARHA Redevelopment Work Group directed that Resolution 830 be reviewed by a working group representing diverse stakeholders for its potential updating and modernization and the Resolution 830 working group has provided its recommendations; and

WHEREAS, the City affirms and commits, as stated in the FY2017 – FY2022 City Strategic Plan, that Alexandria is a caring, kind, compassionate, fair, just and equitable city that supports an affordable and livable community for all; believes that ARHA is an essential partner in the provision of committed affordable housing (as defined in the City's Housing Master Plan), including for households at very low incomes; acknowledges ARHA's challenges in fulfilling this mission and the need for it to redevelop in ways that assure its sustainability; and wishes to affirm its commitment to the basic principles underpinning their long established, and ongoing, collaboration;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF ALEXANDRIA, VIRGINIA

The City and ARHA reaffirm the continued preservation of 1,150 existing affordable housing units (See Attachment A) so that if development or redevelopment activity would eliminate any of these units, the eliminated unit will be replaced. It is the intent of this Resolution that none of the affordable housing units outlined in Attachment A be demolished unless replacement housing is available; that no tenant be displaced until they can be moved to replacement housing; that all monies realized from the sale or lease of any public housing project be used to benefit the living environment of public housing residents; and that all relocation expenses will be borne by ARHA and/or its designated development partner. The City and ARHA affirm that no such activity can proceed prior to the adoption of a Housing Plan which provides for the replacement of the housing outlined in Attachment A and provides for the relocation of existing tenants of these ARHA units. The Housing Plan will be submitted by ARHA and/or its designated developer partner to the City at the time of submission of a development application.

The City and ARHA reaffirm ARHA's goal to achieve long-term sustainability. To this end, the income level distributions proposed for each development and/or redevelopment project will be in a manner that allows ARHA and its designated development partner, if applicable, to secure financing and ensure the long-term sustainability of each project, by using income from workforce level units (>60% AMI) and/or market-rate units to cross subsidize operating deficits resulting from lower income level units (<30% AMI) which is necessary to achieve a balanced income statement for each project. ARHA will ensure that the income levels proposed are the most appropriate mix and will provide the City with documentation to support its determination. The specific percentage of units in each income level will vary from project to project based on financial sustainability and the funding sources involved. At their mutual agreement, the City may provide long-term financial incentives or resources to help ARHA achieve deeper levels of affordability than proposed, in order to attain the desired sustainability of each project.

For the purposes of this Resolution, any of the 1,150 affordable housing units outlined in Attachment A that are demolished shall be replaced by an equal number of affordable housing units financially assisted by federal, state, or local housing programs or other subsidized housing programs such as the low-income housing tax credit program that facilitate long-term affordability. The size and affordability levels of replacement units shall be responsive to local market demand and the housing needs of existing ARHA households immediately impacted by the proposed redevelopment.

In the event that current federal, state, or local housing programs are changed, modified or phased out, the terms of this Resolution shall be interpreted to mean ARHA replacement units shall be housing that most closely approximates the housing programs in effect at the time of this Resolution's adoption; in terms of the benefits provided and the targeted economic group served.

Upon adoption, this Resolution supersedes City Council Resolution 830, adopted on December 8, 1981 and amended on April 27, 1982.

Adopted: April 23, 2019


JUSTIN M. WILSON MAYOR

ATTEST:


Gloria A. Sitton, CMC City Clerk