Expanding Affordability through Planning Tools & Housing Grants

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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

\[3.0+ \text{ FAR} \times \$10.18\]
\[(50,000 \text{ SF})\]

\[1.0 - 3.0 \text{ FAR} \times \$5.08\]
\[(100,000 \text{ SF})\]

\[1.0 \text{ FAR} \times \$1.91\]
\[(50,000 \text{ SF})\]
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
Housing Grants

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)

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

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