

# Form Based Code Advisory Working Group

April 26, 2023

## Barcroft Apartments

# Background



- Jair Lynch acquired the property in December 2021
- Arlington County provided a \$150M loan and Amazon Housing Equity Fund provided a \$160M loan to facilitate the purchase
- The affordability of the 1,334 units will be preserved up to 60% AMI for 99 years
- Jair Lynch submitted their Master Financing and Development Plan October 29, 2022



## *Initial Renovation Project*

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- Staff is reviewing and analyzing the Jair Lynch MFDP
- While long-term planning continues, Jair Lynch agreed to move forward with an **initial renovation project** of approximately 100 homes
  - Delivers upgraded homes and upholds commitments to make improvements for residents in the near-term
  - Located within the Neighborhoods Form Based Code “Conservation Area” and not envisioned for redevelopment

# *Initial Renovation Project – Community Engagement*

- There will be a community engagement process for the initial renovation project
- Jair Lynch will host resident meetings
- Jair Lynch will meet with community stakeholders and commissions consistent with the County's use permit and affordable housing development processes



## *Initial Renovation Project – On-Site Relocation*

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- Per the County's relocation guidelines, the Jair Lynch team will complete a Tenant Relocation Plan
  - Residents may need to be temporarily accommodated on the property while renovations take place
  - They will be offered relocation services provided by Jair Lynch at no cost
  - Information will be shared with residents to give them time to fully prepare for any disruption, including a 120-day notice.
  - One-on-one attention will be provided to address specific resident requests and concerns

## *How to Stay Informed*

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Go to [www.arlingtonva.us](http://www.arlingtonva.us) and search "Barcroft Apartments"