THE NEIGHBORHOODS OF

EYA

life within walking distance™

Glebe Park & James Bland
Redevelopment Proposal
Company Background

- EYA History – Founded in 1992 specializing in homeownership, urban infill residential development – 30 communities throughout Washington region including 8 in Alexandria

- EYA Sales - $125M/year, average of 200 homes/year

- EYA Team - Fully-integrated organization - acquisition, land development, construction, and sales

- EYA Recognition – Over 160 local and national awards for design, sales and operations
EYA Development Philosophy

- Urban Infill – Redevelopment with proximity to work, recreation, retail and public transportation

- High-Quality - Creative site plans and high-quality architecture compatible with surroundings

- Mixed-Use and Diverse – Broad product types, price points, geographic locations

- Catalyst for Revitalization – Projects spark development in surrounding community

- Community Orientation - Build consensus through participatory process
EYA Projects in Alexandria

1. Villages of Stonegate
2. Carlyle City Residences
3. Old Town Village
4. Ford’s Landing
5. Rivergate
6. Lofts at Braddock Metro
7. Chatham Square
8. Potomac Greens

15 years of successful projects

www.EYA.com
Old Town Village  Alexandria, VA

Duke and Henry Streets
116 Townhomes and 39 Courtyard Homes

www.EYA.com
Ford’s Landing  Alexandria, VA

Franklin and Union Streets
136 Market Rate Townhomes

www.EYA.com
Lofts at Braddock Metro Alexandria, VA

Route 1 and Madison Street
40 Loft-Style Townhomes

www.EYA.com
Chatham Square Alexandria, VA

Oranoco and Pitt Streets
100 Market Rate Townhomes, 52 Subsidized Rental Homes

www.EYA.com
Potomac Greens  Alexandria, VA

227 Townhomes (120 by EYA)
15,000 sf retail

www.EYA.com
Project Background

- 1987: ARHA acquires Glebe Park
  - 112 affordable rental units & 40 Public Housing units.
  - By 2006, 90+ vacant units and annual losses of more than $500,000
  - Property is plagued by mold and substantial deferred maintenance

- July 2006: ARHA selects EYA as its development partner through RFQ process
  - EYA and ARHA propose redevelopment of Glebe Park and James Bland with new public and market-rate housing

- October 2007: SUP approved for Glebe Park Redevelopment
Project Background

- November 2007: ARHA applies for federal HOPE VI grant for Bland Redevelopment
  - Only five grants awarded nationwide out of almost 30 applications, not including Bland
- February 2008: Tax Credit Application submitted for Glebe Park
  - Award of tax credits likely in May, 2008
  - Glebe Park relocation/demolition to begin November, 2008
- June 2008: ARHA and EYA to submit DSUP application for James Bland
Glebe Park

GLEBE PARK

West Glebe – New Construction

Old Dominion Renovation

Old Dominion – New Construction
James Bland
James Bland Redevelopment
ARHA’s Key Criteria

- One for One Replacement of 234 ARHA Units per City Council Resolution 830
- Improved living conditions for ARHA residents
- Phase redevelopment to limit relocation
- Provide Section 3 employment opportunities
- Identify and secure replacement site for 16 ARHA units prior to November 2008
- Financially Feasible Redevelopment without HUD financing
James Bland Redevelopment
Planning & Community Key Criteria

- Respect sensitive edge relationships to existing development
- Respect Parker Gray neighborhood characteristics & Design Guidelines
- Visible, useable, and safe ground level open space
- Height scale and massing consistent with Braddock Plan discussions
- Marketable mixed income design
- Incorporates input from the community, civic associations, and Braddock East Advisory Group
James Bland Redevelopment

Economic Viability Key Criteria

Economically Viable

- Sufficient market-rate land value to fund reconstruction of ARHA Units
- Marketable ratio of public to market rate units
- Phaseable construction
- Public Housing design and operation consistent with ARHA policy/budget and Tax Credit guidelines
- Affordable Parking
- Adequate subsidies for Workforce Housing, if included
Financing the Glebe Park & James Bland Redevelopment

Project

Create 218 * new ARHA units
(+/- $55 MM)

Glebe Park
84 ARHA units
(+/- $21 MM)

James Bland
134 ARHA units
(+/- $34 MM)

Financing

Total Project Funding
(+/- $55 MM)

Market Rate Land Value
(+/- $22 MM)

Low Income Housing Tax Credits
(+/- $33 MM)

* 16 ARHA Units located off site funded by City of Alexandria
## ARHA Units on Glebe Park & James Bland

### Existing Public Housing Units at James Bland and Glebe Park

<table>
<thead>
<tr>
<th>Public Housing Units</th>
<th>1BR</th>
<th>2BR</th>
<th>3BR</th>
<th>4BR</th>
<th>Total Bedrooms</th>
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<tbody>
<tr>
<td>Glebe Park</td>
<td>26</td>
<td>13</td>
<td>1</td>
<td>0</td>
<td>55</td>
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<tr>
<td>James Bland</td>
<td>8</td>
<td>104</td>
<td>68</td>
<td>14</td>
<td>476</td>
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<tr>
<td><strong>Total Existing ARHA Units</strong></td>
<td></td>
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<td></td>
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<td><strong>531</strong></td>
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</table>

### Proposed Public Housing Units at James Bland and Glebe Park

<table>
<thead>
<tr>
<th>Public Housing Units</th>
<th>1BR</th>
<th>2BR</th>
<th>3BR</th>
<th>4BR</th>
<th>Total Bedrooms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Glebe Park</td>
<td>34</td>
<td>10</td>
<td>26</td>
<td>14</td>
<td>188</td>
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<tr>
<td>James Bland</td>
<td>0</td>
<td>98</td>
<td>36</td>
<td>0</td>
<td>304</td>
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<td><strong>Total Proposed ARHA Units</strong></td>
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<td><strong>492</strong></td>
</tr>
</tbody>
</table>

* 40 Public Housing Units covered under Resolution 830 and 112 Affordable Rental Units not covered by Resolution 830
** 16 ARHA Units located off site funded by City of Alexandria (9 2-BR / 7 3-BR)
Illustrative Site Plan
Thematic Architecture
Perspective at Madison & N Patrick
Neighborhood Parks/Open Space
Three Cross Sections

SECTION A-A

SECTION B-B

SECTION C-C

KEY PLAN
Mixed-Income 3D Model
Summary

- 134 replacement ARHA Units 2/3 bedrooms
- +/- 270 market rate units, mix of townhomes and multi-family
- 1/3 – 2/3 ratio of public to market rate, proportionally distributed across site
- Transition height and density from Route 1 to Columbus St, 4-stories to 2.5-stories
- Varied open space across all blocks
- Plan for a variety of architectural styles. Public units indistinguishable from market rate
- Sufficient parking to meet market and ARHA needs
- Financially viable development concept
Project Schedule

- Glebe Park SUP & Loan Approval: 10/13/07
- Submit Tax Credit Application: 02/15/08
- Glebe Park Tax Credit Award: 05/07/08