

Expanding Affordability through Planning Tools & Housing Grants

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Arlington County, VA

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Summary

- **Planning tools - produce units for low income tenants (40% to 80% AMI)**
- **Housing Grants - help very low income tenants (20% to 40% AMI)**
- **Results & Lessons**

Planning Tools Overview

- **Zoning Ordinance provides “special exception” option (“incentive based zoning”)**
 - Flexibility in form, use, density
- **Since 2006-Requires units or cash on base FAR**
 - If seeking bonus density negotiate additional units or cash
- **Units affordable for 30 years at 60% AMI**
- **Administered by Housing & Planning staff**

How the Ordinance Works – Cash Option

- **Residential Scenario**

- Site Area = 50,000 SF
- Project GFA = 200,000 SF
- \$1,112,500 Total Cash Contribution



How the Ordinance Works – Unit Option

- **On-Site = 5% GFA above 1.0 FAR**
- **Off-site, nearby = 7.5% GFA above 1.0 FAR**
- **Off-site = 10% GFA above 1.0 FAR**
- **Hypothetical Residential Scenario**
 - Site Area = 50,000 SF
 - Project GFA = 200,000 SF
 - Affordable units = 7,500 SF of on-site units; 11,250 SF of off-site, nearby units; or 15,000 SF of off-site units

Base Ordinance Contribution Plus Bonus Density

- **Additional negotiation of 20%-50% of bonus as affordable units**
- **Commercial projects can negotiate cash contribution**
- **Hypothetical Residential Scenario**
 - Site Area = 50,000 SF
 - Total GFA = 250,000 SF
 - Base GFA = 200,000
 - Bonus GFA = 50,000 SF (25% of base)

Bonus 50,000 SF
(10,000-25,000 SF of
affordable units)

Base 200,000 SF
(\$1,112,500 cash or 7,500
SF of on-site affordable
units)



Planning Tools - Form Based Code (FBC) for Columbia Pike

- **20% to 35% of net new units affordable to households earning 60% AMI**

EXAMPLE



Existing Building
=
200 Units



New Building =
500 Units

Affordable Requirement

500 divided by 200 = 2.5

Requirement = 25% of net new units (add 5% if preserving in existing building)

Net new units = 300

Affordable Requirement = 75 units (in new construction)

If preserving units in existing building = 90 units

Monthly rental assistance to eligible households

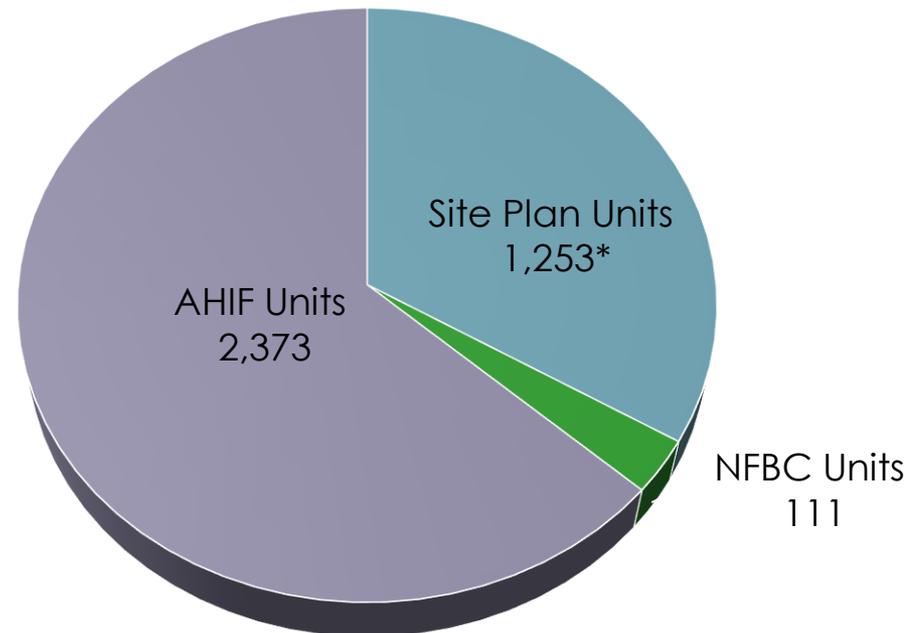
- **Administered by Dept. of Human Services**
- **Very low income & elderly; disabled; working family**
- **General fund supported (\$9.7 mil. in FY 2017)**
- **Supports approx. 1,300 households**
(\$7,500/household/yr); max rents = 60% AMI
- **4 out of 5 recipients occupy income restricted units**

Results

- **265 Units & \$84 mil. from Ordinance (10 yrs)**
- **111 Units from NFBC (3 yrs)**

- **Ave. 1,200 households served (2010 - 2016)**
- **\$7.5 - \$9.7 mil./yr (fiscal impact 2010 - 2017)**

CAF Units Approved
2005 to Present



*Site Plan units includes units created from cash contributions (avg. AHIF is \$85k/unit).

Buildings with Site Plan/NFBC CAF Units



Sedona I Slate



The Wellington



VA Square Towers



The View Apts.



The Jordan

Lessons Learned

- **Essential to Arlington's vision**
- **Part of balanced approach**
- **Calibrate to achieve policy goals**
- **Low impact on development**
- **Join regional efforts**



ARLINGTON

VIRGINIA

***For more information on housing tools throughout the County visit:
<http://departments.arlingtonva.us/planning-housing-development/housing-division/>***

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