

QUEENS COURT APARTMENTS PLANNING COMMISSION

1801 N. QUINN STREET
ARLINGTON, VA 22209



Arlington Partnership
For Affordable Housing

January 18, 2017

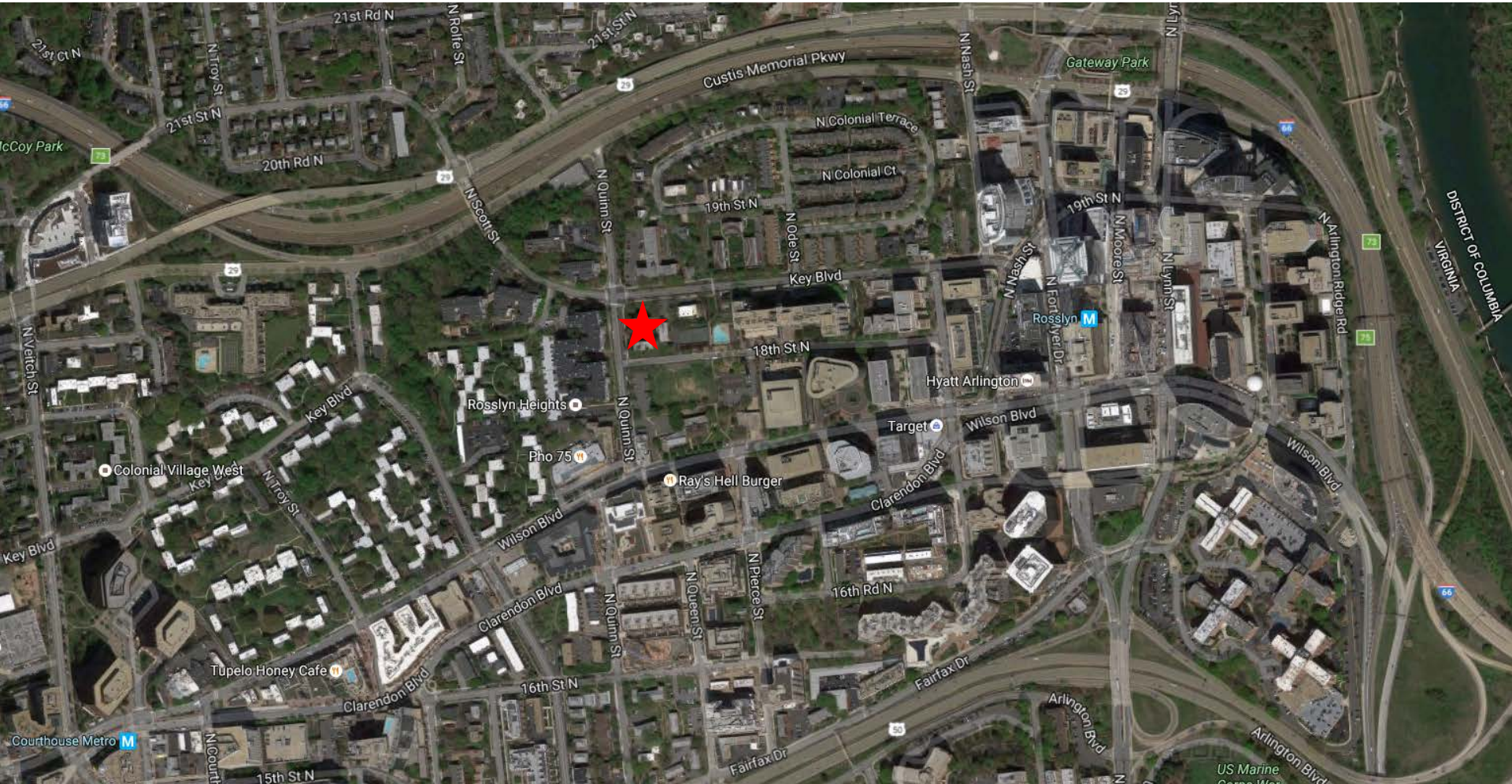
QUEENS COURT APARTMENTS



- Built 1941
- Acquired by APAH in 1997
- Site Area 44,727 sq. feet
- 3 garden apt. buildings
- 39 units—ALL one-bedroom and studio apartments
- Aging infrastructure, original mechanical systems
- Leverage APAH's asset of one acre in Rosslyn



QUEENS COURT APARTMENTS



QUEENS COURT APARTMENTS



Rosslyn Heights
6 STORIES

THE CRESTMONT
5 STORIES

KEY BLVD.

PRIVATE TOWNHOMES
2-3 STORIES

THE ATRIUM
14 STORIES

Rosslyn Heights
6 STORIES + 1 STORY OF ABOVE GRADE GARAGE

QUINN ST.

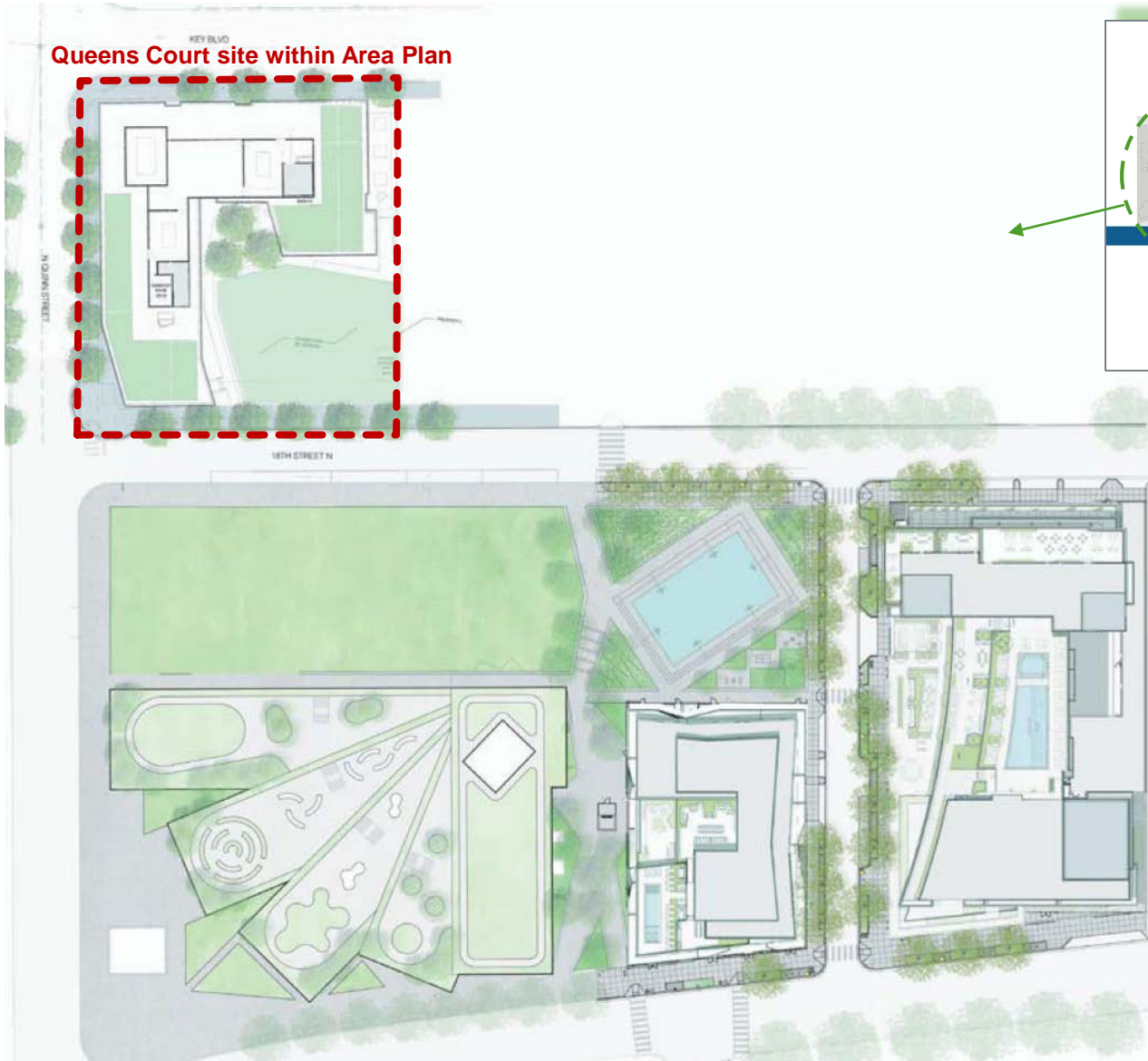
18TH ST.

WILSON SCHOOL
5 STORIES

PENZANCE DEVELOPMENT
18 STORIES

W.R.A.P.S. AREA SITE PLAN

Queens Court site within Area Plan



Area Plan adopted July 21, 2015

GOALS FOR QUEENS COURT DEVELOPMENT



- Create significant new affordable housing
 - 249 units (210 unit increase)
 - 150 Parking Spaces (ratio is 0.6 spaces per unit)
 - 9,000 square foot Public Park
- Part of a Mixed-Income Community
 - Dire shortage for 40 – 60% AMI incomes
 - Complement the market rate housing nearby (sale & rent)
- Create better housing
 - Majority of units are family sized 2BR's and 3BR's
 - Green construction, low energy usage, Metro accessible
 - 15 units, barrier free
 - 9 units, anticipated Permanent Supportive Housing
- EarthCraft level green building certification (Gold)

AERIAL VIEW FROM WILSON SCHOOL





VIEW FROM ROSSLYN HIGHLANDS PARK





MAIN LOBBY



COMPOSITE GROUND LEVEL PLAN



KEY:

- RESIDENTIAL UNITS
- AMENITY SPACE
- LEASING OFFICE
- CORE
- LEVEL CHANGE
- ACCESSIBLE ENTRANCE
- SECONDARY ENTRANCE
- VEHICLE ENTRANCE



UNIT MIX and RELOCATION PLAN



	40% AMI	50% AMI	60% AMI	80% AMI	TOTAL
Studio			21		21
1BR	9		82	3	94
2BR		36	54		90
3BR			44		44
TOTAL	9	36	201	3	249

- Relocation Plan draft presented to Tenant-Landlord Commission on Jan. 10, 2018
 - Final plan presentation scheduled February 2018
- Extensive survey of households/units conducted in late 2017
 - 35 of 39 units responded
 - Income levels and needs summarized in Plan
- 180 day notices planned for issuance
- Tenant Assistance Fund plan

FINANCING PLAN



- Hybrid execution with a 4%/9% LIHTC structure
- 9% LIHTC application due March 16, 2018
- LIHTC application requires AHIF commitment
- Working with financial sources to target a Q1-2019 construction start
 - ✓VHDA Debt, including additional low interest SPARC and REACH
 - ✓LIHTC equity
 - ✓Will apply for FHLB
- Finalizing AHIF terms

Actions Being Requested at County Board - Feb 2018

- AHIF commitment prior to the 9% LIHTC application submission
- Relocation Plan approval
- Revitalization Area Resolution approval