

**Resolution No. ##**

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

1

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

Revised 4 &amp; 5

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

NEW

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

NEW

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

NEW

*WHEREAS, the City and ARHA in March 2008 executed a Memorandum of Understanding (MOU) to provide a framework for their partnership including land use and capital planning activities, to monitor program performance, and to seek a better long-term financial condition for ARHA, including through the development of an ARHA Strategic Plan for redevelopment; and*

NEW

*WHEREAS, in March 2013 ARHA adopted a 2012-2022 Strategic Plan to guide the agency's provision of public and publicly-assisted housing within the context of an operational road map shaped by the agency's mission, vision, goals, and resources. Specifically, ARHA's Strategic Plan highlights strategies and goals for preserving and providing affordable housing, enhancing resident self-sufficiency and quality of life, promoting community economic development, strengthening ARHA's relationships with the larger Alexandria community, and assuring ARHA's long term viability; and*

NEW

*WHEREAS, in December 2013 the City adopted the Housing Master Plan, developed in parallel with ARHA's Strategic Plan, to guide the City's policies and resources to achieve affordability in 2,000 housing units through 2025. The Housing Master Plan provides a detailed roadmap for implementation, including utilizing partnerships with nonprofits, ARHA, and private developers to provide a range of housing affordability options to meet the housing needs for household at all income levels, ages, and abilities; and*

NEW

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

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

NEW

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

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

Revised 13

Revised 12

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

Revised 14

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

Revised 15

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

Revised 17

ADOPTED: [DATE]

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Gloria A. Sitton

Clerk

DRAFT

## ATTACHMENT A: RESOLUTION # UNITS

| Development Name |                                                        | Original Resolution<br>830 Units (1981) | Replacement Housing for<br>Resolution 830 Units | Current Inventory<br>Under Resolution ##<br>Protection |
|------------------|--------------------------------------------------------|-----------------------------------------|-------------------------------------------------|--------------------------------------------------------|
| 1                | John Roberts                                           | 90                                      |                                                 |                                                        |
| 1.a              | Annie B. Rose (Ground lease to privately-owned)        |                                         | 90                                              | 90                                                     |
| 2                | George Parker                                          | 111                                     |                                                 |                                                        |
| 2.a              | Hopkins Tancil Courts                                  |                                         | 111                                             | 109                                                    |
| 3                | Samuel Madden Homes (Uptown)                           | 66                                      |                                                 | 66                                                     |
| 4                | Samuel Madden Homes (Downtown)                         | 100                                     |                                                 |                                                        |
| 4.a              | Chatham Square                                         |                                         | 52                                              | 52                                                     |
| 4.b              | Radford & Braddock Rd (2701-2711)                      |                                         | 6                                               | 6                                                      |
| 4.c              | S. Whiting (267-313)                                   |                                         | 24                                              | 24                                                     |
| 4.d              | S. Reynolds (401-587)                                  |                                         | 18                                              | 18                                                     |
| 5                | James Bland Homes                                      | 148                                     |                                                 |                                                        |
| 6                | James Bland Addition                                   | 46                                      |                                                 |                                                        |
| 6.a              | James Bland I                                          |                                         | 18                                              | 18                                                     |
| 6.b              | James Bland II                                         |                                         | 18                                              | 18                                                     |
| 6.c              | James Bland IV                                         |                                         | 44                                              | 44                                                     |
| 6.d              | James Bland V                                          |                                         | 54                                              | 54                                                     |
| 6.e              | Miller Homes                                           |                                         | 16                                              | 16                                                     |
| 6.f              | Alexandria Crossing at West Glebe Road                 |                                         | 44                                              | 44                                                     |
| 7                | Ramsey Homes                                           | 15                                      |                                                 |                                                        |
| 7.a              | Ramsey Homes                                           |                                         | 15                                              | 15                                                     |
| 8                | Cameron Valley                                         | 264                                     |                                                 |                                                        |
| 8.a              | Cameron Valley (Yale Dr./Ellsworth Dr.)                |                                         | 30                                              | 30                                                     |
| 8.b              | Duke St (3481 to 3491)                                 |                                         | 10                                              | 10                                                     |
| 8.c              | Beauregard St (1131 to 1139)                           |                                         | 5                                               | 5                                                      |
| 8.d              | W. Braddock Rd - A (1700 to 1718)                      |                                         | 10                                              | 10                                                     |
| 8.e              | W. Braddock Rd - B (4505 to 4519)                      |                                         | 8                                               | 8                                                      |
| 8.f              | W. Braddock Rd - C (4680 to 4694)                      |                                         | 8                                               | 8                                                      |
| 8.g              | Quaker Hill                                            |                                         | 60                                              | 60                                                     |
| 8.h              | Saxony Square (Condominium)                            |                                         | 5                                               | 5                                                      |
| 8.i              | Glebe Park Apartment (40 units)                        |                                         |                                                 |                                                        |
| 8.i.i            | Alexandria Crossing at West Glebe Road                 |                                         | 4                                               | 4                                                      |
| 8.i.i.i          | Alexandria Crossing at Old Dominion Boulevard          |                                         | 36                                              | 36                                                     |
| 8.j              | Princess Square (69 total units = 50 PH, 19 MR)        |                                         | 50                                              | 52                                                     |
| 8.k              | Park Place                                             |                                         | 38                                              | 38                                                     |
| 9                | Andrew Adkins Homes                                    | 90                                      |                                                 | 90                                                     |
| 10               | Ladrey High-Rise                                       | 170                                     |                                                 | 170                                                    |
| 11               | Yale Drive (nos. 57 to 75) (Ref. Cameron Valley)       | 10                                      |                                                 | 10                                                     |
| 12               | 28th Street (nos. 3102 to 3130)                        | 15                                      |                                                 | 15                                                     |
| 13               | Sanger Avenue (nos. 5802 to 5820) (Ref. Ramsey School) | 10                                      |                                                 | 10                                                     |
| 14               | S. Bragg Street (nos. 27 to 55)(Ref. Oasis & Bragg)    | 15                                      |                                                 | 15                                                     |
| TOTALS           |                                                        | 1150                                    | 774                                             | 1150                                                   |

UPDATED: SEPTEMBER 20, 2018

Note: confirm with ARHA if Hopkins -Tancil is 109 or 111

Note: confirm with ARHA if Princess Square is 50 or 52