

RESOLUTION

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

WHEREAS, the proposed redevelopment Area is planned to include new rental housing affordable to households at a range of incomes, from 40 to 60 percent of the Area Median Income, within an amenity-rich neighborhood (the Braddock Metro Neighborhood) that has seen a significant amount of commercial and market rate residential redevelopment over the past decade.

WHEREAS, the industrial, commercial or economic development of the revitalization area will benefit the City, but such area lacks housing needed to induce manufacturing, industrial, commercial, governmental, educational, entertainment, community development, healthcare of nonprofit enterprises to locate or remain in such area; and

WHEREAS, private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in such area and induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area.

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

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

NOW, THEREFORE, BE IT HEREBY DETERMINED as follows:

The industrial, commercial or economic development of the revitalization area will benefit the City, but such area lacks housing needed to induce manufacturing, industrial, commercial, governmental, educational, entertainment, community development, healthcare of nonprofit enterprises to locate or remain in such area; and private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in the Area and will induce other persons and families to live within the Area and thereby create a desirable economic mix of residents in the Area.

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

ADOPTED:

ALLISON SILBERBERG

MAYOR

ATTEST:

Jacqueline M. Henderson, CMC

City Clerk



Figure 3: Aerial Photograph

Carpenter's Shelter
930 N Henry Street
Alexandria, VA 22314
ECS Project No. 47:2563

