

2031 N. Woodrow Street – Leckey Gardens

Action – February 12, 2026

Location

The 1.36-acre site is located on N. Woodrow Street in the Waverly Hills neighborhood. It is bound by an N. Woodrow Street to the west, 21st Street N. to the north, N. Woodstock Street to the east, and 20th Road N. to the south. The Lee Heights Shopping Center and its surface parking lot are located directly to the north and Woodstock Park is located to the southeast of the site. The subject site is currently developed with two three/four-story residential apartment buildings containing 40 units and their associated surface parking lot, constructed in 1949.

Site Plan Application

The applicant, True Ground Housing Partners (TGHP), proposes the construction of a new 11-story residential building with 249 units consisting of 100% affordable housing. The existing buildings are proposed to be demolished, and the current residents would be temporarily relocated during construction to other TGHP properties in the area, with priority preference given to existing residents to return to the new property once completed.

Langston Boulevard Area Plan (LBAP)

The site is located within the boundaries of the LBAP, specifically within area 3. If approved, this site plan would be the first site plan approved under LBAP, which was adopted in November 2023. Many of the housing goals identified in LBAP are being achieved at this site. They are:

- Policy H.2 – Increase the supply of multifamily housing and promote 2-bedroom and greater sized units where/when possible, along the corridor.
- Policy H.3 – Support retention of existing low- to moderate-income households, meet new resident housing needs, and replace or retain the supply of existing affordable units through a variety of tools and incentives including increased building density and height and County assistance programs and policies.
- Policy H.4 – Increase the committed affordable housing supply in the Langston Boulevard Planning Area through new units onsite and the conversion of existing market-rate affordable units (MARKS) to committed affordable (CAF) units. Monitor housing supply and need at all income levels and use CAF affordability requirements in County-financed CAFs to fill gaps, including for households earning below 30% Area Median Income (AMI) and households earning between 60 to 80 percent of the AMI.
- Policy H.6 – Achieve new CAFs affordable to households earning up to 60 percent of the AMI through redevelopment and infill, including units that achieve deeper levels of affordability.
- Policy H.13 – Incentive energy efficient and sustainable development that supports healthy living for all residents of the corridor and minimizes long-term and ongoing operating and maintenance costs.

Affordable Housing Program

The applicant proposes that all 249 units will be CAFs. The applicant is required to meet the base affordable housing requirements of the ACZO, and may choose among a cash contribution of \$338,986 to the Affordable Housing Investment Fund (AHIF), or approximately two (2) on-site units, three (3) off-site nearby units, or four (4) off-site units. Since the applicant is proposing a 100% affordable housing development at 30-60% AMI, staff anticipate this requirement will be met through on-site units. Pursuant to ACZO Section 15.5.9, the applicant is requesting additional density above the base density, which they are achieving through the provision of on-site CAFs for a term of at least 30 years at 30-60% AMI.

Unit Type	Total				
	30% AMI	50% AMI	60% AMI	Units	Percent
1BR	5	9	55	69	28%
2BR	4	28	111	143	57%
3BR	2	4	29	35	14%
4BR	-	-	2	2	1%
Total	11	41	197	249	100%

The two hundred forty-nine (249) on-site units would specifically meet the following Goals, Objectives and Policies of the County’s adopted Affordable Housing Master Plan (AHMP).

1. Policy 1.1.1 – Project will construct 249 units of committed affordable rental housing.
2. Policy 1.1.6 – Project will include 11 units at 30% AMI, 41 units at 50% AMI.
3. Policy 1.1.8 – Project will include 143 two-bedroom affordable units, 35 three-bedroom affordable units, and 2 four-bedroom affordable units.
4. Policy 2.5.3 – Project will include 6 Type A accessible units, thereby helping to maintain a sufficient supply of affordable units accessible for persons with physical disabilities.
5. Policy 3.2.2 – Project is located on the Primary Transit Network identified in the MTP and has high levels of access to transportation options.
6. Policy 3.3.1 & 3.3.2 – Project will achieve LEED Silver building certification with ENERGY STAR and WaterSense appliances and fixtures, furthering the goals of the Community Energy Plan.

Racial Equity

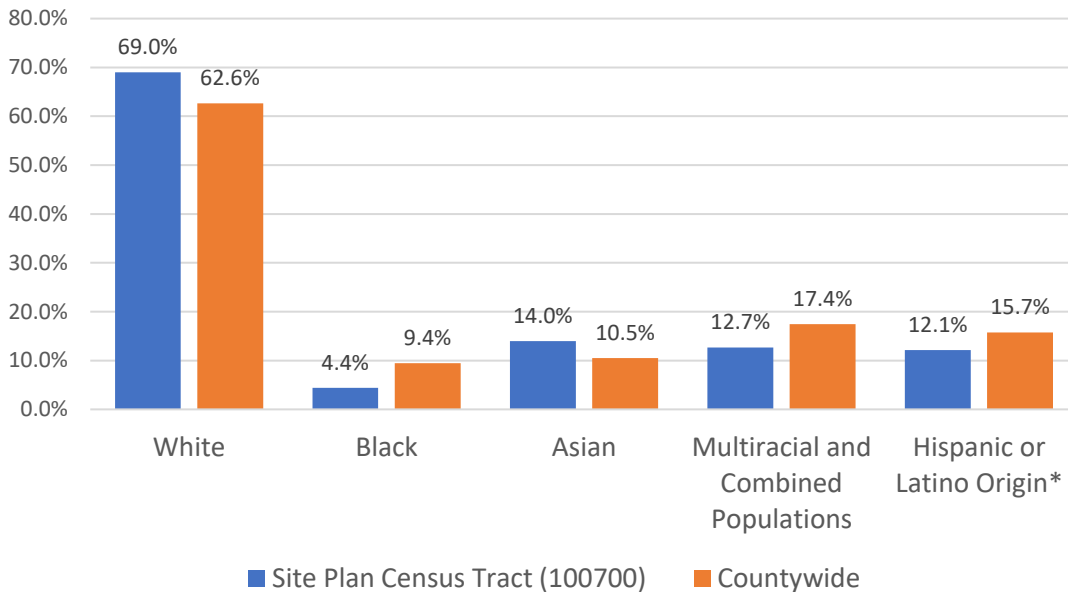
The County Board adopted an Equity Resolution in [September 2019](#). The resolution includes, in part, direction to apply a racial equity lens for every project. Specifically staff asks the following questions when considering racial impacts of County projects: 1) Who benefits?, 2) Who is burdened?, 3) Who is missing?, 4) How do we know?, and 5) What do/did we do?

The 2023 American Community Survey produces 5-year estimates for the racial composition of census tracts. This data indicates the census tract where this site plan is proposed has a proportionally larger white population (69% versus 62%) and Asian population (14% versus 10%) than the County as a whole. The data also indicates there is a proportionally smaller

percentage of the Black population (4% vs 9%) and Multiracial and combined populations (12% versus 17%) than the County as a whole. There are also less Hispanic or Latino Origin populations (12% versus 15% Countywide) in the census tract where the proposed development is located compared to the countywide population.

Figure 1: Racial Composition of Census Tract where Site Plan is Located and Countywide

US Census Bureau; 2023 American Community Survey 5-Year Estimates



**The Census Bureau reports Hispanic or Latino Origin separately from other races. Therefore, total percentages do not add up to 100%.*

The proposed 249 on-site CAFs will **benefit** and enable income-eligible families to live in an area of the County that is a transit proximate and contains community amenities. In terms of who is **burdened**, there are current residents on-site that will be temporarily displaced due to construction. However, those residents will also have the opportunity to move back into a new CAF unit following construction. For those reasons, one could say that it is difficult to identify who is **missing** from this opportunity.

We **know** this information based on the census tract information for this geographic area as compared to the rest of the County. In terms of **what do we do**, the County has an opportunity to consider this site plan’s proposed Affordable Housing Program in light of these potential benefits and impacts.

Staff Recommendation

Staff recommends approval of the affordable housing program, which meets the County’s affordable housing policies and includes 249 on-site CAFs.

Leckey Gardens Site Location

