

The Ramsey Homes Redevelopment

Braddock Implementation Advisory Group Meeting

January 28, 2016



Program

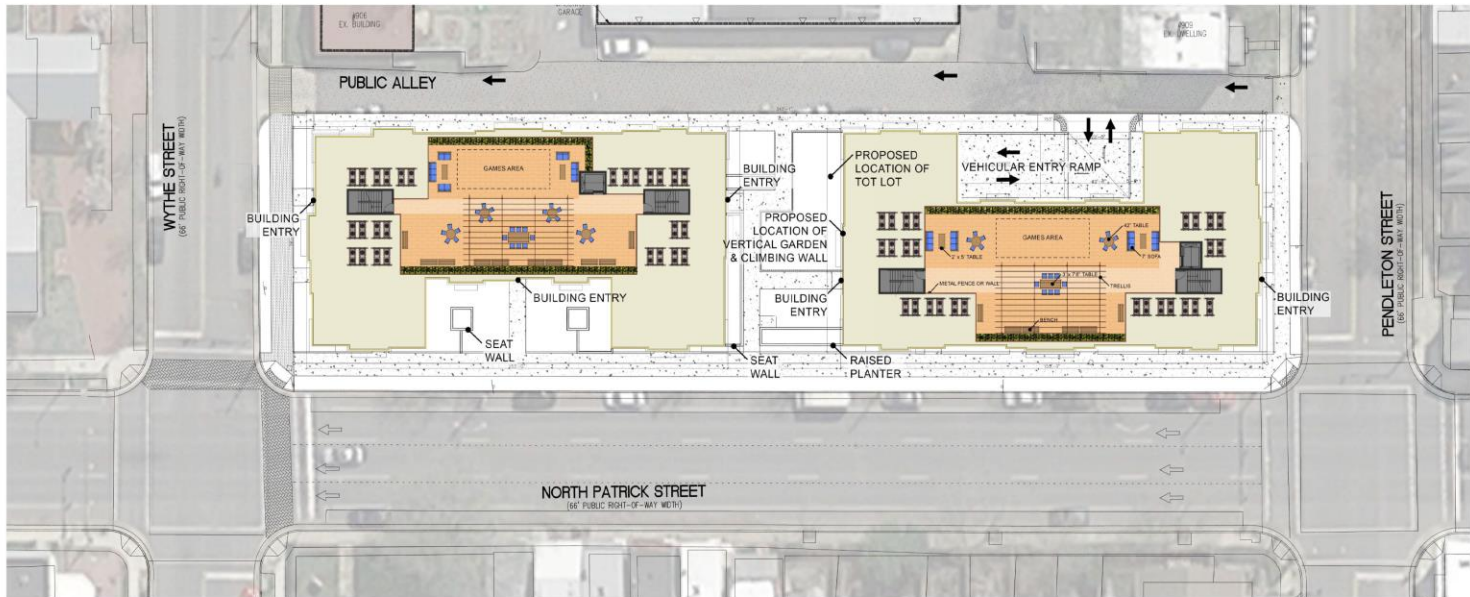
- 2 multi-family buildings, total of 53 units
- Affordable to families in the 40% - 60% range of the Area Median Income (AMI)
- 29 underground parking spaces
- 40% open space with both passive and active uses is a combination of 15% ground level and 25% rooftop amenity
- Rooftop amenity, both buildings, 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



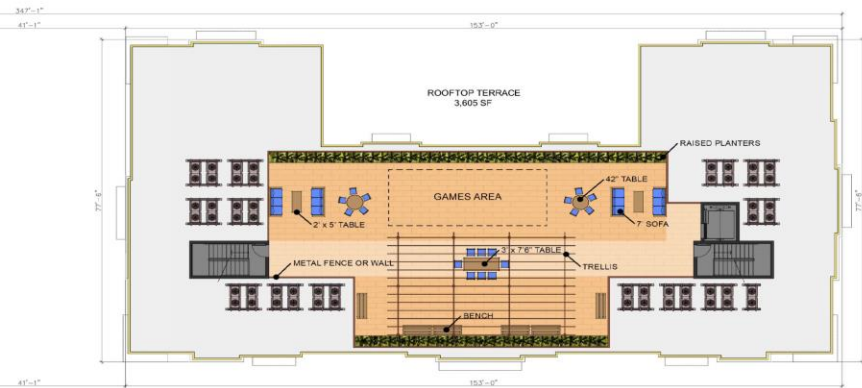
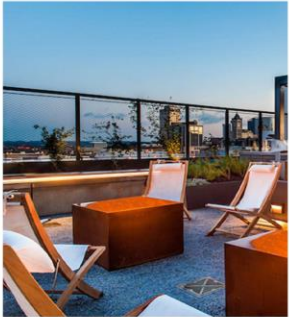
SEAT WALLS



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



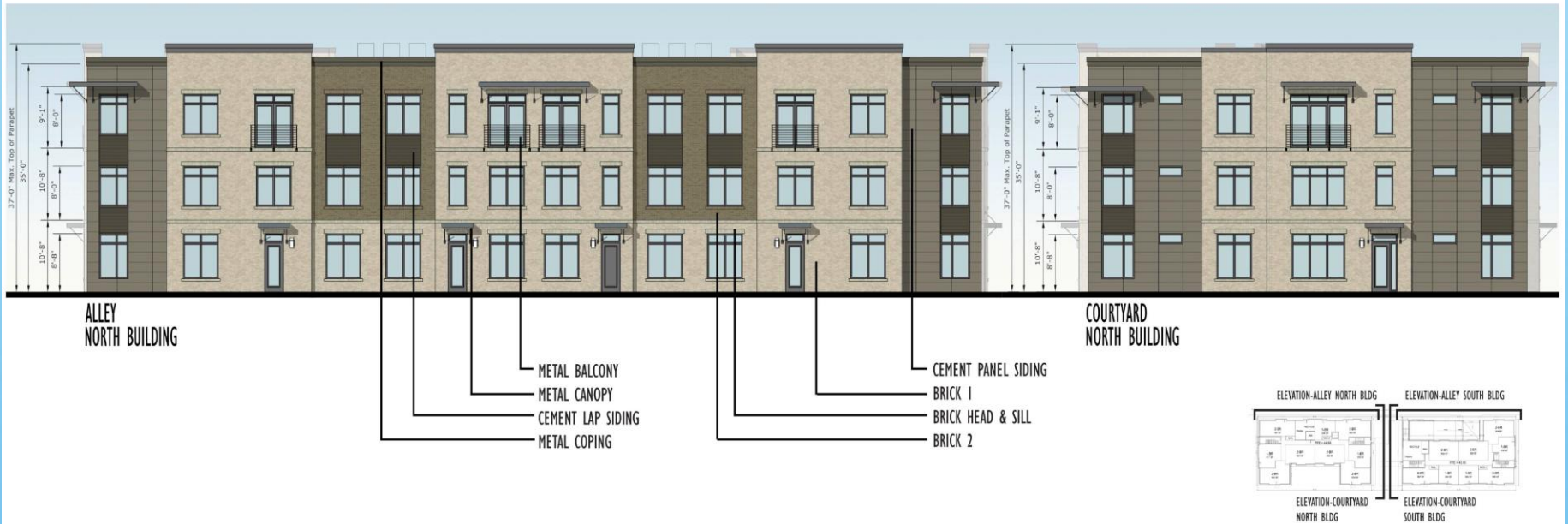
ELEVATION-WYTHE STREET

ELEVATION-NORTH PATRICK STREET NORTH BUILDING

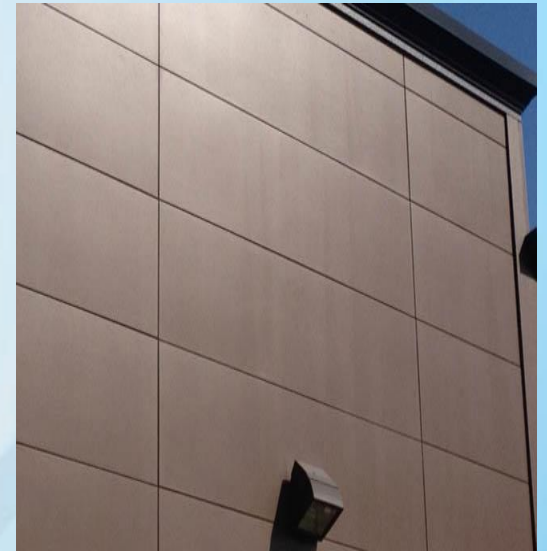


SCALE: 1/8" = 1'

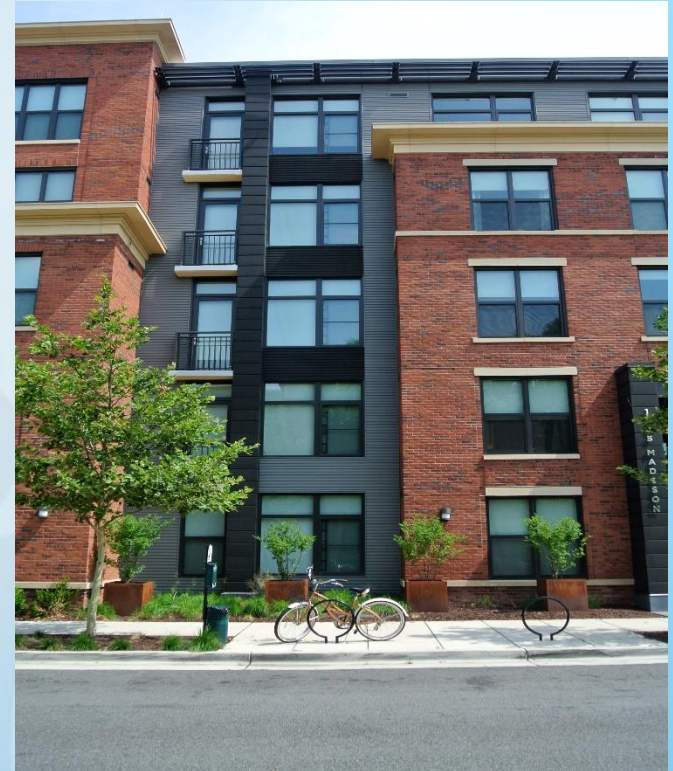
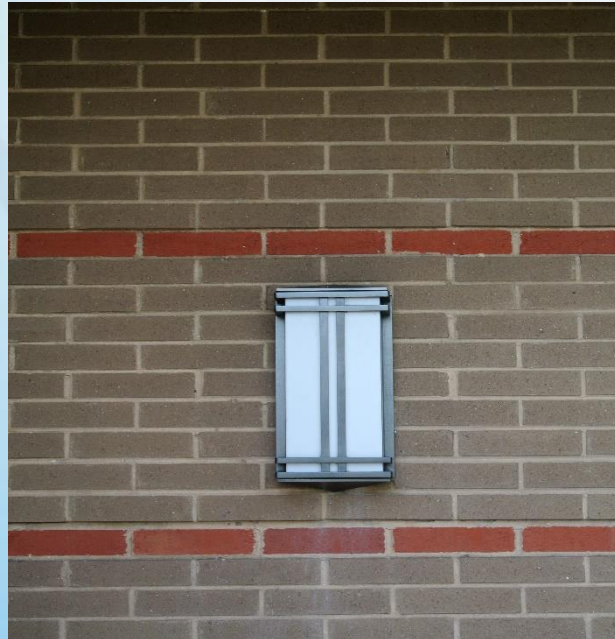
Proposed Elevations



Material Images



Material Images



Site Silhouettes



NORTH ELEVATION



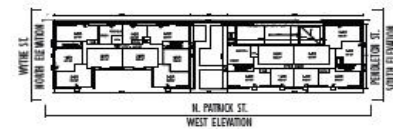
SOUTH ELEVATION



WEST ELEVATION



WEST ELEVATION (CONTINUED)



APPROVED	
SPECIAL USE PERMIT NO. 2008-0009	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF INSPECTION & ENVIRONMENTAL SERVICES	
SITE PLAN No.	
DIRECTOR	DATE
SEWERSIAL, PLANNING COMMISSION	
DATE RECEIVED	DATE
TREATMENT NO.	DEP. BUREAU NO.
	PAGE NO.

Site Silhouettes



1. WYTHE LOOKING WEST



2. WYTHE LOOKING EAST

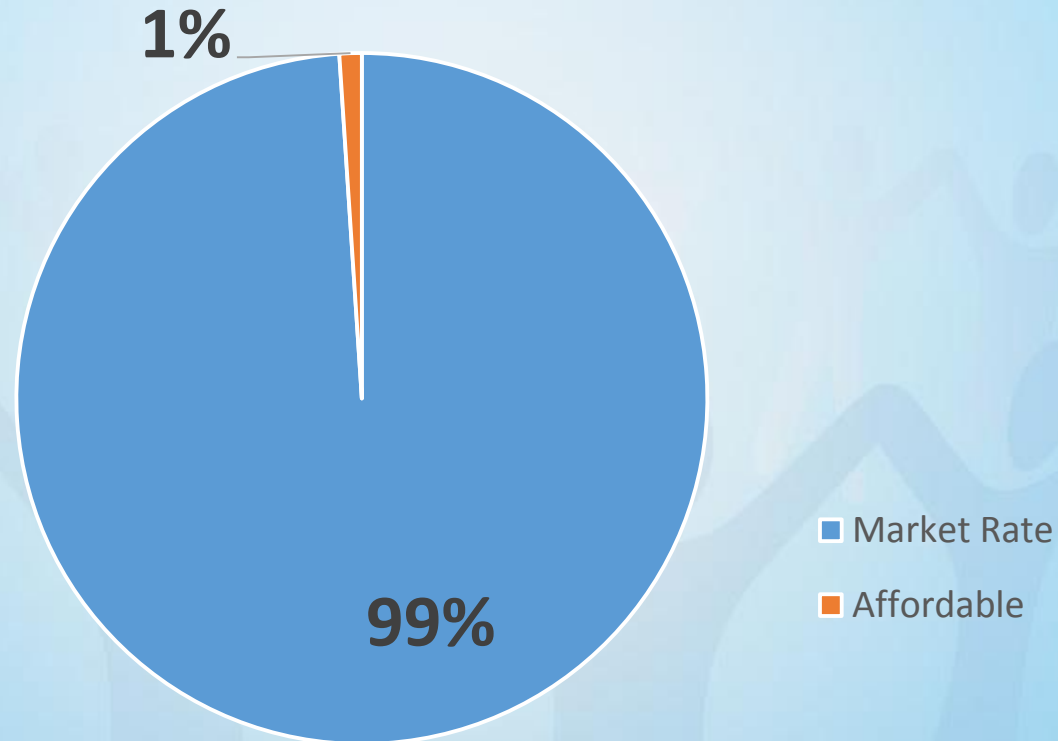


3. PENDELTON LOOKING WEST



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)

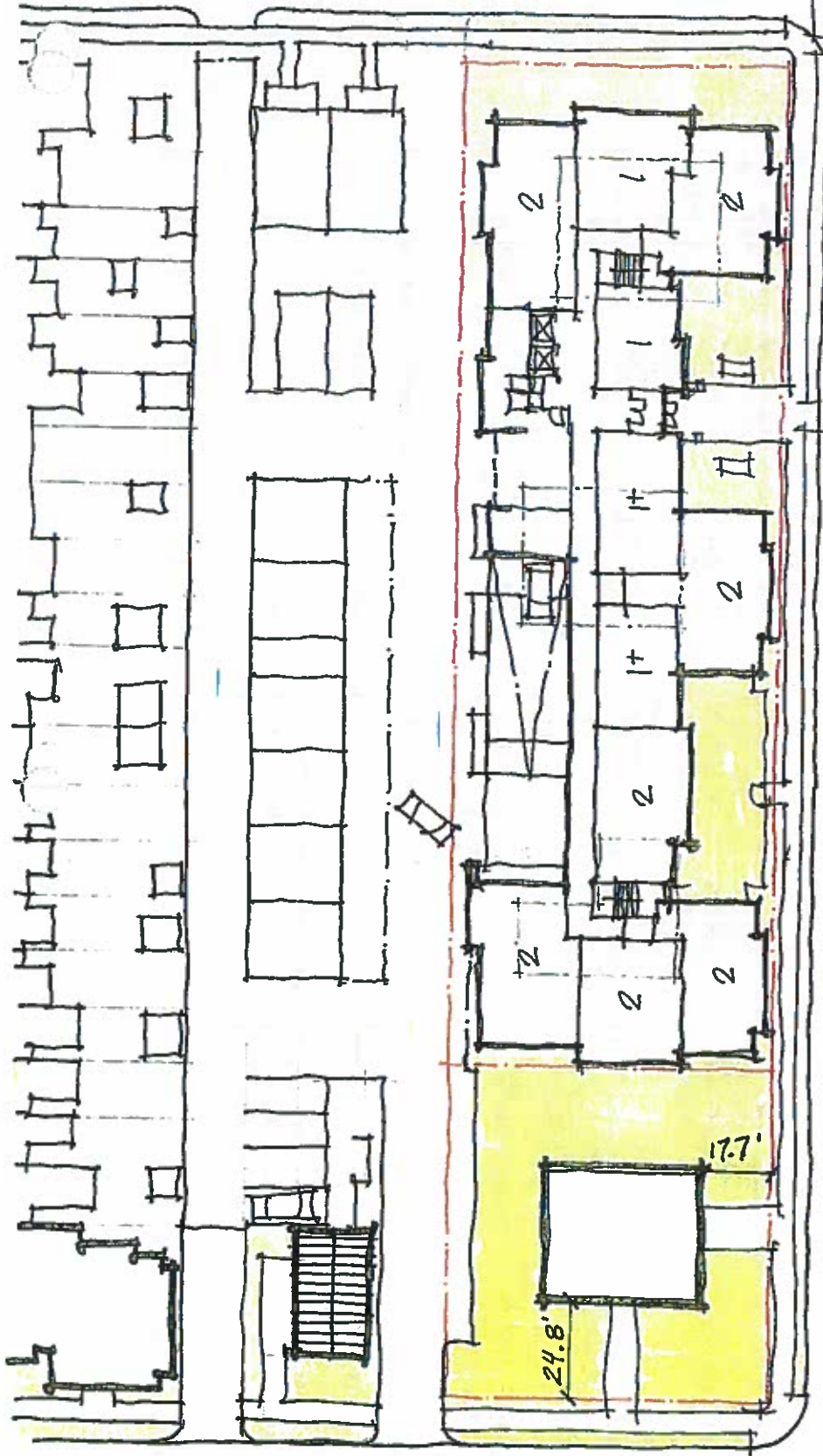
Submittal/Review	Date
Docketed for City Planning Commission Consideration of DSUP Application	February 4, 2016
Docketed for City Council Public Consideration of DSUP Application	February 20, 2016
VHDA Tax Credit Application	March 4, 2016
BAR Hearing: Certificate of Appropriateness	Spring, 2016
Relocation 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						
HUD RHF Grant	\$3,670,308	\$8,664,822	\$18,506,749	\$18,506,749	\$16,885,957	\$8,985,709
9% Tax Credits (Note 10)		\$855,428	\$855,428	\$855,428	\$855,428	\$855,428
4% Tax Credits		\$6,067,110	\$12,757,482		\$11,136,861	\$7,030,281
Tax-Exempt Bonds				\$4,663,048		
City (Soft)		\$1,642,284	\$1,000,000	\$8,095,713	\$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						
Hard Construction Costs	\$3,670,308	\$8,664,822	\$18,506,749	\$18,506,749	\$16,885,957	\$8,985,709
Owner Costs	\$2,432,310	\$5,969,600	\$10,943,883	\$10,943,883	\$9,664,278	\$5,933,532
Developer Fees	\$1,237,998	\$2,042,016	\$2,230,683	\$2,230,683	\$2,191,383	\$2,176,705
Owner Acquisition Costs (Note 8)	\$0	\$653,206	\$1,539,623	\$1,539,623	\$1,237,736	\$875,472
	\$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

