

Creative Affordable Housing Development Tools

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ARLINGTON
VIRGINIA

Affordable Housing Tools

- ❑ Zoning
- ❑ Financial
- ❑ Creating Win:Win Situations
- ❑ Special Tool

Zoning Ordinance Requirements

- ❑ Affordable housing requirements developed through extensive stakeholder discussion and negotiation process

- ❑ Zoning Ordinance requirements, approved by the County Board in December 2005:
 - Create affordable housing and
 - Streamline site plan approval process

- ❑ Developer has choice of options.

Zoning Ordinance Requirements

- Provide units using a percent of the increased Gross Floor Area (GFA) above 1.0 Floor Area Ratio (FAR):
 - On-site units 5%
 - Off-site units nearby 7.5%
 - Off-site units in Arlington County 10%

OR

- Make a cash contribution to the County's Affordable Housing Investment Fund (AHIF).

Other Ordinance Requirements

- ❑ Cash contributions follow a formula.

- ❑ Affordable Dwelling Units (ADUs) must be affordable at 60% of median income for 30 years.

- ❑ Contributions are to be decided separately for projects:
 - with changes to GLUP designation or
 - involving elimination of existing affordable units.

Flexible Density Bonus

- Incentive for for-profit developers to provide affordable units in high-rise complexes
 - Permits up to 25% increase in density
 - Allows both market and affordable units
 - Income from market units offsets cost of affordable units.

Flexible Density Bonus

- Quincy Plaza
 - 25 ADUs
 - Near Metro



Special Affordable Housing Protection District

- ❑ Applies to sites near Metro zoned for 3.24+ FAR
 - Involves 1:1 replacement of existing affordable units
 - Replacement is for number of bedrooms, not units

- ❑ The Gallery in Rosslyn provided 38 two-bedroom units



Shift of Density

- ❑ Excess density may be shifted from one part of a site to another within a site plan
- ❑ County used this to transfer density from an urban park for this non-profit project
- ❑ Rosslyn Ridge II:
 - 95 ADUs of 238 total



Transfer of Development Rights (TDRs)

- ❑ In February 2006, the County amended the Zoning Ordinance to permit TDRs.
 - Based on State enabling legislation
- ❑ TDRs will allow a site to send density and other development rights to another site.
- ❑ Affordable housing is one of possible uses.
- ❑ Criteria for use are under development.

Bonus Floor Area Ratio

- ❑ Nauck Village Center Action Plan offers bonus FAR
 - From maximum of 1.5 to 2.0 FAR
- ❑ Fairview Manor by a non-profit provides 94 ADUs
 - Replaces a 22-unit complex the non-profit owns



Rezoning

- ❑ Avalon at Arlington Square – 64 ADUs of 800+ units and a 101-unit stand-alone project
 - Street vacations also contributed value



Unused Density & Unique Subsidy

- ❑ Woodbury Park North project is on site with unused density owned by non-profit.
 - Bonus density was also used.
- ❑ Part of site was sold to a for-profit condo developer.
 - Sale yielded sufficient income to subsidize the 109 rental ADUs so no County funds needed



Affordable Housing Investment Fund (AHIF)

- County funded at \$5.77 million for FY 2007
 - \$4.77 million in County funds
 - \$1 million from federal HOME program

- Established as a revolving loan fund
 - Average annual repayments of \$1.1 million
 - One-time payments as high as \$3 million

Recent AHIF Projects

- Hunter's Park –
74 ADUs for
active seniors



- Fort Myer
Apartments –
22 ADUs

GLUP Change, Rezoning & AHIF

- Views at Clarendon – 70 ADUs of 116 total



GLUP Change, Rezoning & AHIF

□ The Views involves:

- A church with a declining congregation
- A facility needing major rehab or demolition
- A landmark for a neighborhood

□ The Views provides:

- A way the church front can remain a landmark
- Allows the sanctuary and offices to be rebuilt
- Enables the congregation to:
 - Continue its mission to provide child care and
 - Expand its mission to affordable housing

Credit Facility & County Credit Support

- Gates of Ballston – 349 ADUs of 465 total units
 - Credit facility - \$10 million from Fannie Mae
 - County credit support (formerly called “moral obligation”)



Local Public Assistance Cost Allocation Plan (LPACAP)

- ❑ New resource: \$7 million set aside for supportive housing
- ❑ Arlington Assisted Living Residence



- Bought with LPACAP
- Lack of mortgage offsets costs of services

Creating Win:Win Situations

- ❑ Columbia Grove – 210 ADUs
 - Adding a parking lot alleviated a neighborhood parking problem.
- ❑ *LPACAP* funds bought down mortgage on 8 units to serve extremely low income persons.



Creating Win:Win Situations

- ❑ Monterey/Sierra met neighborhood goal of increased home ownership while saving affordable rentals.
- ❑ *Deed covenants* preserve affordable home ownership units at The Sierra in perpetuity.



Monterey – 109
Rental ADUs



Sierra Condo –
10 ADUs of 96

Summary

Zoning

- Zoning Ordinance requirements
- Flexible density bonus
- 1:1 Replacement
- Shift of density
- Transfer of Development Rights (TDRs)
- Bonus FAR
- Rezoning
- Unused density
- Street vacations

Financial

- Affordable Housing Investment Fund (AHIF)
- Credit Facility
- County Credit Support
- LPACAP
- Mortgage Buy-Downs

Win:Win

- Addressing neighborhood priorities

Special Tool

- Deed Covenants