

Ramsey Homes Redevelopment

Progress Report on City – ARHA
Joint Work Plan

City Council
June 28, 2016



Proposed (Original ARHA) Concept: Summary

- 53 Affordable Dwelling Units
- Unit Mix:
 - 6 One-Bedroom Units
 - 43 Two-Bedroom Units
 - 4 Three-Bedroom Units
- 44,854 net square feet
- Three stories, approximately 39'
- Open Space:
 - On-Site Ground-level open space (16%)
 - Rooftop amenity space (24%)
- Underground parking – 29 spaces

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Proposed Concept: Site Plan



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Alternate (New) Concept: Summary

- 52 Affordable Dwelling Units – New Building
- 2 to 4 Dwelling Units – One Renovated Building
- Unit Mix – New Building:
 - 10 One-Bedroom Units
 - 36 Two-Bedroom Units
 - 6 Three-Bedroom Units
- 43,448 net square feet
- Four stories, approximately 44' 6", 20' side setback/shoulders
- Open Space:
 - On-Site Ground-level open space (29%)
 - Increased setback from Pendleton Street
- Underground parking – 30 spaces

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Alternate Concept : Site Plan



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Alternate Concept: Use of Preserved Building

- Residential Use
 - 2-unit configuration
 - Three-bedroom, 2½ bath units
 - New kitchens, bathrooms, washer/dryers, electrical upgrade and new heating/cooling system
 - Strategic opportunity to potentially create family-sized replacement units
 - Potentially helps meet Section 106 mitigation goal
 - ARHA potentially retains ownership & operation of whole site

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Alternate Preserved Building – Potential Use as a Daycare/Early Childhood Center (ECC)

If non-housing use, must demonstrate solid benefit to residents

Commercial use triggers requirement to offer building for sale to Ramsey residents

If HUD approves disposition, ARHA would lease building to third party provider of subsidized day care/ECC

- Provider will have to bear costs of rehab including building systems upgrades, renovated interior program space, kitchen facility and bathrooms
- Estimated capacity = ~ 40 kids (3-5 years old)
- Annual cost to operate is ~ \$15K /child, depending on number of hours
- Local model would require that ARHA families have federal and city subsidies
- Ongoing liabilities for ARHA with minimal lease revenue potential
- Consideration of impacts to neighborhood, open space, traffic/drop off and parking

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Feedback from the Community

- Most liked the Alternate Concept and the idea of preserving a building and additional ground level open space
- Most liked using the preserved building for housing
- Most liked closing the alley ends
 - Retain access for emergency vehicles and trash trucks
- Most who did not like the Alternate were concerned about the projected costs to preserve
 - Would prefer funds be used for other affordable housing, on or off site
 - Some Ramsey residents perceive that a preserved building is not equivalent
- Some prefer that southernmost building be preserved (instead of northernmost)

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Open Space – Further Considerations

- Proposed Concept:
 - 16% On-Site Ground-level open space
 - 24% Rooftop amenity space
- Alternate Concept:
 - 29% On-Site Ground-level open space
 - With Alley end conversion, no need for rooftop open space (operational and cost savings)
 - Increased setback from Pendleton Street
- Alley end conversions to open space
 - Pendleton side: 1,000 sf or 3.5%
 - Wythe side: 1,000 sf or 3.5%
 - Combined available Ground-level open space : 7%
 - Applicable to either concept

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Design updates

- Alley End Conversion

- City Staff outreach to Alfred Street and Alley garage neighbors
 - Neighbors liked additional green space
 - Plan altered to reflect sidewalk access & green buffer (Pendleton Street side)

- Infrastructure

- Alternate Concept would not require undergrounding of Wythe Street high voltage lines
- Consultants to analyze cost savings



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Design updates

- Building Design progress
 - Building designs shown are for graphic purposes only, and do not reflect a finished architectural concept
 - Request for additional building details will be incorporated
 - Parker-Gray BAR will review for Certificate of Appropriateness



1 WYTHE LOOKING WEST



2 WYTHE LOOKING EAST



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Update on Section 106 Process

- Triggered by HUD investment in Ramsey Homes – property listed as contributory on the National Register of Historic Places
- Section 106 is a Federal review process to recognize historic/cultural significance of a site and mitigate impacts
- Range of potential mitigation options
 - Recommendation/mitigation options must reflect public input
- HUD delegated oversight of the review to the Office of Housing
- Consultant(Thunderbird) providing expertise /conducting the process
- Coordinated with Virginia Department of Historic Resources
- More than 100 stakeholders invited to participate
- First meeting with consulting parties held June 6, 2016

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Analysis of Tax Credit Competitiveness & Financial Feasibility

- Land Valuation
 - Appraisal aligns with City 2016 Real Estate Assessment (\$3.5-4.4 M)
- Operating Costs
 - Current Proposed Concept more efficient than February version
 - Alternate Concept more efficient with savings due to no rooftop amenity being required
- Tax Credit Competitiveness
 - Alternate is more competitive than Proposed concept; as modeled currently, either option would have received credits in 2016
- Sustainability
 - Both options and the preserved building, if used as rental housing with vouchers, show strong cash flow

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Cost & Financing

- Off-Site & Infrastructure Costs requested by ARHA
 - \$850,000 in City support applies to either concept
 - Reduction in undergrounding costs may be applicable to Alternate
- Rehabilitation Cost – City proposes to undertake rehabilitation using Housing’s federal CDBG program resources (staffing and dollars) to deliver “at cost”
- Cost range of rehabilitation: ~\$860,000 to \$720,000

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Issues needing additional study / resolution and next steps

- Allocation of costs among project components
 - Treatment of costs to be reviewed by tax credit attorney and accountant
- Third Party analysis of tax credit competitiveness
 - Consultation following release of 2017 preferences (July)
- Confirm final amount and source of City financial support
 - HUD determination whether James Bland loan repayment dollars are available

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Staff Recommendation

- Alternate creates a better urban design and is more consistent with intent of Braddock Metro Neighborhood Plan
- Alternate preserves a building perceived by some to be significant culturally and historically for housing use (future replacement housing and potentially assists 106 mitigation)
- Redevelopment Work Group stated that either concept is acceptable
- ARHA Board will support Alternate Concept if recommended or preferred and if City funds provided

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Next Steps

- Based on City Council's preference and with ARHA Board concurrence, consultant team will develop preferred Concept
- Parker Gray BAR Work Session (July)
- Ongoing community outreach, including with Ramsey residents
- DSUP hearing with Planning Commission and City Council in late Fall 2016 (December)
- Certificate of Appropriateness meeting(s) with Parker-Gray BAR to follow DSUP hearing

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