



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of June 11, 2011**

DATE: May 10, 2011

SUBJECT: Appropriation of Federal funds for renovations to Superintendent's House at the Gates of Ballston apartments.

C. M. RECOMMENDATIONS:

1. Appropriate \$99,410 in FY 2012 from the U.S. Department of Housing and Urban Development (HUD) (101.371895.72408) to the Department of Community Planning, Housing and Development (101.72408) for the construction of a community center by AHC, Inc. for rehabilitation of a single-family structure located at 374 North Glebe Road.
2. Authorize the County Manager to execute the required documents for a grant up to \$99,410 to AHC, Inc. or its designated County-approved ownership affiliate, subject to the terms and conditions outlined in the report and subject to approval by the County Attorney.

ISSUE: This action would redirect federal funds initially intended for the Community Outreach Center unit at the Gates of Ballston apartment's property to a separate structure on the property in order to allow for an expansion of community center activities.

SUMMARY: The County was awarded Economic Development Initiative (EDI) grant funds from the Department of Housing and Urban Development (HUD) in FY 2005 for construction of a community center in the Buckingham neighborhood. Due to complex requirements associated with the use of federal funds, the money was never drawn down from HUD and spent by Arlington County. Renovation of the Superintendent's House at the Gates of Ballston, owned by AHC Limited Partnership 10, would serve the Buckingham neighborhood as accessible community space where various programs will be offered. The project is an eligible use of federal funds.

County Manager:

County Attorney:

Staff: David S. Bennett, CPHD/Housing Division

27.

BACKGROUND: An EDI grant in the amount of \$99,410 was awarded in 2004 for construction of a community center in Buckingham. The initial intention was to renovate the County's Outreach Center in Buckingham, a small and inaccessible second-floor apartment at the Gates of Ballston complex. Because of the many restrictions attached to federal funds, including labor standards provisions (Davis-Bacon wage rates) and mandatory tenant relocation assistance, it was determined that use of the grant for this project would be cost prohibitive. County staff, in consultation with HUD, then determined that renovation of the community kitchen at Lubber Run Community Center would be an eligible project. This site was determined unsuitable as the grant could not cover both the cost of the kitchen rehabilitation and the federal requirement to make the site fully compliant with the Americans with Disabilities Act 1990 and Section 504 of the Rehabilitation Act of 1973 (ADA/504) requirements.

AHC Limited Partnership 10 manages the Gates of Ballston community in Buckingham and was responsible for the complex's rehabilitation four years ago. The Superintendent's House, facing North Glebe Road and adjacent to the main community center and management offices, was not included in the rehabilitation plans. The existing spaces at the Gates of Ballston Community Center have reached capacity. Programming there includes a Montessori pre-kindergarten program, elementary school enrichment, and teen mentoring programs. The Department of Human Service also maintains a Community Outreach Center with computer access in the space and REEP (English proficiency) classes are taught. Project Family provides workshops for young children and their caregivers. There is now a need for additional programming and meeting space that cannot be accommodated by the Community Center and the Superintendent's House will be well suited for this.

DISCUSSION: The Superintendent's House was not included in the redevelopment because of lack of funding and the need to make the space ADA/504 accessible would incur additional costs. The EDI funds offer an opportunity to increase community space options for residents and neighbors of Gates of Ballston.

If approved, AHC Limited Partnership 10 will fund programs through its monthly rent stream to the low-income residents of the Buckingham neighborhood. Programs will include a health and business center as well as other flexible programming options.

The project is anticipated to take four months to complete, and the funds can be drawn from HUD in time to meet the deadline for expenditure of the EDI grant.

The Historic Affairs and Landmarks Review Board (HALRB) met on May 4, 2011 to review this proposed renovation project and approved this plan. The Community Development Citizen Advisory Committee (CDCAC) will review this proposed project at its June 1, 2011 meeting.

Community input was also solicited in 2008 when renovation of the Superintendent's House was originally considered and architect's plans for the project were developed. The original plans to renovate the Superintendent's House were supported by the community.

FISCAL IMPACT: There is no net tax support required with the acceptance and expenditure of this grant (\$99,410).