



OPTIONS FOR ARHA REPLACEMENT UNITS

OFFICE OF HOUSING

FEBRUARY 8, 2018

INFILL ANALYSIS (Summer 2017)

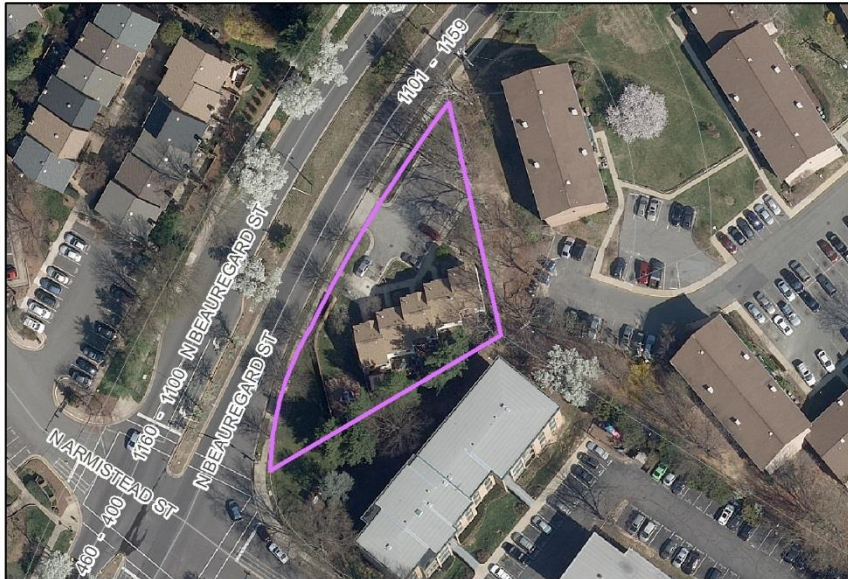
- ☐ Oasis & Bragg
- ☐ Hermitage
- ☐ Beauregard & Armistead
- ☐ 28th Street
- ☐ Princess Square
- ☐ Arell Court
- ☐ Ladrey Senior Highrise
- ☐ Pendleton Park



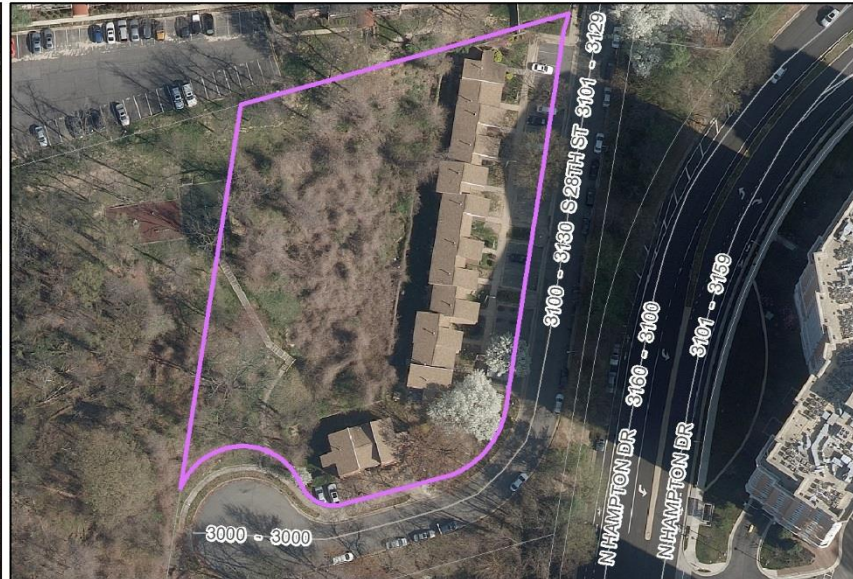
Oasis and Bragg [15 units, 49,846 sq ft, OCM Zone] REDEVELOPMENT POTENTIAL: 45-50 UNITS (30-45 NET NEW)



Hermitage [8 units, 18,713 sq ft RA Zone] INFILL POTENTIAL: 1-2 UNITS



Beauregard and Armistead [5 units, 19,044 sq ft, RA Zone] REDEVELOPMENT POTENTIAL: 9-12 UNITS



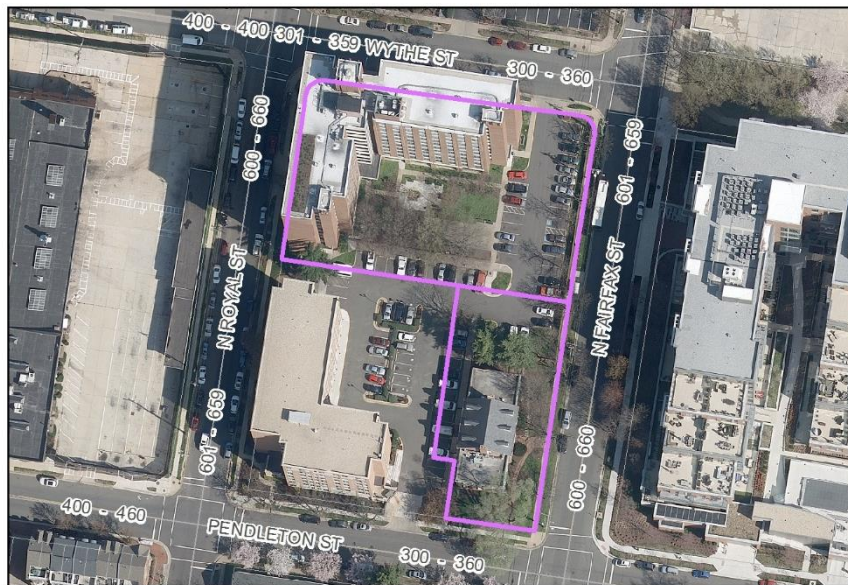
28th Street [15 units, 68,119 sq ft, RA Zone] REDEVELOPMENT POTENTIAL: 50-60 UNITS (35-45 NET NEW)



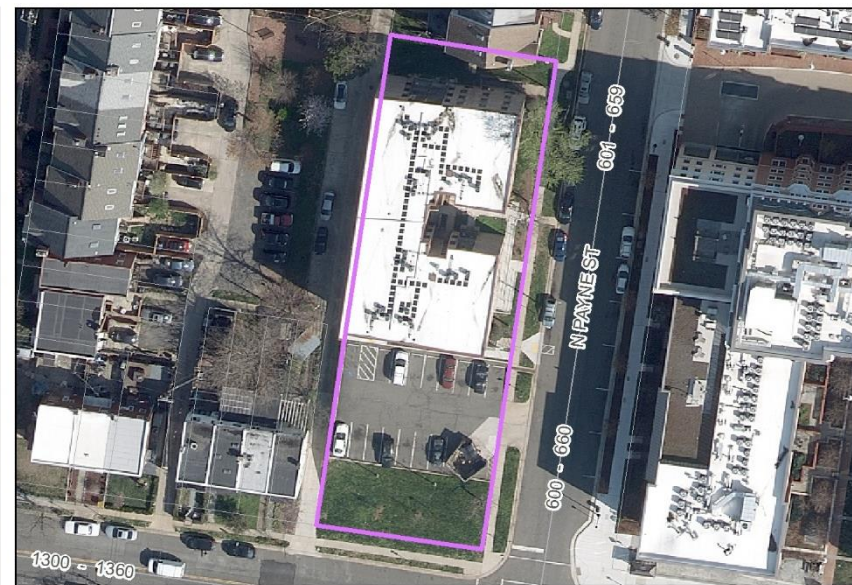
Princess Square [69 units, 111,218 sq ft, RB Zone] INFILL POTENTIAL: UP TO 9 UNITS



Arell Court [10 units, 23,268 sq ft, RB Zone] INFILL POTENTIAL: 2 UNITS



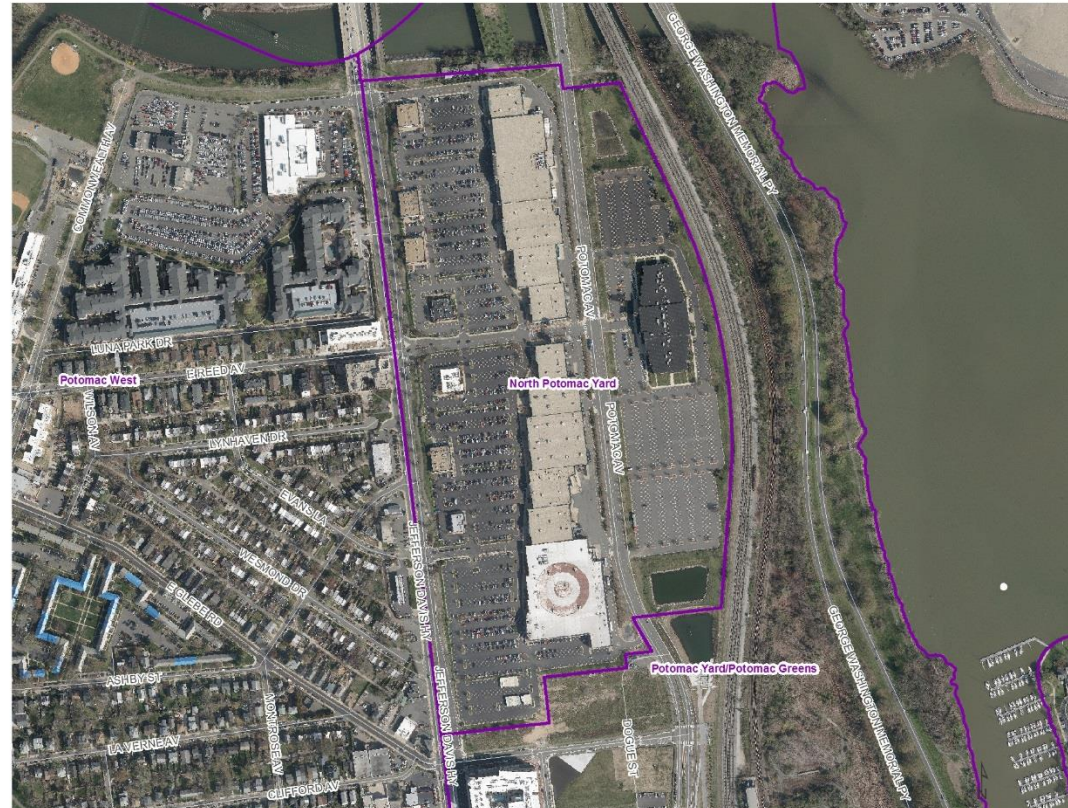
Ladrey Senior Highrise [170 units, 38,752 sq ft, RC Zone] INFILL POTENTIAL: 7 UNITS
Former ARHA HQ [17,768 sq ft, RC Zone]



Pendleton Park [24 units, 20,609 sq ft, RC Zone] INFILL POTENTIAL: UP TO 4 UNITS

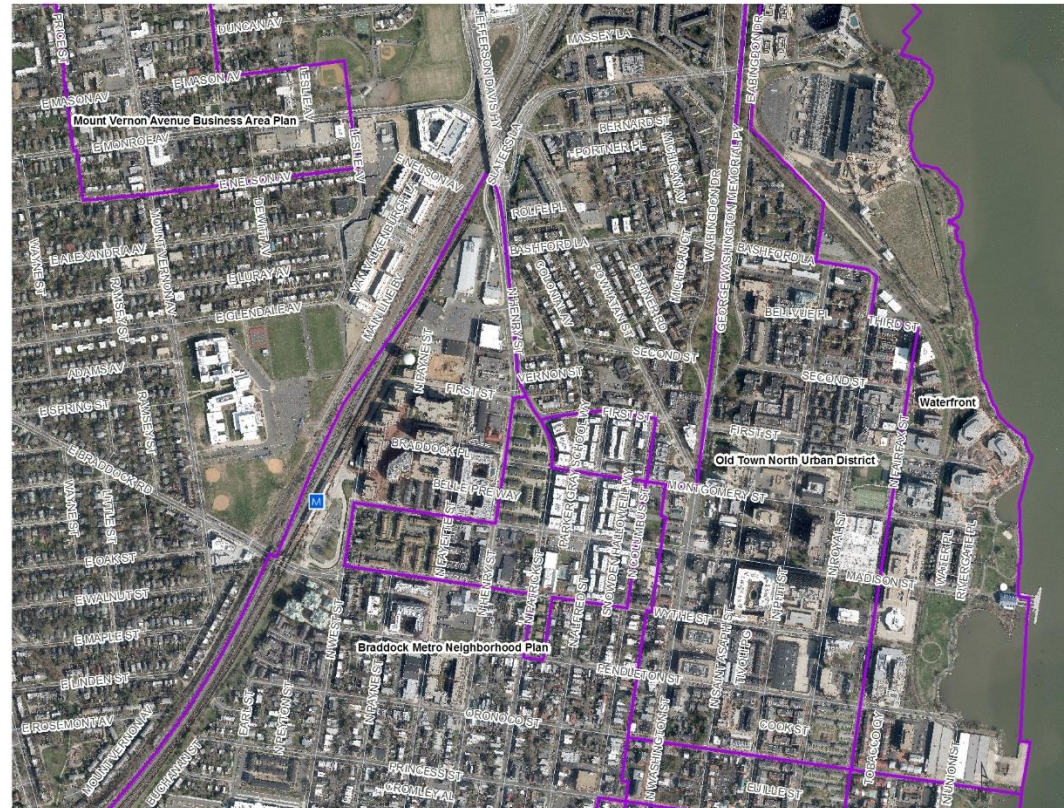
2017 NORTH POTOMAC YARD SMALL AREA PLAN UPDATE

- ❑ Allow for potential ARHA replacement units in the Plan area. Bonus density or height for affordable housing should be considered to facilitate possible public housing relocation to North Potomac Yard.
- ❑ Offer a range of housing types to accommodate different household sizes and compositions, including studio, one, two, and three bedroom units.
- ❑ Explore opportunities for public, private, and nonprofit collaborations to maximize the use of private and public land and to leverage all available resources for the development of affordable and workforce housing, including public housing and/or replacement Resolution 830 units.
- ❑ Potential co-location of housing with TBD school or other municipal facility.



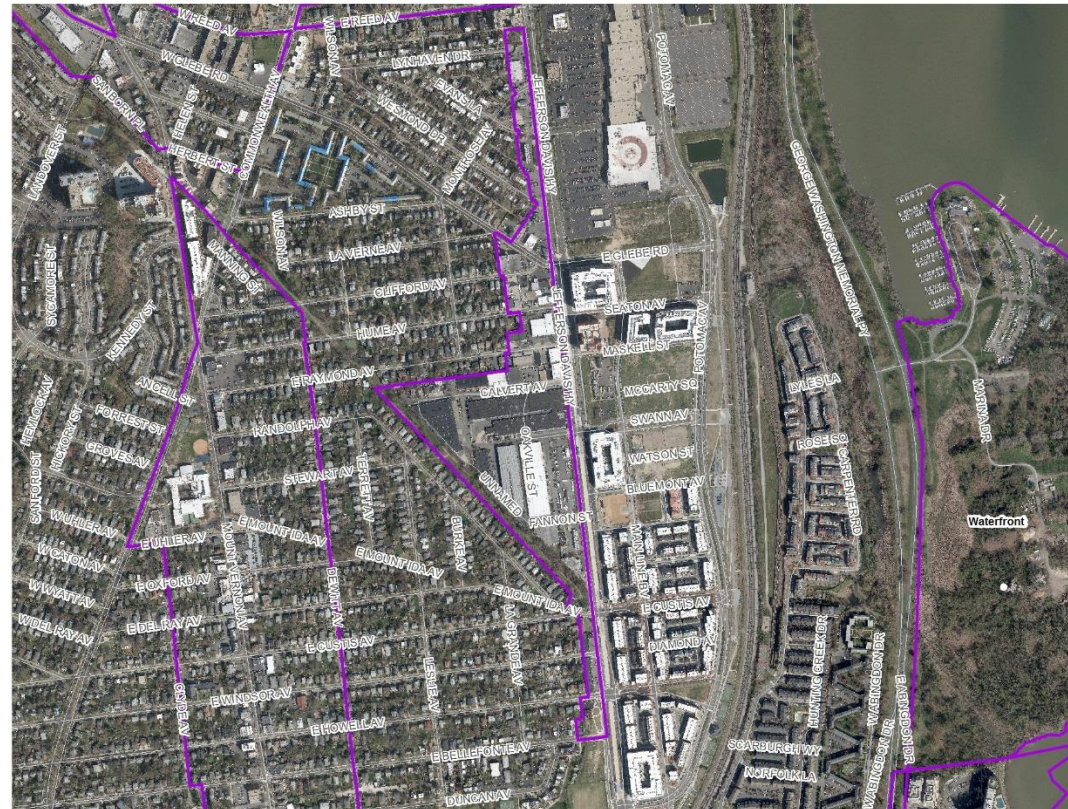
2017 OLD TOWN NORTH SMALL AREA PLAN

- ❑ 342 CAUs within Old Town North plan area:
Chatham Square,
Ladrey, Hopkins-Tancil,
Annie B. Rose; 9 more
upcoming at Edens
project.
- ❑ Two ARHA-owned
properties (Hopkins-Tancil
Courts and former HQ
site) are identified as
potential redevelopment
sites.
- ❑ Preserve/increase
income restricted units as
well as create new
market affordable
housing units
- ❑ Prioritize one-for-one
replacement of
Resolution 830 units
onsite/within the plan
area, including through
use of bonus density



2015 OAKVILLE TRIANGLE SMALL AREA PLAN

- ❑ Develop housing options affordable to a range of incomes and welcoming to different household types
- ❑ Explore the provision of potential ARHA replacement units in the Plan area, including on remnant parcels



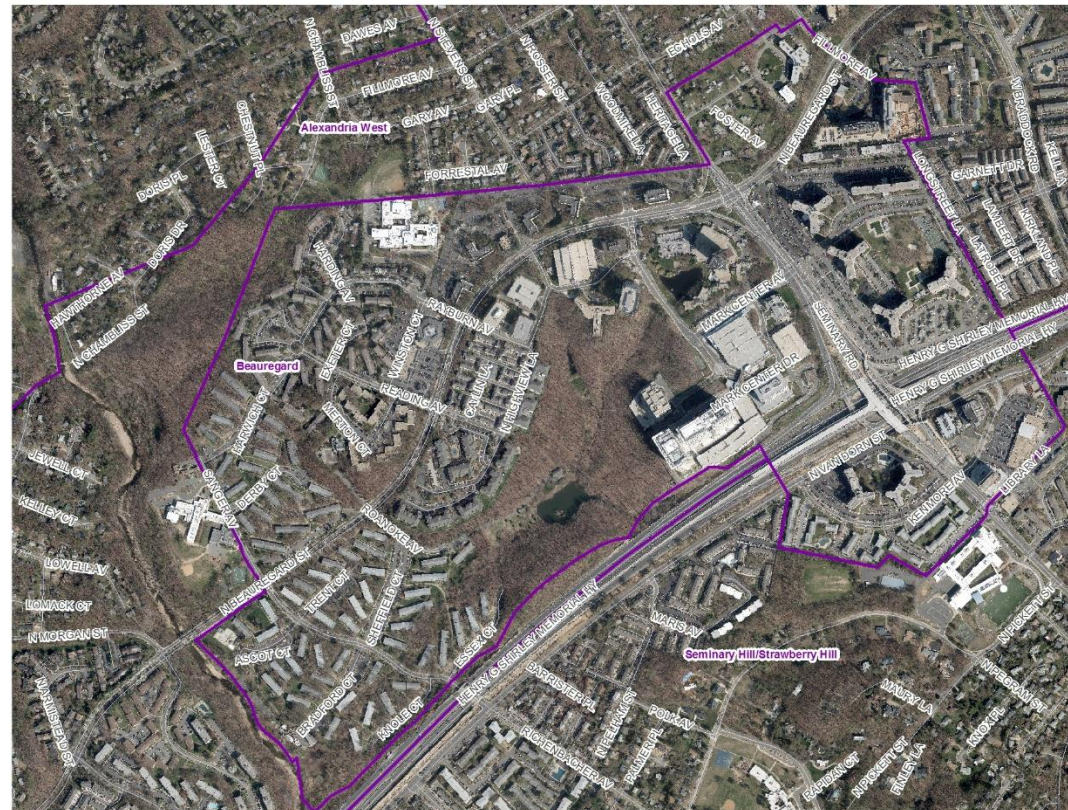
2015 EISENHOWER WEST SMALL AREA PLAN

- ❑ Per HMP, focus affordable housing efforts in areas with greatest potential for increased density and mixed-use development
- ❑ Provide a range of affordable housing options
- ❑ Allow for potential ARHA replacement units
- ❑ Permit bonus densities of 30% or more
- ❑ Co-locate housing with a municipal facility



2012 BEAUREGARD SMALL AREA PLAN

- ❑ Potential sale of building pads or sites to ARHA
- ❑ Potential City designation of ARHA for existing buildings to be donated by developer (Hillwood or Lynbrook = 100 units)
- ❑ ARHA a “likely partner” in future JVs with private developers
- ❑ Plan area may provide an important resource for some public housing replacement units pursuant to (upcoming) 2012 ARHA Strategic Plan
- ❑ Future committed and affordable units in Plan area to be available to qualified HCV participants



OTHER OPTIONS (2008-11)

- ❑ Eisenhower East – options for ARHA units embedded in some DSUP set-aside conditions (2008 – 11)
- ❑ RFP re existing multifamily buildings (2009-10)
- ❑ Condominiums/ “Miller Homes” (2010 -12)
- ❑ Joint ventures with nonprofits, e.g., Jackson Crossing (2011-12)

