

Comparison of Proposed and Alternate Concepts for Ramsey Homes | June 17, 2016

FACTORS FOR CONSIDERATION	ORIGINAL PROPOSED CONCEPT—53 new units in two multifamily buildings	ALTERNATE CONCEPT—52 new units in one multifamily building and one preserved building with two 3 BR units	NOTES
Resolution 830 replacement units (existing 15 Ramsey)	+	+	15 affordable @ 30% AMI
Resolution 830 replacement units (future RFP redevelopment)		+	15 affordable @ 30% AMI 2 replacement for RFP PH hhlds
Ground level open space		+	++ For Alternate if alleys closed
Rooftop amenity space	+		But, long term operating cost
Section 106 Mitigation		+	
Mix of incomes	+	+	
Parking/Underground garage	+	+	Proposed @ 29 Alternate @ 30
HUD disposition		+	Continued use of site as aff housing
Consistency with Braddock Metro Neighborhood Plan	+	++	Scale, meets setbacks, preservation of historic character, quality urban design, fit with neighborhood context
Financial Feasibility	+	+	
Long term sustainability	+	+	
City subsidy	+	+	Alternate requires higher City subsidy, but within existing CDBG program sources and staffing
Efficient Use of Resources	+	+	
Family-sized units	+	++	Original # Alternate #
Deeply subsidized units	+	++	++ due to future replacement units
Accessible units	+	+	
Closed alley ends		+	An option for either concept, net benefit (publicly accessible open space) is greater
Low Income Housing Tax Credit (LIHTC) competitiveness	+	++	Slightly more competitive; effic. design/space/+3BRs
Efficient design	+	+	
Contribution to “civic space”		+	Community: open space contributes to CHRC and BHM
Total Cost	+	+	Proposed includes rooftop amenity cost
Cost/cost per unit	+	++	New building and rehab = 54 at approx. same cost
Operational efficiency	+	++	++ due to no rooftop amenity
Height/Massing	+	+	Proposed – 3 stories Alternate – aligns with Wythe St buildings
Green building	+	+	
Community support		+	Preservation, open space
Consistency with BAR guidance		+	Preference for some preservation