

Arlington Partnership for Affordable Housing



Presentation to Western Rosslyn Area Planning Study
June 21, 2014

What is affordable housing?

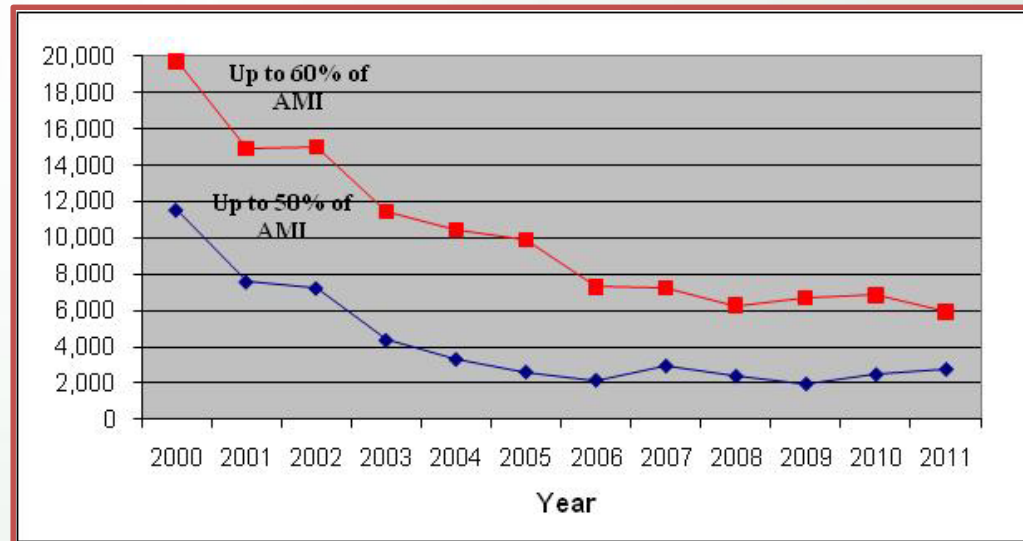
Household Size	60% AMI HH Income Limits	60% AMI Gross Rents	Area Median HH Income (Market)	Market Rents (2012)
2 person/1BR	\$51,360	\$1204	\$85,600	\$1936
4 person/2BR	\$64,200	\$1445	\$107,700	\$2213

Typical jobs for APAH residents : assistant teachers, bus drivers, restaurant workers, caregivers, starting nursing, house keeping, construction, taxi drivers

Is Affordable Housing needed?

- Significant loss of market affordable homes since 2000
- High demand: 3,000 applicants for 122 apts. at Arlington Mill in Sept. 2013
- County commitment to preserve diversity and avoid further displacement

14,000 market affordable units in County lost between 2000 - 2011





Bennett Park

1BR \$1,800-2,400

2BR \$2,700-3,200

Blt 2008, 225 units



Le Mar Apartments



Queens Court Apartments

Rosslyn Heights/ (former Summit Village)

1BR \$2,175-2,800

2BR \$2,790-3,230

Blt 1989, 366 units



Bennett Park



Summit Village

Photos courtesy of Arlington County Staff.

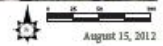


QUEENS COURT/ WILSON SCHOOL SITE Next Public Land for Public Good Location



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Aerial with Property Lines



Queens Court Apts.



Purchased by APAH 1997

- Built 1941
- Site Area 44,727 sq feet
- 3 garden apt. buildings on
- 39 units—ALL one-bedroom and studio apartments
- Aging infrastructure, original mechanical systems

APAH Goals for Development

- Create significant new affordable housing:
 - Approx. 120 units in wood frame
 - Approx. 250 units in concrete
- Leverage APAH asset of one acre in Rosslyn
- Part of a Mixed-Income Community:
 - Dire shortage for 40 – 60% AMI incomes
 - Complement the market rate housing nearby
 - Explore opportunities for 60-80% AMI incomes
 - Explore public employee housing

APAH Goals for Development

- Create better housing:
 - Majority of 2BR/3BR units for families
 - Green and low energy, Metro accessible
 - Barrier free
- Efficient timing and execution:
 - Target completing WRAPS by March 2015
 - Securing Site Plan and AHIF financing by Jan. 2016
 - Tax Credit submission March 2016

Development Constraints

- Cost effective and efficient to build:
 - Total development cost per unit cap (\$386K per unit)
 - Significant difference between wood frame and concrete construction
- Affordable to operate
 - APAH is a long term holder and operator of its assets
 - Control long term operating expenses, e.g. condo costs
- Competitive in securing LIHTC allocation
 - Family sized bedrooms
 - Earthcraft/LEED certified
 - Efficiencies important



Queens Court Redevelopment

Options to be discussed

APAH stand-alone at Queens Ct

- APAH redevelops Queens Court site for more affordable housing on its own site. Lowest Cost/ Lowest Density/ Simplest Execution.

APAH mixed-use on Queens Ct or Main site

- APAH jointly redevelops housing with Fire Station or other use. More Complex. Additional construction and operating costs as well as execution risk.

APAH and County Land Swap

- APAH swaps Queens Ct site for location on County site stand-alone or atop fire station. Queens Court becomes parkland or other county use (fire station or other County use stand alone). Potentially more density. Also complex as now APAH in a ground lease structure.

APAH is committed to being a good neighbor and contributing to a vibrant community



Nina Janopaul, President/CEO,

njanopaul@apah.org, 703-276-7444 ext.101

Carmen Romero, Director of Acquisitions and WRAPS Liaison,

cromero@apah.org, 703-276-7444 ext.107