

Print

Create New Application

This electronic form is to be used for the submission of new projects only. If you wish to submit additional information in support of an existing project, please contact the reviewer assigned to that project.

Before using this form, please understand that the information being requested is important to our review. Incomplete information may lead to delays in the review of your project. Please read all questions carefully and respond as completely as possible. For security purposes, *your ePIX session will timeout after 20 minutes of inactivity* and any unsaved changes will be discarded. To ensure that no information is lost, we recommend saving your application after the completion of each section. If you have questions concerning the completion of this application, please contact DHR staff at ePIX@dhr.virginia.gov.

SECTION I. CONTACT INFORMATION

Submitted By

Please indicate what your role in this project is:
Applicant Role Consultant tasked with initiating consultation
If Other, please specify

SECTION II. GENERAL PROJECT INFORMATION

Project Name Phase I Cultural Resources Investigation of Ramsey Homes, City of Alexandria, Virginia

Agency Project Number
Associated DHR File Number
Project Street Address

Independent Cities and/or Counties (multiple cities/counties are allowed):

City/County Name
Alexandria (Ind. City)

Town/Locality, if applicable

Agency Involvement

Please select one of the following options as they relate to the project you are submitting:

- My project involves a federal or state agency and requires review by DHR under the National Historic Preservation Act (Sections 106 or 110), Virginia Environmental Impact Reports Act or other provision of state or federal law.
- I am seeking Technical Assistance from DHR in the assessment of potential impacts of my project on historic resources (e.g. federal or state involvement anticipated, initial project scoping, local government proffer or ordinance).

It is important that you know the nature of the federal or state involvement in your project. Please note that there are a number of state-managed programs that are federally funded (e.g. Transportation Enhancement Grants, some recreational trail grant programs, and many DHCD programs). Understanding the involvement of the agency and the program is helpful for our review.

In some cases there are multiple agencies involved in a project. In these cases, there is generally a "lead" agency. In order to help clarify this, please list the agencies in the order of their involvement in the project. If, for example, there are two agencies providing funding, please provide the contact information for the primary source of federal funding first.

Please select the agency, relationship, contact and click the **Select** button:

Agency	Relationship
Department of Housing and Urban Development	Federally Funded

SECTION III. PROJECT DESCRIPTION and CURRENT AND PAST LAND USE

We need to know as much as possible about the project that is being proposed as well as the current condition of the property. In the fields below, you will be required to provide descriptions that are no longer than 2000 characters. Additional and more detailed information can be uploaded and attached at the end of the application.

Overview and existing conditions

Please provide a general description of the project.

The Ramsey Homes site is located on North Patrick Street between Pendleton and Wythe Streets in the City of Alexandria, Virginia (the "Project"). The Board of Commissioners of the Alexandria Redevelopment & Housing Authority (ARHA) propose to redevelop the Project consistent with the Braddock East Master Plan (BEMP) at a density high enough to sustain a critical mass of low-income residents in a mixed-income setting in order to maintain the strong social and support networks that are essential in low-income communities. The United States Department of Housing and Urban Development (HUD) has determined that redevelopment of the Ramsey Homes site will constitute a federal undertaking; therefore, the project requires compliance with Section 106 of the National Historic Preservation Act. HUD has also determined that the City of Alexandria Office of Housing is the responsible entity relevant to Section 106 review. Section 106 of 36 CFR 800.2(c) (4) allows federal agencies and their designees to authorize an applicant or group of applicants to initiate consultation with the SHPO and other consulting parties. In order to accomplish the Project, the City of Alexandria Office of Housing has delegated Section 106 consultation activities to the Virginia Housing Development LLC of Alexandria, Virginia; Virginia Housing Development LLC (whose sole member is ARHA) is in turn allowing the coordination of Section 106 activities to be administered by the consultant, Wetland Studies and Solutions,

Project Description Inc. (WSSI) of Gainesville, Virginia.

How many acres does the project encompass?

Number of Acres 0.7

Please describe the current condition and/or land use of the project area (e.g. paved parking lot, plowed field).

The Ramsey Homes complex includes four buildings that occupy over one-third of a city block on the east side of North Patrick Street between Pendleton and Wythe streets. The grass lawns are enclosed by a modern metal picket fence, which steps in around mature trees lining the Patrick Street sidewalk. Buildings are set back 10 to 35 feet from the right-of-ways and spaced around 40 feet apart. The block is surrounded by small row houses and town houses, local businesses, converted warehouses, and community buildings most of which have very little setback from the curb. The area is dense with two- and

Current Condition three-story buildings from a variety of periods.

Please describe any previous modifications to the property, including ground disturbance.

Since settlement, the project area's land use has evolved from vacant land to farmland (pre-1849) to Union Army military housing and hospital during the Civil War (1861-1865) to affordable tenant housing for European immigrants (1865-1914) to vacant land (1914-1941) to military housing during World War II (1942-1945) to

Previous Modifications affordable public housing (1946-present).

Work involving buildings or structures

Does the project involve the rehabilitation, addition to, alteration, or demolition of any building structure over 50 years of age?

Buildings Over 50 Years Yes

If yes, please describe the work that is proposed in detail. Current photographs of affected building or structure, architectural or engineering drawings, project specifications and maps may be uploaded at the end of the application.

The project plans dated January 28, 2016 propose demolition of four buildings and redevelopment of the entire site with two buildings

Details occupying 85% of the 0.7-acre project area.

Work involving ground disturbance

Is there any ground-disturbance that is part of this project?

Ground Disturbance Yes

If yes, describe the nature and horizontal extent of ground-disturbing activities, including construction, demolition, and other proposed disturbance. Plans, engineering drawings, and maps may be uploaded on the next page at the end of the application.

Ground-disturbing activities will occur on nearly all of the project area. The project plans dated January 28, 2016 propose demolition of four buildings and construction of underground parking for 29 spaces and two three-story buildings 37 feet tall. 15% of the 0.7 acres is

Extent of Activities reserved for activated open space.

What is the depth of the ground disturbance? If there are several components to the project, such as new building, utility trenches, and parking facilities, provide the approximate depth of each component.

Details regarding potential depths of proposed disturbances are not presently available; however, it is anticipated that disturbance will occur in the range of 10-to-15 feet deep on 85% of the property and

Depth potentially deeper where the underground parking is proposed.

How large is the area where ground-disturbing activities will take place? (in acres)

Area Size 0.7

SECTION IV. AREA OF POTENTIAL EFFECT (APE)

The Area of Potential Effects (APE) is defined as the geographic area or areas within which a project may directly or indirectly cause changes in the character or use of historic properties, if they exist. It is not necessary for an historic property to be present in order to define an APE.

An example of a direct effect is the demolition of an historic building while an indirect effect would be the alteration of an historic setting resulting from the construction of a communications tower or the introduction of noise as the result of the construction of factory. An area such as the footprint of a proposed building is obviously within the APE, but you must also consider visual effects on the property and the limits of all ground-disturbing activity. So, any project may have two APEs - one for direct effects and one for indirect effects.

Please see our guidance on [Defining Your APE](#) for more detailed information on defining direct and indirect APEs. If you are using [DHR's Data Sharing System](#), you should indicate the APE on the DSS map. For instructions on how to do this, consult the [DSS general use guidelines](#).

Please provide a brief summary of and justification for the APE and upload your APE map at the end of the application. The written boundary description must match the submitted APE map.

We are proposing the Project's area of potential effect (APE) for direct effects is limited to the development parcel. We have conducted a viewshed analysis in GIS within the Uptown/Parker-Gray Historic District to define the APE for the Project's indirect effects and will coordinate with the DHR to refine this upon request. To perform the viewshed analysis, a 1m resolution Digital Elevation Model (DEM) was used as the base. Projection and elevation units were adjusted for the DEM to be consistent with the other input datasets. City of Alexandria 3D building vector data was converted to a raster surface, and was added to the DEM to create a Digital Surface Model (DSM). With the top of the proposed structure as the vantage point, a Viewshed surface was generated using the ArcGIS for Desktop, 3D APE Analyst Extension, Viewshed tool.

SECTION V. CONSULTING PARTIES AND PUBLIC INVOLVEMENT

The views of the public, Indian tribes and other consulting parties (e.g. local governments, local historical societies, affected property owners, etc.) that may have an interest in historic properties that may be affected by the project are essential to informed decision-making. In some cases, the public involvement necessary for other environmental reviews such as that under the National Environmental Policy Act (NEPA) may be sufficient for the Section 106 process, but the manner in which the public is involved must reflect the nature and complexity of the proposed project and its effects on historic resources.

What consulting parties have you identified that have an interest in this project? Please describe your previous and future efforts to involve consulting parties.

The first invitation to potential consulting parties was sent by WSSI February 9, 2016. Representatives from the following organizations expressed interest in being a consulting party: City Office of Housing, Virginia Department of Historic Resources, Alexandria Redevelopment and Housing Authority, Alexandria Archaeology, Alexandria Historical Restoration and Preservation Commission, Office of Historic Alexandria, Alexandria Black History Museum, and Alexandria Archaeology Commission. On March 18, 2016, original contacts were sent another invitation by certified mail with a final deadline of April 18, 2016 to respond: Alexandria Historical Society, The Alexandria Society for the Preservation of Black Heritage, ALIVE!, Historic Alexandria Foundation, Greater Alexandria Preservation Alliance, National Association for the Preservation of African-American History and Culture, West Old Town Citizens Association Executive Board, and Northern Virginia Affordable Housing Alliance. Also on March 18, 2016, WSSI sent consulting party invitations by certified mail to the following organizations and individuals: Cherokee, Pamunkey, and Mattaponi Indian Tribes; the Advisory Council on Historic Preservation; Parker-Gray District Board of Architectural Review; the National Public Housing Museum; residents of the 15 units at Ramsey Homes; and 56

Consulting Parties adjacent property owners.

Please provide information on any previous or future efforts to involve the public, including public hearings, public notices, and other efforts.

In early 2015, ARHA submitted an application to the “Parker-Gray District” Board of Architectural Review (BAR) for a Permit to Demolish. In a memo dated April 22, 2015, city staff recommended demolition. During the BAR meeting, members of the public were given an opportunity to speak in turn, and the BAR voted to deny the Permit to Demolish. ARHA appealed the decision, and on September 12, 2015, members of the public were again able to speak before the City Council. City Council overturned the BAR’s decision, thereby granting the Permit to Demolish. A City Council meeting was held in January 2016, regarding rezoning. The public had the opportunity to speak at this time. A decision has not been made on rezoning. A public hearing was held March 12, 2016 so that the public could voice their opinion on proposed construction. ARHA and the city will

Public Involvement coordinate future public meetings.

SECTION VI. PREVIOUSLY IDENTIFIED HISTORIC RESOURCES

In order for this application to be considered complete, you must determine if there are any known historic resources in the APE and provide this information to us. This step is generally referred to as a DHR Archives Search. More information on how to acquire this information can be found in our guidance document [Obtaining an Archives Search](#).

Has any portion of the APE been previously surveyed for archaeological and/or architectural resources?

SurveysYes

If yes, describe and provide the names of any reports that you are aware of.

Necciai, Terry and Arianna Drumond 2008 Uptown/Parker-Gray
Historic District National Register of Historic Places Nomination
Survey Reports Form. Prepared by John Milner Associates, Inc.

Are there any previously recorded archaeological sites or architectural resources, including historic districts or battlefields within the APE?

Recorded ResourcesYes

You must upload in Section VIII of this application the Archives Search Map showing previously recorded resources in the APE and the DSS reports for all previously recorded resources.

SECTION VII. ADDITIONAL CONTACTS TO THE APPLICATION

Last Name	First Name	Organization
Sipe	Boyd	Department of Housing and Urban Development

SECTION VIII. UPLOAD FILES FOR THE APPLICATION

Document Name	File Name	Note
Photographs of buildings	IMG_1651.JPG	
Photographs of buildings	IMG_1729.JPG	
Photographs of buildings	Looking from alley towards N Patrick neighbors.JPG	
Map of previously recorded resources	DHR Previously Recorded One-Mile Radius.pdf	The table includes more recent data than the map. We regularly cross reference with live data on V-CRIS.
Other - Table	DHRTable.xlsx	Table of DHR surveys within the proposed APE.
Map of APE	2016-03-18_Proposed Ramsey Homes APE.pdf	
Photographs of buildings	Pages from HABS VA-1511 Ramsey Homes.pdf	
Plans and/or	2016-01-28 Ramsey	

architectural drawings	Homes Redevelopment Proposal.pdf
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ONE WAY →



N PATRICK ST



Old Town Salon & Spa



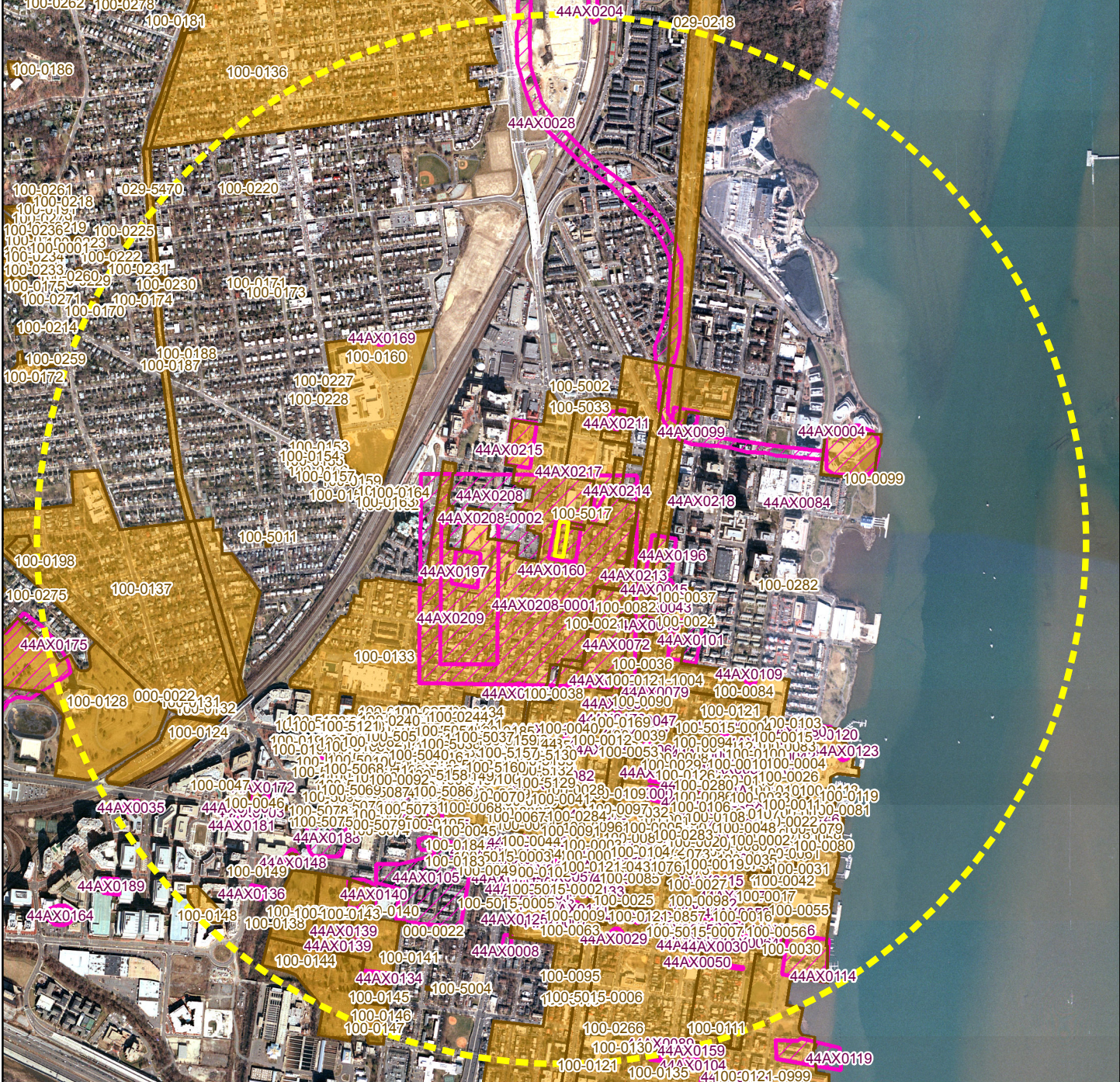
PATRICK ST

TRUCKS
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CENTER LANE

RIGHT
LANE
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6AM-9AM
MON-FRI

PENDLE

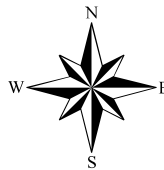




Historic Overlay Districts
 DHR Architectural Resource
 DHR Archeological Site
 Project Area

1 Mile Radius From Center of Project Area

Photo Source: Wetland Studies and Solutions, Inc. - 2012 Natural Color Imagery



0 1,500
Feet
Original Scale: 1" = 1,500'

Exhibit B DHR Architectural Resources and Archeological Sites Map

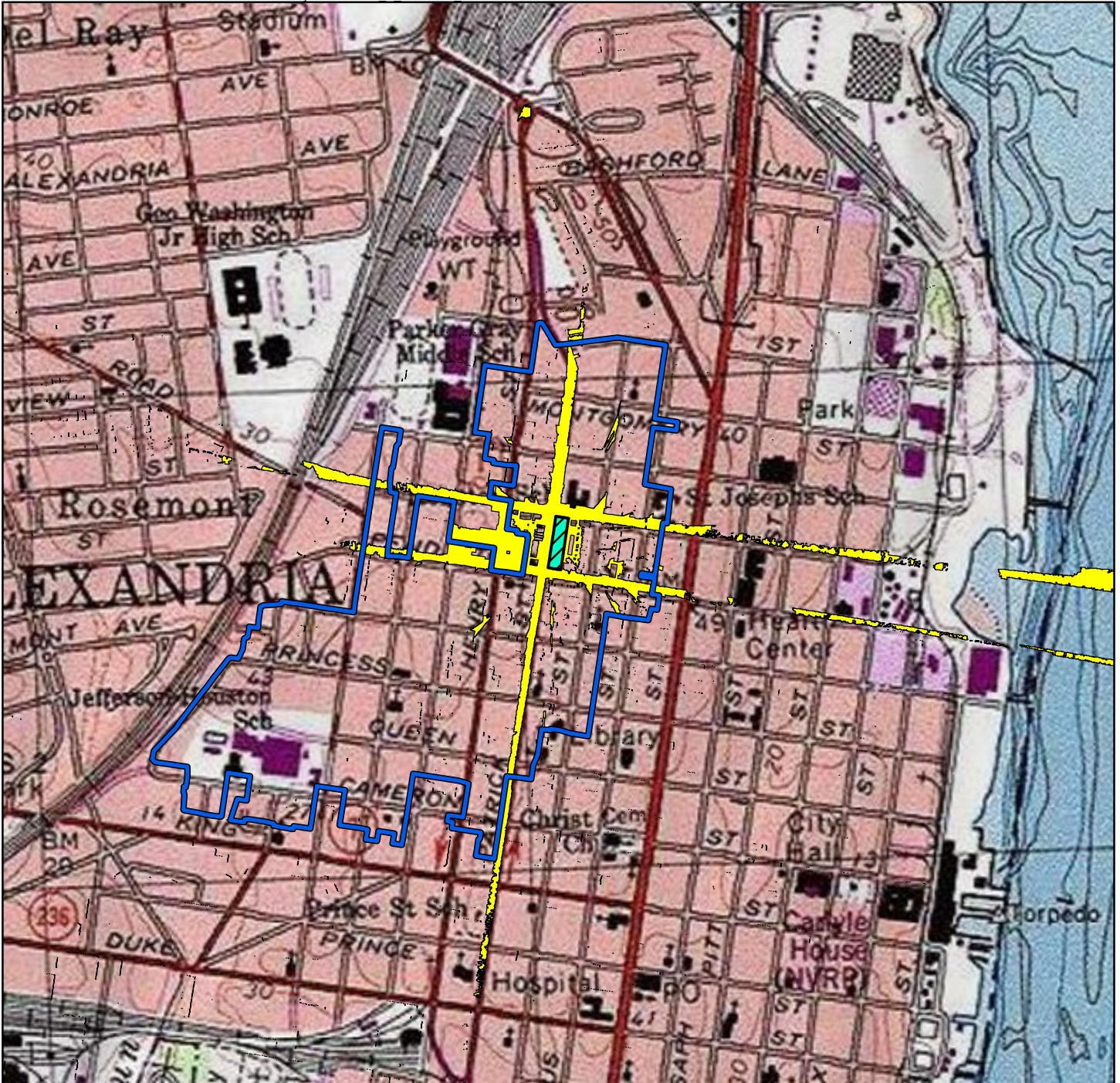
Ramsey Homes




WSSI # - September 2014



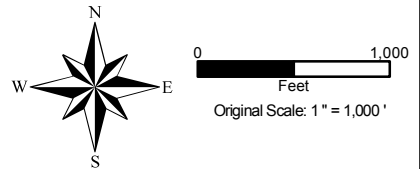
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-  Uptown/Parker-Gray Historic District and Area of Potential Effect Boundary
-  Direct Effects
-  Indirect Effects

USGS 7.5' Quadrangle Map - Alexandria, DC-MD-VA, 1997
Viewshed analysis based on 1m DEM and City of Alexandria building height data.

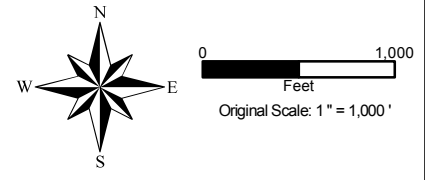


Ramsey Homes, City of Alexandria, Virginia



-  Uptown/Parker-Gray Historic District and Area of Potential Effect Boundary
-  Direct Effects
-  Indirect Effects

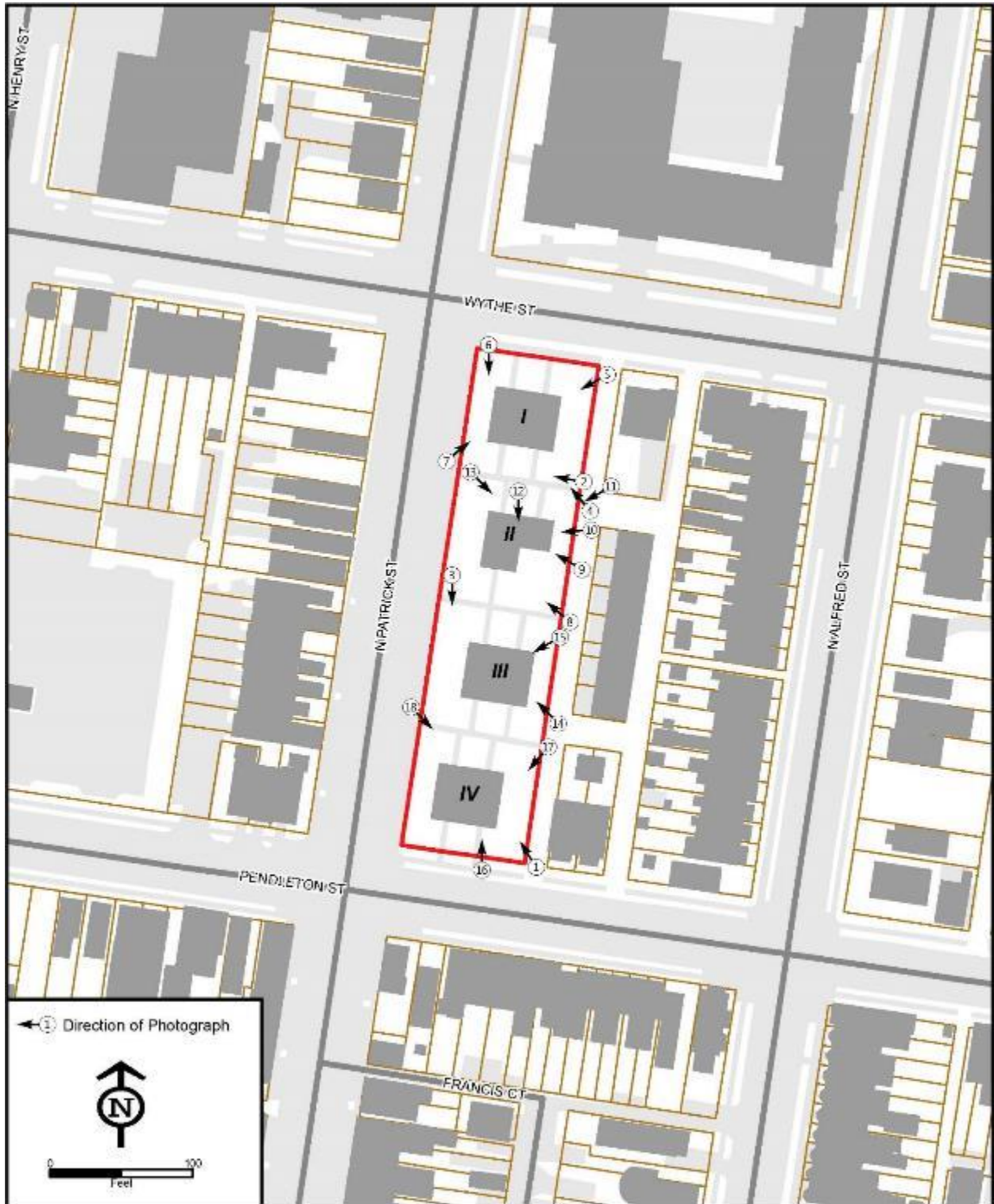
Map Source: ESRI; Elevation Data Source: USGS
Viewshed analysis based on 1m DEM and City of Alexandria building height data.



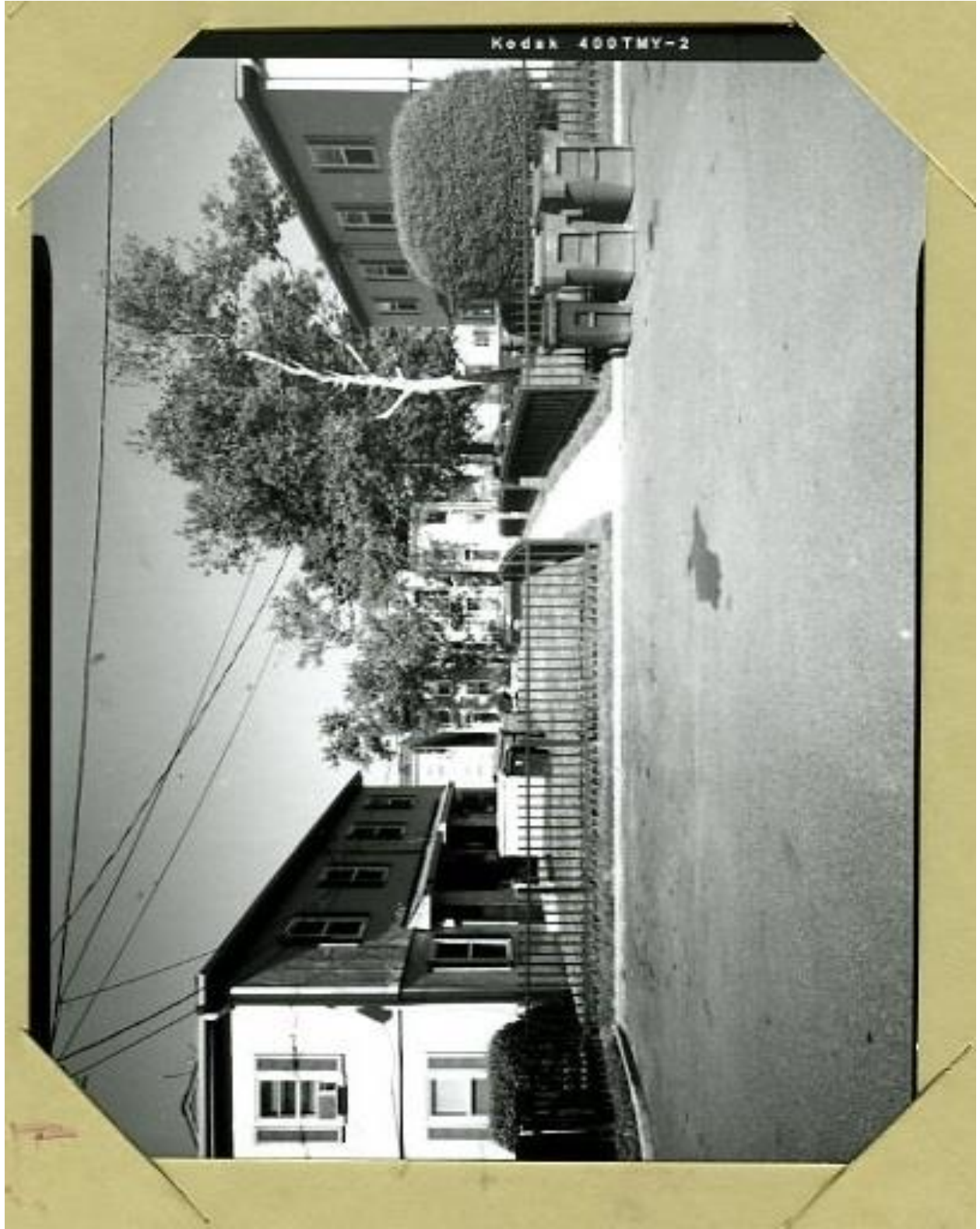
Ramsey Homes, City of Alexandria, Virginia

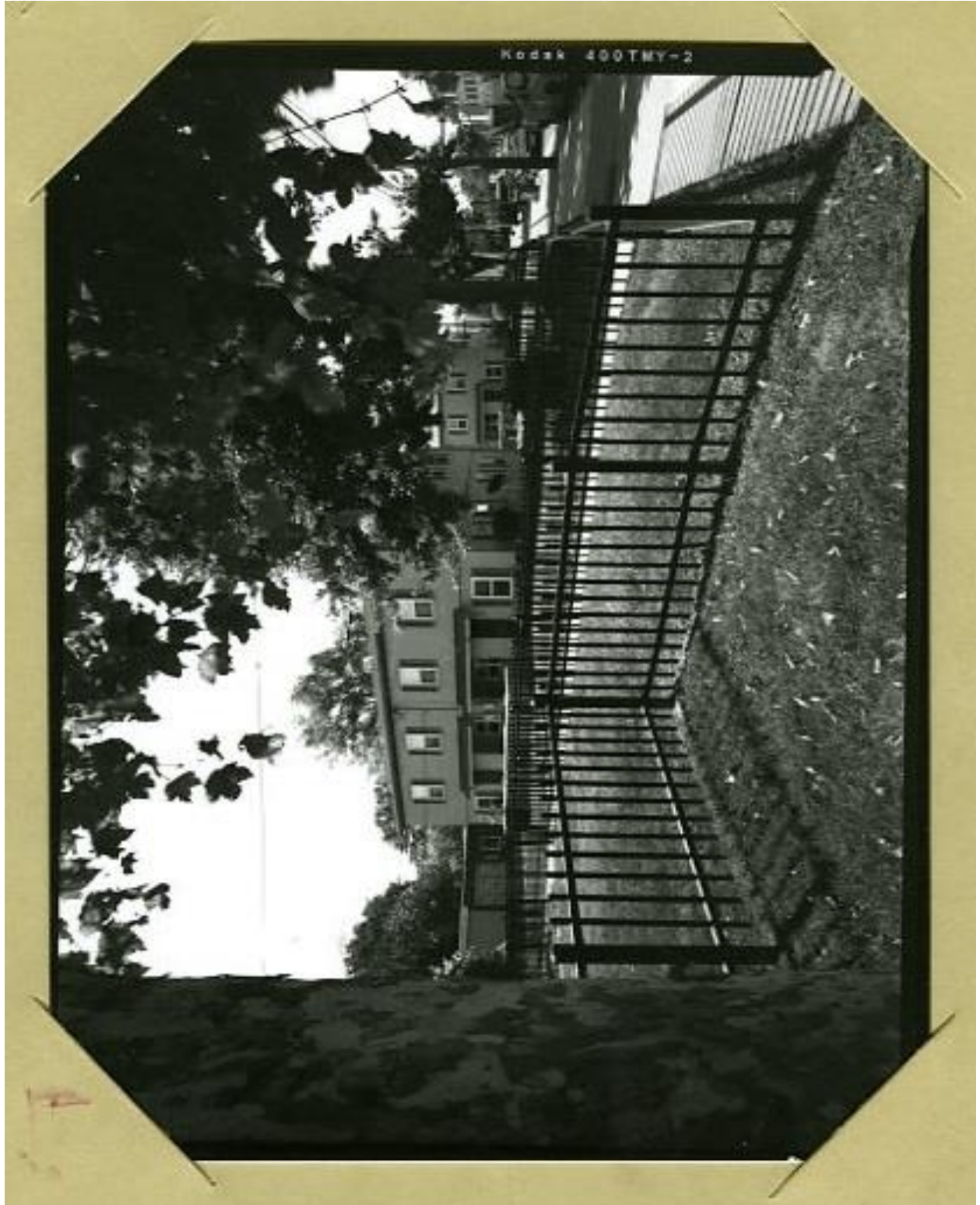


**RAMSEY HOMES
HABS No. VA-1511
INDEX TO PHOTOGRAPHS**





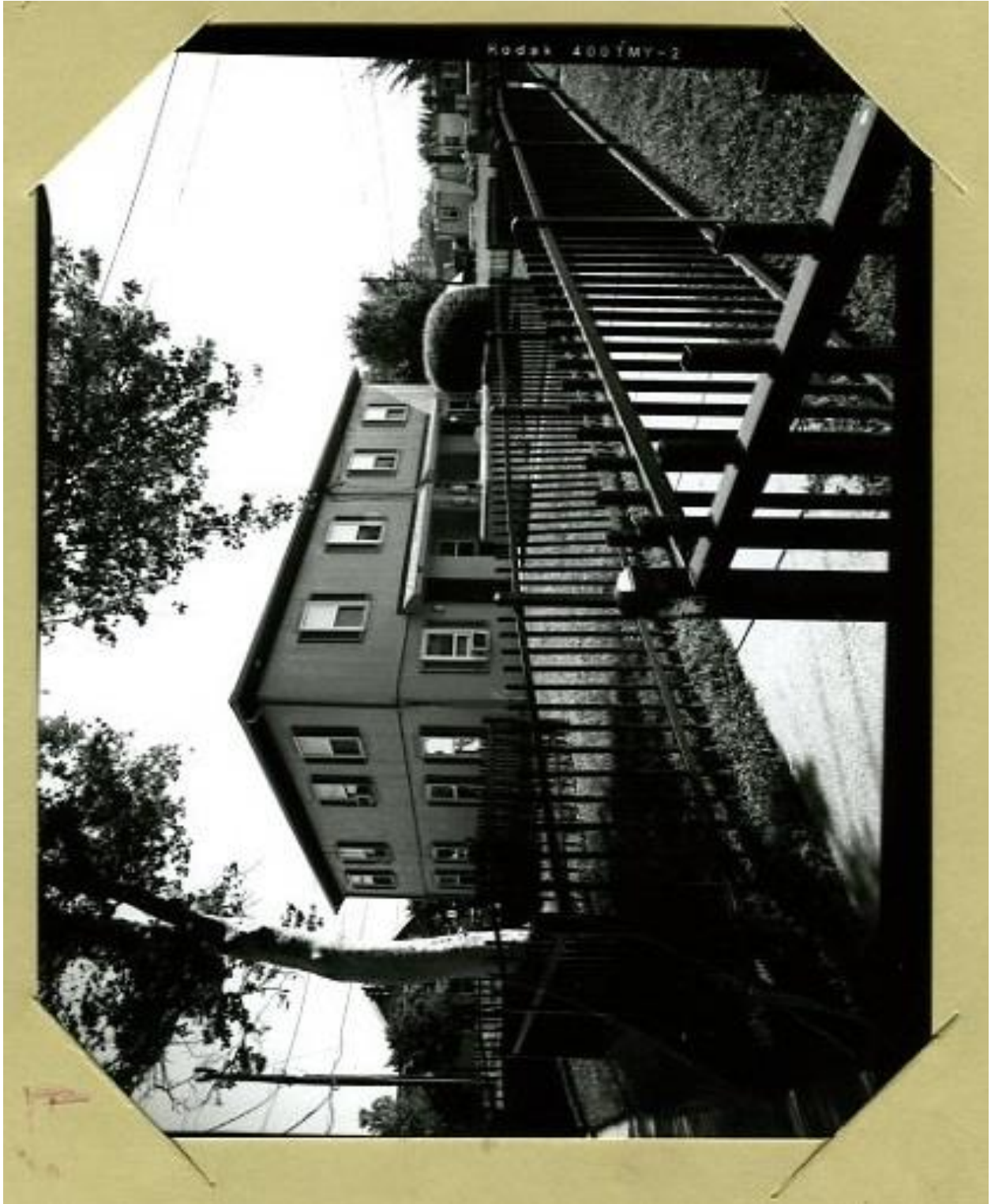












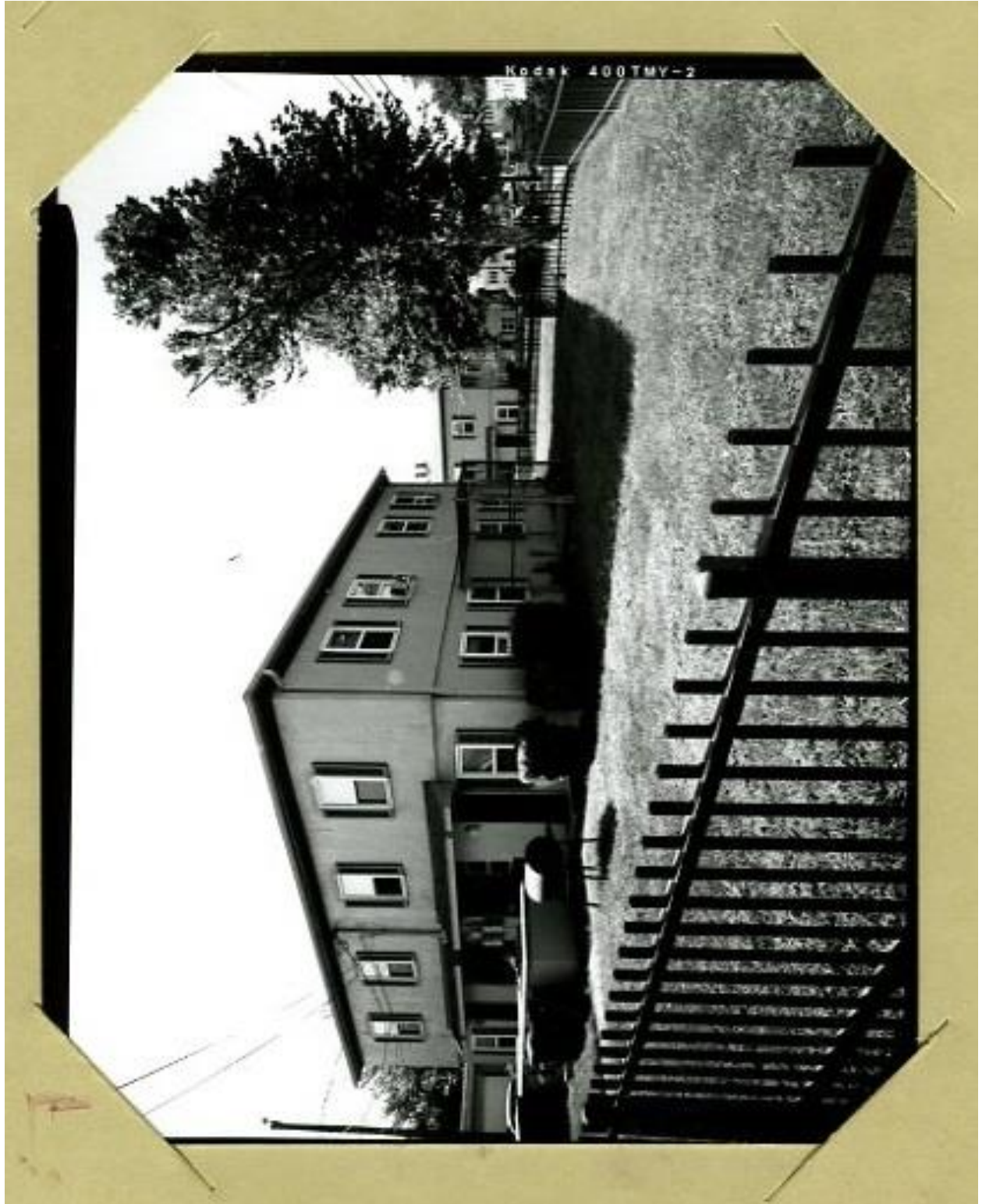












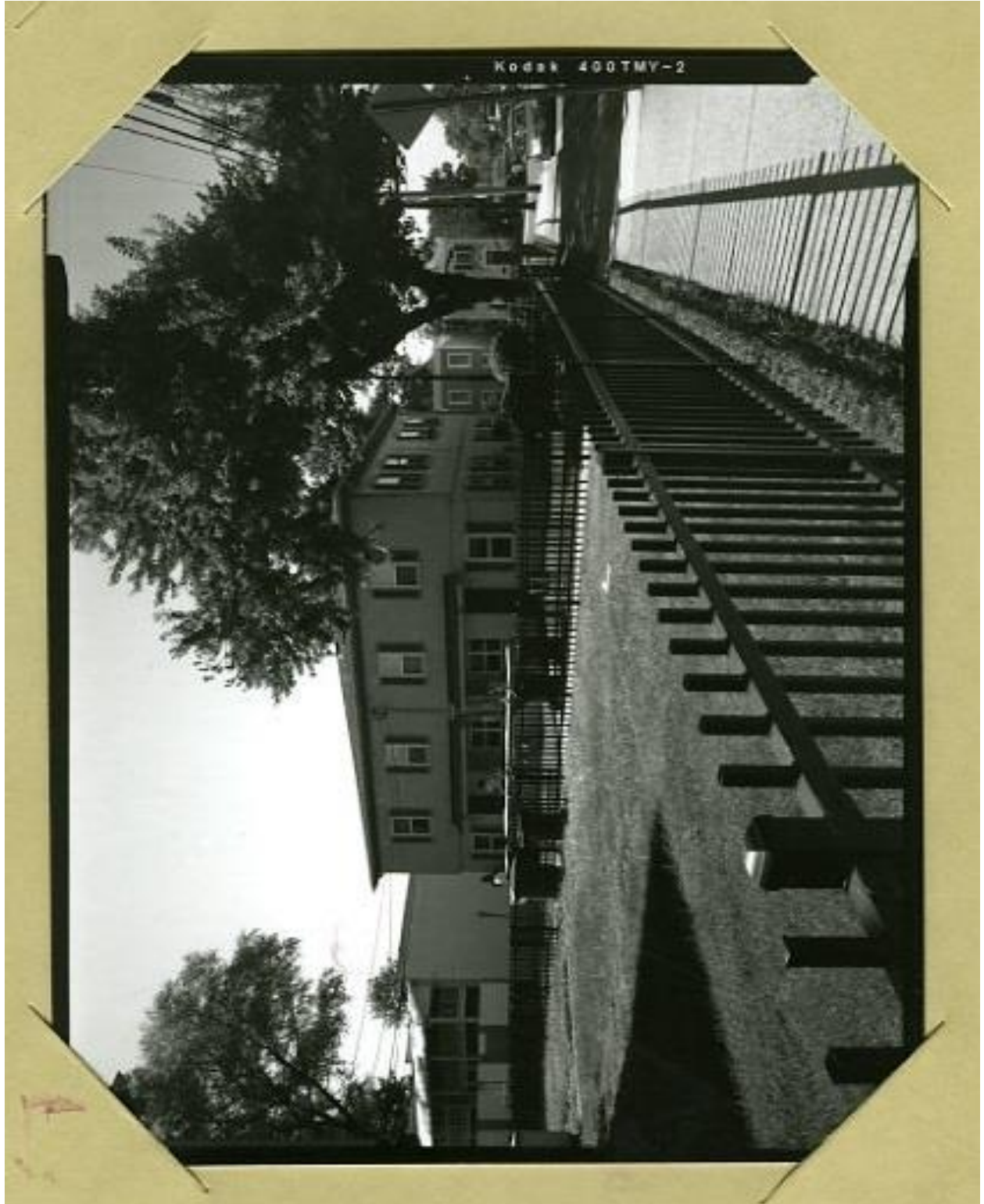
**RAMSEY HOMES
HABS No. VA-1511**













Ramsey Homes, Building I (Anna Maas, June 29, 2015)



Ramsey Homes, Building II (Anna Maas, June 29, 2015)



Ramsey Homes, Building III (Anna Maas, June 29, 2015)



Ramsey Homes, Building IV (Anna Maas, June 29, 2015)



Ramsey Homes, Typical First Floor Living Room and Stairway (Anna Maas, June 29, 2015)



Ramsey Homes, Typical First Floor Kitchen, Living Room, and Heating Vent (Anna Maas, June 29, 2015)



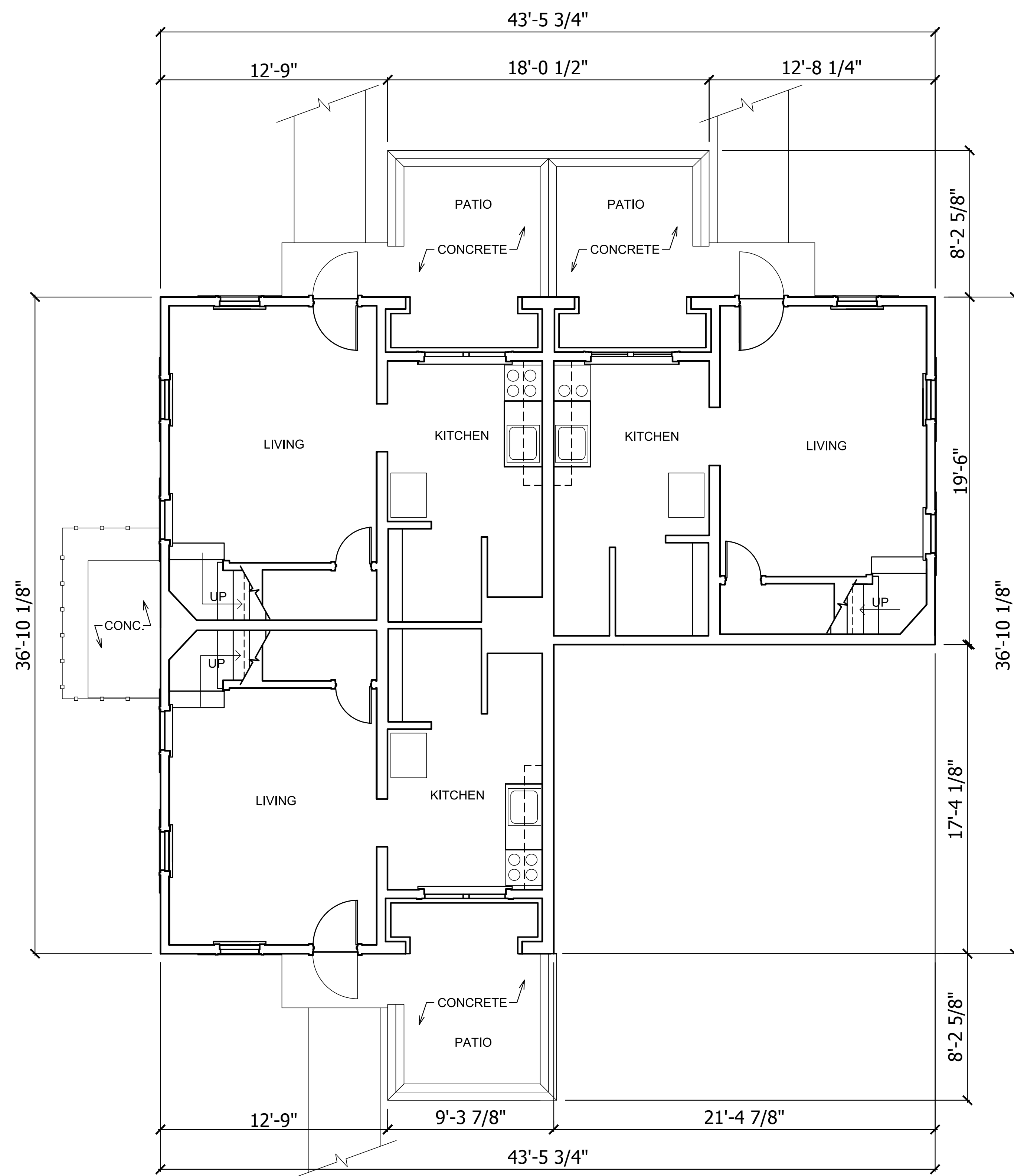
Ramsey Homes, Typical First Floor Kitchen and Utility Rooms (Anna Maas, June 29, 2015)



Ramsey Homes, Typical Second Floor Bedroom (Anna Maas, June 29, 2015)



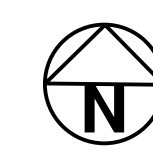
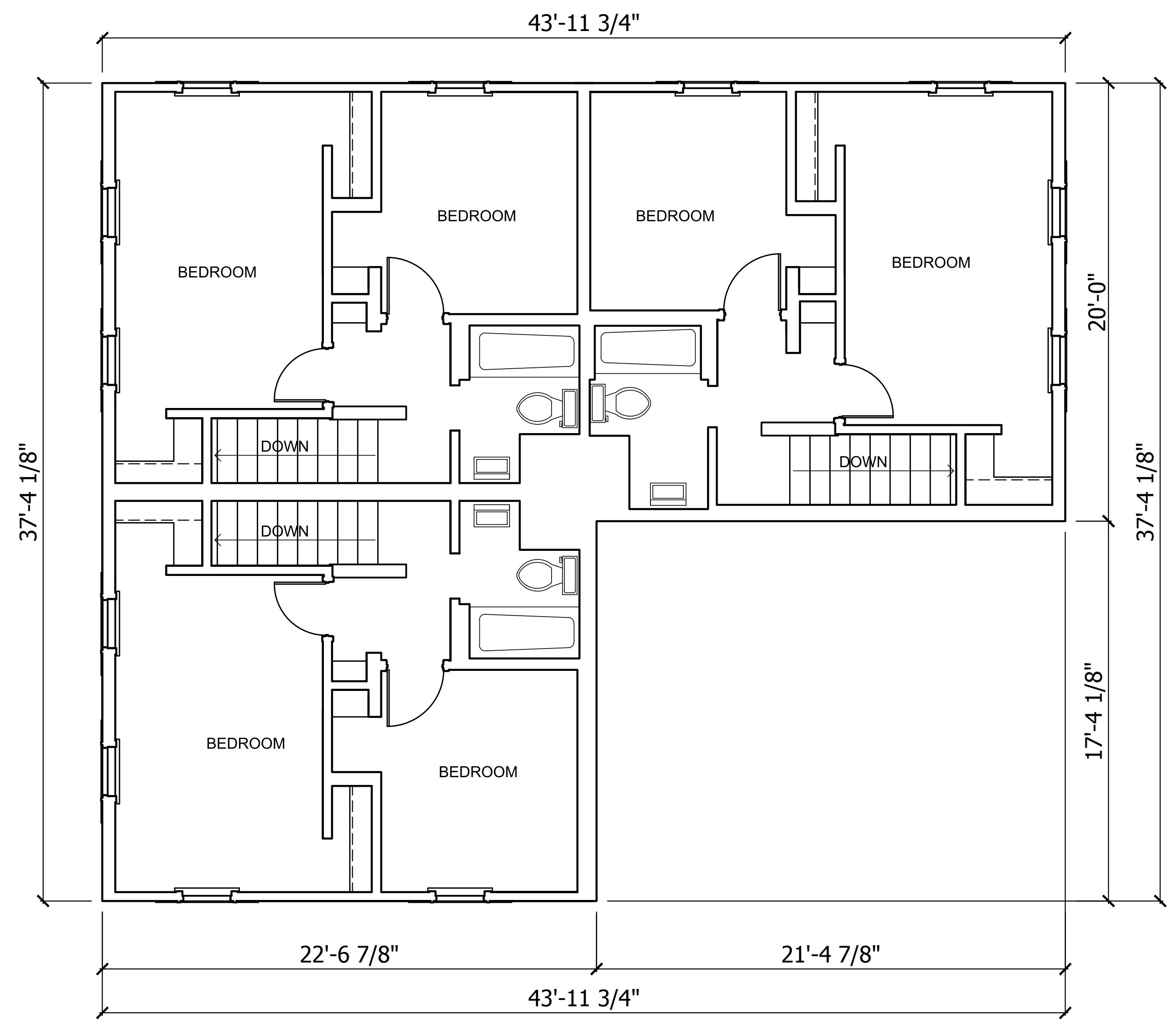
Ramsey Homes, Typical Second Floor Bathroom (Anna Maas,
June 29, 2015)



FIRST FLOOR PLAN

BUILDING II - 619, 621 & 623 N PATRICK ST.
ALEXANDRIA, VIRGINIA

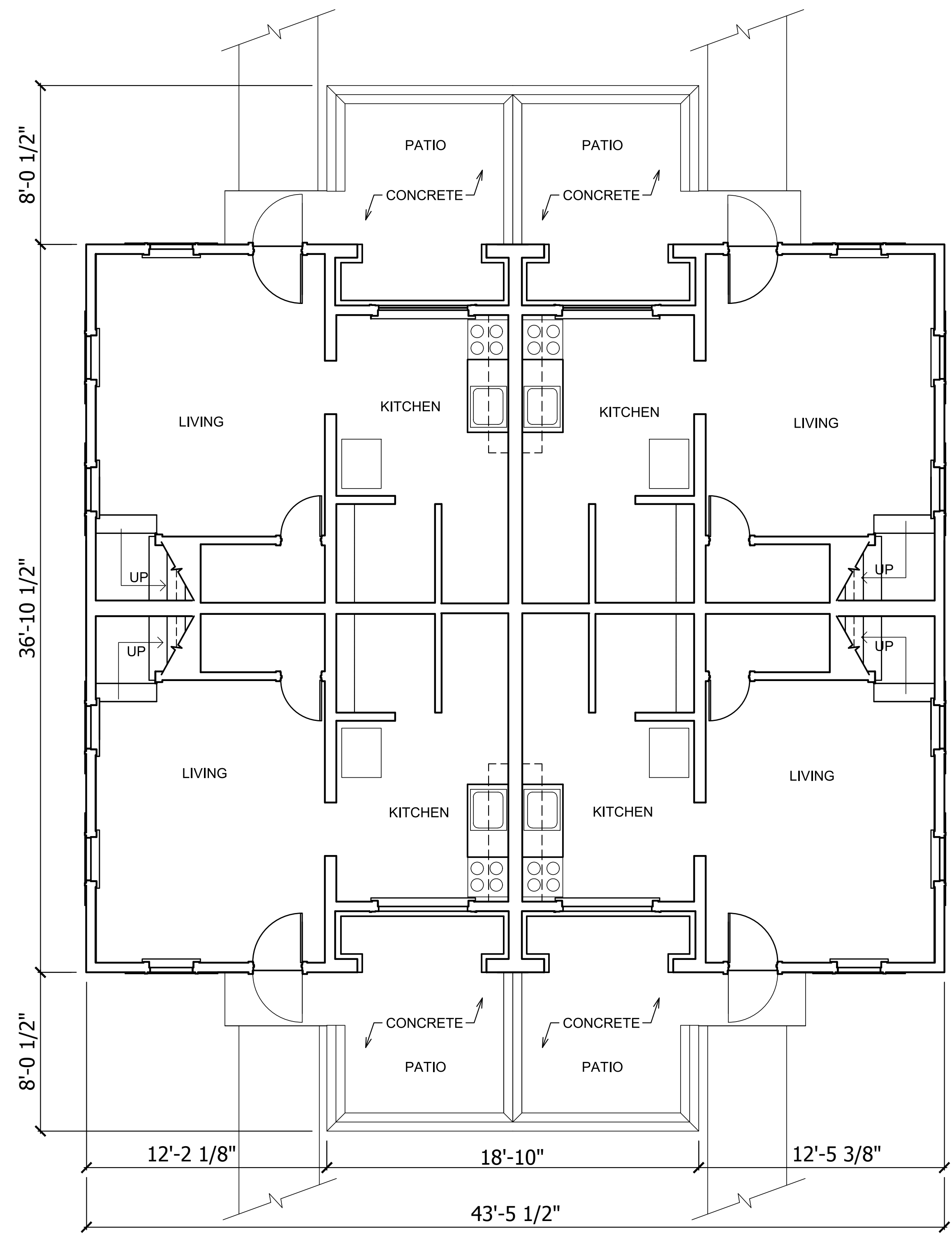
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SECOND FLOOR PLAN

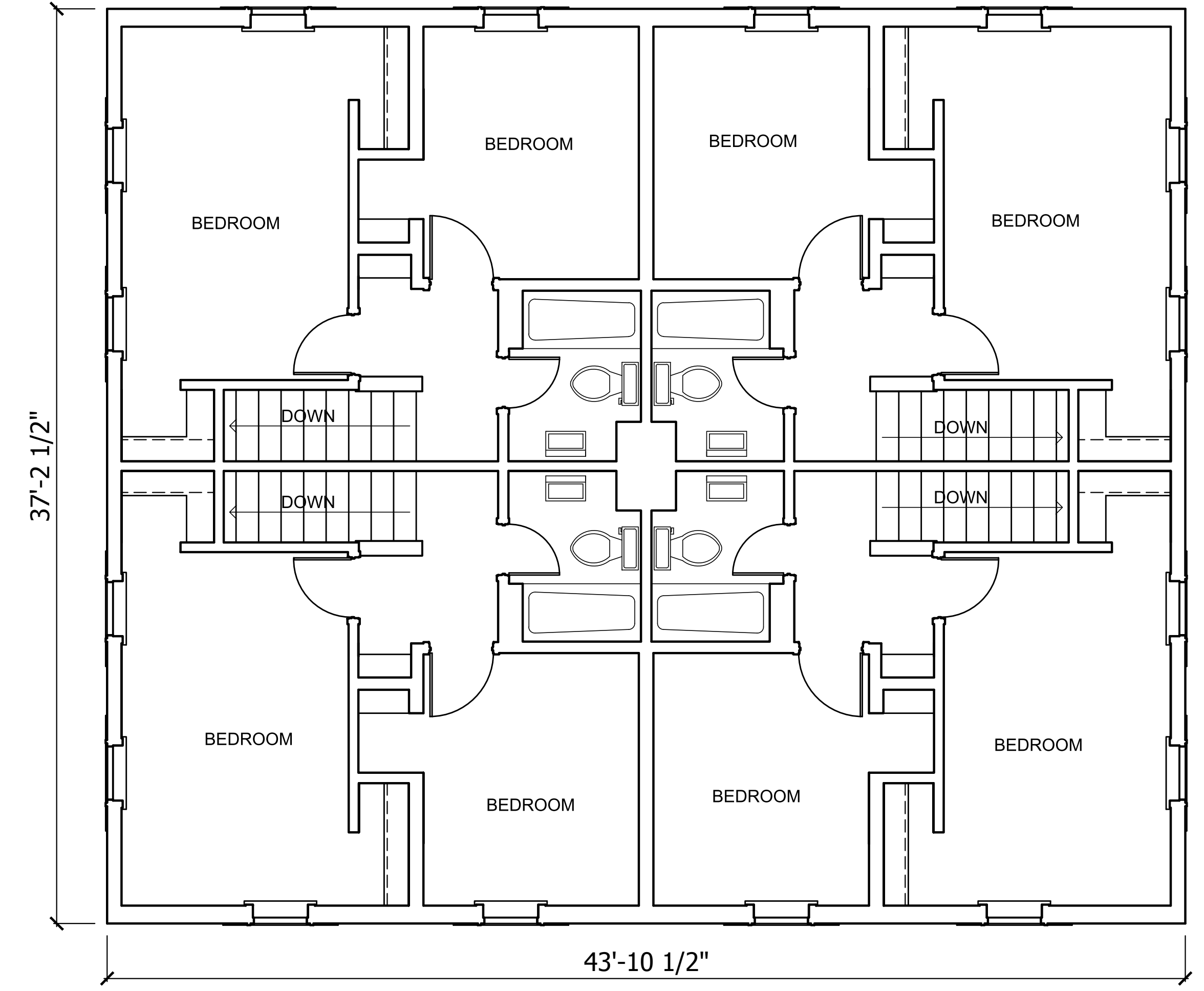
BUILDING II - 619, 621 & 623 N PATRICK ST.
ALEXANDRIA, VIRGINIA

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FIRST FLOOR PLAN
 BUILDING I - 912 & 914 WYTHE ST. / 625 & 627 N PATRICK ST.
 BUILDING III - 609, 611, 613 & 615 N PATRICK ST.
 BUILDING IV - 605 & 607 N PATRICK ST. / 913 & 915 PENDLETON ST.
 ALEXANDRIA, VIRGINIA

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SECOND FLOOR PLAN
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 BUILDING III - 609, 611, 613 & 615 N PATRICK ST.
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 ALEXANDRIA, VIRGINIA

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DRAWN BY: ENCORE SUSTAINABLE DESIGN, LLC - NAKITA REED, AIA; W. WARD BUCHER III, AIA; JOSEPH WOJCIECHOWSKI

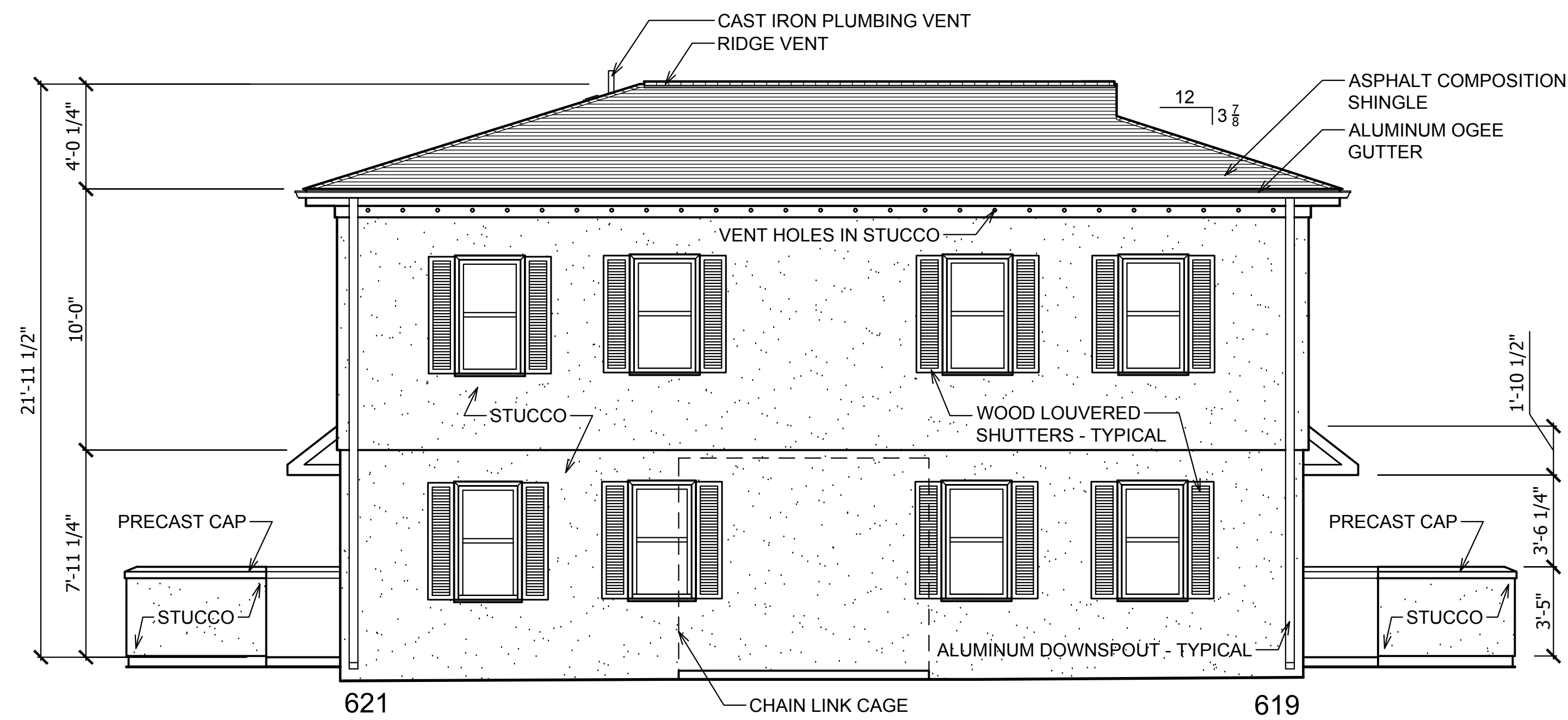
NATIONAL PARK SERVICE
 UNITED STATES DEPARTMENT OF THE INTERIOR

RAMSEY HOMES
 EAST SIDE OF THE 600 BLOCK OF NORTH PATRICK STREET
 ALEXANDRIA VIRGINIA

SURVEY NO.
 VA-1511

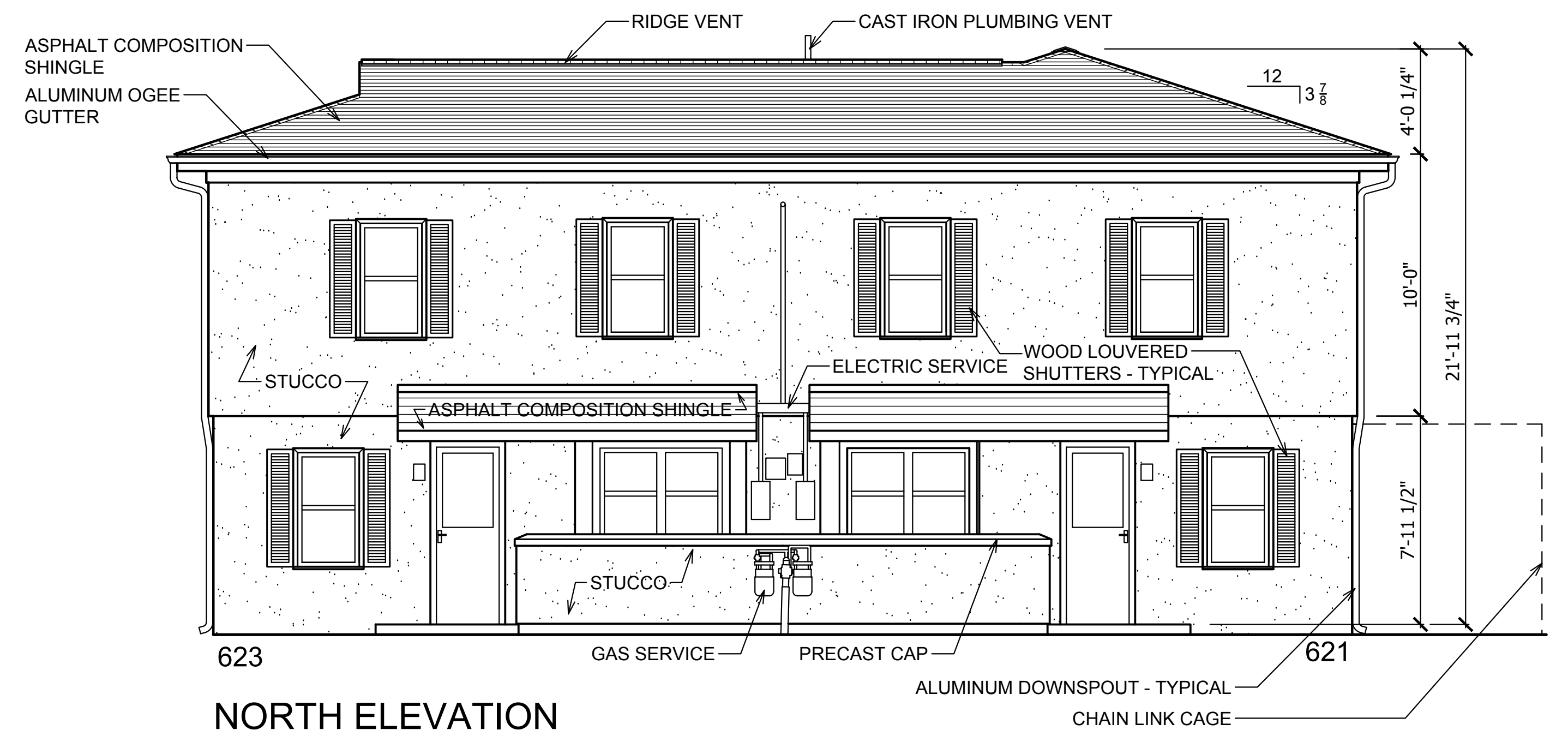
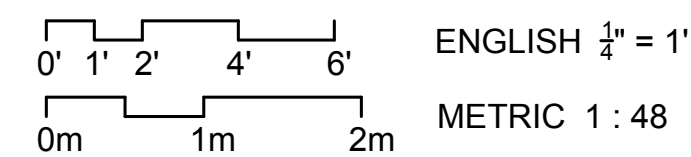
HISTORIC AMERICAN
 BUILDINGS SURVEYS
 SHEET 2 OF 4 SHEETS

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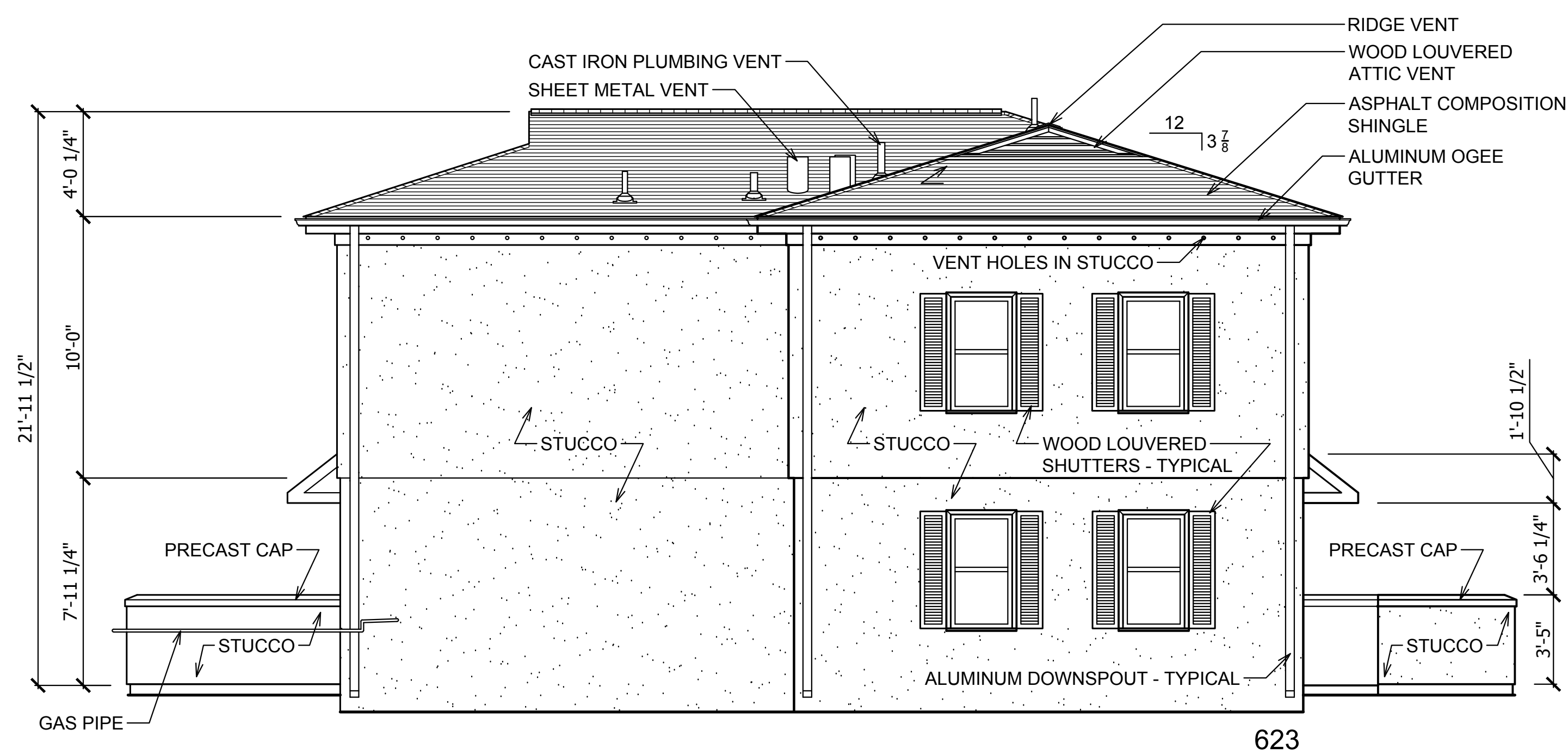
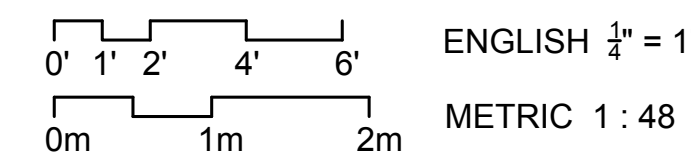
WEST ELEVATION

BUILDING II - 619, 621 & 623 N PATRICK ST.
ALEXANDRIA, VIRGINIA



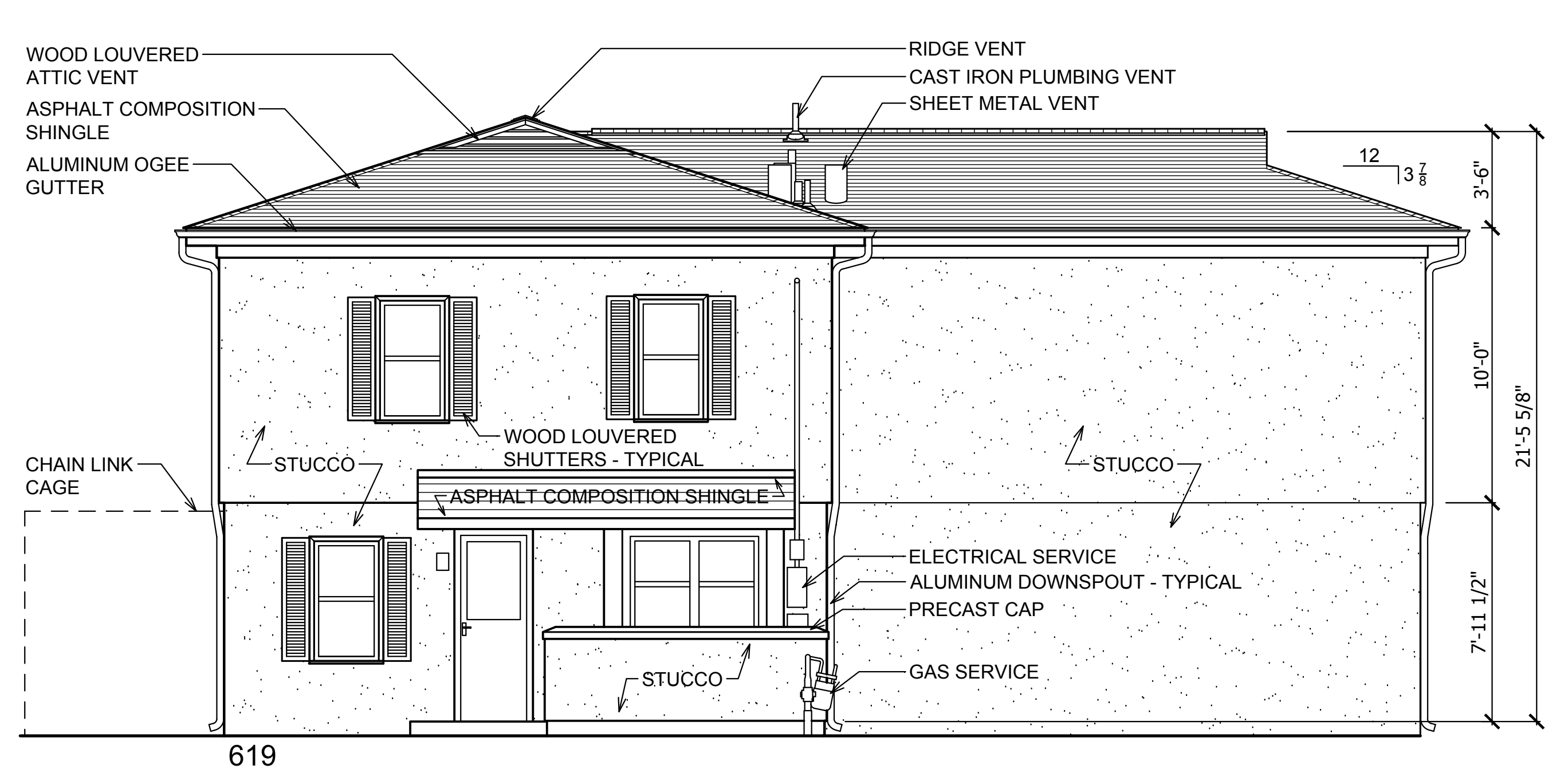
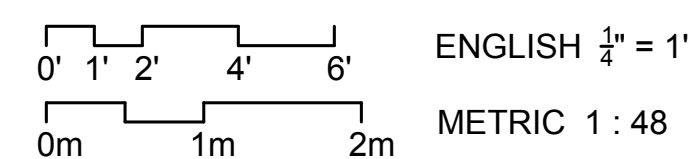
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ALEXANDRIA, VIRGINIA



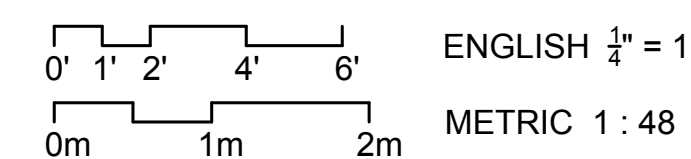
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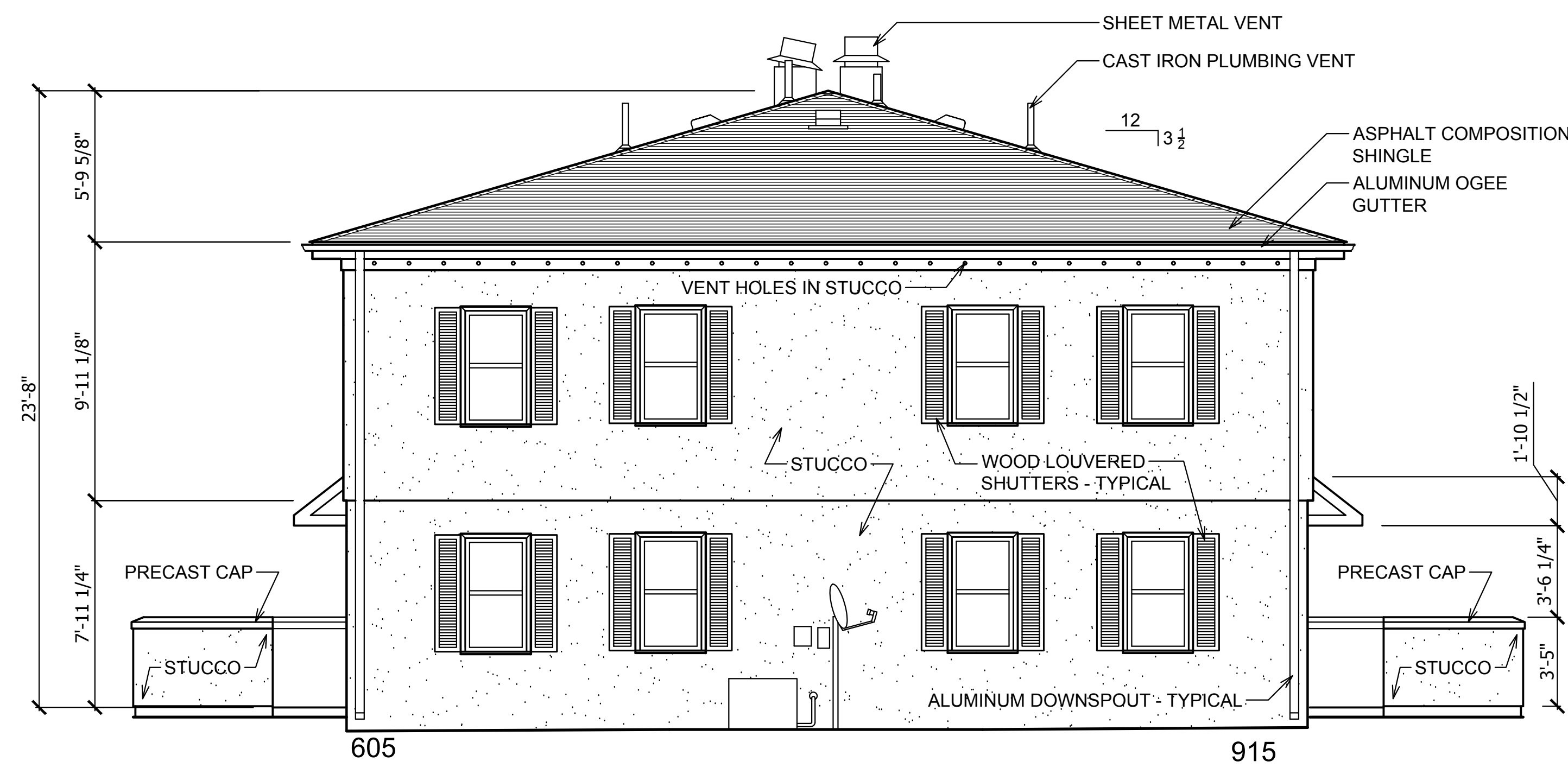
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ALEXANDRIA, VIRGINIA



SOUTH ELEVATION

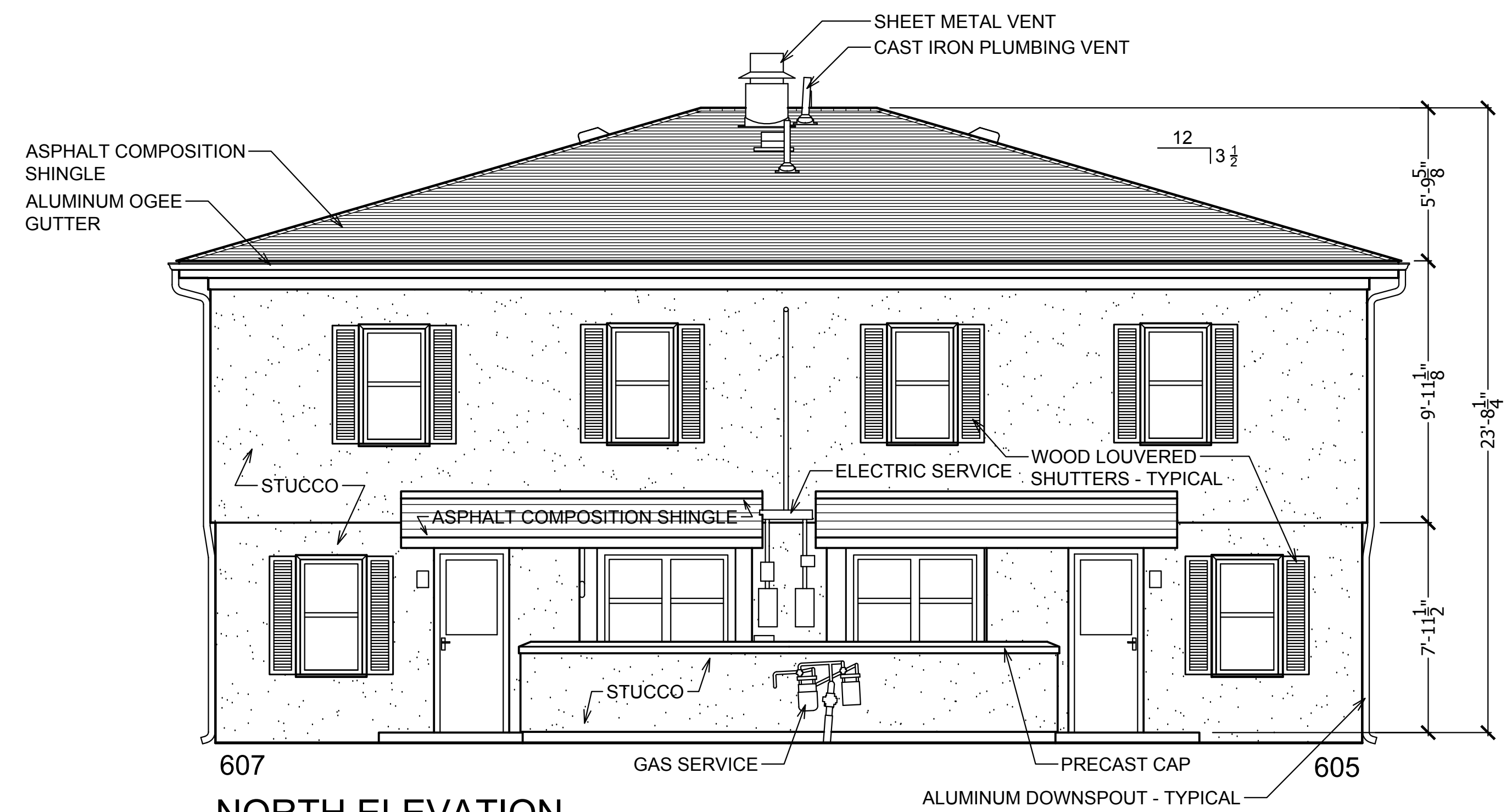
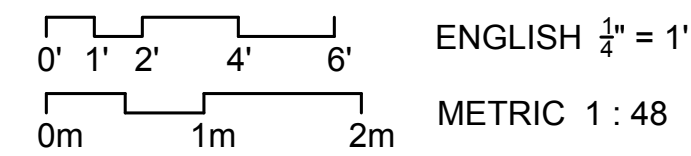
BUILDING II - 619, 621 & 623 N PATRICK ST.
ALEXANDRIA, VIRGINIA





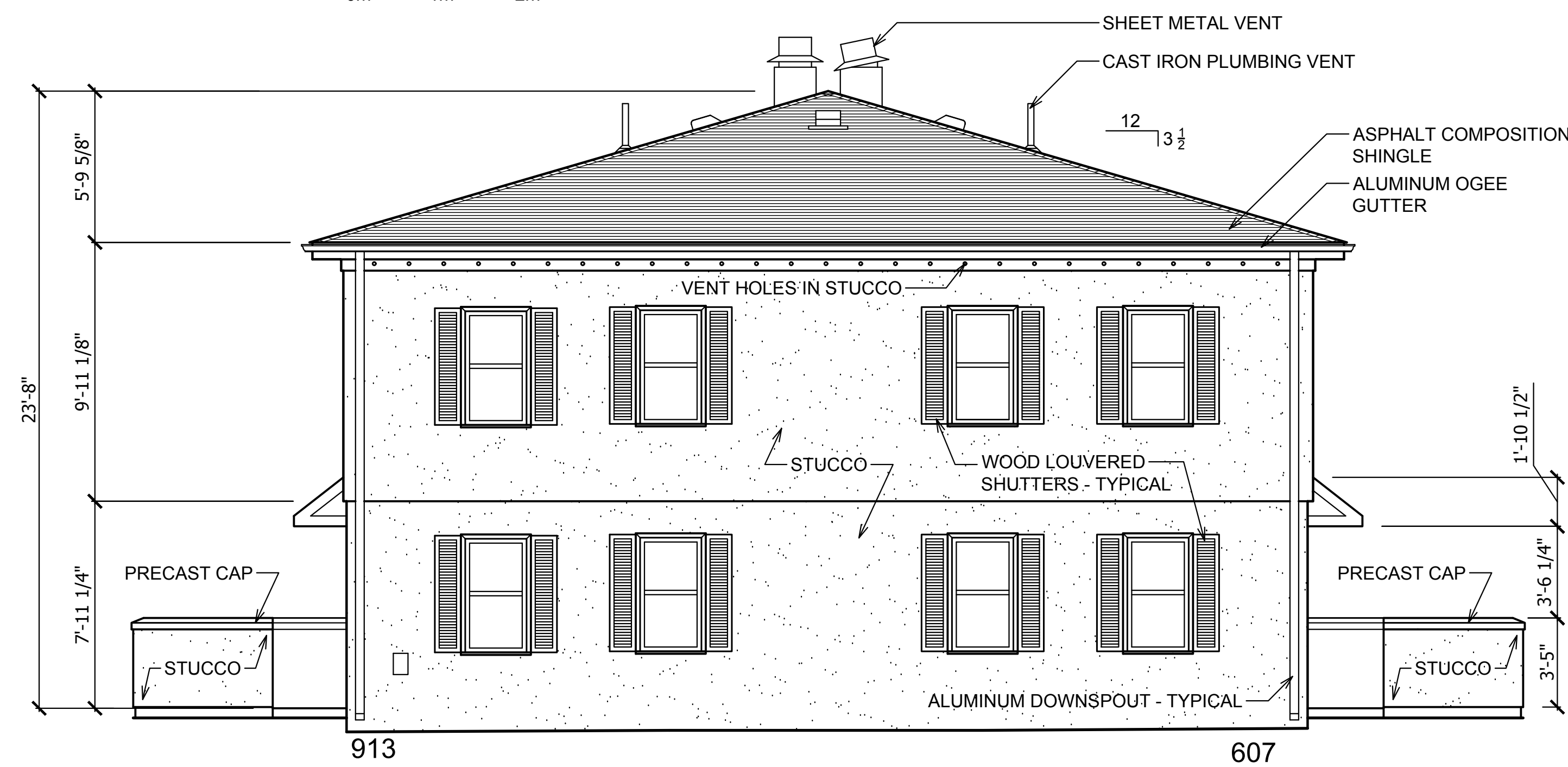
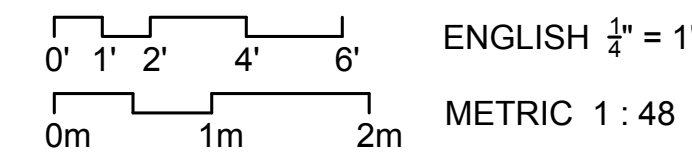
WEST ELEVATION

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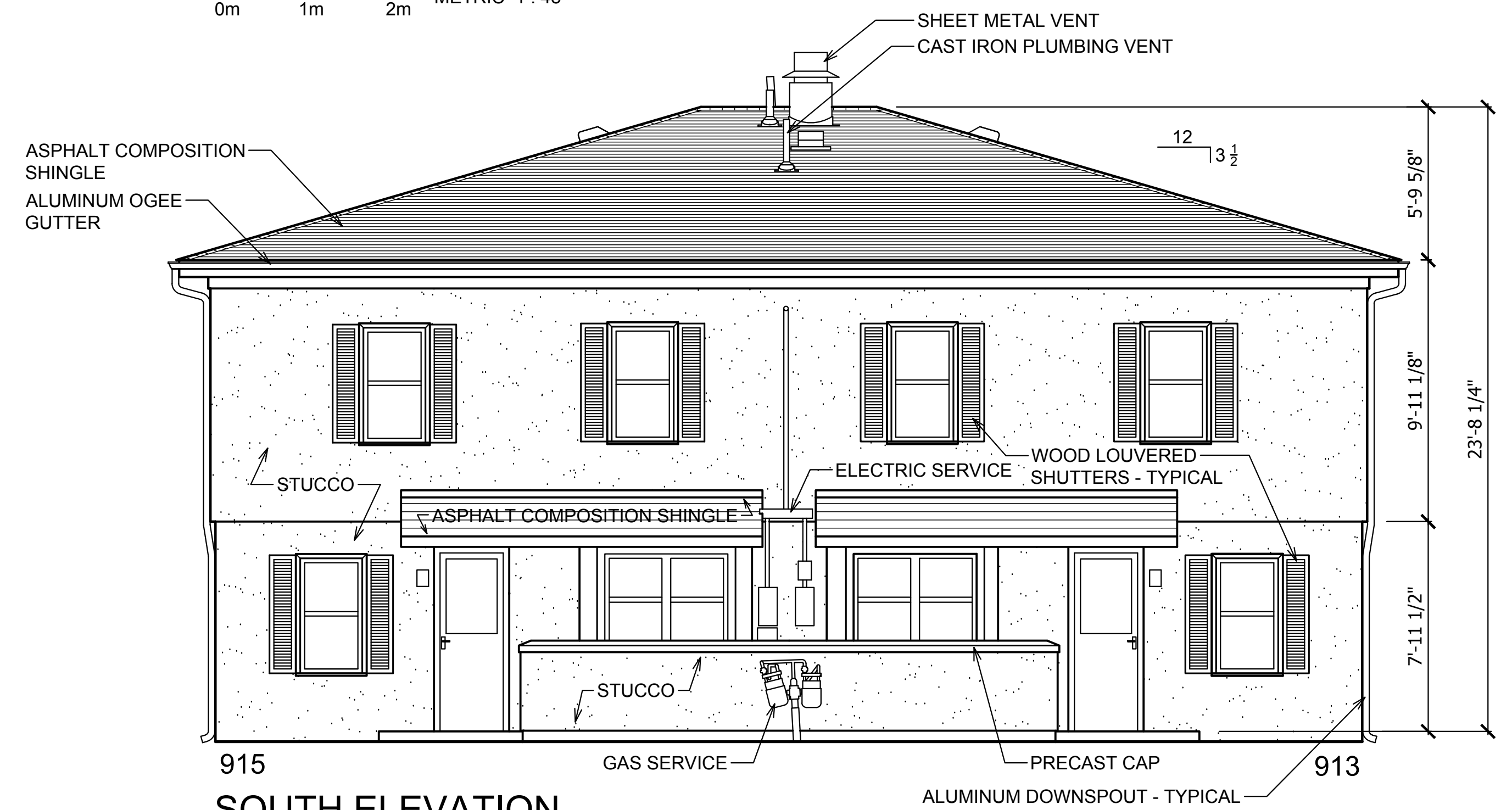
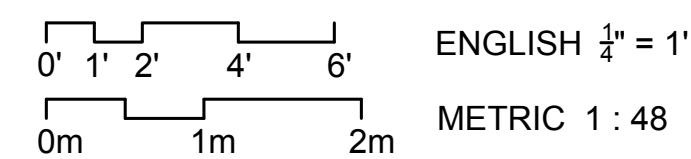
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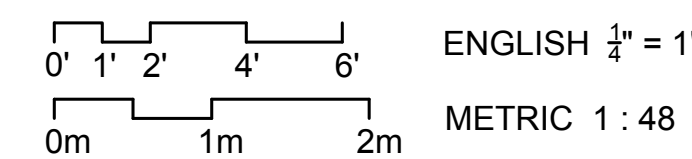
EAST ELEVATION

BUILDING I - 912 & 914 WYTHE ST. / 625 & 627 N PATRICK ST.
 BUILDING III - 609, 611, 613 & 615 N PATRICK ST.
 BUILDING IV - 605 & 607 N PATRICK ST. / 913 & 915 PENDLETON ST.
 ALEXANDRIA, VIRGINIA



SOUTH ELEVATION

BUILDING I - 912 & 914 WYTHE ST. / 625 & 627 N PATRICK ST.
 BUILDING III - 609, 611, 613 & 615 N PATRICK ST.
 BUILDING IV - 605 & 607 N PATRICK ST. / 913 & 915 PENDLETON ST.
 ALEXANDRIA, VIRGINIA



The Ramsey Homes Redevelopment

Braddock Implementation Advisory Group Meeting

January 28, 2016



Program

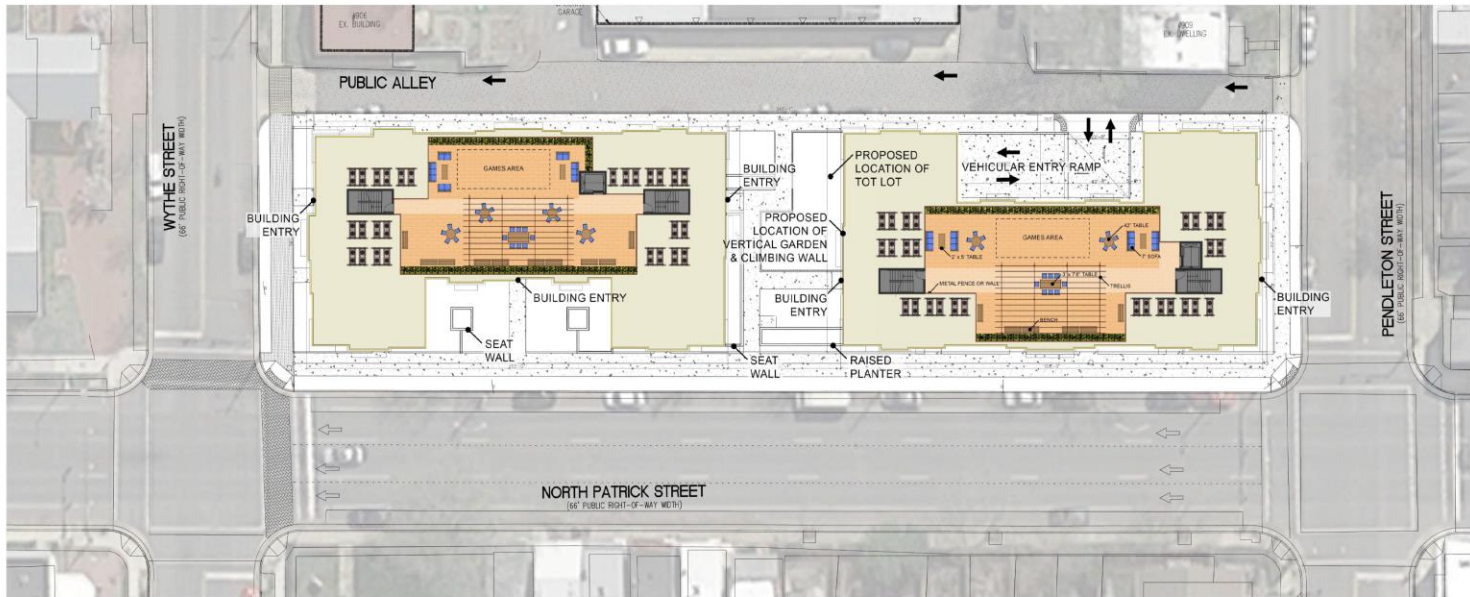
- 2 multi-family buildings, total of 53 units
- Affordable to families in the 40% - 60% range of the Area Median Income (AMI)
- 29 underground parking spaces
- 40% open space with both passive and active uses is a combination of 15% ground level and 25% rooftop amenity
- Rooftop amenity, both buildings, each with 3,574 SF & 3,605 SF respectively for a total at rooftop of 7,179 SF
- Affordable to: 30% AMI (15); 50% AMI (11); 60% AMI (27). Adds 38 net new units of affordable housing.

Illustrative Site Plan



Proposed Site Plan w/Precedent Images

Combined ground level and rooftop area 40%



CLIMBING WALLS



VERTICAL GARDENS



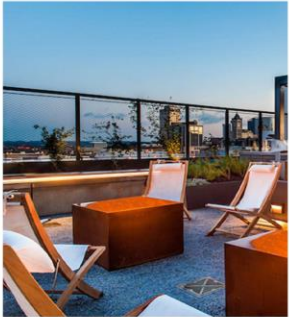
SEAT WALLS



TOT LOTS



Proposed Rooftop Amenity with Precedent Images



Latest Revisions to the Architecture

- Following input from a design charrette and subsequent meetings, modifications to the design were made including:
 - The new elevations are “less busy”. The brick has been increased (59%) and the cement panel decreased (41%) and colors minimized. The building footprint has also been simplified.
 - South building transitions the townhouse rhythm and scale and North building is more multi-family to address the Charles Houston Center. While one project the buildings are complementary in character and color in order to appropriately address the abutting uses.
 - A main entrance has been added for the north building at the inset courtyard that fronts on Patrick Street.

Proposed Elevations



ELEVATION-NORTH PATRICK STREET SOUTH BUILDING

ELEVATION-PENDELETON STREET

- METAL BALCONY
- BRICK HEAD & SILL
- METAL CANOPY
- METAL COPING
- CEMENT LAP SIDING
- BRICK 1
- CEMENT PANEL SIDING
- BRICK 2



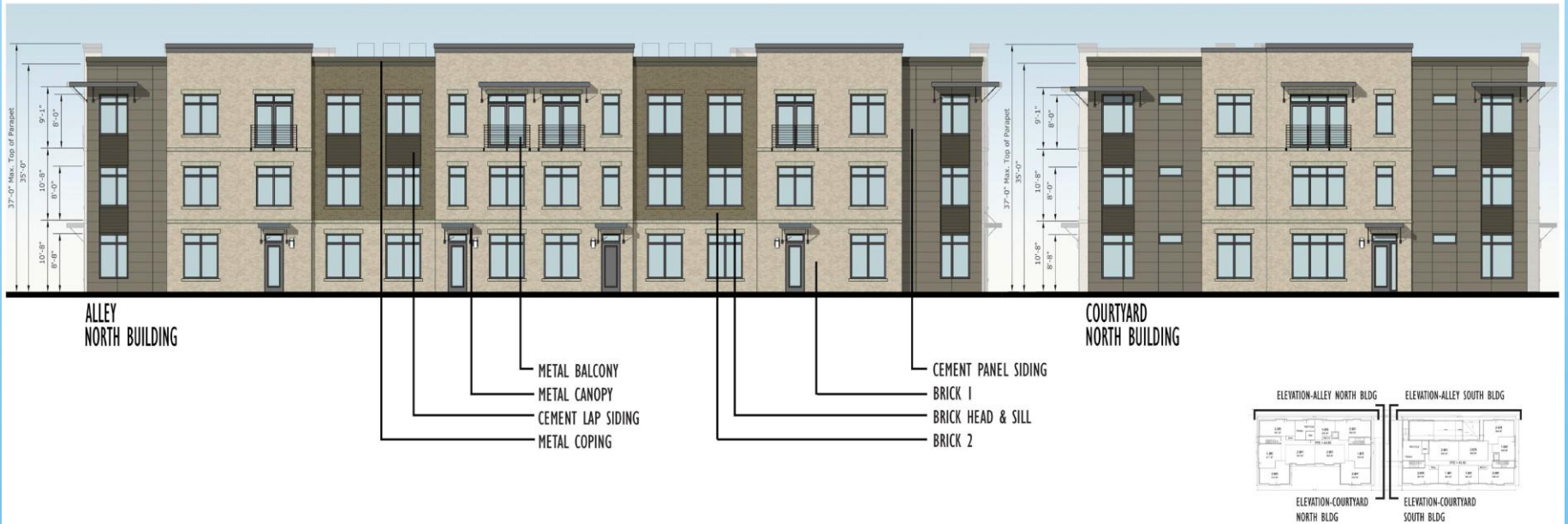
ELEVATION-WYTHE STREET

ELEVATION-NORTH PATRICK STREET NORTH BUILDING

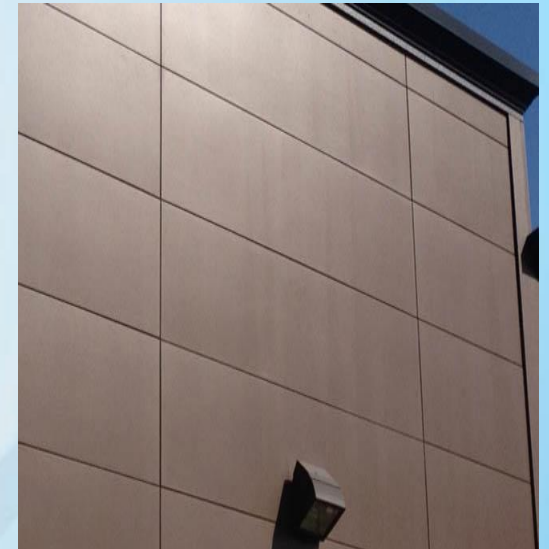


SCALE: 1/8" = 1'

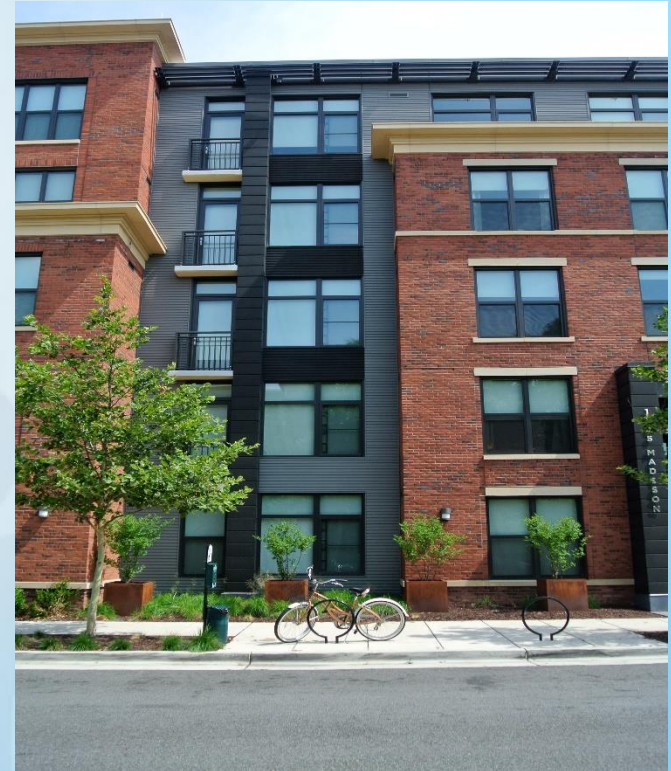
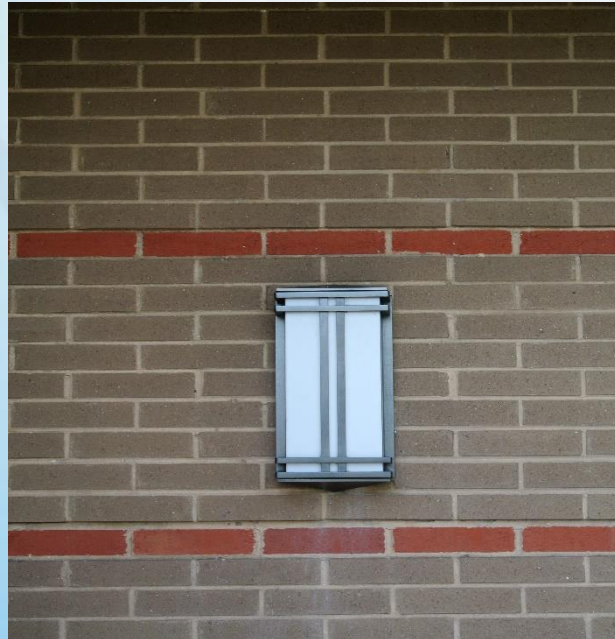
Proposed Elevations



Material Images



Material Images



Site Silhouettes



NORTH ELEVATION



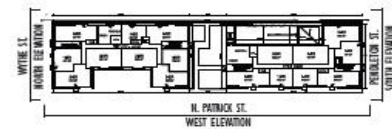
SOUTH ELEVATION



WEST ELEVATION



WEST ELEVATION (CONTINUED)



APPROVED	
SPECIAL USE PERMIT NO. 2008-0009	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF PROFESSIONAL & ENVIRONMENTAL SERVICES	
SITE PLAN No.	
DIRECTOR	DATE
RESIDENTIAL PLANNING COMMISSION	
DATE RECEIVED	DATE
TREATMENT NO.	DEED BOOK NO. PAGE NO.

Site Silhouettes



1. WYTHE LOOKING WEST



2. WYTHE LOOKING EAST

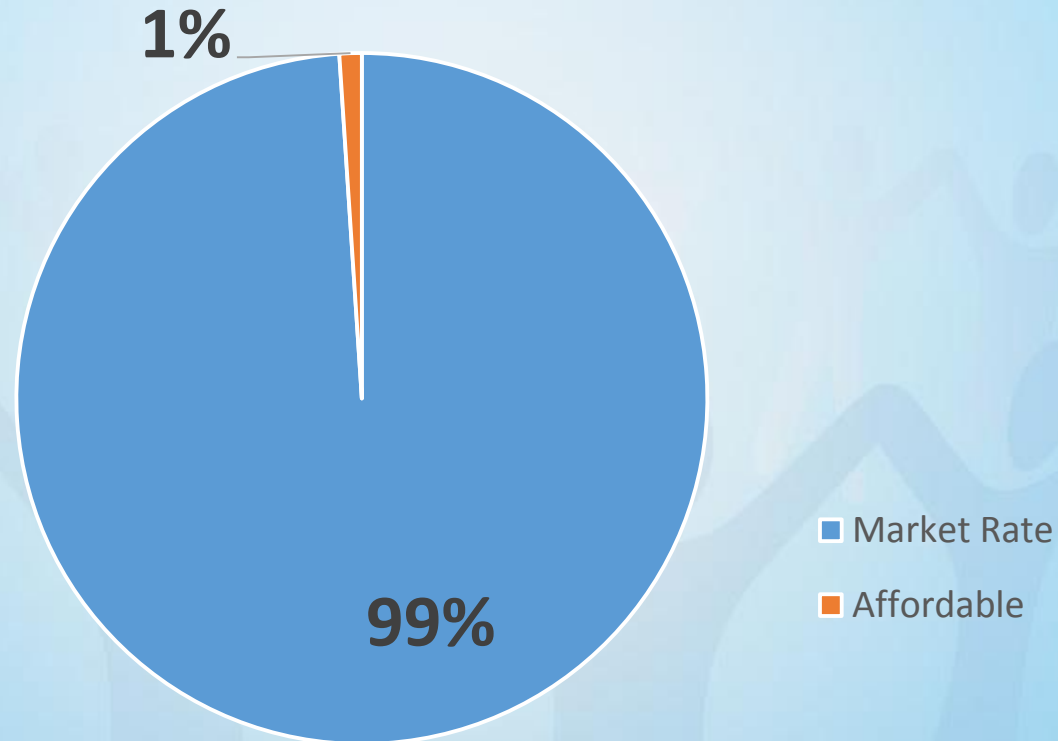


3. PENDELTON LOOKING WEST



4. PENDELTON LOOKING EAST

Comparison of Market Rate to Affordable Units in the Braddock Metro Neighborhood (2008 to Present)



Market Rate/Luxury: 949

Affordable: 10

Redevelopment of Ramsey Homes is Consistent with the BEMP, and a contributing benefit to the neighborhood:

- Provides an honest expression in the multi-family architecture addressing the civic uses on the north building while reflecting the neighborhood tradition in character on the south building.
- Contributes to walkable streets.
- Creates a façade that is indistinguishable as affordable housing.
- Continues the legacy of affordable housing in Alexandria by introducing greater density to this block.
- Puts forward a program generally no more than one-story higher than adjacent buildings.
- Puts forward a program that undergrounds parking and utilities.
- Architecture will pass the test of time.

Who Could Occupy the New Ramsey Homes?

Current Ramsey Homes Residents

- The current occupants of the community have the first right to return to the new units.
- 15 (Resolution 830) units will remain at 30% AMI

Site Specific Waiting List with a preference for income-qualified City Employees

- Police Officers
- Fire Fighters
- School Teachers
- Chefs
- Retail employees

Funding the Development Cost

- ARHA intends to apply for highly competitive 9% LIHTC
- Project must be sized to be competitive (short-term) and sustainable (short and long-term)
- Project must underwrite in order to attract an investor to purchase the tax credits

Options

Rehabilitate 15 existing units

- Completely renovate all existing buildings
- Renovation costs for life safety, code compliance, and improvements to overall function and condition were comparable to new construction costs

Leave 2 buildings and construct 22 new (flat) units

- Completely renovate two existing building
- Construct (infill) flat units in a multi-story building in order to meet accessibility requirements
- Not competitive for TC
- Not sustainable long-term

Options

Leave 1 building and construct 39 new units

- 3 stories in height
- Completely renovate one existing building (4 units) and build one single, multi-family building with 39 units

Leave 1 building and construct 46 new units

- 4 stories in height
- Completely renovate one existing building (4 units) and build one single, multi-family building with 46 new units

Options

- Would not be competitive for LIHTC
- Would require ARHA to make significant land and developer fee contributions with not enough income potential to repay ARHA
- Long-term operations were not breaking even in the later years of the compliance period

Completeness Review

- In a letter to ARHA dated November 25, 2015, City staff has concluded that creating development alternatives is not an application Completeness issue, and therefore, the application was technically complete, subject to some additional comments.

Legal Update

- On October 9, 2015 Ninette Sadusky v. City of Alexandria was filed in Circuit Court challenging the City Council's action in overturning the 4/22/2015 decision of the Parker Gray BAR;
- This action is working its way through the system;
- ARHA cannot demolish the structures until such time as the action is resolved;
- ARHA can continue to work on other activities related to the land use approvals and funding.

Section 106 Review

- Section 106 of the National Historic Preservation Act of 1966 (NHPA) requires Federal agencies to take into account the effects of their undertakings on historic properties, and afford the Advisory Council on Historic Preservation (ACHP) a reasonable opportunity to comment. The historic preservation review process mandated by Section 106 is outlined in regulations issued by ACHP. Revised regulations.
- HUD has vested its authority with the local government and ARHA and its consultant is working with the City in meeting its 106 obligations.

Creative / Cultural Mitigation

- The significance of Ramsey Homes lies in the social history of publicly assisted affordable housing, something that is increasingly challenging to maintain in one of the most expensive regions in the US. To celebrate its history, the site should continue to be a source of affordable housing for the city.
- There is ample opportunity for public interpretation and commemoration of the site's public housing legacy, without preservation of the resource.
- ARHA has hired a consultant to prepare interpretive elements both on-site and off-site documenting and interpreting the history of public housing in Alexandria and the African-American defense worker experience in Alexandria.

Timeline (2015)

Submittal/Review	Date
BAR Work Session 1	February 25, 2015
Concept 2 Submission	March 3, 2015
BAR Consideration of Permit to Demolish and Work Session 2	April 22, 2015
Submission of DSUP Combined Concept Stage 1 & 2	June 8, 2015
City Issues Comments on DSUP Combined Concept Stage 1 and 2	June 25, 2015
File DSUP Submission for Completeness Review	July 17, 2015
City issues Completeness Review Comments	August 7, 2015
DSUP Submission of Preliminary Plan	August 21, 2015
City Council hears Appeal of BAR Denial of Permit to Demolish	September 12, 2015

Timeline (Forward Looking)

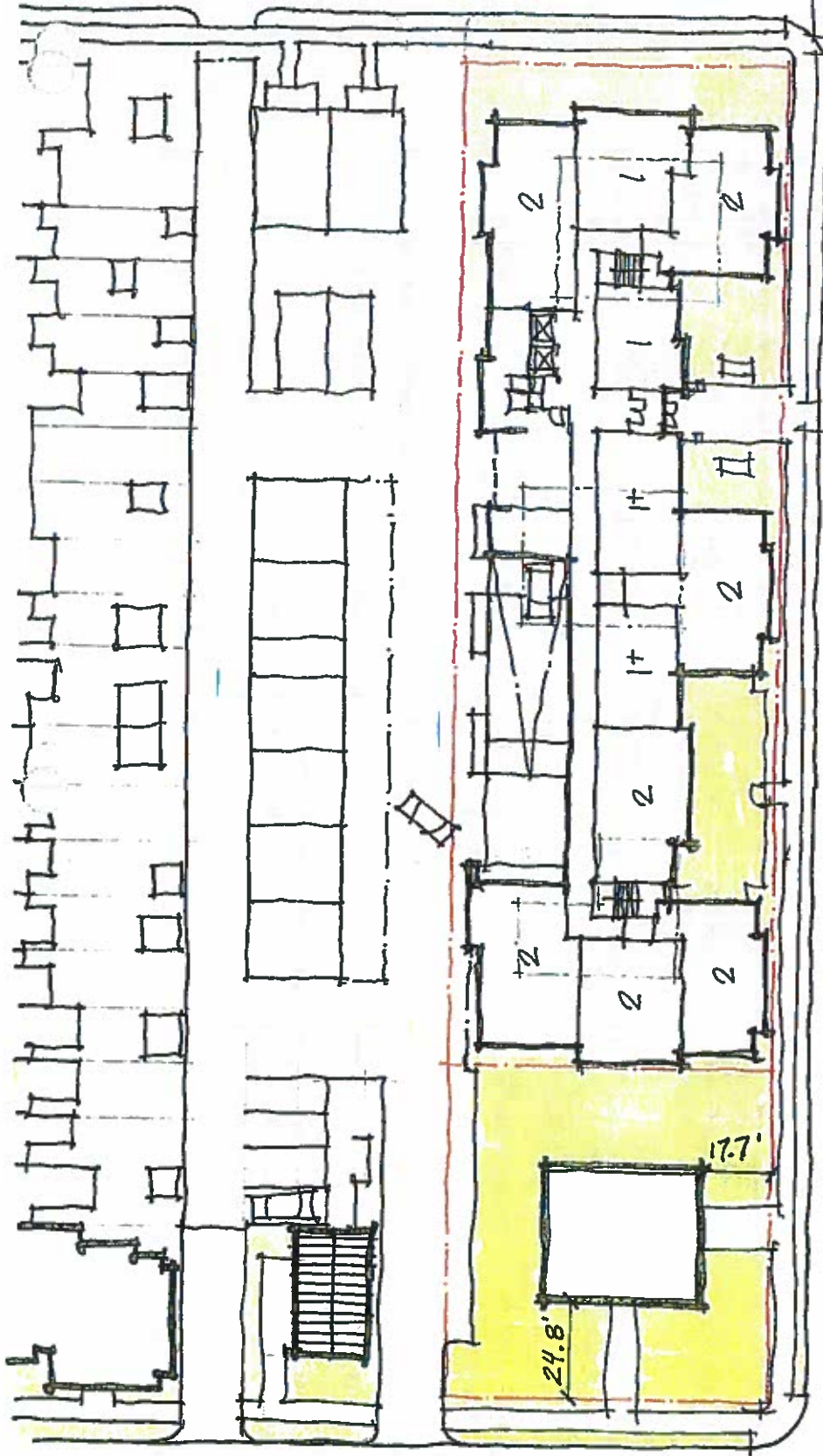
Submittal/Review	Date
Docketed for City Planning Commission Consideration of DSUP Application	February 4, 2016
Docketed for City Council Public Consideration of DSUP Application	February 20, 2016
VHDA Tax Credit Application	March 4, 2016
BAR Hearing: Certificate of Appropriateness	Spring, 2016
Relocation of Ramsey Residents*	September, 2016
Construction Commencement*	December, 2016
Construction Completion*	October, 2018
<p>Note: *Contingent on successful tax credit application and resolution of the legal matter.</p>	

Summary of Options

	Option 1	Option 2	Option 3 9% LIHTC	Option 3 4% LIHTC	Option 4	Option 5
1 Program						
Existing units to be renovated (Note 7)	15	8	2 (Note 7)	2 (Note 7)	2 (Note 7)	8
New Construction	0	22	49	49	39	21
Total Units	15	30	51	51	39	29
2 Total Sources	\$3,670,308	\$8,664,822	\$18,506,749	\$18,506,749	\$16,885,957	\$8,985,709
HUD RHF Grant		\$855,428	\$855,428	\$855,428	\$855,428	\$855,428
9% Tax Credits (Note 10)		\$6,067,110	\$12,757,482		\$11,136,861	\$7,030,281
4% Tax Credits				\$4,663,048		
Tax-Exempt Bonds				\$8,095,713		
City (Soft)	\$3,670,308	\$1,642,284	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000
ARHA (Soft)			\$3,792,560	\$3,792,560	\$3,792,560	
VHDA REACH		\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
General Partner Equity			\$1,279		\$1,108	
3 Total Uses	\$3,670,308	\$8,664,822	\$18,506,749	\$18,506,749	\$16,885,957	\$8,985,709
Hard Construction Costs	\$2,432,310	\$5,969,600	\$10,943,883	\$10,943,883	\$9,664,278	\$5,933,532
Owner Costs	\$1,237,998	\$2,042,016	\$2,230,683	\$2,230,683	\$2,191,383	\$2,176,705
Developer Fees	\$0	\$653,206	\$1,539,623	\$1,539,623	\$1,237,736	\$875,472
Owner Acquisition Costs (Note 8)	\$0	\$0	\$3,792,560	\$3,792,560	\$3,792,560	\$0
4 Application scores within trended competitive range for 9% LIHTC of 510 - 620 (Note 6)	No	417.21	413.17	Non-competitive Min score of 325	381.67	303.90
5 DCR Year 1 - Year 15 (Typically must be 1.2 and higher for a syndicator to sell to investors)	There could be no debt repaid with the existing rent structure.	1.10 - 0.42	1.57 - 1.48	0.82 - 0.77	1.08 - 0.83	0.80 - 0.69

NOTES

- 6 While the trended range of the scores is important, equally important is the number of applications competing and how many credits those higher scoring applications are requesting.
- 7 The Project would modify the (4) 2-bed units in the remaining building to (2) 3-bed units in order to add the LIHTC required amenities.
- 8 Where 0.00 is indicated for Owner Acquisition Costs, ARHA would not be able to recover the value of it's land asset.
- 9 All soft costs are increased because the owner entity for any of the Options would have to absorb the costs spent by ARHA to date as a increased cost of the acquisition.
- 10 If the option does not score within the competitive range for Tax Credits, the City must grant the funds to the Project in order to advance the concept, or there must be enough income to carry debt.



1st floor

1st floor

