

# Bel Air on Abram

Arlington, Texas



## Site Details

4.5 Acres

## Scope/Services

Master Planning / Development  
Zoning  
NEZ Creation  
Infrastructure Design  
Phasing Strategies  
Return on Investment Study  
Zoning Amendment

## Start/Completion Year

2018 - 2022

## Mixed-Income, Mixed-Use Development

Place Strategies, in coordination with Brown Design Studio and DCG Engineering, led the design, entitlements, zoning, and lot development for this 42-unit for-sale mixed-income development. Work was performed on behalf of non-profit developer Housing Channel as they implemented this New Market Tax Credit funded project. This project also received a grant from General Motors for Neighborhood Beautification, and down payment assistance from Bank of America.

The development provides a mix of housing sizes to meet the needs of a variety of purchasers that were both qualifying income purchasers (30%) and market rate purchasers (70%). The intent was to create a community that from the outside the homes to not distinguish the income of the owner. As these are all for-sale, additional efforts to maintain a lower HOA payment that covered collective insurance and maintenance of landscape, but also stayed at an affordable rate were implemented.