



## ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item  
Meeting of March 17, 2007  
Recessed to March 20, 2007**

### SUPPLEMENTAL REPORT

**DATE:** March 20, 2007

**SUBJECT:** Buckingham Villages

**Applicant:**

North Pershing Drive Apartments Investors LLC  
242 Trumbull Street, 4<sup>th</sup> Floor  
Hartford, Connecticut 06103

**By:**

Paradigm Development Company  
1415 North Taft Street, Suite 100  
Arlington, Virginia 22201

**C. M. RECOMMENDATION:**

1. Endorse the Buckingham Village preservation plan as presented in the Final Revised Report dated March 19, 2007 and authorize staff to prepare all technical revisions and documents (including any additional public advertisements) for formal approval and ratification by the County Board at their meeting on April 21, 2007, including the following:
  - Historic Designation and purchase of Village 3 for affordable housing and preservation;
  - Affordable Housing Plan, including tenant relocation assistance for Village 1;
  - Site Plan approval including acquisition in Village 1 of land for streets and a park.
2. Continue to the April 21, 2007 County Board meeting the public hearing for Agenda Item 24 related to Buckingham Villages.
3. Authorize staff to prepare all technical documents for formal approval and ratification by the County Board of the following additional items (including public advertisements) at an appropriate future meeting at the earliest feasible date:
  - Affordable Housing Plan for Village 3, including consideration of a homeownership option and affordable housing partnership for implementation of the plan;
  - Affordable Housing Plan for off-site units in the Buckingham community;

County Manager: \_\_\_\_\_

PLA-4637

- Permanent financing for the land acquisition, and public improvements in Villages 1 and 3.

**DISCUSSION:** The County Board is now poised to realize the ambitious objectives that it established for Buckingham Village.

This is a highly complex project that has required extensive work on the part of many people in the community, the good faith of the owner of the property, and the coordination of the County.

Before the County Board is a package of numerous, very detailed and highly technical actions necessary to translate its vision for the preservation of the Buckingham Village community into reality. The revised details were completed and distributed in the community just last night.

Given the scope of the overall package, it will be several years before all elements of the plan are fully implemented. Action will be required at multiple County Board meetings to fully accomplish the comprehensive set of goals established by the Board when it initiated this project.

The above recommendation of this Supplemental Report is proposed for action tonight; the detailed recommendations in the Revised Report are recommended for action at the April meeting; still other actions, as described during the discussion tonight, will come to the County Board as they are finalized over the coming months.

With adoption by the County Board of the above recommendation, the County Board would be committing the County to the complete Buckingham Village preservation package in its entirety.

The Board would be authorizing staff to proceed with the complex work with the owner and the community to implement all of the technical details of what has been discussed and to which we have agreed. The work that will take place between now and the April meeting will enable everyone to carefully review site plan conditions to ensure that they accomplish exactly what is intended – including guidance from the County Board -- and will enable staff to complete work on the contracts to purchase Village 3 and right-of-way and park land in Village 1.

Approving this package by the recommended action establishes a moral commitment by the County to the following:

- Preservation of all of Village 3 as affordable housing – including completing work on a potential homeownership option. To achieve this objective, the County is agreeing to partner with an affordable housing provider and actually purchase Village 3 for \$32,130,000 million.
- Expanding the Buckingham Historical District to include Village 3, and committing the resources to ensure its appropriate rehabilitation, thus preserving yet another significant part of the larger Buckingham community that stands as a lasting symbol of Arlington County's heritage and identity.
- Creation of 100 units of new, committed affordable housing in Village 1, through a County AHIF loan of \$7 million.

- Securing an additional 60 committed units of affordable housing in Buckingham.
- Providing for comprehensive tenant relocation assistance, including support for tenant-based organizations, to ensure that we fulfill the goals for the most important element of our community preservation effort -- the residents of Buckingham. Our work here will help people who have made their lives in Buckingham today to continue to be part of this community tomorrow.
- Making good on our commitment to create new streets and dedicate new park space by allocating \$11,780,000 million to secure their acquisition.

Overall, this is the County's largest single commitment to affordable housing. This project shows what can be achieved when the whole community comes together.