

RESOLUTION NO. 451

ADOPTION OF EAST CENTRAL DEL RAY CONSERVATION  
DISTRICT AND CONSERVATION PLAN

WHEREAS, the United States Department of Housing and Urban Development has granted to the City of Alexandria, Virginia (hereinafter referred to as the "City"), Community Development funds pursuant to the Housing and Community Development Act of 1974; and

WHEREAS, the City plans to undertake conservation of certain neighborhoods in the City with said Community Development funds and with Capital Improvement Project funds; and

WHEREAS, the Alexandria Redevelopment and Housing Authority (hereinafter referred to as the "Authority") has been granted powers under the Virginia Housing Authorities Act to undertake Conservation Projects in the City; and

WHEREAS, the said Housing Authorities Act provides that whenever it appears to the local governing body that a portion of the City is deteriorating and contains blighted and deteriorated areas, such governing body may adopt a resolution declaring that such portion of the City is a Conservation District and adopt a Conservation Plan designating the Authority to undertake a conservation project in the District; and

WHEREAS, the City has made detailed studies of a portion of the area in the City known as Del Ray bounded on the west side of Jefferson Davis Highway on the east, Bellefonte Avenue on the south, including the rear property line of those properties on the south side of Bellefonte Avenue, the east side of Commonwealth Avenue on the west, and Randolph Avenue on the north including the rear property line of those properties on the north and east sides of Randolph Avenue; and

WHEREAS, the City Council has determined that said area is deteriorating and contains blighted and deteriorated areas; and

WHEREAS, the City Council has determined that said area is in need of conservation and rehabilitation, that some owners of residences in said area are in need of financial assistance to rehabilitate their residences, and that said area should be designated a Conservation District pursuant to Sec. 36-49.1 of the Virginia Housing Authorities Act; and

WHEREAS, the Conservation Plan for said District contains, among other things, proposals for rehabilitation of structures in the District, acquisition of vacant and boarded houses for resale to low and moderate income families or to private enterprise for the provision of low and moderate income housing, acquisition of blighting influences in the District for reuse, including public use, and a plan for a rehabilitation loan program for owner-occupied housing units in the District; and

WHEREAS, the Planning Commission of the City on December 2, 1975, approved by a vote of 6-0 of the Conservation District and outline of the Conservation Plan; and

WHEREAS, the Authority approved of the said District and Plan and the attached Financial Plan in concept on December 19, 1975; and

WHEREAS, the City Council, upon review, approves of the Conservation Plan for the Conservation District dated December, 1975, supported by supplementary material, data and recommendations; and

WHEREAS, the City Council has determined that the Authority should be designated to carry out the Conservation Plan in the Conservation District pursuant to Sections 36-49.1 and 36-50.1 of the Virginia Housing Authorities Act; therefore

BE IT RESOLVED BY THE CITY COUNCIL  
OF THE CITY OF ALEXANDRIA, VIRGINIA:

1. That it is hereby found and determined that a portion of the Del Ray area of the City described below is a deteriorating district which contains blighted and deteriorated structures and qualifies as an eligible Conservation District under Section 36-49.1 of the Virginia Housing Authorities Act (Sections 36-1 to 36-55.6, Code of Virginia (1950), and amended), and that the East Central Del Ray Conservation District is hereby declared with the following boundaries:

Where the conservation district boundaries follow property lines rather than the center lines of streets, this boundary description uses the tax assessor's new map reference numbers to identify the properties involved.

Beginning at the point of intersection of the center line of Mount Vernon Avenue and the center line of Commonwealth Avenue

Thence, in a southwesterly direction along the center line of Commonwealth Avenue to a point approximately 120 feet south of the intersection of the center lines of Commonwealth and Bellefonte Avenues;

Thence, in an easterly direction along the extended southern property line of property 034.031001 to a point on the western property line of property 034.031004;

Thence, along the western, southern, and eastern property lines of property 034.031004 and continuing along the southern property line of property 034.041501 to a point at the southeast corner of property 034.041501;

Thence, in a northerly direction along the eastern property line of property 034.041501 to a point at the southwest corner of property 034.041502;

Thence, in an easterly direction along the southern property line of property 034.041502 to a point on the center line of N. Cliff Street;

Thence, in a southerly direction along the center line of N. Cliff Street to the intersection of said center line with the extended southern property line of property 034.041507;

Thence, in an easterly direction along the extended southern property line of property 034.041507 and continuing along the southern property lines of properties 034.041508, 034.041509, 034.041510, and 034.041511 to a point at the southeast corner of property 034.041511;

Thence, in a northerly direction along the eastern property line of property 034.041511 to a point at the southwest corner of property 034.041512.

Thence, in an easterly direction along the southern property line of property 034.041512 to a point on the center line of Price Street;

Thence, in a northerly direction along the center line of Price Street to a point where the center line of Price Street intersects the center line of Bellefonte Avenue;

Thence, in an easterly direction to a point where the center line of Bellefonte Avenue intersects the extended western property line of property 034.041406;

Thence, in a southerly direction along the extended western property line of property 034.041406 to a point at the southwest corner of said property;

Thence, in an easterly direction along the southern property line of property 034.041406 and continuing along the southern property line of the properties owned by the Salvation Army Corporation (which are tax-exempt) to a point on the center line of Mt. Vernon Avenue;

Thence, in a northerly direction along the center line of Mt. Vernon Avenue to a point where said center line intersects the extended southern property line of property 034.041301;

Thence, in an easterly direction along the southern property line of property 034.041301 to a point on the western property line of property 034.041302;

Thence, in a southerly direction along the western property line of 034.041302 to a point at the southwest corner of said property;

Thence, in an easterly direction along the southern property line of property 034.041302, and continuing along the southern property lines of properties 034.041303, 034.041304, 034.041305, 034.041306, 034.041307, 034.041308, and 034.041309, and continuing across Dewitt Avenue and along the southern property lines of properties 034.041201, 034.041202, 035.030701, 035.030702, 035.030703, 035.030704, 035.030705, 035.030706, 035.030707, 035.030708, 035.030709, and 035.030710 to a point at the southwest corner of property 035.030710;

Thence, in a northerly direction along the eastern property line of property 035.030710 to a point on the center line of Bellefonte Avenue;

Thence, in an easterly direction along the center line of Bellefonte Avenue to a point where said center line intersects the extended western property line of property 035.030819;

Thence, in a southerly direction along the western property line of property 035.030819 to a point at the southwest corner of said property;

Thence, in an easterly direction along the southern property line of property 035.030819 and continuing along the southern property lines of properties 035.030820, 035.030821, 035.030822, 035.030823, and 035.030824 to a point at the southeast corner of property 035.030824;

Thence, in an easterly direction along the western property lines of properties 035.030825 and 035.030826 to a point at the extreme southwest corner of property 035.030826;

Thence, in an easterly direction along the southern property line of property 035.030826 and continuing along the southern property line of property owned by the R. F. & P. Railroad (which is not taxed by the City) to a point at the southeast corner of the R. F. & P. owned property;

Thence, in a northerly direction along the eastern property line of the R. F. & P. owned property to a point at the southwest corner of property 035.030828;

Thence, in an easterly direction along the southern property line of property 035.030828 and continuing along the southern property lines of properties 035.030829, 035.030830, 035.030831, 035.030832, and 035.030833, and continuing across Duncan Avenue and along the southern property lines of properties 035.030901, 035.030902, 035.030903, 035.030904, 035.030905, 035.030906, and 035.030907 and continuing beyond to the center line of Route 1;

Thence, in a northerly direction along the center line of Route 1 to a point where said center line intersects the extended northern boundary of the W and OD right-of-way;

Thence, in a northwesterly direction following the northern boundary of the W and OD right-of-way to a point where it intersects the extended northern property line of property 024.040324;

Thence, in a westerly direction along the extended northern property line of property 024.040324 and continuing along the northern property lines of properties 024.040325, 024.040326; 024.040328 to a point at the northwest corner of property 024.040328;

Thence, in a southerly direction along the western property line of property 024.040328 to a point at the northeast corner of 024.040329;

Thence, in a westerly direction along the northern property lines of properties 024.040329, 024.040330, 024.040331, and 024.040332 to a point on the center line of Dewitt Avenue;

Thence, in a northerly direction along the center line of Dewitt Avenue to a point where it intersects the extended northern property line of property 024.040335;

Thence, in a westerly direction along the northern property line of property 024.040335 and continuing along the northern property lines of properties 024.040336, 024.040337, 024.040338, 024.040339, 024.040340, 024.040341, 024.040342, 024.040343, 024.040344, and 024.040345 to a point on the center line of Mt. Vernon Avenue;

Thence, in a northerly direction along the center line of Mt. Vernon Avenue to the point of beginning.

2. That the Conservation Plan for the District, dated December, 1975, and the accompanying Financial Plan, dated December 19, 1975, in concept, having been duly reviewed and considered, is hereby approved, and the City Clerk is hereby directed to file said Plan with the minutes of this meeting.

3. That it is hereby found and determined that the said Plan in the East Central Del Ray Conservation District should be undertaken for the purpose of rehabilitation of structures in the area, including the acquisition of vacant and boarded residential structures where necessary, providing decent housing for low and moderate income families, providing financial assistance to families for rehabilitation of owner-occupied housing, removal of blighting influences from the neighborhood, which are inconsistent with the purposes of the Plan or the provisions of the City's zoning code, ensuring appropriate land use in the area, encouraging investment of private funds for housing, and in general to promote the health, safety and welfare of the residents of the District and of the City.

4. That the City Council hereby designates the Authority to carry out the Conservation Plan for the East Central Del Ray Conservation District pursuant to the applicable provisions of the Virginia Housing Authorities Act and in accordance with Conservation Plan, as may be amended from time to time, and in accordance with any administrative policy statements as may from time to time be agreed upon by the City Council and the Authority.

5. That this Conservation District and Conservation Plan is adopted upon consideration and approval by the City's Community Development Block Grant Advisory Committee, the Planning Commission, the Authority, and upon full public hearing before City Council on December 13, 1975.

6. This resolution shall become effective on December 23, 1975.

Adopted on December 23, 1975

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Helen Holleman

Clerk

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FINANCIAL PLAN TO DELIVER BELOW MARKET  
RATE LOANS FOR PROPERTY IMPROVEMENTS  
IN THE DEL RAY CONSERVATION DISTRICT

Office of the Community Development  
Block Grant  
December 1, 1975

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SUMMARY OF CONSERVATION DISTRICT FINANCIAL PROGRAM

Within the Del Ray Conservation District, the City of Alexandria and the Alexandria Redevelopment and Housing Authority (ARHA) will administer a program of "grants" and low-interest loans for housing rehabilitation. This program will entail five parts:

- (1) compensating balances;
- (2) payment of front end discount points or finance charges;
- (3) payment of settlement charges incident to housing rehabilitation loans;
- (4) home improvement loans; and
- (5) "grants".

The incentive to be provided to encourage homeowners and investment owners of single family dwellings to invest in thier properties is a 6% loan. The above sets of monies will be used to absorb the difference between market rates of interest and the below market rate of interest that we project.

COMPENSATING BALANCES

Monies the City of Alexandria already has in deposit interest free, with an average daily balance of \$125,000, will be utilized, with the approval of City Council, to the extent possible to compensate by yield for the difference between 6% market interest. The amount of monies available for compensating balances will be affected by the amount of monies the City must keep on deposit for the outstanding bond requirements. If necessary, additional compensating balance monies can be obtained from Community Development Block Grant (CDBG) monies.

FRONT END DISCOUNT POINTS OR FINANCE CHARGES

Payment of these, on an individual case basis, to defray the difference between market interest, and the BMIR rate of 6%. It

is anticipated that investment owners of more than one parcel, will receive a BMIR rate of 7%.

#### PAYMENT OF SETTLEMENT CHARGES FOR LOW INCOME PERSONS

As a further incentive, settlement charges incident to a refinanced first trust or a new second trust or home improvement loan will be absorbed by CDBG monies, based upon a schedule of reasonable settlement charges, subject to review and change.

#### HOME IMPROVEMENT LOANS

The Virginia Housing Development Authority (VHDA) plans to begin a program this Spring wherein they will purchase FHA Title I Home Improvement Loans and to write them down to 8%, based on expressed desires by local lending institutions to commit themselves to financing a given amount of loans. They will write down these Title I loans to 8% and CDBG monies, in tandem, will further write them down to 6%.

#### "GRANTS"

On an individual case basis, and based upon the amount of family discretionary income, the cost of rehabilitation, and the value of a given property after rehabilitation, "grant" monies will be available to make up the gap between available discretionary income and that income necessary to carry a loan for the rehab needed. "Grants" will act as liens against the property, to be returned and reused at property transfer, and will essentially be long term zero interest rate loans.

LIST OF FIGURES

CLOSING COSTS

LOWER INCOME SECTION 8 LIMITS

VHDA HOME IMPROVEMENT LOANS

TYPICAL COSTS OF REHABILITATION

The financial plan for the Del Ray Conservation District is the set of financial mechanisms that will be utilized to deliver below market interest rate (BMIR) loans for property improvements. The five mechanisms to be discussed will not necessarily be brought to bear with each family that participates in the program, but rather will be used flexibly to match family and financial institution needs. The first year program will provide BMIR loans to owner-occupants, and to those persons who own and occupy duplexes, utilizing the other structure for rental income. Since the latter situation is a comparatively infrequent one, the vast majority of loans will be targeted to owner-occupants, who make up approximately 71% of the occupied single family dwelling units in the first year program area, (75% in overall conservation district).

BANKS AND SAVINGS AND LOAN ASSOCIATIONS SHALL HAVE FULL DISCRETIONARY AUTHORITY

Most operating municipal rehabilitation programs duplicate the services of a bank/savings and loan association in their administration of BMIR loans. To avoid utilizing CDBG monies for this kind of staff, so that those monies can be utilized to the maximum extent possible generating BMIR loans, and to avoid placing the Alexandria Redevelopment and Housing Authority (ARHA) or the City of Alexandria in the unenviable position of having to deny some applicants loans where persons cannot absorb additional financial obligations, commercial banks and/or savings and loan associations will administer the program. They will judge BMIR loan applicants on the same basis that they judge their regular customers:

- (1) Does the applicant earn sufficient income to carry the proposed loan?
- (2) Has the applicant demonstrated positive experience with former and current credit obligations?

What this means is that persons who could have been approved for loans in any case will have the added incentive of BMIR loans to encourage them to use the discretionary income they already have available, to invest in their homes. This mechanism will not provide financing for those persons who would not have qualified for a market interest rate loan, except for those few borderline cases where income was not sufficient to carry a loan bearing market interest, but is sufficient to carry a loan bearing BMIR.

ADMINISTRATION AND STAFFING PATTERNS

As the City Council has designated, the Alexandria Redevelopment and Housing Authority will be the agency that will administer the DeL Ray Conservation District program, while they will not administer loans per se, they will be responsible for inspecting the homes of prospective applicants according to property rehabilitation standards, preparing rehabilitation work-write ups, prequalifying potential BMIR loan applicants, going through a "shopping" process with these applicants with participating institutions to obtain the best loan available, and inspecting rehabilitation work in progress to ascertain its quality. To accomplish these responsibilities, the CDBG will provide the salaries and fringe benefits for two new ARHA positions: (1) Rehabilitation Specialist, and (2) Financial Counselor. These persons will be supervised by the Executive Director of ARHA, or his designee, and will be encouraged to involve themselves in relevant activities of the Community Development Block Grant Advisory Committee.

The Rehabilitation Specialist will be the individual responsible for the physical aspects of rehabilitation. He/she will be responsible for inspecting the homes of those persons who wish to participate in the program and preparing work-write ups, will provide technical advice regarding property improvements, including "do-it-yourself" advice, will provide lists of reliable general contractors and subcontractors to assist the homeowner in choosing competent home improvement persons, and will inspect rehabilitation work in progress to assure its quality. While ARHA will not be

party to the loan, the rehabilitation specialist should be able to intervene between contractor and owners, to advise the owner against making payment until the specific work called for in the home improvement contract is completed according to the specifications called for.

The Financial Counselor will be responsible for the financial aspects of rehabilitation. He/she will be responsible for pre-qualifying families according to participating institutions' criteria including assembling necessary information incident to a loan (e.g., credit report, income verifications, deed, etc.), determining the amount of "grant", if applicable, and "shopping" among participating institutions to obtain the best terms available (that is to say, the least subsidy required to generate the BMIR loan, since even market rates of interest can vary from institution to institution). In those cases where families may not qualify for loans according to the criteria of banks (even with "grants"), the financial counselor will have to spend considerable time and energy working towards increasing family income, where possible (via manpower training, food stamps, medicaid, etc.) and "cleaning up" past negative credit records. In all cases, the Financial Counselor will be responsible for working with families teaching budgeting skills (in essence, separating fixed and variable expenses and juggling variable expenses to generate discretionary income for home improvements), to insure, to the greatest extent possible, families will be able to carry the new debt they will be assuming. Essentially, the financial counselor will be responsible for leading interested families through the maze of local programs and private market lending practices to generate loans for families.

#### FINANCIAL MECHANISMS

Since market rates of interest are in constant flux, and interest rates may rise or fall, the amount of funds necessary to deliver a consistent BMIR loan will similarly rise and fall. Therefore, the number of loans generated will increase as market

rate decreases, and decrease as the market rate increases. The purpose behind each of these financial mechanisms is to compensate institutions for the yield they would "lose" by making a BMIR loan, so that by utilizing these financial mechanisms their yield remains constant.

It is necessary to point out that in some cases, existing debt, which could include two or more trusts and other financial obligations, will have to be refinanced to a first trust, including the amount of the proposed home improvement, at the BMIR rate, to generate discretionary income. This procedure is likely to be the most expensive of all the approaches, and therefore its use needs to be scrutinized.

#### COMPENSATING BALANCES

Compensating balances are amounts of money placed interest free in financial institutions for the purpose of allowing institutions to use these monies for investments and to thereby derive income to compensate for a reduced income from BMIR loans. Currently, the City has an average daily balance of \$125,000 deposited interest free, which could be utilized for this purpose. Additional compensating balance monies utilizing CDBG monies may be necessary.

#### FRONT END DISCOUNT POINTS/ADD ONS

This mechanism would also act to compensate between the yields of BMIR loans and market rates and would involve paying participating financial institutions a set amount of monies per each specific loan to reduce the interest rate. In terms of first trust loans, an amount of discount points would be paid on the front end to compensate by amount the difference between BMIR and market. Since this yield will be computed per the term of the loan, the amount paid will be reduced by the rate of return the institution could receive from these monies. Should the loan not be held to term by the institution, a rebate formula of the amount of monies paid in advance will be applied to return the portion of these monies not carried to term back to the City to be

reused in the conservation district program.

Similarly, the front end payment of add-on charges, applicable in second trusts and other junior liens, and home improvement loans, will be computed over the term of the loan and if the loan is not held to term, rebated to the City in proportion to that part of the term held, to be reused in the conservation district program.

CLOSING COSTS

Settlement costs will be paid from CDBG monies for very low income persons, defined by the following applicable Section VIII income limitations:

Table 1 - Very low Income Section VIII Income Limitations

<u>Number of Persons in Household</u>	<u>Income Limits</u>
1	\$ 5,450
2	7,250
3	8,150
4	9,050
5	9,800
6	10,500
7	11,250
8+	11,950

As the HUD Area Office Economist adjusts these income limitations, they will be adjusted for this program. The range of closing costs could vary from simple recording charges for an additional trust to a complete set of expensive loan settlement costs, a range of \$50.00 to roughly \$1,000.00. To insure that settlement charges are reasonable, the following schedule of settlement costs will be utilized:

TABLE 2 - SCHEDULE FOR SETTLEMENT CHARGES

<u>Item</u>	<u>Amount</u>
Title Search and Examination <sup>a</sup>	\$ 300
Property Boundary Survey (including drawings, plats) <sup>a</sup>	100

TABLE 2 - SCHEDULE FOR SETTLEMENT CHARGES (CONT'D)

<u>Item</u>	<u>Amount</u>
Title insurance (for owner and Mortgagee <sup>a</sup> )	varies per property valuation
Notary Fees	\$ 10
Recording Fees	Varies per amount recorded
Appraisal Fees	\$ 70
Loan Application Fees	\$ 10
Credit Report	\$ 15
Attorney's Fees	\$ 50

<sup>a</sup>only applicable in first trust terms

These items should be limited to the lesser of the actual expenses incurred or the above schedule of reasonable expenses. Certain closing costs are excluded, those considered to be "prepaid" items, hazard insurance, real estate taxes, water charges and interest which may be a part of the exchange of monies at loan settlement, but which are regular operating expenses paid in advance.

VHDA HOME IMPROVEMENT LOANS

The Virginia Housing Development Authority (VHDA) is proposing a home improvement loan program which could well couple with the financial mechanisms to be utilized in the Del Ray Conservation District. In their proposed program VHDA would purchase home improvement loans insured under the FHA Title I Home Improvement Loan Program originated by private lending institutions. Properties eligible to participate in their program include single and multi-family structures, either owner-occupied or tenant-occupied in standard or substandard condition. Borrowers are eligible if they have at least one-third ownership interest in the property to be improved. For owner-occupied homes, the borrower must meet VHDA income eligibility criteria (currently, adjusted family income not exceeding \$14,000, or in high cost areas, \$16,000). For renter-occupied housing, the borrower must certify that families occupying "improved" units have incomes within VHDA eligibility limits.

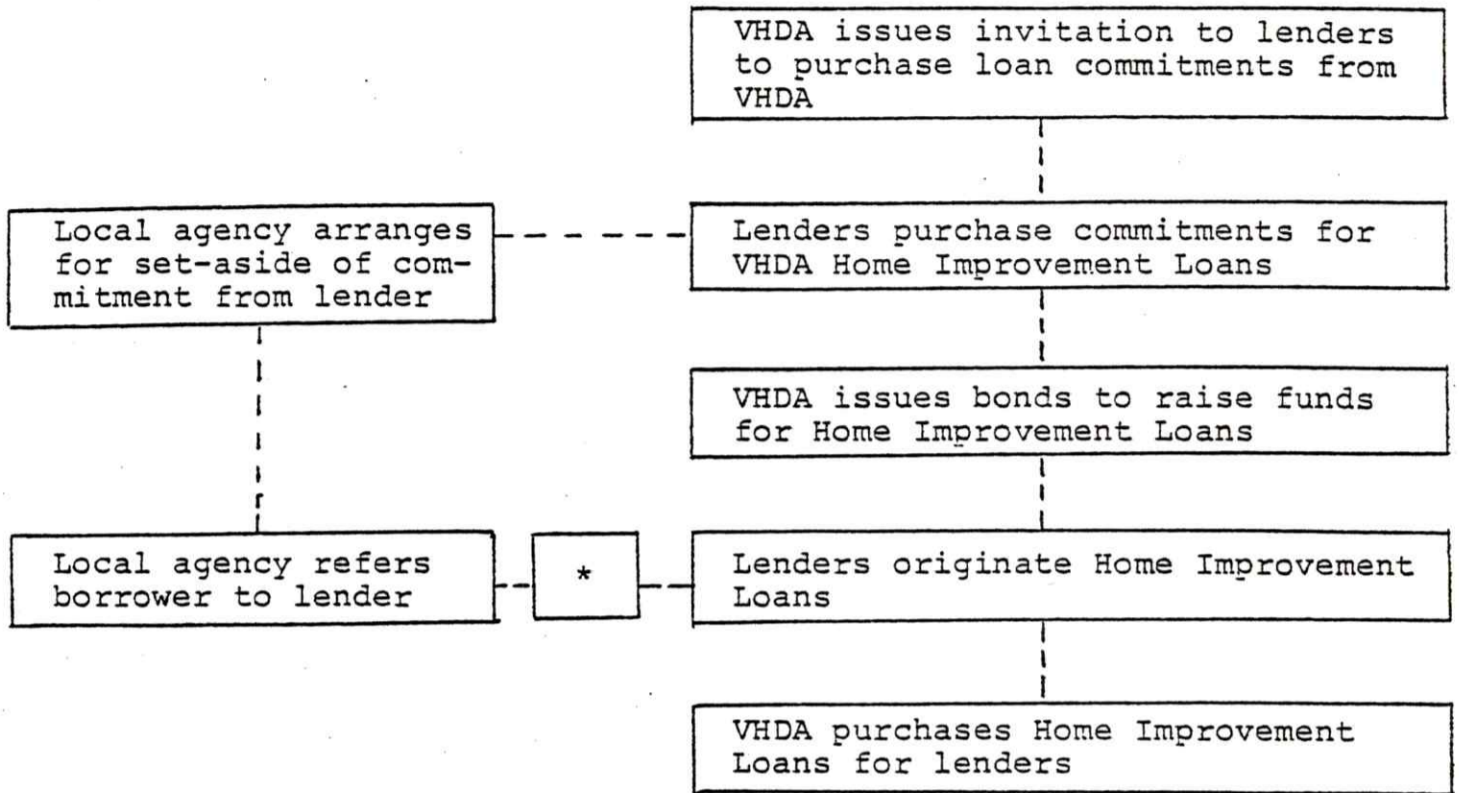
Eligible improvements include improvement of mechanical systems (plumbing, heating, electrical), modifications to the physical structure (e.g., adding rooms), improving the existing physical structure (repair floor, walls, ceilings), and adding insulation or other improvements directed to energy conservation. The maximum loan amount is \$10,000 for single family dwellings, and \$5,000 per unit for multifamily structures up to a maximum of \$25,000 per structure of five units or more. The maximum term is twelve years. The projected interest rate is 8%, compared to the FHA Title I rate of 12%. Loan commitment funds may be set aside for use in conjunction with the programs of local public agencies. The following table illustrates the potential impact on borrowers:

TABLE 3 - EFFECT OF VHDA PROGRAMS  
(Based on Monthly Payments)

	<u>Conventional 12%</u>	<u>VHDA Program 8%</u>	<u>Hypothetical 3% Program</u>
\$ 5,000 Loan 12 Year Term	65.68	54.13	41.40
\$10,000 Loan 12 Year Term	131.35	108.25	82.80
\$25,000 Loan 12 Year Term	328.36	270.62	207.00

In terms of the first year Del Ray Conservation District Program, the VHDA program would only be utilized for owner-occupants. By coupling the principal reduction payments approach we expect to utilize within the front end payment of discount points and add-on charges, these loans might be reduced to the hypothetical 3% program, at virtually the same cost that would be involved if we did not participate with VHDA and wanted to generate a 6% BMIR from the conventional 12% rate. The following chart illustrates how the VHDA program will operate.

TABLE 4  
PROGRAM OUTLINE



\*Local agency may assist lower income borrowers with cast grant or low interest loan.

Anticipated Level of Activity  
(first year of operation)

- Approximately 2,500 loans at an average loan amount of \$5,000, resulting in a total loan amount of \$12,500,000.

"GRANTS"

Coupled with the above mechanisms, "grants" will be offered to those persons on fixed incomes, e.g., pensions and disability incomes, so that they might also participate in the program. Other families may require "grants" beyond the BMIR rate to be able to afford necessary repairs in terms of their discretionary income. The maximum "grant" should be limited to \$10,000.

The "grant" will, in effect, be a zero-interest rate loan which will be recorded as a subordinated lien against the property. The term of this loan will be 99 years, with repayment due earlier if the property transfers by sale or by the death of the very low income occupants to whom the "grant" was made. If the property is inherited by very low income relatives who will occupy the premises as their prime residence, then the option will remain to extend the loan for the balance of the term. By recording this "grant" as a lien, this will insure these monies do not become merely income transfers, but rather will reenter the slowly revolving pool of monies to be available again for another family that requires a "grant". The amount of "grant" will be computed by the financial counselor by comparing the value of a property after rehabilitation to the amount of discretionary income available to the amount of money necessary to effect necessary property improvements.

DIFFERENTIAL RATES, RENTERS, DISPLACEMENT

Even though the first year's program will only consist of assisting owner-occupied homes, it is conceivable that future year programs will involve absentee-owned properties. At such point as the program is expanded to include such properties the specific approval of the Community Development Block Grant Advisory Committee, the Planning Commission, the City Council and the Alexandria Redevelopment & Housing Authority Board of Commissioners will be required. It is anticipated that such a program would involve a BMIR rate approximately 1% higher than that for owner-occupants,

and that the receipt of such a loan would be tied to a modified form of rent control, allowing the pass-through of additional carrying costs and a legitimate profit. This could minimize private tenant displacement as a result of this publicly sponsored program. However, even with such a future system of rent control, some displacement is likely to occur due to rental increases.

TYPICAL COSTS OF REHABILITATION

These typical costs of housing rehabilitation were derived from cost estimates performed upon ten random structures in the proposed conservation district area including various types of construction in various states of repair by the Building Department and CDBG staff.

TABLE 5 - TYPICAL COSTS OF HOUSING REHABILITATION

<u>Type of Construction</u>	<u>State of Repair*</u>	<u>Cost Estimate</u>
30 yr. old brick row	intermediate	\$ 3,000
30 yr. old brick duplex	intermediate	2,800
30 yr. old brick duplex	major	3,300
60 yr. old small frame	intermediate	3,150
60 yr. old medium frame	minor	1,900
60 yr. old medium frame	intermediate	4,200
60 yr. old medium frame	major	6,100
60 yr. old large frame	intermediate	5,500
60 yr. old large frame	major	10,000
60 yr. old large stucco	standard	700

\* Based upon structural deficiency points, the measure utilized by the Health Department in the door-to-door survey.

PROJECTED FIRST YEAR PROGRAM CASH FUNDS

To accomplish a projected 50 rehabilitation loans in the first program year the following monies have been tentatively set aside from the second year Community Development Block Grant, pending their approval by the CDBG Advisory Committee and City Council (as a part of the second CDBG program).

(1) Monies to reduce interest on loans	\$ 92,900
(2) Monies to pay settlement charges	7,500
(3) Monies for "grants"	75,000
(4) Salaries and fringe benefits for rehabilitation specialist and financial counselor	31,407
(5) Administrative overhead (rent for site office, xeroxing, postage, printing, etc.)	18,593
	<hr/>
	\$225,400

### Administrative Guide for Implementation

Within the designated 750-unit conservation district area, there are certain areas which have characteristics indicating a relatively greater need for, and suitability for, a rehabilitation loan program. A 340-unit area in the southern portion of the District (the area bounded by Commonwealth, Windsor, Route 1, and Bellefonte, and including properties on the north side of Windsor and the south side of Bellefonte) has been identified as the most suitable area. In the first year of implementation, program efforts will be concentrated in this portion of the conservation district to assure that program impact is not diffused over too large an area and to assure that the program's staffing and budget are not overtaxed.

It is expected that this 340-unit area will produce the number of successful first-year loan applications which can be handled within the budget and staffing constraints (estimated at 50, based on typical rehab costs). Program staffers will give priority to this portion of the area in developing a first-year case-load, and applications from property owners within it are to be given priority over applications from other areas within the district. Applications from outside the priority area will be accepted, but not processed unless, after the first nine months of the program effort, it has become apparent that the number of applications from the priority area will be insufficient to exhaust available funds. If such a determination is made, applications from outside the priority area will be processed in the order in which they were received.

Administration of the second year's program will be based on the following list of priorities: first priority to any "leftover" applications from the first year area of concentration, if the demand from this area has proved greater than can be accommodated with first-year funds; second priority to the applications from the portion of the district bounded generally by Custis, Commonwealth, Uhler, Mt. Ida, and Route 1; and third priority to new applications received from the first year area of concentration or from the area north of Mt. Ida.

Administration of the third year's program contemplates giving priority ✓ to the area bounded generally by Custis, Commonwealth, Uhler, Mt. Ida, and Route 1. (It is considered likely that applications received in the first year from within the first year's priority area will have all been processed by the end of the second year). Second priority will be given to applications from north of Mt. Ida, and third priority to new applications from the first year area of concentration.

The fourth year program will give first priority to the portion north of Mt. Ida, second priority to the central area, and third priority to the first year's area of concentration.

Continuation of the program after four years will depend on whether community development monies are still available for conservation programs, whether there is a continuing demand for loans, and whether other areas of the City have been identified as having a greater relative need for a conservation program.

This "administrative guide" is understood to be flexible and may be modified by program administrators within the general framework indicated for prioritization of processing of loan applications.

East Central Del-Ray  
Conservation District Plan

December, 1975  
Alexandria, Virginia

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EAST CENTRAL DEL-RAY  
CONSERVATION DISTRICT PLAN

A. Introduction

1. The Housing and Community Development Act of 1974

The Housing and Community Development Act passed by Congress in 1974 established a new system of federal aid to local governments for community development programs. The legislation provided for one annual "block grant" in place of a variety of "categorical grants" for specific purposes such as urban renewal (including Model Cities), open space acquisition, development of neighborhood facilities, and development of basic sewer and water facilities. The intent of the legislation was to increase local government authority in decisions relating to community development, to reduce the time and administrative cost involved in transferring community development grants from federal to local governments, and to obtain better coordination of community activities. The community development block grant monies are intended mainly to benefit low and moderate income persons and neighborhoods. Under the block grant program, the City received \$1.735 million for fiscal year 1976; a program for using this money, primarily in three low and moderate income areas of the City (Potomac East, Potomac West, and Shirley Duke/Regina areas) was adopted by City Council in early 1975.

2. Citizen and Organizational Participation

To assist in identifying needs and objectives of low and moderate income neighborhoods (and to meet federal requirements for citizen participation), the City established a Community Development Block Grant Advisory Committee consisting of representatives from various civic organizations and representatives of neighborhood associations from Potomac East, Potomac West, and Shirley Duke/Regina, as well as representatives from the Planning Commission, Alexandria Redevelopment and Housing Authority's Board of Commissioners, City Council, Health

and Hygiene Board, local banking institutions, Hopkins House, Economic Opportunities Commission, Urban League, League of Women Voters, and Alexandria Federation of Civic Associations. It is the responsibility of this advisory committee to consider the various projects and programs proposed by its sub-committees and to make recommendations to Council concerning which ones should be funded through the City's block grant or other available funds.

3. The "Conservation District" Concept

The advisory committee has recommended the establishment of a "conservation district" program for an area in Potomac West. Under such a program, the Alexandria Redevelopment and Housing Authority can, within a designated area, make home rehabilitation loans at below-market rates to moderate-income families and at no interest to low-income families, acquire blighting land uses and vacant and boarded structures, and carry out other activities necessary for neighborhood rehabilitation. Conservation projects are intended to arrest neighborhood decline in areas where conditions indicate that a program emphasizing rehabilitation loans can be successful. Neighborhoods with extremely deteriorated housing and where most families cannot qualify for rehab loans (even at a subsidized interest rate) require other types of programs for revitalization.

4. Process Involved in Delineation of the Conservation District's Boundaries

After a three-month study and evaluation process which began in August and was completed on November 20, the Advisory Committee with staff assistance delineated the boundaries of an area within Potomac West for a conservation district program. The process initially involved evaluation of housing and socioeconomic conditions throughout Potomac West, based on a Health Department housing survey and on data obtained from the R.L. Polk Company's interviews with residents. In this stage, the CDBG and Planning staff met once with the Potomac West Subcommittee and twice with the full Advisory Committee to obtain their recommendation on a

"target area" which seemed most suitable for a conservation program and where more detailed surveys would be undertaken. In September and October, City staff from a number of different departments, as well as Alexandria Redevelopment and Housing Authority staff, did detailed housing inspections and family interviews in the target area located in the east central part of Potomac West. At its November 13 meeting, the Potomac West Subcommittee recommended the east central portion of Del-Ray for the conservation district after a presentation by staff on the survey results, and this recommendation was subsequently endorsed by the Advisory Committee on November 20. A relatively small area was chosen for the program because of the need to obtain maximum impact on neighborhood conditions and to keep the program manageable in terms of staffing and budget constraints.

B. Boundary Description of the Conservation District

1. General Description of Boundaries

The general boundaries of the East Central Del-Ray Conservation District (Map 1) are Commonwealth Avenue on the west, Randolph Street and the W&OD right-of-way on the north, Route 1 on the east, and Bellefonte Avenue on the south. The District also includes properties abutting Randolph Street on its north side and properties abutting Bellefonte on the south side, except for property associated with party wall structures which are oriented to intersecting streets and have side yards on Bellefonte.



2. Detailed Description of Boundaries

Where the conservation district boundaries follow property lines rather than the center lines of streets, this boundary description uses the tax assessor's new map reference numbers to identify the properties involved.

Beginning at the point of intersection of the center line of Mount Vernon Avenue and the Center line of Commonwealth Avenue;

Thence, in a southwesterly direction along the center line of Commonwealth Avenue to a point approximately 120 feet south of the intersection of the center lines of Commonwealth and Bellefonte Avenues;

Thence, in an easterly direction along the extended southern property line of property 034.031001 to a point on the western property line of property 034.031004;

Thence, along the western, southern, and eastern property lines of property 034.031004 and continuing along the southern property line of property 034.041501 to a point at the southeast corner of property 034.041501;

Thence, in a northerly direction along the eastern property line of property 034.041501 to a point at the southwest corner of property 034.041502;

Thence, in an easterly direction along the southern property line of property 034.041502 to a point on the center line of N. Cliff Street;

Thence, in a southerly direction along the center line of N. Cliff Street to the intersection of said center line with the extended southern property line of property 034.041507;

Thence, in an easterly direction along the extended southern property line of property 034.041507 and continuing along the southern property lines of properties 034.041508, 034.041509, 034.041510, and 034.041511 to a point at the southeast corner of property 034.041511;

Thence, in a northerly direction along the eastern property line of property 034.041511 to a point at the southwest corner of property 034.041512;

Thence, in an easterly direction along the southern property line of property 034.041512 to a point on the center line of Price Street;

Thence, in a northerly direction along the center line of Price Street to a point where the center line of Price Street intersects the center line of Bellefonte Avenue;

Thence, in an easterly direction to a point where the center line of Bellefonte Avenue intersects the extended western property line of property 034.041406;

Thence, in a southerly direction along the extended western property line of property 034.041406 to a point at the southwest corner of said property;

Thence, in an easterly direction along the southern property line of property 034.041406 and continuing along the southern property line of the properties owned by the Salvation Army Corporation (which are tax-exempt) to a point on the center line of Mt. Vernon Avenue;

Thence, in a northerly direction along the center line of Mt. Vernon Avenue to a point where said center line intersects the extended southern property line of property 034.041301;

Thence, in an easterly direction along the southern property line of property 034.041301 to a point on the western property line of property 034.041302;

Thence, in a southerly direction along the western property line of 034.041302 to a point at the southwest corner of said property;

Thence, in an easterly direction along the southern property line of property 034.041302, and continuing along the southern property lines of properties 034.041303, 034.041304, 034.041305, 034.041306, 034.041307, 034.041308, and 034.041309, and continuing across Dewitt Avenue and along the southern property lines of properties 034.041201, 034.041202, 035.030701, 035.030702, 035.030703, 035.030704, 035.030705, 035.030706, 035.030707, 035.030708, 035.030709, and 035.030710 to a point at the southeast corner of property 035.030710;

Thence, in a northerly direction along the eastern property line of property 035.030710 to a point on the center line of Bellefonte Avenue;

Thence, in an easterly direction along the center line of Bellefonte Avenue to a point where said center line intersects the extended western property line of property 035.030819;

Thence, in a southerly direction along the western property line of property 035.030819 to a point at the southwest corner of said property;

Thence, in an easterly direction along the southern property line of property 035.030819 and continuing along the southern property lines of properties 035.030820, 035.030821, 035.030822, 035.030823, and 035.030824 to a point at the southeast corner of property 035.030824;

Thence, in a southerly direction along the western property lines of properties 035.030825 and 035.030826 to a point at the extreme southwest corner of property 035.030826;

Thence, in an easterly direction along the southern property line of property 035.030826 and continuing along the southern property line of property owned by the R.F. and P. Railroad (which is not taxed by the City) to a point at the southeast corner of the R.F. and P.- owned property;

Thence, in a northerly direction along the eastern property line of the R.F. and P.-owned property to a point at the southwest corner of property 035.030828;

Thence, in an easterly direction along the southern property line of property 035.030828 and continuing along the southern property lines of properties 035.030829, 035.030830, 035.030831, 035.030832, and 035.030833, and continuing across Duncan Avenue and along the southern property lines of properties 035.030901, 035.030902, 035.030903, 035.030904, 035.030905, 035.030906, and 035.030907 and continuing beyond to the center line of Route 1;

Thence, in a northerly direction along the center line of Route 1 to a point where said center line intersects the extended northern boundary of the W and OD right-of-way;

Thence, in a northwesterly direction following the northern boundary of the W and OD right-of-way to a point where it intersects the extended northern property line of property 024.040324;

Thence, in a westerly direction along the extended northern property line of property 024.040324 and continuing along the northern property lines of properties 024.040325, 024.040326, 024.040327, and 024.040328 to a point at the northwest corner of property 024.040328;

Thence, in a southerly direction along the western property line of property 024.040328 to a point at the northeast corner of 024.040329;

Thence, in a westerly direction along the northern property lines of properties 024.040329, 024.040330, 024.040331, and 024.040332 to a point on the center line of DeWitt Avenue;

Thence, in a northerly direction along the center line of DeWitt Avenue to a point where it intersects the extended northern property line of property 024.040335;

Thence, in a westerly direction along the northern property line of property 024.040335 and continuing along the northern property lines of properties 024.040336, 024.040337, 024.040338, 024.040339, 024.040340, 024.040341, 024.040342, 024.040343, 024.040344, and 024.040345 to a point on the center line of Mt. Vernon Avenue;

Thence, in a northerly direction along the center line of Mt. Vernon Avenue to the point of beginning.

C. Existing Conditions in the Conservation District

1. Physical Blight

The data which is available for the conservation district indicates that it is a blighted and deteriorating area. Based on a well-dispersed sample of detailed inspections in which surveys with some or all information were obtained from 52% of the single family dwellings (70% of all single family dwellings if vacant structures and refusals were included) it was found that over half (50.3%) of the approximately 750 units are in need of repairs (49.3% of owner-occupied units) and about 13% are in need of major repairs (9.7% of owner-occupied units). Vacant/boarded units are scattered through the neighborhood, creating a blighting effect. Of thirteen vacant/boarded units identified in the overall Potomac West area as of mid-1975, eight were located within the bounds of the project area. The strip commercial development along Mount Vernon Avenue has a blighting influence on the neighborhood because of the deteriorated state of some structures, the lack of adequate off-street parking, the congested traffic conditions it causes in some areas, and the increasing number of vacancies in commercial structures.

2. Socio-economic Characteristics

Social and economic characteristics also indicate that the area is appropriate for a conservation project. A high proportion of dwelling units (76%) are owner-occupied, and almost two-thirds of the households (63%) have incomes below the current City median of about \$15,000. This information means that the principal beneficiaries of the project will be homeowners who are in need of assistance to allow them to bring their homes up to standard condition and to reverse neighborhood trends toward deterioration. Though generally of moderate income, most of the residents have enough discretionary income to assume a rehabilitation loan. Almost 30 percent of households in the conservation district are non-white.

D. Plan Objectives and Actions Proposed

1. Objectives

The basic objectives of the East Central Del-Ray Conservation District program are to strengthen the residential character of the area, to assist homeowners in rehabilitating their properties, to replace or improve blighting conditions, and to increase the level of provision of certain public facilities and services.

2. Actions Proposed

a. Housing Rehabilitation: Homeowners within the conservation district will be eligible to apply for low-interest or no-interest loans to bring their homes up to the approved standards outlined in section F.4. of this plan. The specific financial mechanisms that will be used to deliver these loans, described in detail in the attached "Financial Plan for East Central Del Ray Conservation District", have been developed by top level City and ARHA personnel working in conjunction with representatives from savings and loan institutions and commercial banks.

b. Acquisition of Vacant and Boarded Residential Dwellings: The implementation of the plan may involve the acquisition of certain vacant and boarded residential dwellings within the district. Eight such currently vacant and boarded residential dwellings have been identified by the Potomac West Subcommittee of the Community Development Block Grant Advisory Committee. The eight are listed below in order of priority and their locations are shown on Map 2.

<u>Property Address</u>	<u>Old Tax Map Reference</u> (Map-Block-Lot)	<u>New Tax Map Reference</u> (Map-Quadrant-Block-Lo
118 E. Bellefonte Ave.	211-21-10	034.04-09-12
304 E. Custis Ave.	205-12-17	034.02-13-12
407-409 E. Del Ray Ave.	205-20-4	035.01-06-03
219-221 E. Bellefonte Ave.	204-1-7	034.04-13-09
16-18 E. Windsor Ave.	211-12-16	034.04-01-14

Vacant/Boarded Residential Dwellings for Possible Acquisition (continued)

<u>Property Address</u>	<u>Old Tax Map Reference</u>	<u>New Tax Map Reference</u>
17 E. Del Ray Ave.	211-8-7A	034.02-10-03
210 Mt. Ida Ave.	205-1-20	024.04-05-10
419 E. Howell Ave.	205-23-8	035.03-05-09

c. Acquisition of Blighting Influences: The implementation of this plan may involve the acquisition of certain blighting influences within the area. Five blighting influences have been identified by the Potomac West Subcommittee. They are listed according to priority below and are shown on Map 2.

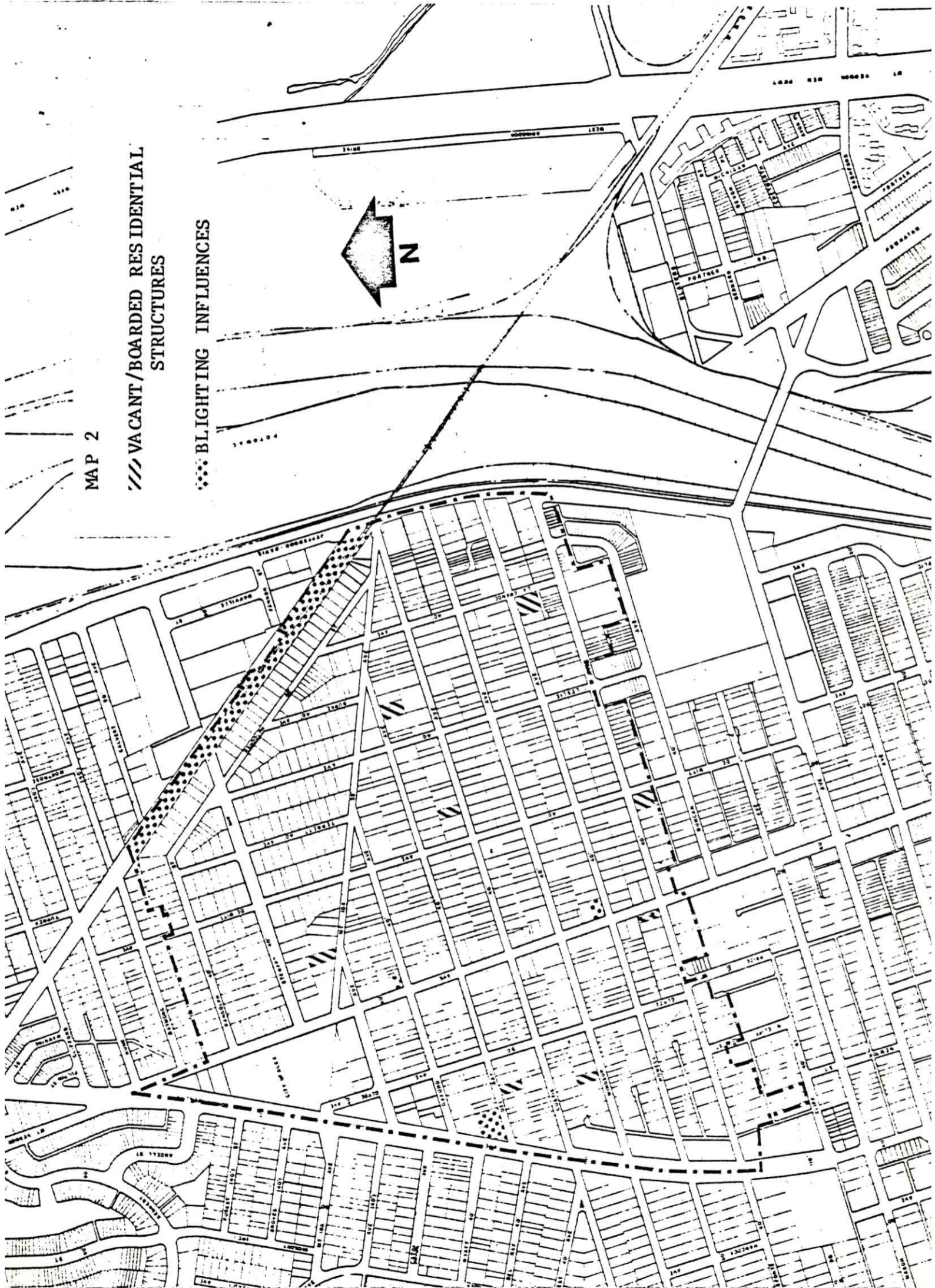
<u>Property Address</u>	<u>Old Tax Map Reference</u>	<u>New Tax Map Reference</u>
2301 Commonwealth Ave. -Tony's Gulf Station (also numbered as 2-10 E. Del Ray Ave.)	211-5-12,13,14 (for 2-8 E. Del Ray) 211-5-11 (for 10 E. Del Ray)	034.01-07-02 034.02-09-12
118 E. Bellefonte Ave. - the Rag Bag	211-21-10	034.04-09-12
2001-2003 Mt. Vernon Ave. - Pirelli Speed Shop	205-7-18A	034.04-05-18
Washington and Old Dominion Right-of-Way -- segment between Route 1 and the northern boundary of the conservation district.		
2401 Mt. Vernon Ave. - Old Bank	205-3-24	034.02-04-24

d. Public Improvements: To support and reinforce the conservation district program, the City will undertake certain projects to make the area a more desirable place to live. Such activities, funded under the City's capital improvements program, block grant, or Potomac West program, may include provision of or improvement of curbs, gutters, and sidewalks; street tree plantings; development of recreation facilities or programs; provision of increased services such as day-care or elderly programs; establishment of a satellite office within the neighborhood to make City and other public agencies more accessible to residents; and transportation system changes to decrease through traffic in residential areas or to provide greater opportunities for use of mass transit.

MAP 2

/// VACANT/BOARDED RESIDENTIAL STRUCTURES

••••• BLIGHTING INFLUENCES



#### E. Relationship of the Plan to Local Objectives

Both the City's comprehensive plan and past years' Potomac program documents contain statements of policies and objectives for the Potomac West Area; the purposes and probable effects of the conservation plan activities will be consistent with these existing policies and objectives, as indicated below.

##### 1. Appropriate Land Uses

The comprehensive plan recommends that the residential character of most of Planning District II be maintained and that the City encourage rehabilitation of residential structures wherever feasible. The plan also indicates that strip commercial and industrial uses should be relocated and consolidated as opportunities to do so arise. The first-year Potomac West program document indicated that basic goals of the program would be to "eliminate blight and deterioration, and to strengthen present community amenities through conservation, revitalization, and redevelopment," goals which in different words were repeated in the comprehensive plan.

Because the conservation project will result in rehabilitation of homes (through subsidized loans or grants) and elimination of certain blighting non-residential land uses, it will help fulfill the longstanding City objectives for the area. Establishment of a conservation project is in fact the best mechanism through which the City can accomplish its stated housing conservation and land use goals in the area.

##### 2. Improved Traffic

A basic city objective stated in both the comprehensive plan and in Potomac program documents is to discourage through traffic in predominantly residential areas of Planning District II. If street or intersection improvements or street closures are proposed in the conservation project area under supportive programs, such as the City's capital improvement program, they will be undertaken only if it is determined that they will improve the traffic situation in residential areas.

To the extent that conservation project activities result in elimination or consolidation of blighting or non-conforming commercial uses, through traffic

traversing residential sections while approaching or leaving commercial centers will be lessened. This will be an indirect but favorable traffic effect of possible project activities. If some of the blighting influences which are acquired are reused as public parking lots, improved traffic flows will result because of lesser reliance on street parking.

### 3. Public Transportation

The conservation project's implementation may involve actions related directly to the City's basic goal of providing citizens with increased opportunities for mass transit. Such possible actions as provision of transit shelters or of a mini-transit service for the elderly and disabled or to link the area with proposed Metro stations would help implement this City goal.

### 4. Public Utilities

Any utility-related City actions undertaken in the conservation project area, such as undergrounding of wiring or improvement of sewers, will support the basic goal (established when the Potomac programs were originally formulated) of improving the area's "infrastructure" (public facilities and services) and of beautifying the area to make it a more desirable place to live.

### 5. Recreational and Community Facilities

A basic policy of the Potomac West program, one which was reinforced by the comprehensive plan, has been to provide increased recreational opportunities in the area. When blighting influences are acquired in the project area, recreational development will be considered as a possible new use for the property and as a means of achieving the basic objective. Space for a neighborhood outreach center may be rented within the area to provide a satellite office for a range of City programs and services.

## F. Other Features of the Plan

### 1. Conditions and Limitations on Acquisition of Property

Since the involvement in conservation district below market interest rate loans and zero interest rate loans is purely voluntary, no acquisition per Section 36-50.1 (2) of Title 36 of the Virginia State Code is anticipated, except for the

possible acquisition of vacant and boarded residential dwellings and acquisition of blighting influences listed previously. Any acquisition of a vacant and boarded dwelling, or of a blighting influence which is not specified in this conservation plan, will have to receive specific review and approval of the Community Development Block Grant Advisory Committee, the Alexandria Redevelopment & Housing Authority Board of Commissioners, and the City Council; and the Planning Commission in terms of the acquisition of blighting influences that will be used for a public purpose.

2. Proposed Land Uses for the Properties to be Acquired

All vacant and boarded residential dwellings which may be acquired will be rehabilitated, and the cost of acquisition and rehabilitation written down to the extent that the sales price of said structure and/or its financing or its rental, if to be leased, will be affordable to moderate income persons, as defined by the Section 8 lower income limits.

All blighting influences which may be acquired will be used for commercial, retail, public, institutional, or medium density residential reuses.

3. Conditions, Limitations Under Which Property Will be Made Available for Rehabilitation or Redevelopment by Public or Private Enterprise

No acquisition other than that outlined above as vacant and boarded or blighting influences is expected to occur. No rehabilitation activities involving acquisition other than that for vacant and boarded structures or conceivably for certain blighting influences to be used for a public purpose such as a neighborhood facility, will occur as part of the Del Ray Conservation District. No redevelopment other than that outlined above as a part of the acquisition of blighting influences will occur as a part of the Del Ray Conservation District. A more detailed neighborhood plan will be developed within the first year's operation of this conservation district which would outline additional activities. If activities other than those already mentioned are anticipated in the neighborhood plan, they will require an amendment to this conservation plan.

4. Standards of Design, Construction, Maintenance, and Use of Property and Other Measures to Be Taken or Recommended Toward Elimination and Prevention of Blight

Property rehabilitation standards applicable to homeowners who rehabilitate their homes under subsidized interest rate loans (low interest or no interest) are indicated below. All dwelling units rehabilitated under the program must meet these standards.

- a. The rehabilitated structure must conform to all existing health and hygiene codes, and in addition;
- b. The plumbing, heating, electrical, and roofing systems must be modernized;
- c. Exteriors of structures must be weatherproofed as needed by means of painting, pointing up brick, replacing gutters and downspouts, placement of aluminum siding, and use of insulation;
- d. Rooms must be added to structures where necessary to eliminate a problem with overcrowding as defined by the U. S. Census;
- e. Kitchens of rehabilitated structures must have functional ranges and refrigerators; modernization of additional elements of the kitchen may be included if discretionary income would allow a larger loan;
- f. In addition to the above mandatory improvements, homeowners may elect to make further, unrequired improvements such as landscaping and other cosmetic changes, and such may be included in the loan amount at a cost up to 25% of the cost of required improvements (a - e, above). Only those applicants who have sufficient discretionary income to assume the additional 25 percent loan cost will be allowed to effect these added improvements.

5. Method for Temporary Relocation, if Necessitated by Publicly Sponsored Rehabilitation Activities and Replacement of Low and Moderate Income Housing Resources

If necessitated by major rehabilitation work, such as a prolonged period of unavailable water supply, no heat for a prolonged period during the winter, no roof covering during a prolonged period of inclement weather, or no electrical service during a prolonged period, then one of the vacant and boarded residential structures that has been rehabilitated could be used as a temporary relocation resource. Provision of such a service will be limited to the most severe of extenuating circumstances, and the rental for such a facility will be limited to operating expenses, since the occupying family will still bear financial responsibility for the structure they own. Since the temporary relocation facility will be in the conservation district, it will allow a family temporarily relocated within the project area to scrutinize the structure they own. Further, this structure could also be used as a site office for conservation district personnel, allowing property management control of the site.

Since no public acquisition of occupied low and moderate income housing resources will occur within this program, it will not be necessary to replace any demolished low and moderate income housing units.

6. Time Limitation of Project Activities

Since the funding for this conservation district will come from the Community Development Block Grant and the legislation providing this grant remains in force in Alexandria from May 15, 1975, through May 14, 1980, the project will continue for as long as these funds or other similar federal funds (if the program is renewed) remain available to Alexandria.

7. Administrative Review of the Decision to Utilize Eminent Domain

Since the initial lists of vacant and boarded and blighting influences, which constitute those properties wherein the powers of eminent domain may be exercised, were developed by the Potomac West Subcommittee, and have been or will be ratified by the CDBG Advisory Committee, the Planning Commission, the ARHA Board of Commissioners, and City Council, no additional review of the utilization of eminent domain regarding these vacant and boarded and blighting influences which may be acquired, will be required. Additions to these lists will occur during the formulation of future CDBG programs, and will originate from the Potomac West Subcommittee and/or Conservation District Subcommittee, a PAC-like organization, if one is formed, to be approved by the CDBG Advisory Committee and the City Council. Specific approvals as per Section 2 of this summary will be required in terms of ARHA's Board of Commissioners and the Planning Commission, if a public reuse will result. At any point in the life of this conservation district program where decisions made by the Potomac West Subcommittee, the CDBG Advisory Committee, the Planning Commission, the ARHA Board of Commissioners and the City Council may result in designation of additional classes of structures or of additional individual structures (e.g., structures where rehabilitation is not economically feasible for the owner) for acquisition, an amendment to this plan will be required as well as an amendment to this procedure to review the exercise of the power to utilize eminent domain.

8. Procedure for Amending Conservation Plan

Before any activities that are not covered within the plan are instituted, an amendment to this plan will be required. The process of approving such an amendment will involve recommendations by the subcommittee, by the Community Development Block Grant Advisory Committee, by the Planning Commission, by the City Council, and by the Alexandria Redevelopment and Housing Authority Board of Commissioners.

9. Separability

In the event it is judicially determined that any word, phrase, clause, sentence, paragraph, section or part of this plan or the application thereto to any person or circumstance is invalid, the remaining provisions and application of such provisions to other persons or circumstances shall not be affected thereby, it being hereby declared that the remaining provisions of this plan without the word, phrase, clause, sentence, paragraph, section or part, or the application thereof, so held invalid, would have been adopted and approved.

Parcel Identifier

HOUSING INSPECTION FORM

2. Inspected By \_\_\_\_\_ 3. Date \_\_\_\_\_

4. Address \_\_\_\_\_ 5. Unit No. \_\_\_\_\_

6. BUILD-UP DATA 7. TYPE OF CONSTRUCTION 8. NO. OF STORIES 10. OCCUPANCY DATA 11. BLDG. TYPE

Improved  
 Unimproved

Frame  
 Frame/Masonry  
 Masonry  
 Frame/Metal  
 Masonry/Metal  
 Metal  
 Shared Wall

9. NO. OF UNITS

Dwelling  
 Business  
 Other  
 Number Inspected

Occupied  
 Vacant  
 Partly Occupied

S.F.D. Duplex  
 Row House  
 Apartment

12. FIRST FLOOR USE 13. USE ABOVE FIRST FLOOR 14. LAND USE DATA

Residential  
 Commercial  
 Industrial  
 Public  
 Other

Residential  
 Commercial  
 Industrial  
 Public  
 Other

Residential  
 One Family  
 Two Family  
 Multi Family  
 Commercial

Light Industry  
 Heavy Industrial  
 Church  
 Other Institutional  
 Public  
 Other

Explain other \_\_\_\_\_

DEFICIENCIES	DEFICIENCIES					DEFICIENCIES
	SEVERE AND	MINOR	INTER-MEDIATE	MAJOR	SEVERE AND	
15. INTERIOR						17. EXTERIOR
WALLS, PARTITIONS & COLUMNS IF EXPOSED <input type="checkbox"/> Cracked <input type="checkbox"/> Loose, Missing Material <input type="checkbox"/> Rotted <input type="checkbox"/> Sagging						FOUNDATIONS <input type="checkbox"/> Sinking <input type="checkbox"/> Cracked <input type="checkbox"/> Loose, Missing Material <input type="checkbox"/> Open Pier
CEILING, JOISTS, BEAMS IF EXPOSED <input type="checkbox"/> Cracked <input type="checkbox"/> Loose, Missing Material <input type="checkbox"/> Warped <input type="checkbox"/> Rotted						WALLS <input type="checkbox"/> Cracked <input type="checkbox"/> Out of Plumb <input type="checkbox"/> Sagging <input type="checkbox"/> Loose, Missing Material
FLOORING, JOISTS IF EXPOSED <input type="checkbox"/> Sagging <input type="checkbox"/> Loose, Missing Material <input type="checkbox"/> Weak						ROOF <input type="checkbox"/> Sagging <input type="checkbox"/> Loose, Missing Material <input type="checkbox"/> Evidence of Leaking
WINDOW FRAMES, WINDOWS <input type="checkbox"/> Broken <input type="checkbox"/> Rotted <input type="checkbox"/> Missing Material						TRIM <input type="checkbox"/> Rotted <input type="checkbox"/> Loose, Missing Material
DOORS, FRAMES <input type="checkbox"/> Broken <input type="checkbox"/> Rotted <input type="checkbox"/> Missing Material						GUTTERS & DOWN SPOUTS (DRAINAGE) <input type="checkbox"/> Rotted <input type="checkbox"/> Loose, Missing Material <input type="checkbox"/> None (if None Rate Minor) <input type="checkbox"/> POOR
WOODWORK, TRIM <input type="checkbox"/> Broken <input type="checkbox"/> Rotted <input type="checkbox"/> Loose, Missing Material						PORCHES (includes steps and steps) <input type="checkbox"/> Rotted <input type="checkbox"/> Sagging <input type="checkbox"/> Loose, Missing Material
BASEMENT FLOORS & WALLS <input type="checkbox"/> Cracked <input type="checkbox"/> Loose, Missing Material <input type="checkbox"/> Dampness <input type="checkbox"/> None (if None Do Not Rate)						EXTERIOR STAIRWAYS <input type="checkbox"/> Warped <input type="checkbox"/> Loose, Missing Material <input type="checkbox"/> Rotted <input type="checkbox"/> None (if None Do Not Rate)
CELLAR FLOORS & WALLS <input type="checkbox"/> Cracked <input type="checkbox"/> Loose, Missing Material <input type="checkbox"/> Dampness <input type="checkbox"/> None (if None Do Not Rate)						CHIMNEY <input type="checkbox"/> Cracked <input type="checkbox"/> Loose, Missing Material <input type="checkbox"/> Out of Plumb <input type="checkbox"/> No Flue
STAIRWAYS <input type="checkbox"/> Warped <input type="checkbox"/> Loose, Missing Material <input type="checkbox"/> Rotted <input type="checkbox"/> None (if None Do Not Rate)						PAINT <input type="checkbox"/> Normal Maintenance <input type="checkbox"/> Neglected
DUAL EGRESS FUNCTIONALLY GASSELETE (Design)						18. ENVIRONMENTAL FACTORS
16. UTILITIES & FACILITIES						INFESTATION: <input type="checkbox"/> Vermin <input type="checkbox"/> Rodent <input type="checkbox"/> None (if None Do Not Rate)
WATER <input type="checkbox"/> None <input type="checkbox"/> Soft <input type="checkbox"/> Cold Only						REFUSE ACCUMULATION <input type="checkbox"/> Trash <input type="checkbox"/> Garbage <input type="checkbox"/> Other <input type="checkbox"/> None (if None Do Not Rate)
TOILET <input type="checkbox"/> No Inlets <input type="checkbox"/> Unusable <input type="checkbox"/> Shared						PROPERTY MAINTENANCE <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> Long-term Neglect
KITCHEN SINK <input type="checkbox"/> None <input type="checkbox"/> Unusable <input type="checkbox"/> Shared						OUTBUILDINGS <input type="checkbox"/> None (if None Do Not Rate)
WASH BASIN <input type="checkbox"/> None <input type="checkbox"/> Unusable <input type="checkbox"/> Shared						FENCES <input type="checkbox"/> None (if None Do Not Rate)
BATH OR SHOWER <input type="checkbox"/> None <input type="checkbox"/> Unusable <input type="checkbox"/> Shared						19. SUMMARY TOTAL:
PLUMBING <input type="checkbox"/> Broken <input type="checkbox"/> Leaking						Minor <input type="checkbox"/>
HEAT <input type="checkbox"/> None <input type="checkbox"/> Central <input type="checkbox"/> Other <input type="checkbox"/> Needs Repair						Intermediate <input type="checkbox"/>
ELECTRIC SERVICE <input type="checkbox"/> Inadequate Amperage <input type="checkbox"/> Unsafe Wiring <input type="checkbox"/> None						Major <input type="checkbox"/>
ELECTRIC FIXTURES, OUTLETS & SWITCHES <input type="checkbox"/> Malfunctioning <input type="checkbox"/> Inadequate <input type="checkbox"/> Unsafe Wiring						
ELEVATOR (Item Must Be Rated) <input type="checkbox"/> Yes <input type="checkbox"/> None						
FIRE ESCAPE (Item Must Be Rated) <input type="checkbox"/> Yes <input type="checkbox"/> None <input type="checkbox"/> Unsafe <input type="checkbox"/> Obstructed						
						20. REMARKS: (Use Reverse)

1. Parcel Identifier

CITY OF ALEXANDRIA

FAMILY SURVEY FORM

2. Inspected by \_\_\_\_\_ 3. Date \_\_\_\_\_

4. Address \_\_\_\_\_ 5. Unit No. \_\_\_\_\_

6. Family No. \_\_\_\_\_

7. Owner   
Renter   
Roomer

8. Monthly Rent \$   
Utilities   
Total

9. Monthly Mortgage Payment \$   
Taxes   
Insurance   
Utilities   
Maintenance   
Total

10. Total Annual Shelter Expense

\$

11. Outstanding Mortgage \$

12. Family Composition

	<u>Name</u>	<u>Sex</u>	<u>Relation to Head</u>	<u>Marital Status</u>	<u>Age</u>
1.					
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					

13. Number of Persons in Household   
Number of Adults (Over 18)   
Number of Children (Under 18)

14. Income and Employment (Employed Listed First)

	<u>Name of Member</u>	<u>Source or Employer</u>	<u>Type of Work</u>	<u>Gross Income Per</u>
1.				
2.				
3.				
4.				
5.				

15. Gross Household Income Per Year \$