

## RESOLUTION NO. 830

WHEREAS, the City Council of Alexandria, on March 21, 1972, adopted Resolution 99, which stated that it was the position of the City 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 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

Whereas, on May 12, 1972, the Alexandria City Council and the Alexandria Redevelopment and Housing Authority executed an Agreement to implement Resolution 99, as well as the September 14, 1971 Housing Program for Redevelopment of the Cameron Valley public housing project and for the construction of a public housing project for the elderly, which project was developed as the 170-unit public housing Elderly Highrise (Project VA 4-9); and

WHEREAS, the May 12, 1972 Agreement between the City of Alexandria and the Alexandria Redevelopment Housing Authority stated that "except to the extent modified by the Housing Program adopted by the City Council on September 14, 1971, the City presently wishes to retain an inventory of public housing or its equivalent, which is at least equal to the number of units presently in existence in the City"; and

WHEREAS, the City Council unanimously adopted a motion on January 17, 1981, that stated that the City Council was 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"; and

WHEREAS, the January 17, 1981 motion of City Council also stated that the ARHA Board was "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." Council further stated that it was the intent of this motion "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." The January 17, 1981 motion of City Council also stated 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 replaced for a period of 20 or more years"; and

WHEREAS the City Council of Alexandria has continued to demonstrate its commitment to housing needs of low- and moderate-income families, as demonstrated by the fact that in 1970 there were a total of 1,127 units of various types of publicly assisted rental housing and that by mid-1981 City Council had approved another 1,917 units of various types of publicly assisted rental housing, so that by 1981 the total of approved publicly assisted rental housing units in Alexandria was 3,044; and

WHEREAS, during this period of time the City Council further demonstrated its commitment to assist low- and moderate-income tenants through the adoption of the residential rental permit program, designed to prevent deterioration of rental units in the City; and

WHEREAS, the City Council adopted the Relocation Assistance Program in 1980 in an attempt to persuade condominium and cooperative developers to develop programs to retain current tenants and to provide relocation benefits and assistance to displacees; and

WHEREAS, the City Council has approved the use of Community Development Block Grant funds to provide relocation assistance to low- and moderate-income renters in Potomac East and Potomac West displaced by the sale of the single-family homes or boarding houses in which they reside; and

WHEREAS, the City Council believes that it is in the best interest of the City that there be a variety of housing opportunities for persons of all economic groups; and

WHEREAS, the City Council wishes to relieve the anxiety of its public housing citizens over their continued residential security.

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

That with respect to development or redevelopment activity which would make the elimination of the existing 1,150 units of public housing (See Attachment A)

necessary, the City of Alexandria reaffirms its position that no such activity can proceed prior to the adoption of a plan which provides for the prior relocation and/or replacement of the said public housing as outlined in Attachment A to be so eliminated.

\*\*\* ~~With respect to private development or redevelopment projects which would eliminate any of the existing 1,150 units of public housing, it shall be the policy of the City to support and encourage cooperative relocation efforts and to continue the present City policy of insuring that displaced residents are provided with relocation counseling and technical assistance as required by law.~~

\*\*\* It is the intent of this Resolution that no public housing unit be demolished unless replacement publicly assisted housing is available, as hereinafter defined; that no tenant be displaced from public housing until they can be moved into replacement housing; and that all monies realized from the sale or lease of any public housing projects be used to benefit the living environment of public housing residents; and all relocation expenses will be borne by ARHA and/or its designated Redeveloper.

For the purposes of this Resolution, any public housing that is demolished can be replaced by an equal number of either conventional public housing units, or any equal number of publicly assisted housing units, defined as housing "that contemplates the commitment by the provider of such housing that is substantially equivalent to the units being replaced for at least a period of 20 or more years." For the purposes of this Resolution it is understood that the recently approved 90-unit Fairfax House Section 8 new construction project for the elderly has been approved as replacement housing for an equal number of public housing units.

In the event that current federal housing programs are changed or modified so as to phase out or eliminate what is currently known as conventional public housing or Section 8 publicly assisted rental housing, the terms of this Resolution shall be interpreted to mean the type of housing, which under federal housing programs then in effect, most closely approximates the programs mentioned above in the benefits they provide and the economic group they serve.

For the purpose of this Resolution, no federally assisted housing in Alexandria as of the date this Resolution is adopted will be counted as future replacement housing for any public housing in existence in the City as of the date of this Resolution.

Upon adoption, this Resolution supercedes City Council Resolution 99, adopted on March 21, 1972.

ADOPTED: DECEMBER 8, 1981

\*\*\*NOTE: Resolution 830 was amended by motion at the Regular Meeting of City Council held on April 27, 1982 as follows:

Council deleted the first complete paragraph and inserted at the end of the second complete paragraph ";and all relocation expenses will be borne by ARHA and/or its designated Redeveloper."

Helen Holleman

Clerk

PUBLIC HOUSING UNITS IN ALEXANDRIA AS OF OCTOBER, 1981

NUMBER & TYPES OF DWELLING UNITS:

<u>PROJECT NAME/NUMBER</u>	<u>YEAR COMPLETED</u>	<u>TOTAL UNITS</u>	<u>EFF.</u>	<u>BEDROOM DISTRIBUTION</u>				
				<u>1BR</u>	<u>2BR</u>	<u>3BR</u>	<u>4BR</u>	<u>5BR</u>
John Roberts VA. 4-1	1941	90	0	24	38	18	10	0
Geo. Parker VA. 4-2	1942	111	0	36	51	16	8	0
Samuel Madden VA. 4-3	1945	166	0	0	114	52	0	0
James Bland VA. 4-4	1954	148	0	0	106	42	0	0
Ramsey, VA. 4-5	1942	15	0	0	15	0	0	0
Cameron Valley VA. 4-6	1943	264	0	47	163	54	0	0
James Bland Addition, VA. 4-7	1959	46	0	8	0	26	12	0
Andrew Adkins VA. 4-8	1968	90	0	12	14	32	24	8
Elderly Housing VA. 4-9	1978	170	60	110	0	0	0	0
<u>Scattered Sites Program VA. 4-10</u>								
Cameron Valley	1981(EST)	10	0	0	0	6	4	0
Ramsey School	1981(EST)	10	0	0	4	5	1	0
Oasis & Bragg	1981(EST)	15	0	0	8	7	0	0
28th Street	1981(EST)	<u>15</u>	<u>0</u>	<u>0</u>	<u>7</u>	<u>8</u>	<u>0</u>	<u>0</u>
TOTAL:		1,150	60	237	520	266	59	8

PREPARED BY ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY STAFF