

8
3-12-16

Jackie Henderson

From: Charles Sumpter via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Thursday, March 10, 2016 6:01 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #91809: Mayor, Vice Mayor, City Council write in support of the redevelopment of

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 91809.

Request Details:

- Name: Charles Sumpter
- Approximate Address: No Address Specified
- Phone Number: 2124442316
- Email: charles.sumpter@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: write in support of the redevelopment of Ramsey Homes and urge you to vote for the rezoning and master plan amendment sought by ARHA in connection with that project.

· The amendments will allow Alexandria to add a significant number of affordable housing units in a pedestrian-friendly and public transit hub area, something that the city desperately needs.

· This kind of development is anticipated in the Braddock East Master Plan and is consistent with Alexandria's goals for transit-oriented development and for affordable housing.

· The project also will improve the lives and living conditions of fifteen families currently living there and demonstrate Alexandria's commitment to all of its citizens.

· Amending the zoning and master plan now will allow ARHA and the city to move forward with confidence in the next stages of planning and will result in both more flexibility for addressing neighborhood concerns and more certainty in result going forward.

- Expected Response Date: Thursday, March 17

Please take the necessary actions in responding, handling and/or updating this request at the *Call.Click.Connect.* staff interface.

If you need assistance with handling this request, please contact CallClickConnect@alexandriava.gov or call 703.746.HELP.

This is an automated email notification of a *Call.Click.Connect.* request. Please do not reply to this email.

Jackie Henderson

From: Danielle Romanetti via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Thursday, March 10, 2016 5:51 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #91807: Mayor, Vice Mayor, City Council I am a home owner and small retail busin

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 91807.

Request Details:

- Name: Danielle Romanetti
- Approximate Address: No Address Specified
- Phone Number: 202-669-8282
- Email: danielle@fibrespace.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: I am a home owner and small retail business owner in the City of Alexandria. I am writing in support of the redevelopment of Ramsey Homes.

I support the density of this project, as it allows for more affordable housing units in our city. I also feel that the parking spaces provided in this plan is appropriate for a development on a metro station and in our city center. This development is incredibly important to our business community, as we are finding it increasingly difficult to hire hourly staff. Our city is quickly becoming too expensive for retail and restaurant employees to live here and this has an enormous impact on our ability to hire and maintain employees. I encourage you to support the rezoning and master plan amendment sought by ARHA in connection with this project.

Thank you,

Danielle Romanetti
Owner
fibre space

- Expected Response Date: Thursday, March 17

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Jackie Henderson

From: Monika Jones via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Thursday, March 10, 2016 11:53 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #91822: Mayor, Vice Mayor, City Council Subject: Ramsey Redevelopment (Docket #8)

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 91822.

Request Details:

- Name: Monika Jones
- Approximate Address: No Address Specified
- Phone Number: 8045028861
- Email: Monika.L.Jones@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Subject: Ramsey Redevelopment (Docket #8, 14-5059)

Dear Honorable Members of Alexandria City Council,

I am writing each of you to urge you to support the redevelopment of Ramsey Homes on Saturday. I encourage you to vote for the rezoning and master plan amendment sought by the Alexandria Redevelopment Housing Authority (ARHA).

In 2006, I moved into my first apartment, in Foxchase apartments. I was a senior in college and loved the location. I excited to make Alexandria my new home. Despite working full-time and going to school part-time, I struggled to pay rent even with the support of my family. I decided to move to Fairfax where there were more options for affordable housing. A few years and promotions later, I luckily could return to Alexandria's west end.

Routinely, I hear stories of people aspire to live in Alexandria, but cannot afford to. That person may be a recent college graduate (like me), a budding entrepreneur, a teacher, a restaurant worker, a firefighter. As the immediate past president of the Human Rights Commission, I heard annual reports from our public service leadership that discussed the competition they faced with neighboring jurisdictions and the attrition of their staff. Many times the lack of affordable housing options directly contributed to recruitment and retention challenges resulting in the loss of personnel to Prince William and Fairfax jurisdictions where there are more affordable housing options. As noted in the city's adopted Housing Master Plan, the George Mason Center for Regional Analysis found that "the lack of adequate housing options near jobs will also result in significant leakage of potential economic activity".

Built in 1942, Ramsey Houses has undergone several modifications and upgrades to include, but not limited to, roof style, structure, windows, etc. At no point, were these changes made to reflect the time-period in which they were constructed. When does historic preservation start and end? For nearly 75 years, the historic preservation of these units was not a priority for the community nor city council. Now that the expansion of affordable housing is an actual option, historic preservation has become a key priority. Ramsey homes were constructed to segregate African Americans. This is not a piece of history I want to memorialize, nor do I value it over each and every person that currently lives in Ramsey, along with the future residents that will come following the expansion. If Ramsey is not redeveloped the story will no longer be about the construction of the homes in 1942, but rather the inability of city leadership to preserve a community that once lived there.

As a result of the City's growth during the previous decade, market pressures, particularly in Old Town a once majority African American community, have drastically impacted the affordability of existing housing units. Minority neighborhoods, aging populations, young professionals, public servants, etc. continue to be pushed to the City's perimeter and neighboring jurisdictions. This trends among low- and moderate-income households has implications for Alexandria's long-term sustainability. Continuing on this track will position Alexandria to become a

less diverse city and one where only the affluent can choose to live. This will result in a diminishment of the social and economic diversity, a long-standing core community value. The approval of Ramsey's redevelopment will not only serve the existing families, but provide critical and scarce mixed housing options for Alexandrians. As council members, you have an opportunity to right this course and make efforts to preserve the socio-economic diversity of our city.

Your decision on Saturday will determine tomorrow's history. I hope the decision supports Alexandria's families that need and support this city.

Sincerely,

Monika

Monika L. Jones

Monika.L.Jones@gmail.com

- Attachment: [Ramsey Redevelopment \(Docket %238%2c 14-5059\).pdf](#)
- Expected Response Date: Thursday, March 17

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Subject: Ramsey Redevelopment (Docket #8, 14-5059)

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Your decision on Saturday will determine tomorrow's history. I hope the decision supports Alexandria's families that need and support this city.

Sincerely,

Monika

Monika L. Jones
Monika.L.Jones@gmail.com

Jackie Henderson

From: Charles Sumpter via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Thursday, March 10, 2016 6:01 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #91809: Mayor, Vice Mayor, City Council write in support of the redevelopment of

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 91809.

Request Details:

- Name: Charles Sumpter
- Approximate Address: No Address Specified
- Phone Number: 2124442316
- Email: charles.sumpter@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: write in support of the redevelopment of Ramsey Homes and urge you to vote for the rezoning and master plan amendment sought by ARHA in connection with that project.

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· This kind of development is anticipated in the Braddock East Master Plan and is consistent with Alexandria's goals for transit-oriented development and for affordable housing.

· The project also will improve the lives and living conditions of fifteen families currently living there and demonstrate Alexandria's commitment to all of its citizens.

· Amending the zoning and master plan now will allow ARHA and the city to move forward with confidence in the next stages of planning and will result in both more flexibility for addressing neighborhood concerns and more certainty in result going forward.

- Expected Response Date: Thursday, March 17

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Jackie Henderson

From: Elsie Mosqueda via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Thursday, March 10, 2016 9:10 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #91815: Mayor, Vice Mayor, City Council Dear Mayor Silberberg, Vice-Mayor Wilson

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 91815.

Request Details:

- Name: Elsie Mosqueda
- Approximate Address: No Address Specified
- Phone Number: 7035490190
- Email: Lseaside900@comcast.net
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Mayor Silberberg, Vice-Mayor Wilson and members of City Council,

I am writing in opposition to ARHA's request of rezoning for the Ramsey Homes and their request for a DSUP. I will address my reasons for the opposition at the public hearing, but I chose to communicate my disappointment, in a less public manner, at how some of you have comported yourselves. At the February 20th public hearing, and in the days following some of your actions and language toward the Mayor were not only unseemly, but disrespectful. You all should know better.

I am reminded of how the Republicans in Congress have been obstructionists, have refused to work with the President, and attempted to thwart him at every opportunity. Ostensibly, it is because they don't like him, they disagree with him philosophically, or for other reasons.

Ironically, Mayor Silberberg is being attacked by members of her own party and her colleagues. I can barely begin to understand the Republicans treatment of our President with such total disrespect, but they are the opposition. You are from the same party. Where is the sense in that? In addition, taking your animosity toward our Mayor to social media not only demeans YOU, but it demeans our City.

The citizens of Alexandria voted for Mayor Silberberg by a 63% majority. Respect their decision. As President Obama said, elections have consequences. Listen to the voice of the people.

Sincerely,
Elsie Mosqueda
900 Pendleton Street
Alexandria, VA 22314

- Expected Response Date: Thursday, March 17

Please take the necessary actions in responding, handling and/or updating this request at [the *Call.Click.Connect.* staff interface](#).

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8
3-12-16

City of Alexandria, Virginia

MEMORANDUM

DATE: MARCH 10, 2016

TO: THE HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: HELEN McILVAINE, DIRECTOR, OFFICE OF HOUSING
KARL MORITZ, DIRECTOR, DEPARTMENT OF PLANNING & ZONING

SUBJECT: ADDITIONAL INFORMATION FOR DOCKET ITEM #8 RAMSEY HOMES:
DRAFT RESOLUTION ENDORSING A JOINT CITY-ARHA WORK PLAN

SUMMARY

Staff is providing the City Council with a draft resolution affirming the proposed Joint City-ARHA work plan for Ramsey Homes.

BACKGROUND

The City Council – ARHA Redevelopment Work Group held a meeting on March 2, 2016 to review and amend a draft work plan to analyze alternatives for the redevelopment of the Ramsey Homes site. The City Council and the ARHA Board of Commissioners held a joint work session to review the amended work plan. In addition, members of the ARHA Board of Commissioners shared a draft resolution affirming the principles in the work plan and authorizing the ARHA CEO to execute a MOU with the City Manager pursuant to those principles. City Councilmembers suggested amendments to the resolution language intended to assure the Council that there would be no disposition of the site after rezoning except in furtherance of the provision of public, affordable and workforce housing.

The ARHA Board of Commissioners met immediately following the joint work session and approved the resolution as amended. The approved ARHA resolution is attached (a signed copy to follow).

RECOMMENDATION

Attached is a draft resolution for the City Council's consideration and possible action as part of Docket Item #8. Staff recommends approval.

The Council actions anticipated by staff for docket item #8 are:

1. Consideration of the Master Plan Amendment and Rezoning, which requires a supermajority for approval;
2. Consideration of the request from ARHA to defer the DSUP; and
3. Consideration of the resolution affirming the principles in the work plan and authorizing the City Manager to execute a MOU with ARHA pursuant to those principles.

ATTACHMENTS

1. Draft City Council Resolution on the Joint City-ARHA Work Plan for Ramsey Homes
2. Approved ARHA Board of Commissioners Resolution to Adopt the Joint City-ARHA Work Plan to Direct the Redevelopment of Ramsey Homes

ATTACHMENT 1

DRAFT CITY COUNCIL RESOLUTION JOINT CITY-ARHA WORK PLAN FOR RAMSEY HOMES

RESOLUTION NO. _____

WHEREAS, due to sharply increasing real estate costs and regional development pressures over the past decade, the City of Alexandria faces a severe shortage of affordable housing; and

WHEREAS, the City Council of the City of Alexandria adopted a Housing Master Plan by Ordinance #4125 on January 25, 2013 establishing a 10-year goal of developing or preserving 2,000 affordable housing units through 2025; and

WHEREAS, the Alexandria Redevelopment and Housing Authority (ARHA) is a public agency established under the Housing Authority Law, Chapter 1, Title 36 of the Code of Virginia of 1938 to provide sanitary and safe dwelling accommodations to persons of low income at rents they can afford; and

WHEREAS, ARHA seeks to redevelop its 15-unit Ramsey Homes project for the purposes of increasing the number of affordable housing units in the City; and

WHEREAS, it is necessary and desirable to identify the optimal concept and design for the proposed Ramsey redevelopment that best balances multiple objectives including maximizing the project's success in competing for tax credits, the project's ongoing sustainability, the compatibility of the proposed design with the neighborhood character, historic preservation, and other important issues raised by stakeholders over the past year; and

WHEREAS, the City Council – ARHA Redevelopment Work Group reviewed and amended a proposed Joint City ARHA Work Plan for Ramsey Homes ("Ramsey Homes Work Plan") on March 2, 2016 to complete the analysis necessary to identify the optimal design and concept; and

WHEREAS, the City Council and the ARHA Board of Commissioners reviewed the amended Ramsey Homes Work Plan at a joint worksession on March 8, 2016; and

WHEREAS, the ARHA Board of Commissioners approved a resolution affirming the principles of the Ramsey Homes Work Plan on March 8, 2016 and authorized the ARHA Chief Executive Officer to execute a memorandum of understanding with the City Manager pursuant to those principles;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Alexandria:

1. That the City Council affirms the principles of the Ramsey Homes Work Plan; and
2. Authorizes the City Manager to execute a memorandum of understanding with the ARHA Chief Executive Officer pursuant to those principles.

Adopted: March 12, 2016

ALLISON SILBERBERG
MAYOR

ATTEST:

Jacqueline M. Henderson, MMC City Clerk

ATTACHMENT 2

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY APPROVAL OF THE BOARD OF COMMISSIONERS TO ADOPT THE JOINT CITY-ARHA WORK PLAN TO DIRECT THE REDEVELOPMENT OF RAMSEY HOMES

RESOLUTION 613

WHEREAS, the Alexandria Redevelopment and Housing Authority (“ARHA”) is the owner of the Ramsey Homes development site described as .71 acres, occupying one half of a city block, the east side of the 600 block of North Patrick Street, between Pendleton and Wythe Street and being comprised of four buildings: three of the buildings are quadruplexes and one is a triplex, a total of fifteen (15) two-bedroom/one-bathroom units, whose occupants’ rents are subsidized under an Annual Contributions Contract with the US Department of Housing and Urban Development; and,

WHEREAS, the initial concept for Ramsey Homes involves the redevelopment of this underutilized and obsolete four building, fifteen (15) unit public housing site into two-buildings, fifty-three (53) units of mixed-income affordable housing with rents from 30% to 60% of the Area Median Income (“AMI”), funded primarily by 9% Low Income Housing Tax Credits, leveraged by ARHA and City loans (the “Initial Concept”); and,

WHEREAS, the redeveloped site would have provided for replacement housing units for the 15 demolished units and would have built 38 net new affordable units; and,

WHEREAS, the redevelopment of the Ramsey Homes (the “Project”) was to be a modest effort to reverse the City’s loss of affordable and Workforce housing, and assist the City in meeting its declared affordable housing objectives; and,

WHEREAS, the Project is consistent with the ARHA 2012-2022 Strategic Plan, the City’s Strategic Plan, the City’s Housing Master Plan, the City’s Transportation Plan, the Braddock Metro Neighborhood Plan and the Braddock East Master Plan; and,

WHEREAS, while working its way through the City’s development review process, the Project efforts have been met with opposition by some who believe, that the history of the buildings are of architectural significance and therefore, should be retained in whole or in part; and,

WHEREAS, ARHA, in cooperation with the City has agreed to analyze a concept for the Project which would construct some number of new units that would be competitive for tax credits and be sustainable operationally and which considers the preservation of one building (the “Alternate”); and,

WHEREAS, ARHA desires that the City approve the requested Master Plan Amendment (“MPA”) and Rezoning in order to define the building envelop and allow for the determination of that critical mass of units on site which would be used to sustain the 15 very low-income units;

WHEREAS, the approval of the MPA and Rezoning will be used to inform the Development Special Use Process which ARHA will bring forward at a later date in 2016; and,

WHEREAS, in order to entice the City Council to de-couple the MPA and Rezoning from the DSUP, ARHA is passing Resolution 613 to endorse a Work Plan developed by ARHA and City staff; which Work Plan is intended to be a living document that will guide staff efforts and improve the communication with the City Council. Further, this Resolution 613 shall also assure the City Council that there will be no disposition of the site after the approval of the MPA and Rezoning, except to build Resolution 830 replacement units and some critical mass of new affordable and Workforce housing units, as required to sustain the replacement units. Should staff determine that the Alternate is feasible, the Work Plan will also be utilized to determine how a preserved building will be retained and returned to its original built state (exterior), the use of the building, the ownership of the building and who will be responsible for the operating cost of the preserved building.

NOW, THEREFORE BE IT RESOLVED, by the ARHA Board of Commissioners that, ARHA staff shall cooperate with City staff in the development of the Ramsey Homes site and that development shall be completed in accord with an endorsed Work Plan, which Work Plan and Schedule will be further developed as the analysis of the Initial Concept and the Alternative evolve and inform it.

Adopted this 8th day of March, 2016

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

By: _____

Roy Priest

Its: Chief Executive Officer

By: _____

Daniel Bauman

Its: Chairman

Jackie Henderson

From: Karl Moritz
Sent: Thursday, March 10, 2016 1:27 PM
To: City Council
Cc: Mark Jinks; Emily Baker; Helen McIlvaine; Joanna Anderson; James Banks; Jackie Henderson
Subject: For March 12: Draft Resolution Affirming Joint City-ARHA Work Plan for Ramsey Homes
Attachments: CC Memo and Draft Resolution - Ramsey Homes - Additional Info - Docket Item 8 - March 12 2016.pdf

Mayor Silberberg and Members of the City Council,

Following up on your joint worksession with the ARHA Board of Commissioners on Tuesday and in preparation for your public hearing on Saturday, please find attached a draft resolution for your consideration. The resolution would affirm the principles in the work plan and authorize the City Manager to execute a MOU with ARHA pursuant to those principles.

There is a cover memo that provides background. In addition, there is a copy of the resolution on the same subject that was adopted by the ARHA Board of Commissioners just after the joint worksession.

This material will be posted on the web with the docket materials and will be shared with the Ramsey stakeholder groups today.

I would, of course, be pleased to answer any questions you may have.

Karl

Karl W. Moritz

Planning Director | City of Alexandria
Room 2100 | 301 King Street | Alexandria, VA 22314
Desk: 703-746-3804 | Cell: 571-329-3052

City of Alexandria, Virginia

MEMORANDUM

DATE: MARCH 10, 2016

TO: THE HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: HELEN McILVAINE, DIRECTOR, OFFICE OF HOUSING
KARL MORITZ, DIRECTOR, DEPARTMENT OF PLANNING & ZONING

SUBJECT: ADDITIONAL INFORMATION FOR DOCKET ITEM #8 RAMSEY HOMES:
DRAFT RESOLUTION ENDORSING A JOINT CITY-ARHA WORK PLAN

SUMMARY

Staff is providing the City Council with a draft resolution affirming the proposed Joint City-ARHA work plan for Ramsey Homes.

BACKGROUND

The City Council – ARHA Redevelopment Work Group held a meeting on March 2, 2016 to review and amend a draft work plan to analyze alternatives for the redevelopment of the Ramsey Homes site. The City Council and the ARHA Board of Commissioners held a joint work session to review the amended work plan. In addition, members of the ARHA Board of Commissioners shared a draft resolution affirming the principles in the work plan and authorizing the ARHA CEO to execute a MOU with the City Manager pursuant to those principles. City Councilmembers suggested amendments to the resolution language intended to assure the Council that there would be no disposition of the site after rezoning except in furtherance of the provision of public, affordable and workforce housing.

The ARHA Board of Commissioners met immediately following the joint work session and approved the resolution as amended. The approved ARHA resolution is attached (a signed copy to follow).

RECOMMENDATION

Attached is a draft resolution for the City Council's consideration and possible action as part of Docket Item #8. Staff recommends approval.

The Council actions anticipated by staff for docket item #8 are:

1. Consideration of the Master Plan Amendment and Rezoning, which requires a supermajority for approval;
2. Consideration of the request from ARHA to defer the DSUP; and
3. Consideration of the resolution affirming the principles in the work plan and authorizing the City Manager to execute a MOU with ARHA pursuant to those principles.

ATTACHMENTS

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ATTACHMENT 1

DRAFT CITY COUNCIL RESOLUTION JOINT CITY-ARHA WORK PLAN FOR RAMSEY HOMES

RESOLUTION NO. _____

WHEREAS, due to sharply increasing real estate costs and regional development pressures over the past decade, the City of Alexandria faces a severe shortage of affordable housing; and

WHEREAS, the City Council of the City of Alexandria adopted a Housing Master Plan by Ordinance #4125 on January 25, 2013 establishing a 10-year goal of developing or preserving 2,000 affordable housing units through 2025; and

WHEREAS, the Alexandria Redevelopment and Housing Authority (ARHA) is a public agency established under the Housing Authority Law, Chapter 1, Title 36 of the Code of Virginia of 1938 to provide sanitary and safe dwelling accommodations to persons of low income at rents they can afford; and

WHEREAS, ARHA seeks to redevelop its 15-unit Ramsey Homes project for the purposes of increasing the number of affordable housing units in the City; and

WHEREAS, it is necessary and desirable to identify the optimal concept and design for the proposed Ramsey redevelopment that best balances multiple objectives including maximizing the project's success in competing for tax credits, the project's ongoing sustainability, the compatibility of the proposed design with the neighborhood character, historic preservation, and other important issues raised by stakeholders over the past year; and

WHEREAS, the City Council – ARHA Redevelopment Work Group reviewed and amended a proposed Joint City ARHA Work Plan for Ramsey Homes ("Ramsey Homes Work Plan") on March 2, 2016 to complete the analysis necessary to identify the optimal design and concept; and

WHEREAS, the City Council and the ARHA Board of Commissioners reviewed the amended Ramsey Homes Work Plan at a joint worksession on March 8, 2016; and

WHEREAS, the ARHA Board of Commissioners approved a resolution affirming the principles of the Ramsey Homes Work Plan on March 8, 2016 and authorized the ARHA Chief Executive Officer to execute a memorandum of understanding with the City Manager pursuant to those principles;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Alexandria:

1. That the City Council affirms the principles of the Ramsey Homes Work Plan; and
2. Authorizes the City Manager to execute a memorandum of understanding with the ARHA Chief Executive Officer pursuant to those principles.

Adopted: March 12, 2016

ALLISON SILBERBERG
MAYOR

ATTEST:

Jacqueline M. Henderson, MMC City Clerk

ATTACHMENT 2

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WHEREAS, the initial concept for Ramsey Homes involves the redevelopment of this underutilized and obsolete four building, fifteen (15) unit public housing site into two-buildings, fifty-three (53) units of mixed-income affordable housing with rents from 30% to 60% of the Area Median Income (“AMI”), funded primarily by 9% Low Income Housing Tax Credits, leveraged by ARHA and City loans (the “Initial Concept”); and,

WHEREAS, the redeveloped site would have provided for replacement housing units for the 15 demolished units and would have built 38 net new affordable units; and,

WHEREAS, the redevelopment of the Ramsey Homes (the “Project”) was to be a modest effort to reverse the City’s loss of affordable and Workforce housing, and assist the City in meeting its declared affordable housing objectives; and,

WHEREAS, the Project is consistent with the ARHA 2012-2022 Strategic Plan, the City’s Strategic Plan, the City’s Housing Master Plan, the City’s Transportation Plan, the Braddock Metro Neighborhood Plan and the Braddock East Master Plan; and,

WHEREAS, while working its way through the City’s development review process, the Project efforts have been met with opposition by some who believe, that the history of the buildings are of architectural significance and therefore, should be retained in whole or in part; and,

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WHEREAS, ARHA desires that the City approve the requested Master Plan Amendment (“MPA”) and Rezoning in order to define the building envelop and allow for the determination of that critical mass of units on site which would be used to sustain the 15 very low-income units;

WHEREAS, the approval of the MPA and Rezoning will be used to inform the Development Special Use Process which ARHA will bring forward at a later date in 2016; and,

WHEREAS, in order to entice the City Council to de-couple the MPA and Rezoning from the DSUP, ARHA is passing Resolution 613 to endorse a Work Plan developed by ARHA and City staff; which Work Plan is intended to be a living document that will guide staff efforts and improve the communication with the City Council. Further, this Resolution 613 shall also assure the City Council that there will be no disposition of the site after the approval of the MPA and Rezoning, except to build Resolution 830 replacement units and some critical mass of new affordable and Workforce housing units, as required to sustain the replacement units. Should staff determine that the Alternate is feasible, the Work Plan will also be utilized to determine how a preserved building will be retained and returned to its original built state (exterior), the use of the building, the ownership of the building and who will be responsible for the operating cost of the preserved building.

NOW, THEREFORE BE IT RESOLVED, by the ARHA Board of Commissioners that, ARHA staff shall cooperate with City staff in the development of the Ramsey Homes site and that development shall be completed in accord with an endorsed Work Plan, which Work Plan and Schedule will be further developed as the analysis of the Initial Concept and the Alternative evolve and inform it.

Adopted this 8th day of March, 2016

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

By: _____

Roy Priest

Its: Chief Executive Officer

By: _____

Daniel Bauman

Its: Chairman

Jackie Henderson

From: Boyd Walker via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Friday, March 11, 2016 9:46 AM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #91840: Mayor, Vice Mayor, City Council No descriptive text provided

Dear **Call.Click.Connect.** User

A request was just created using **Call.Click.Connect.** The request ID is 91840.

Request Details:

- Name: Boyd Walker
- Approximate Address: No Address Specified
- Phone Number: 7037327269
- Email: boydwalker2012@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: No descriptive text provided
- Attachment: [March 12th Statement to Council.rtf](#)
- Expected Response Date: Friday, March 18

Please take the necessary actions in responding, handling and/or updating this request at [the **Call.Click.Connect.** staff interface](#).

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Ramsey Homes Saturday March 12th, Docket Item 8

I was dissatisfied that the city council listened to 6 hours of testimony Feb. 20th and then chose to reverse its vote. Repeating the hearing means some opponents and some proponents of the project can now not attend, and their voices will not be heard. I thought reversing the vote was unfair to the people who came on Saturday and did not even know that the vote could be rescinded. I believe that the information should have been shared with all colleagues before the meeting and this surprise is not helpful to the trust between council members. I also believe the Mayor and the City Attorney should be able to trust each other, and so the City Attorney's relationship to all council members should be equal, and all information known prior to a meeting should be shared. It is also the kind of thing that builds public mistrust, and it lacked transparency.

But of course we must move forward. After re-reading the work plan and some of the articles on the city council and planning commission meeting, I would suggest that the following things:

1. **That the DSUP not be passed on Saturday, and that it not be brought back till September or October**, giving a reasonable amount of time to work with neighbors and preservationists and for ARHA to come up with an alternative plan that has been given the same consideration as the plan they have already proposed. If the original and an alternative plan are brought forward they should be done with equal due diligence. Otherwise it will automatically be weighted to the more complete plan, the one that is already done.
2. Considering that the DSUP for 53 units was **not** recommended by the planning commission and would not have received enough votes at council, it is my advice to not move forward on that proposal, and **only move forward on alternative proposals** that include preservation. ARHA says soft costs, such as planning, are included in the overall cost of the project and so additional planning and study could make their plan less competitive (see 3. threshold issues in the workplan) so save money and just bring forward alternatives. City Council asked for a Hybrid Options, which is one reason the plan was not approved when it came back to council. If Council wants options, bring back both Hybrid options, the one and two building option.
3. **The alternative plan should provide better open space, more appropriate play space for children, tree canopy, better parking accommodation and come closer to a wish for less density** by neighbors on whom this will have the most effect. The alternative plan should also be revised for units to all have a street entrance, and door, and no central hallway which should save space). They should have the appearance of a single family. It seems like this would certainly make the project more attractive, fit into the neighborhood, etc.
4. **I reiterate my opposition to the re-zoning.** In threshold issues (3) in the work plan the first paragraph says "it is likely that an appraisal, particularly if it is premised on a re-zoning that allows 53 multifamily units, will indicate a much higher value than has been presented publically, with potential implications for a future tax credit application and feasibility or a future acquisition of one building for preservation by a non-ARHA entity."

I think any rezoning makes preservation less likely, and that the increased price of the property, presently 3.8 million, will be used against preservation, in that ARHA has said the value of the property is in the land, and that is what they are trying to leverage, that they will be less willing to give away one of the 4 buildings or preserve one or more buildings. In fact, it was said by ARHA board members that it is more likely they will propose some use, such as Day Care, that supports the project, as opposed to disposing of the building. Also, **only a different, lower zoning category would be necessary for a plan with fewer units, so I am not sure why the present proposed zoning should be passed now and decoupled with an approved plan.**

Also, **upzoning in order to add value to the property is not warranted, and even though ARHA would need council and HUD's approval to sell the property, there is no guarantee that these hurdles cannot be met.** The chosen zoning includes commercial (CRMU) so if the property is sold it could then be retail and residential, completely changing the makeup of this block. Surely other property owners will see this as a precedent to upzone their properties to add value.

5. **The work plan says this will be a collaboration between "all parties"** so I suggest an advisory committee of 'all parties' be formed and that it include neighbors and preservationists who are not on City Council or ARHA, including:

1 member of the neighborhood

1 representative of Civic Association (West Old Town Civic Association or Old Town Civic)

1 member of Preservation organization (either HARC or HAF)

1 member of an African American Preservation Group (Like Society for the Preservation of Black History)

6. **Don't consider Ramsey Homes in isolation to the other ARHA projects** in the pipeline. Without knowing the entire scope of ARHA's redevelopment plans it is nearly impossible to analyze this individual project. I have wondered why with 5-6 other projects coming forward, why 30 units (a 3 story building and preserving one building?) could not be built here with the stipulation that city council would allow extra units, and perhaps an extra floor at one of the other projects. Or why all the additional units could not be moved to another project.

7. **Consider adding to the Black History Museum, giving them much needed space,** and funding more in line to other Alexandria Museums. This is the only Museum in the Parker Gray Historic District, but it has very little information on the history of the neighborhood. The Black History Museum, presently uses its basement for storage and office space. There is money in the ARHA budget for historic preservation, and mitigation will be required in the section 106 process. I think that resource should be used to rehab one building, and restore to its original appearance. It's highest and best use would be to expand the resources and capabilities of the Black History Museum. It would be a place for innovative ideas that could serve to educate the public and serve Alexandria's economic interest in tourism. Heritage tourists stay longer and spend more. It is not fair to say that it lacks visitors if it lacks the resources to attract visitors.

8. **City Council should not reject any possible ideas,** and be willing to consider any out of the box ideas, including transferring the property to a non-profit housing agency, or some other use.

I would prefer to see all four houses saved, and the open space preserved, but I am not sure how to get there with out some solution we have not yet thought of or discovered. I hope that the rezoning or master plan amendment would not preclude considering other options.

I want to say a personal thanks to those who have supported saving Ramsey Homes and that preserving history is certainly not only about those no longer living, but about those generations yet to come, who can learn from what we preserve in our lifetimes. It was just announced that Mercy Street on PBS will be filming a second season in Alexandria. It is great that there is a series that is focusing not just on white lives, but the stories of African Americans in Alexandria as well. Mayor Allison Silberberg mentioned it in a tweet:

#MercyStreetPBS will be back for another season! It is a wonderful show that examines the great history of our city.

But it is not the complete history of Alexandria, and maybe Ramsey home represents another side of the story of Alexandria. We are preserving World War 2 defense history, African American Housing, and a piece of the Historic Parker Gray neighborhood.

Boyd Walker

Jackie Henderson

From: Jane King via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Friday, March 11, 2016 11:08 AM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #91853: Mayor, Vice Mayor, City Council I am writing about the redevelopment of

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 91853.

Request Details:

- Name: Jane King
- Approximate Address: No Address Specified
- Phone Number: 703-244-0177
- Email: kingjane0@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: I am writing about the redevelopment of Ramsey Homes and urge your support of the rezoning and master plan amendment that ARHA seeks, with the goal of creating additional affordable homes in the city. The location is especially advantageous as it is pedestrian-friendly and a public transit hub area. Many who are aging in the city are being forced to leave because of housing costs. It is my hope that this redevelopment will provide additional accessible units for those residents who are older and/or disabled.

Thank you for your consideration of my views.

- Expected Response Date: Friday, March 18

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Jackie Henderson

From: Michelle Krocker via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Friday, March 11, 2016 11:00 AM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #91852: Mayor, Vice Mayor, City Council Mayor Silberberg and City Council: I am

Dear **Call.Click.Connect.** User

A request was just created using **Call.Click.Connect.** The request ID is 91852.

Request Details:

- Name: Michelle Krocker
- Approximate Address: No Address Specified
- Phone Number: No Phone
- Email: michellekrocker@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Mayor Silberberg and City Council: I am writing to support the redevelopment of Ramsey Homes, and I respectfully urge you to approve ARHA's request for a rezoning and a Master Plan amendment. Affordable housing has been identified as one of the greatest challenges and highest priorities for the City. This proposal allows ARHA the ability to leverage their land to provide desperately needed new housing for the existing residents and create additional housing on a site that is within walking distance from metro. This intensity of development was anticipated in the Braddock East Master Plan and is consistent with Alexandria's commitment to transit-oriented development.

The loss of almost 13,000 market affordable units in Alexandria since 2000, and the creation of only 10 affordable units in that neighborhood speaks to the critical unmet housing needs in the City.

I thank you for your leadership and your service in making these decisions that promote the well-being, safety and security of all Alexandrians.

Michelle Krocker
301 Clifford Avenue

- Expected Response Date: Friday, March 18

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Jackie Henderson

From: Gail Rothrock via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Friday, March 11, 2016 10:43 AM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #91846: Mayor, Vice Mayor, City Council Public Hearing, 3/12/16, Docket Item #8:

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 91846.

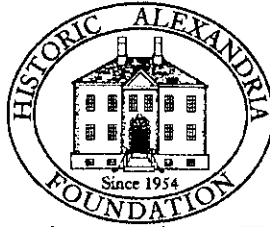
Request Details:

- Name: Gail Rothrock
- Approximate Address: No Address Specified
- Phone Number: (703) 549-5176
- Email: gcrothrock@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Public Hearing, 3/12/16, Docket Item #8: 14-5059
Please consider comments in the attached letter from the Historic Alexandria Foundation.
Sincerely, Gail Rothrock, Townley McElhiney and Elaine Johnston
- Attachment: [HAF CC3.12.16.Ramsey.Ltrhead.docx](#)
- Expected Response Date: Friday, March 18

Please take the necessary actions in responding, handling and/or updating this request at the *Call.Click.Connect.* staff interface.

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Historic Alexandria Foundation

218 North Lee Street, Suite 310 • Alexandria, Virginia 22314

(703) 549-5811 • FAX (703) 548-4399

Email: h.a.f@erols.com • Website: HistoricAlexandriaFoundation.org

March 10, 2016

The Honorable Allison Silverberg, Mayor
Members of the City Council
City Hall, Alexandria VA 22314

RE: Ramsey Homes Redevelopment (Master Plan Amendment #2015-0003;
Rezoning #2015-0003; DSUP #2014-0035)

Dear Mayor Silverberg and City Council members,

In reversing the votes that occurred on February 20, the path Council has chosen to take has been very frustrating to the many citizens who waited and testified both at the Planning Commission and City Council hearings, hoping for a responsible plan for the Ramsey Homes property. The remand vote, as well as the Council's anticipated actions on Saturday March 12, undercuts the confidence the public has in City governance and the planning process.

The Historic Alexandria Foundation supports rehabilitation and redevelopment of Ramsey Homes as provided in the Braddock Road East Master Plan, and we certainly support the need to increase affordable housing in the City. Our objections to this proposal are based on ARHA's complete failure to take into account the value of preserving historic resources, as well as its refusal to consider alternatives as urged by the Parker-Gray Board of Architectural Review, the Planning Commission, and the City Council, and as legally required by the National Historic Preservation Act's Section 106 process.

We continue to oppose the proposed amendments to the zoning map and the Master Plan for the reasons set forth in our previous statements. Moreover, these amendments are based on the original DSUP, which is now under reconsideration. It is unsound planning and inconsistent with standard practice to approve a request for rezoning a specific parcel without having an approved development plan.

Changing the zoning at this stage of the process will also limit the options that may be considered in the review of alternative plans. The purpose of rezoning is not “to send a message”, but rather to establish legal land use conditions. Any rezoning in this matter should conform to the proposal that will come before you in the coming months, not a plan that may be revised.

We are pleased that the City and ARHA have agreed on an initial step to consider alternatives that will address community concerns. We are concerned that the process presented is vague with respect to how community views will be considered. We suggest that one or more community members be designated to participate in all aspects of the review to ensure that these views will be heard and taken into account in the planning process, and as required by Section 106. As you move forward, HAF urges you to assure that the City-ARHA Work Plan for Ramsey Homes provides a framework to assure the preservation, rehabilitation, and adaptive use of at least one of the Ramsey Homes.

As has been stated so often before, the Ramsey Homes are significant as an important example of the first time the Federal Government ever passed an act to fund housing for African Americans. The homes were designed by a locally renowned architect, Delos H. Smith, in the International Style, which is rare in style and construction for affordable housing. They also were designed to be permanent family houses rather than temporary housing, as were many World War II projects. Both HAF and City staff believe that previous exterior alterations to the Homes are entirely reversible to return the buildings’ exterior appearance to the modest International/Modernist style. Staff and the third party consultant have stated that the buildings are structurally sound; that they could be brought up to modern code and standards to have a continued use.

The physical presence of these buildings is critical to our understanding of Alexandria’s involvement in the war effort in a way that no plaque or interpretive signage could ever provide. They tell the story in three-dimensional terms of the only existing affordable housing built during the WWII period. Even if only one can be preserved, its tangible physical presence will convey an important part of the story of the Parker Gray Historic District.

Although the Ramsey Homes may seem “plain” to some eyes, they are listed twice in the National Register of Historic Places. Moreover, World War II structures and especially those connected to the history and culture of African Americans are fast disappearing from our national landscape, are considered rare buildings in the United States, and are important to sustain. As heritage tourism continues to grow in Alexandria, this representative historic property will be part of the City’s promotion of African-American heritage tourism in the future.

With thoughtful planning, historic preservation goals can be achieved at the same time as the important goal of more public and affordable housing is achieved in this project.

Sincerely,

/s/ Elaine L. Johnston

/s/ H. Townley McElhiney

A handwritten signature in black ink that reads "Gail C Rothrock". The script is cursive and fluid, with the first letters of each name being capitalized and prominent.

Elaine L. Johnston, H. Townley McElhiney, and Gail C. Rothrock
on behalf of the Board of Trustees
Historic Alexandria Foundation

Jackie Henderson

From: Jim Gordon via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Friday, March 11, 2016 5:05 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #91888: Mayor, Vice Mayor, City Council I write to convey my string support of t

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 91888.

Request Details:

- Name: Jim Gordon
- Approximate Address: No Address Specified
- Phone Number: 7035497240
- Email: j_gordon65@yahoo.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: I write to convey my string support of the redevelopment of Ramsey Homes and urge you to vote in favor of the rezoning and master plan amendment sought by ARHA at the upcoming City Council meeting.
 - The City needs to increase its number of affordable housing units. Approving these amendments is an important step towards adding a significant number of those units in a pedestrian-friendly transit oriented area.
 - This type of development is anticipated in the Braddock East Master Plan and is consistent with Alexandria's goals for both transit-oriented development and for affordable housing.
 - Importantly, the project also will improve the quality of life for fifteen families and demonstrate Alexandria's commitment to all of its citizens.
 - Amending the zoning and master plan now will allow ARHA and the city to move forward with confidence in the next stages of planning and provide more flexibility for addressing neighborhood concerns and more certainty in result going forward.

Thank you for considering these concerns.

Jim Gordon
507 Fontaine Street

- Expected Response Date: Friday, March 18

Please take the necessary actions in responding, handling and/or updating this request at the [Call.Click.Connect. staff interface](#).

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Jackie Henderson

From: Ann Marie Hay via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Friday, March 11, 2016 2:54 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #91876: Mayor, Vice Mayor, City Council Re: Docket #8, 14-5059I am writing in

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 91876.

Request Details:

- Name: Ann Marie Hay
- Approximate Address: No Address Specified
- Phone Number: 703-548-8412
- Email: annmariehay@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Re: Docket #8, 14-5059
I am writing in support of the redevelopment of Ramsey Homes and hope you will vote for the rezoning and master plan amendment that has been proposed by ARHA to move this project along.

The reasons I support the amendments are

- The replacement of the 15 substandard, public housing units now on the site and the addition of affordable housing units will add much-needed workforce housing near the Metro station at Braddock road and along transportation corridors. The redevelopment will be transit-oriented as it should be near Metro stations.
- The rezoning and master plan amendments are consistent with Braddock East Master Plan, the Transportation Master Plan and the Housing Master Plan. (Policies that enhance that enhance quality of life; support livable, urban land use; provide transportation options for residents and encourage neighborhood preservation are guiding transportation and housing goals for the city.)
- Amending the zoning and master plan now will allow the city and ARHA to move forward with a plan that will provide ARHA with future sufficient income to cover the maintenance costs of its public housing units in the future, will encourage compromise with neighbors over their concerns and allow a viable way to preserve Ramsey history as an important part of the historic district as the Parker-Gray area continues to gentrify due to its proximity to transportation and other desirable amenities.

This past week the Metropolitan Washington Council of Governments (COG) reported on growth projections over the next 30 years when the region is expected to grow by a million or so persons. Alexandria will not escape this probability. Now is time now for the city (council, staff and residents) to plan carefully how it can enhance use of public transportation, provide and maintain housing for all its residents, and foster diverse, vibrant neighborhoods that reflect the demographic richness of this region. Supporting the Ramsey redevelopment rezoning is part of careful work that will be required to maintain what residents appreciate about living here.

I was pleased to read that council and ARHA have been meeting to work on a process for better working together on common goals and aspirations and hope that council will encourage this more co-operative environment by voting in favor of the rezoning and master plan amendment. Thank you.

- Expected Response Date: Friday, March 18

Please take the necessary actions in responding, handling and/or updating this request at the [Call.Click.Connect. staff interface](#).

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ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY

**APPROVAL OF THE BOARD OF COMMISSIONERS TO ADOPT THE JOINT CITY-ARHA WORK PLAN TO
DIRECT THE REDEVELOPMENT OF RAMSEY HOMES**

RESOLUTION 613

WHEREAS, the Alexandria Redevelopment and Housing Authority ("ARHA") is the owner of the Ramsey Homes development site described as .71 acres, occupying one half of a city block, the east side of the 600 block of North Patrick Street, between Pendleton and Wythe Street and being comprised of four buildings: three of the buildings are quadruplexes and one is a triplex, a total of fifteen (15) two-bedroom/one-bathroom units, whose occupants' rents are subsidized under an Annual Contributions Contract with the US Department of Housing and Urban Development; and,

WHEREAS, the initial concept for Ramsey Homes involves the redevelopment of this underutilized and obsolete four building, fifteen (15) unit public housing site into two-buildings, fifty-three (53) units of mixed-income affordable housing with rents from 30% to 60% of the Area Median Income ("AMI"), funded primarily by 9% Low Income Housing Tax Credits, leveraged by ARHA and City loans (the "Initial Concept"); and,

WHEREAS, the redeveloped site would have provided for replacement housing units for the 15 demolished units and would have built 38 net new affordable units; and,

WHEREAS, the redevelopment of the Ramsey Homes (the "Project") was to be a modest effort to reverse the City's loss of affordable and Workforce housing, and assist the City in meeting its declared affordable housing objectives; and,

WHEREAS, the Project is consistent with the ARHA 2012-2022 Strategic Plan, the City's Strategic Plan, the City's Housing Master Plan, the City's Transportation Plan, the Braddock Metro Neighborhood Plan and the Braddock East Master Plan; and,

WHEREAS, while working its way through the City's development review process, the Project efforts have been met with opposition by some who believe, that the history of the buildings are of architectural significance and therefore, should be retained in whole or in part; and,

WHEREAS, ARHA, in cooperation with the City has agreed to analyze a concept for the Project which would construct some number of new units that would be competitive for tax credits and be sustainable operationally and which considers the preservation of one building (the "Alternate"); and,

WHEREAS, ARHA desires that the City approve the requested Master Plan Amendment ("MPA") and Rezoning in order to define the building envelop and allow for the determination of that critical mass of units on site which would be used to sustain the 15 very low-income units;

WHEREAS, the approval of the MPA and Rezoning will be used to inform the Development Special Use Process which ARHA will bring forward at a later date in 2016; and,

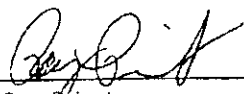
WHEREAS, in order to entice the City Council to de-couple the MPA and Rezoning from the DSUP, ARHA is passing Resolution 613 to endorse a Work Plan developed by ARHA and City staff; which Work Plan is intended to be a living document that will guide staff efforts and improve the communication with the City Council. Further, this Resolution 613 shall also assure the City Council

that there will be no disposition of the site after the approval of the MPA and Rezoning, except to build Resolution 830 replacement units and some critical mass of new affordable and Workforce housing units, as required to sustain the replacement units. Should staff determine that the Alternate is feasible, the Work Plan will also be utilized to determine how a preserved building will be retained and returned to its original built state (exterior), the use of the building, the ownership of the building and who will be responsible for the operating cost of the preserved building.

NOW, THEREFORE BE IT RESOLVED, by the ARHA Board of Commissioners that, ARHA staff shall cooperate with City staff in the development of the Ramsey Homes site and that development shall be completed in accord with an endorsed Work Plan, which Work Plan and Schedule will be further developed as the analysis of the Initial Concept and the Alternative evolve and inform it.

Adopted this 8th day of March, 2016

ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

By: 

Roy Priest

By: 

Daniel Bauman

Its: Chief Executive Officer

Its: Chairman

Jackie Henderson

From: Cheryl Malloy via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Friday, March 11, 2016 1:44 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #91873: Mayor, Vice Mayor, City Council Re: Docket # 8, 14-5059 I am writing

Dear **Call.Click.Connect.** User

A request was just created using **Call.Click.Connect.** The request ID is 91873.

Request Details:

- Name: Cheryl Malloy
- Approximate Address: No Address Specified
- Phone Number: 703-548-9571
- Email: cpm@malloyassoc.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Re: Docket # 8, 14-5059

I am writing to support of the redevelopment of Ramsey Homes and urge you to vote for the rezoning and master plan amendment necessary to move forward with that redevelopment.

The redevelopment proposed by ARHA would benefit Alexandria, not only by improving the living situation of the current residents but also by adding a significant number of affordable housing units in an area easily accessible to public transit. As a Board member and volunteer at ALIVE!, delivering groceries to those in need each week, I see the desperate need for affordable housing in Alexandria and the difficult conditions in which many families are forced to live because of the high rents required to live in Alexandria.

The City's Housing Master Plan calls for the development of additional affordable housing and this proposal would allow for mixed income housing in an excellent location. Also consistent with the City's commitment to retaining housing for extremely low income families, the proposed redevelopment would provide for at least 15 units for these families. I hope that, as planning moves forward, ARHA will commit to (and the City will insist upon) the long-term preservation of these 15 units (and possibly more) as affordable to families at or below 30% of area median income--not just for the families that currently occupy these buildings but for the longer term when these families move.

As federal funds decrease for the maintenance and rehabilitation of older public housing properties, it will become increasingly important to redevelop with increased density and a mix of incomes. Such redevelopment (absent significant local subsidies) is our only hope to maintain a supply of decent, affordable housing for our extremely low income residents and workers in Alexandria.

Please vote to amend the zoning and master plan now to allow ARHA and the city staff to move forward with confidence in the next stages of planning. We need to work together to help the families currently living in Ramsey Homes and other families who are struggling to live and work in Alexandria.

- Expected Response Date: Friday, March 18

Please take the necessary actions in responding, handling and/or updating this request at [the **Call.Click.Connect.** staff interface](#).

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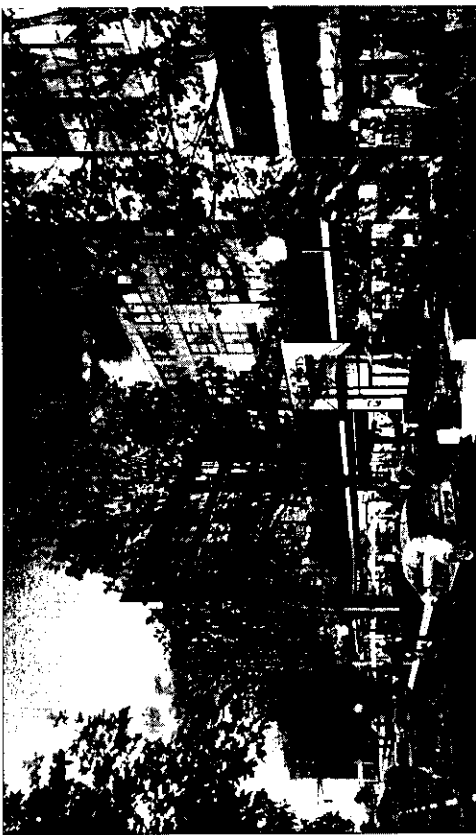
AEDP Supports the MPA, RZ, CDD and related approvals for:

Project: 530 First Street

Developer: EDENS

Neighborhood: Old Town North

AEDP Analysis: This project is an important piece of the City's economic development strategy, adding new retail space and housing to the City's inventory. High-end, amenity rich apartments will attract the workforce and consumers that our existing City businesses want to hire and need to shop and dine in our retail and restaurants.



View looking west to corner of Montgomery & N. St Asaph Streets

Edens is a nationally recognized developer/owner responsible for award-winning projects like Union Market & the Mosaic District. Their curation approach to choosing retail that best serves individual neighborhoods will result in the following here in Alexandria:

New retail space	29,122 SF
Total retail space (133% increase)	51,000 SF
New taxable real estate	YES*
New public parking spaces & resident parking	239/242
High-end apartment units	232
Job creation- full time employees	151
Direct Tax Revenue- first 20 years	\$50,000,000
Street activation	YES
New Activity Center	YES
Developer contributions/community investment	\$3,000,000

* Current Giant building valued at \$0

* Current ABC building and site- nontaxable

Relevant Economic Sustainability Recommendations

Model density on best practices such as the retail/office/residential redeveloped Clarendon area in Arlington County which has a mix of heights and densities.

The City should expand its focus on retail expansion as part of the economic development equation so that retail spending is a net import and not a net export.



Commercial real estate impact: There is currently more than 1M square feet of office space in the Old Town North neighborhood at risk of obsolescence. This project creates an amenity base needed for office tenants, which will help alleviate office conversion pressure.

Jackie Henderson

From: Puskar, M. Catharine <cpuskar@thelandlawyers.com>
Sent: Friday, March 11, 2016 3:58 PM
To: Allison Silberberg; Justin Wilson; Paul Smedberg; delpepper@aol.com; Timothy Lovain; John Chapman; Willie Bailey
Cc: Jackie Henderson; Robert Kerns; Maya Contreras; Nathan Randall
Subject: Jamie Leeds' letter
Attachments: SKM_C36816031101210.pdf

Please see the attached letter of support from Jamie Leeds.

Thank you,

Cathy



M. Catharine Puskar, Esquire

Walsh Colucci Lubeley & Walsh PC

2200 Clarendon Boulevard | Suite 1300 | Arlington, VA 22201

Phone: (703) 528-4700 | Ext. 5413 | Fax: (703) 525-3197

www.TheLandLawyers.com | cpuskar@thelandlawyers.com | [professional biography](#)

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Dear Planning Commission and City Council:

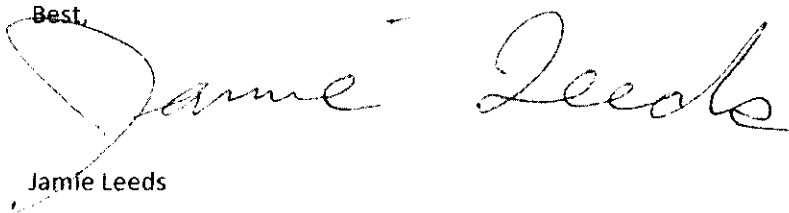
I am writing in support of the proposed plan for 530 First Street.

I recently opened Hanks Pasta Bar, a new restaurant located across the street at 600 Montgomery Street. I have been an owner of Hank's Oyster Bar on King Street since 2007 and feel invested in Old Town and now with the recent opening of my second Alexandria location in Old Town North. I believe that EDENS' project will help fill a need in this neighborhood and compliment my restaurant's success. Locating adjacent to an EDENS project will help create a critical mass of retail and energy in this neighborhood that will attract more patrons who live in the area to enjoy the restaurant and retail selections. I believe that the project will help to establish this as a retail focus area in the neighborhood and benefit myself as well as the other local business owners nearby.

I am familiar with EDENS' other projects and believe that they will execute on a thoughtfully designed and merchandised project that will benefit the entire neighborhood. As both the owner and restaurateur of Hanks Pasta Bar, I am invested in this neighborhood's growth and success and believe that the plan for this project will introduce new residents into the neighborhood and exceptional retail. This will help the success of my business as well as the other local business owners.

Please support their project and all of the work that they have put into working with the community.

Best,

A handwritten signature in black ink that reads "Jamie Leeds". The signature is written in a cursive, flowing style. The first name "Jamie" is written in a larger, more prominent script, and "Leeds" follows in a similar but slightly smaller script. The signature is positioned to the right of the word "Best,".

Jamie Leeds

Chef- Restaurateur, Hanks Pasta Bar

**Testimony of the Commission on Aging re: Ramsey Homes
Case # 14-5059 – Master Plan Amendment #2015-0003
March 12, 2016**

Good morning, Mayor Silberberg and Members of City Council. I am Jan Macidull of 501 Slaters Lane. I am here today representing the Alexandria Commission on Aging.

This is the Commission's second time testifying in support affordable housing proposed for the Ramsey Homes development. We applaud the recent commitment by Council and ARHA to work together closely to ensure a final plan that responds to the very human needs of this neighborhood and our community as a whole

This project's affordable housing component addresses one of the top goals of the Commission's Strategic Plan on Aging adopted by City Council in 2012, that being to increase the development of affordable, accessible housing.

Since the year 2000, Alexandria has lost over 12,000 units of affordable housing. Where did these 12,000+ displaced residents go? As troubling, who did not or will not come to Alexandria because they could not afford to live here? What businesses lost access to committed employees able to live near where they work? Who will leave Alexandria because of the cost of housing has become too high? Will Alexandria continue to be a viable retirement community for long-time residents and newcomers of all income levels?

We thank City Council, ARHA, and their respective staff members for all their hard work addressing the various points of view this development project presents. We look forward to seeing specifics later this year and in the meantime are very pleased to know that significant affordable housing is a joint priority.

Madam Mayor and members of City Council:

8
3-12-16

My name is Jo Belser. I am an Episcopal priest and the Rector of Church of the Resurrection in the West End of Alexandria. I am here today with members of my congregation and other congregations and faith communities in our City, through VOICE. We are here to stand with the residents of the Ramsey homes who want better living conditions than they currently enjoy.

I am here—we are here—to ensure that the people who live in Ramsey homes don't get lost among arguments about construction density and historic preservation and whatever else might come up today. The Ramsey residents are real people, a part of our community, who we would not like to see get shuffled out of our City while redevelopment occurs, should you approve the Ramsey proposal. At the same time, ~~should you disapprove the project that ARHA proposes,~~ we would not like to see the Ramsey residents neglected because the condition of the housing in which they currently live is deplorable.

The decision you make today about this project will have major implications for the future redevelopment of all of Alexandria's public housing that is envisioned by ARHA. It is time for our City Council and Mayor to prove their previous verbal commitments to affordable housing with concrete action. We ask that you approve the Ramsey redevelopment project, holding ARHA accountable for relocating the current tenants in a responsible way to other living accommodations in our city, and offering each resident the right to return to the newly developed facility. In this way, I and the people of VOICE strongly urge you to PUT PEOPLE FIRST until—in the words of the prophet Amos—"justice rolls down like waters and righteousness like a mighty stream." Thank you.

Maintaining the properties while they still exist

8
3-12-16

Marsha Rhea
1214 W. Abingdon Drive, Alexandria, 222314
Speaking on behalf of VOICE

I am Marsha Rhea, a local leader in VOICE, Virginians Organized in Interfaith Community Engagement. We have 44 member institutions in Northern Virginia, 7 in Alexandria, including my church, Old Presbyterian Meeting House. Tuesday night I attended your work session with ARHA on the Ramsey Homes redevelopment. Mayor Silberberg, you described the agreements as a reset between the City Council and ARHA for this redevelopment and others ahead.

I want to talk to you this morning about a more important reset—a reset of this city's priorities. These public housing projects speak volumes about the kind of community we are, despite everything we say to the contrary about the city's commitment to affordable housing. VOICE organized with the residents in Bland in the redevelopment that is now Old Town Commons. Last year we started meeting with residents in Ramsey Homes, Samuel Madden and Andrew Adkins. I've been in people's homes and talked to them about what they want. They see the redevelopment as a chance to have a decent place to live. And if these redevelopments play out the way the Bland redevelopment did, they are right to be worried about how they will be treated during the relocation. Maintenance is already shockingly poor. It will only get worse as the buildings near demolition.

What are the other priorities we are missing here? Most of these residents are families that need three and even four bedroom units. They need places for their children to play. They want their children to have homes they can be as proud of as any other Alexandria resident. Homes that reassure them their lives do matter.

We're also missing how much we need workforce housing in this city. I was surprised at how much rent some residents pay for their homes. But these are the only homes they can afford in our city on what they can earn as our daycare workers, store clerks and others we rely on.

Through VOICE I have also met long-time African American city residents. These elders tell me about an Alexandria I can no longer find, a heritage we are losing. What makes me sad is when they tell me they no longer feel welcome in the city where they have lived their entire lives. They feel there is no place left for them in the Alexandria of the future.

I moved into Alexandria 13 years ago from a nearby Fairfax County suburb because I wanted the urban village environment this city offers. I did not move here to live in an enclave of million dollar homes. I live quite close to these ARHA redevelopment projects. I like the idea of One Alexandria. If we don't make this our city's priority now, we will lose this vision and our chance to create a strong community here. A strong community puts people first. That is what VOICE is asking the City Council to do in this decision and all the redevelopment decisions to come. VOICE Alexandria and Ramsey tenants demand that city council put people first.

7. Consider adding to the Black History Museum, giving them much needed space, and funding more in line to other Alexandria Museums. This is the only Museum in the Parker Gray Historic District, but it has very little information on the history of the neighborhood. The Black History Museum, presently uses its basement for storage and office space. There is money in the ARHA budget for historic preservation, and mitigation will be required in the section 106 process. I think that resource should be used to rehab one building, and restore to its original appearance. It's highest and best use would be to expand the resources and capabilities of the Black History Museum. It would be a place for innovative ideas that could serve to educate the public and serve Alexandria's economic interest in tourism. Heritage tourists stay longer and spend more. It is not fair to say that it lacks visitors if it lacks the resources to attract visitors.

8. City Council should not reject any possible ideas, and be willing to consider any out of the box ideas, including transferring the property to a non-profit housing agency, or some other use. I would prefer to see all four houses saved, and the open space preserved, but I am not sure how to get there with out some solution we have not yet thought of or discovered. I hope that the rezoning or master plan amendment would not preclude considering other options.

I want to say a personal thanks to those who have supported saving Ramsey Homes and that preserving history is certainly not only about those no longer living, but about those generations yet to come, who can learn from what we preserve in our lifetimes. It was just announced that Mercy Street on PBS will be filming a second season in Alexandria. It is great that there is a series that is focusing not just on white lives, but the stories of African Americans in Alexandria as well. Mayor Allison Silberberg mentioned it in a tweet:

#MercyStreetPBS will be back for another season! It is a wonderful show that examines the great history of our city.

But it is not the complete history of Alexandria, and maybe Ramsey home represents another side of the story of Alexandria. We are preserving World War 2 defense history, African American Housing, and a piece of the Historic Parker Gray neighborhood.

Boyd Walker

Jackie Henderson

From: Nancy Drane via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Saturday, March 12, 2016 8:21 AM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #91896: Mayor, Vice Mayor, City Council All -- I write in support of the red

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 91896.

Request Details:

- Name: Nancy Drane
- Approximate Address: No Address Specified
- Phone Number: 2029970294
- Email: nancydrane@aol.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: All --

I write in support of the redevelopment of Ramsey Homes and urge you to vote for the rezoning and master plan amendment sought by ARHA in connection with that project.

· The amendments will allow Alexandria to add a significant number of affordable housing units in a pedestrian-friendly and public transit hub area, something that the city desperately needs.

· This kind of development is anticipated in the Braddock East Master Plan and is consistent with Alexandria's goals for transit-oriented development and for affordable housing.

· The project also will improve the lives and living conditions of fifteen families and demonstrate Alexandria's commitment to all of its citizens.

· Amending the zoning and master plan now will allow ARHA and the city to move forward with confidence in the next stages of planning and will result in both more flexibility for addressing neighborhood concerns and more certainty in result going forward.

Thanks you for your consideration of my views.

Nancy Drane

- Expected Response Date: Monday, March 21

Please take the necessary actions in responding, handling and/or updating this request at the *Call.Click.Connect.* staff interface.

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Jackie Henderson

From: Cheryl Malloy via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Friday, March 11, 2016 1:44 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #91873: Mayor, Vice Mayor, City Council Re: Docket # 8, 14-5059 I am writing

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 91873.

Request Details:

- Name: Cheryl Malloy
- Approximate Address: No Address Specified
- Phone Number: 703-548-9571
- Email: cpm@malloyassoc.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Re: Docket # 8, 14-5059

I am writing to support of the redevelopment of Ramsey Homes and urge you to vote for the rezoning and master plan amendment necessary to move forward with that redevelopment.

The redevelopment proposed by ARHA would benefit Alexandria, not only by improving the living situation of the current residents but also by adding a significant number of affordable housing units in an area easily accessible to public transit. As a Board member and volunteer at ALIVE!, delivering groceries to those in need each week, I see the desperate need for affordable housing in Alexandria and the difficult conditions in which many families are forced to live because of the high rents required to live in Alexandria.

The City's Housing Master Plan calls for the development of additional affordable housing and this proposal would allow for mixed income housing in an excellent location. Also consistent with the City's commitment to retaining housing for extremely low income families, the proposed redevelopment would provide for at least 15 units for these families. I hope that, as planning moves forward, ARHA will commit to (and the City will insist upon) the long-term preservation of these 15 units (and possibly more) as affordable to families at or below 30% of area median income--not just for the families that currently occupy these buildings but for the longer term when these families move.

As federal funds decrease for the maintenance and rehabilitation of older public housing properties, it will become increasingly important to redevelop with increased density and a mix of incomes. Such redevelopment (absent significant local subsidies) is our only hope to maintain a supply of decent, affordable housing for our extremely low income residents and workers in Alexandria.

Please vote to amend the zoning and master plan now to allow ARHA and the city staff to move forward with confidence in the next stages of planning. We need to work together to help the families currently living in Ramsey Homes and other families who are struggling to live and work in Alexandria.

- Expected Response Date: Friday, March 18

Please take the necessary actions in responding, handling and/or updating this request at the [Call.Click.Connect. staff interface](#).

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Jackie Henderson

From: Jane King via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Friday, March 11, 2016 11:08 AM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #91853: Mayor, Vice Mayor, City Council I am writing about the redevelopment of

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 91853.

Request Details:

- Name: Jane King
 - Approximate Address: No Address Specified
 - Phone Number: 703-244-0177
 - Email: kingjane0@gmail.com
 - Service Type: Mayor, Vice Mayor, City Council
 - Request Description: I am writing about the redevelopment of Ramsey Homes and urge your support of the rezoning and master plan amendment that ARHA seeks, with the goal of creating additional affordable homes in the city. The location is especially advantageous as it is pedestrian-friendly and a public transit hub area. Many who are aging in the city are being forced to leave because of housing costs. It is my hope that this redevelopment will provide additional accessible units for those residents who are older and/or disabled.
- Thank you for your consideration of my views.
- Expected Response Date: Friday, March 18

Please take the necessary actions in responding, handling and/or updating this request at the *Call.Click.Connect.* staff interface.

If you need assistance with handling this request, please contact CallClickConnect@alexandriava.gov or call 703.746.HELP.

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Jackie Henderson

From: Elsie Mosqueda via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Thursday, March 10, 2016 9:10 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #91815: Mayor, Vice Mayor, City Council Dear Mayor Silberberg, Vice-Mayor Wilson

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 91815.

Request Details:

- Name: Elsie Mosqueda
- Approximate Address: No Address Specified
- Phone Number: 7035490190
- Email: Lseaside900@comcast.net
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Mayor Silberberg, Vice-Mayor Wilson and members of City Council,

I am writing in opposition to ARHA's request of rezoning for the Ramsey Homes and their request for a DSUP. I will address my reasons for the opposition at the public hearing, but I chose to communicate my disappointment, in a less public manner, at how some of you have comported yourselves. At the February 20th public hearing, and in the days following some of your actions and language toward the Mayor were not only unseemly, but disrespectful. You all should know better.

I am reminded of how the Republicans in Congress have been obstructionists, have refused to work with the President, and attempted to thwart him at every opportunity. Ostensibly, it is because they don't like him, they disagree with him philosophically, or for other reasons.

Ironically, Mayor Silberberg is being attacked by members of her own party and her colleagues. I can barely begin to understand the Republicans treatment of our President with such total disrespect, but they are the opposition. You are from the same party. Where is the sense in that? In addition, taking your animosity toward our Mayor to social media not only demeans YOU, but it demeans our City.

The citizens of Alexandria voted for Mayor Silberberg by a 63% majority. Respect their decision. As President Obama said, elections have consequences. Listen to the voice of the people.

Sincerely,
Elsie Mosqueda
900 Pendleton Street
Alexandria, VA 22314

- Expected Response Date: Thursday, March 17

Please take the necessary actions in responding, handling and/or updating this request at the [Call.Click.Connect. staff interface](#).

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