



Housing Commission

April 13, 2023

Barcroft Apartments Process Update

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

- 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
- Public engagement and County Board consideration of the long-term plan is anticipated for later this calendar year



Initial Renovation Project – Affordability

- Staff and Jair Lynch will explore ways to provide deeper affordability including:
 - “Bricks and mortar” units at deeper affordability levels
 - Referrals to Housing Grants and Housing Choice Voucher programs for eligible residents
 - Other subsidy options
- Options and recommendations will be discussed as part of use permit and affordable housing development processes

Initial Renovation Project – On-Site Relocation

- 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

Go to www.arlingtonva.us and search "Barcroft Apartments"

Questions