

RESOLUTION NO. 21

RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF ALEXANDRIA, VIRGINIA
APPROVING REVISIONS IN THE
URBAN RENEWAL (REDEVELOPMENT) PLAN
FOR THE DIP URBAN RENEWAL PROJECT, VA. R-64

WHEREAS, under the provisions of Title I of the Housing Act of 1949, as amended, the Secretary of Housing and Urban Development is authorized to provide financial assistance to Local Public Agencies for undertaking and carrying out urban renewal projects; and

WHEREAS, as provided in such Act, contracts for financial aid thereunder require, and the Governing Body of the Locality did approve the plan for the urban renewal project (herein called the "Project") identified as the "Dip Urban Renewal Project" located in the City of Alexandria, State of Virginia, (herein called the "Locality"), and

WHEREAS, before the Alexandria Redevelopment and Housing Authority (herein called the "Local Public Agency") can enter into a contract for financial assistance under such Act with the United States of America, acting by and through the Secretary of Housing and Urban Development, pursuant to which Federal funds will be provided for the Project, certain revisions must be made in the plan for the Project; and

WHEREAS, said revisions have been prepared and referred to the Governing Body for review and approval; and


WHEREAS, said revisions have been approved by the Governing Body of the Local Public Agency, as evidenced by the copy of said Body's duly certified approving resolution, which is attached thereto;

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

That the following revisions in the Urban Renewal (Redevelopment) Plan for the Dip Urban Renewal Project, Va. R-64, have been duly reviewed and considered, are hereby approved, and the City Clerk be and is hereby directed to file said copy of said revisions with the minutes of this meeting:

1. Deletion from Section D(1)(b) of reference to "Property Rehabilitation Standards" and substitution of reference to "applicable city codes and ordinances" therefor.
2. Insertion of an additional Section, D(6), which affirmatively asserts that there will be compliance with Section 105(f) of Title I of the Housing Act of 1949, as amended, requiring that a majority of the housing units provided must be for low and moderate income families and that a minimum of twenty per cent must be for low income families.

Adopted April 13, 1971


Mrs. Helen Vickers, City Clerk
and Clerk of Council

d) Applicability of Provisions and Controls to Real Property Not to be Acquired

- (1) Only those uses specified in Section C-2-a of this plan shall be permitted.
- (2) The additional regulations, controls and restrictions of Section C-2-b shall be met if the owner of the property should acquire project land adjacent to the property not to be acquired or if the property should become a redevelopment parcel by reason of reconstruction.
- (3) The property shall be brought into conformity with all applicable State and City codes and ordinances, including the City's fire prevention, building, electrical, plumbing and zoning codes when possible.

D. PROJECT PROPOSALS

1. Land Acquisition

a) Identification of Real Properties to be Acquired

The Land Acquisition Map, Exhibit 6, attached as an exhibit of this plan, indicates those properties to be acquired for clearance and redevelopment, for supporting facilities, and for architectural preservation.

- b) Properties not designated for acquisition may be acquired if they are not improved in conformity with the applicable city codes and standards set forth in Section C-2-d of this plan.

2. Rehabilitation

Not applicable.

3. Redeveloper's Obligations

The redeveloper shall be subject to the following conditions which shall be implemented by appropriate covenants or other provisions in disposition instruments.

- a) The redeveloper shall devote the land acquired to the uses specified in the plan.
- b) The redeveloper shall begin and complete the development of such land for the uses required in this plan and within the time specified in such agreement.
- c) In addition, the redeveloper shall agree to renovate those structures so specified to a condition sufficient to meet all applicable City codes and standards. Any structures so renovated which lie within the Old and Historic District of Alexandria must agree with the general architectural features of like structures within the District.
- d) The developer shall retain the interest acquired until the completion of construction and development in the area so acquired, pursuant to this plan, and shall not sell, lease or transfer the interest acquired or any part thereof at any time prior to such completion of construction and development without prior written consent of the Alexandria Redevelopment and Housing Authority, which consent shall be granted only under conditions which will prevent speculation, protect the interest of the City of Alexandria, and achieve the objective of the Urban Renewal Plan.

- e) No definite commitment for the disposition of any part or parcel in the project area shall be made by the Alexandria Redevelopment and Housing Authority until a Redevelopment Proposal for such part or parcel has been submitted to and approved by the City Council of Alexandria.
- f) The approved Redevelopment Proposal for such part or parcel shall govern the specific use and development of such part or parcel at the time of and subsequent to its disposal to a developer.
- g) The approved Redevelopment Proposal may be modified by the City Council of Alexandria, or by the Alexandria Redevelopment and Housing Authority with the approval of City Council, provided that the proposed modification meets with standards and controls of the Urban Renewal Plan. Whenever a modification has been approved, the subsequent use and development of the part or parcel of land shall be undertaken only in full conformity with the Redevelopment Proposal as modified.
- h) The redeveloper shall agree to develop such properties as are specified for sale or rent to low and moderate income families. The redeveloper shall further agree to develop such properties as are specified for sale under the Federal Home Ownership Program for Lower Income Families, Section 235, or rental under the Federal Rental Housing Program for Lower Income Families, Section 236.
- i) No covenant, agreement, lease, conveyance or other instrument shall be effected or executed by the Alexandria Redevelopment and Housing Authority or by a developer or any of his successors or assignees whereby land in the project area is restricted by the agency, the developer or any of his successors in interest upon the basis of race, creed, or color, or national origin, in the sale, lease, use or occupancy thereof. Appropriate covenants which prohibit such restrictions shall be included in the disposition instruments.

4. Underground Utility Lines

All utility lines will be placed underground.

5. Temporary Project Improvements and Facilities

Not applicable.

6. Compliance with Section 105(f) of Title I of the Housing Act of 1949, as amended.

The Alexandria Redevelopment and Housing Authority recognize that a majority of the housing units to be provided shall be for low and moderate income families or individuals and that at least twenty per cent of the housing units to be provided shall be for families or individuals of low income.