

Implementing the Affordable Housing Master Plan



David Cristeal – Housing Director

County Vision



Arlington will be a **diverse** and **inclusive** world-class urban community with secure, attractive residential and commercial neighborhoods where people unite to form a caring, learning, participating, **sustainable** community in which each person is important.

Why is housing affordability Important?

- Strengthens the economy
- Improves communities
- Supports people



Civic Engagement to create Plan

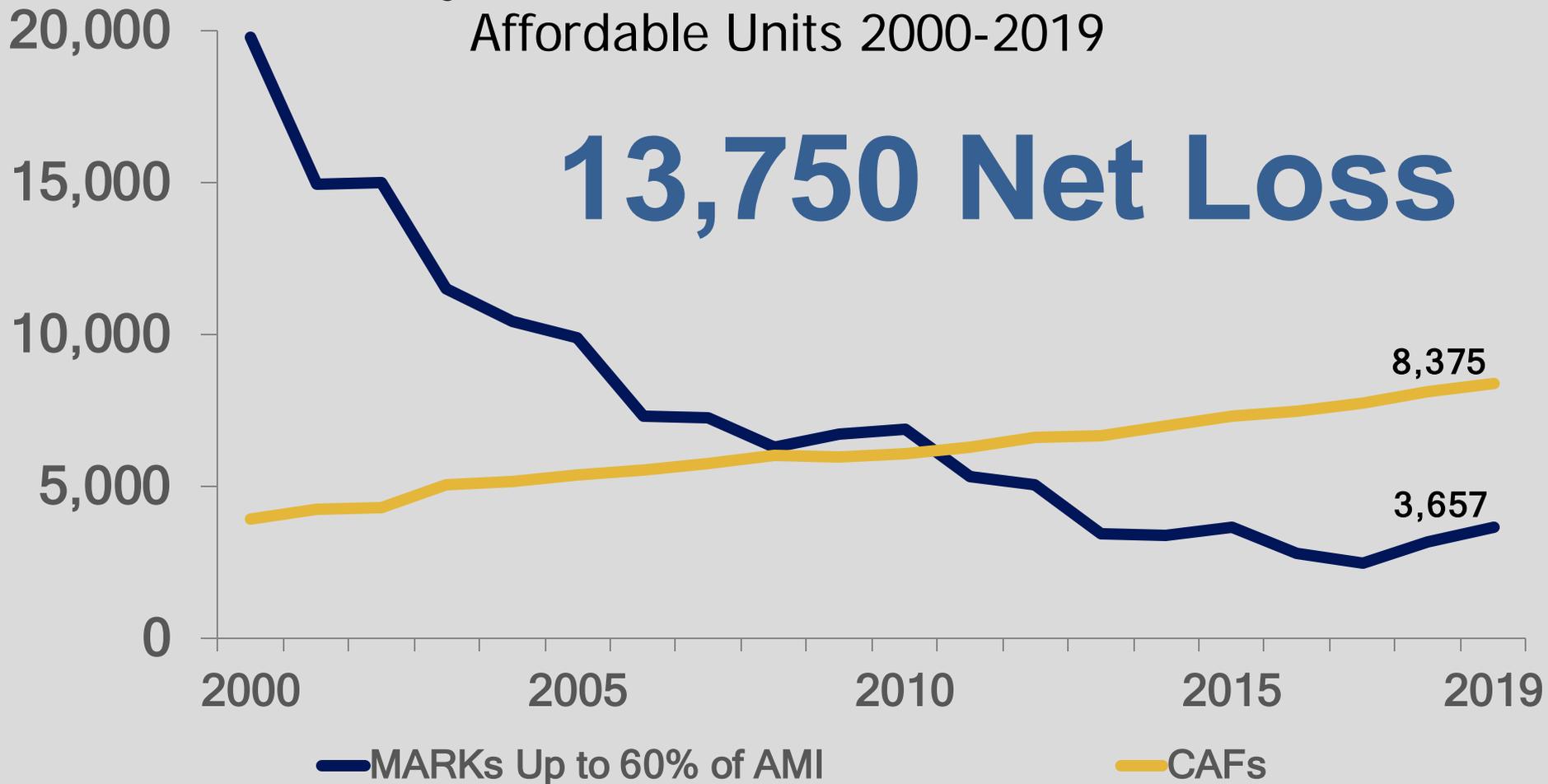


ARLINGTON
VIRGINIA



Plan Findings: Rental

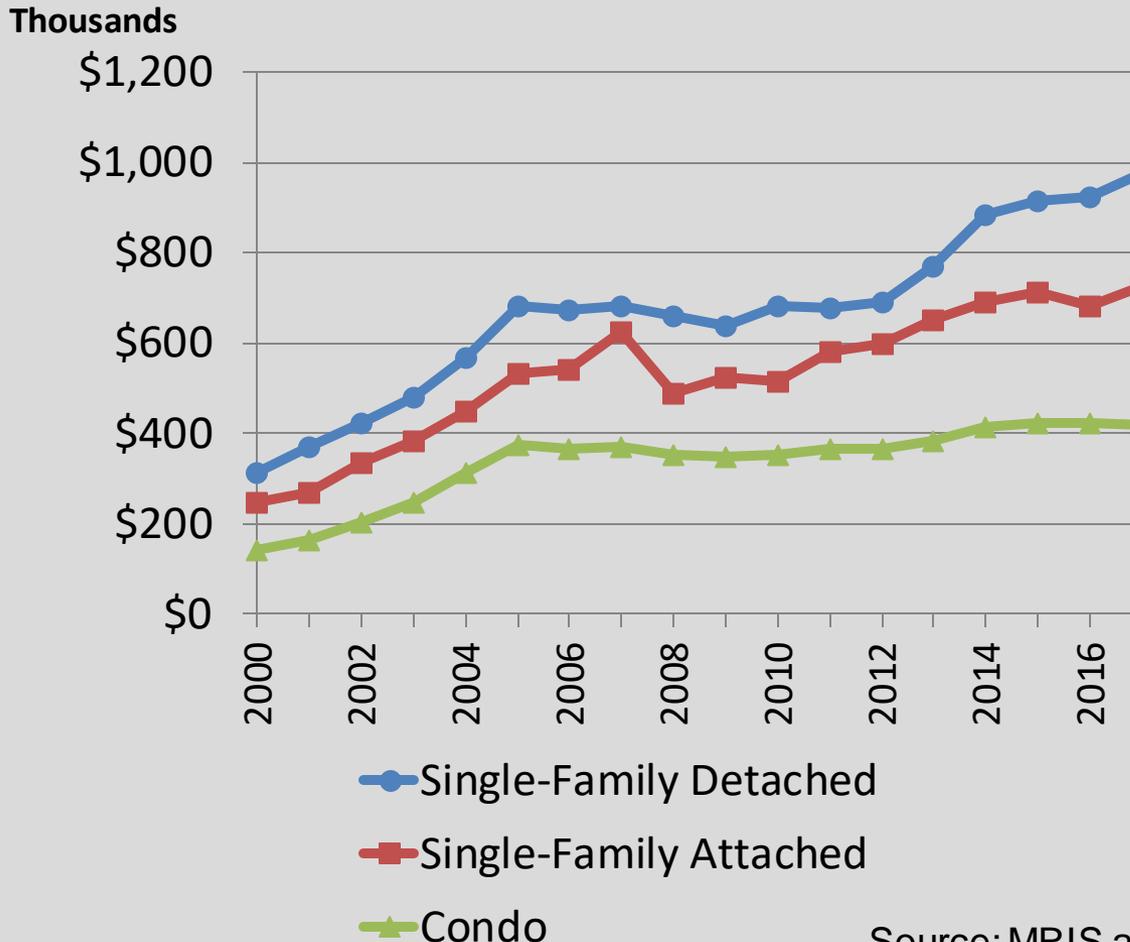
Inventory of Market Affordable and Committed Affordable Units 2000-2019



Plan Findings: Ownership



Home Sales Prices 2000-2017

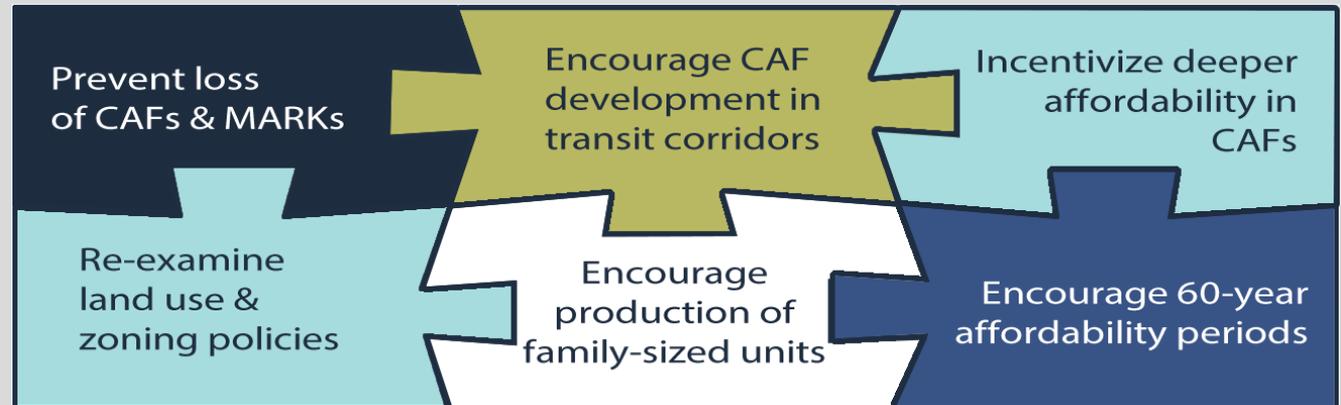


Condominiums are the housing supply that are somewhat affordable for households with incomes below 120% AMI.

Source: MRIS and NVAR

Plan - Supply Goal

Affordable Rental Housing



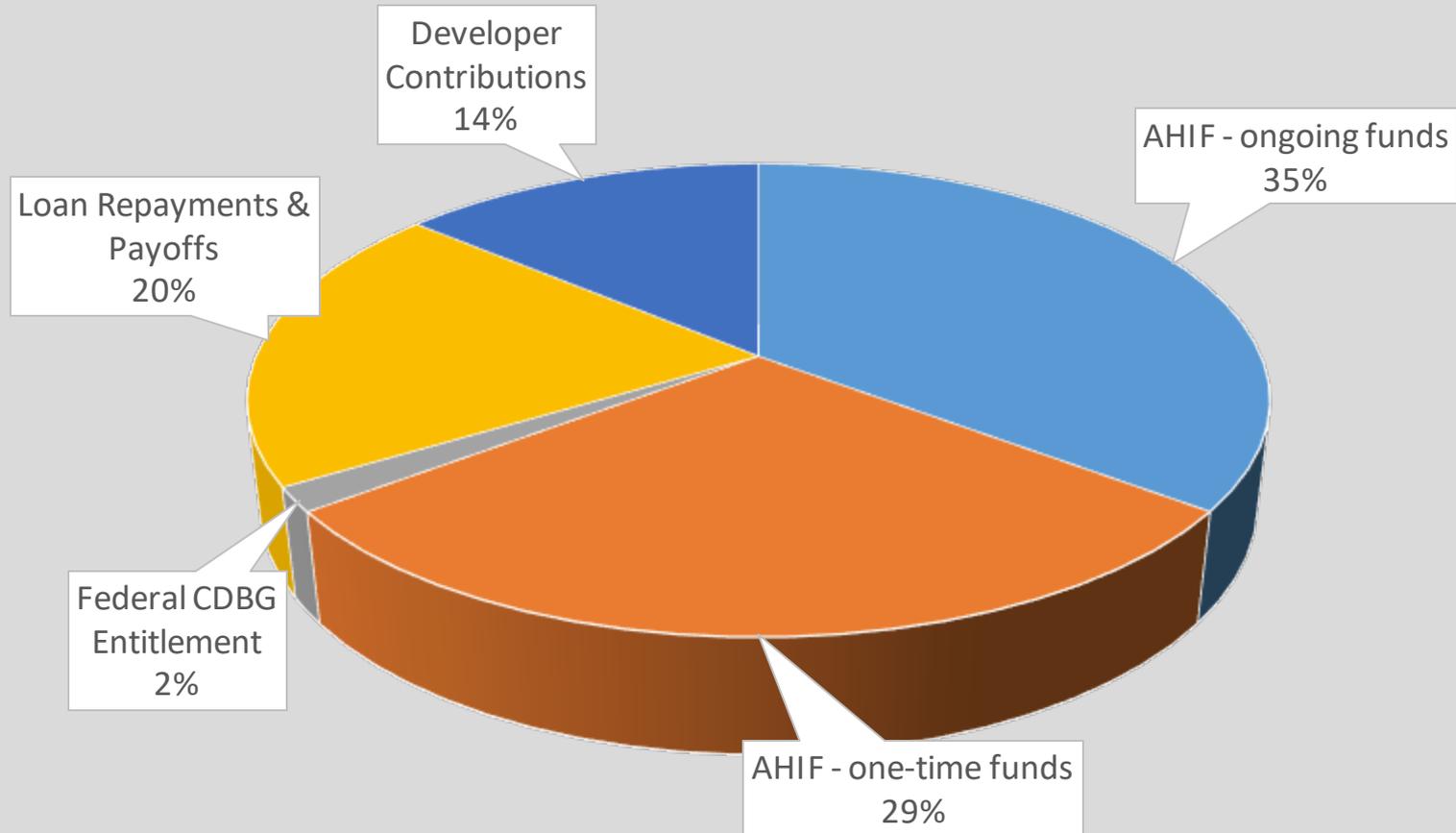
Affordable Ownership Housing

- **28.4% of new housing**
- **80% to 120% AMI**

- **Affordable Housing Investment Fund (AHIF)**
- **Rental assistance**
- **Federal & state sources (LIHTC, CDBG, HOME and HCV)**
- **Transit Oriented Affordable Housing Fund**
- **Industrial Development Authority**

Finance Tools - AHIF

AHIF FY 20 SNAP SHOT - \$24.6 MILLION



- **Affordable Housing Ordinance**
- **Bonus Density (and more)**
- **Form Based Code (Columbia Pike)**
- **Reduced Parking Standards**
- **Accessory Dwellings**
- **Housing Conservation Districts (HCD's)**

Land Use Tools – Zoning Ordinance



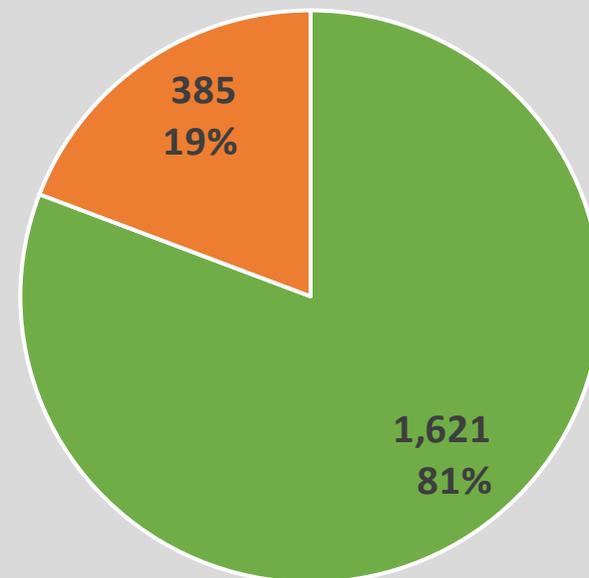
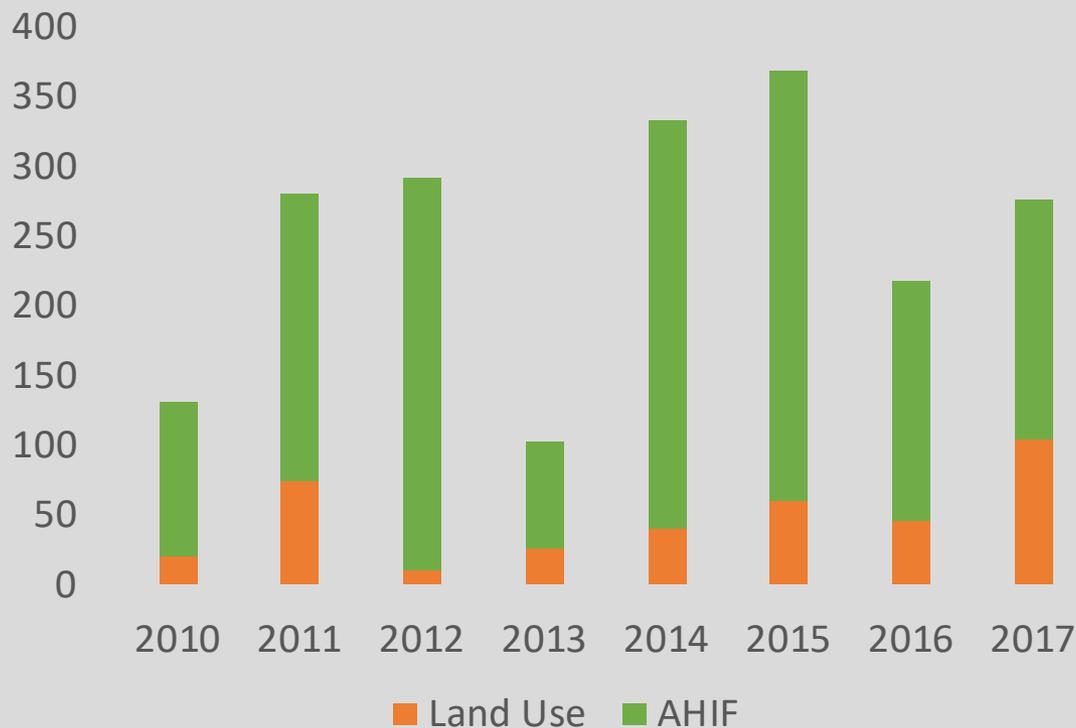
- Developer chooses whether to provide cash or affordable units using a % of the increased gross floor area (GFA) above 1.0 Floor Area Ratio (FAR).
- On-site - 5% of the GFA;
- Off-site – nearby - 7.5%;
- Off-site units elsewhere in the county, 10%.
- Cash contribution rates in 2019 =
 - \$2.01/sq. ft. of GFA for first 1.0 FAR;
 - \$5.36/sq. ft. from 1.0 to 3.0 FAR for residential;
 - \$10.74/sq. ft. of GFA above 3.0 for residential; and,
 - \$5.36/sq. ft. above 1.0 FAR for commercial.

Contributions are indexed to the Consumer Price Index for Housing in the Washington-Arlington-Alexandria MSA.

Requirements are located in [Section 15.5.8. in the Zoning Ordinance](#)

Results - Finance & Land Use Tools

CAF Production by Method of production
2010-2017



Results – All Affordable

Elevator

Garden



Arlington Mill (121 CAF units)



Colonial Village (162 CAF units)



The Shell (83 CAF units)



Larkspur (76 CAF units)

Results - Mixed Income



Verde Pointe (202 units – 11 CAFs)



Wakefield Manor (104 units – 5 CAFs)



Sedona/Slate (479 units – 55 CAFs)



Union on Queen (193 units – 78 CAFs)

Results - Preservation

Elevator



Serrano (280 units – 196 CAFs)

Garden



Buckingham Gardens (140 Units)



Spectrum (100 Units – 80 CAFs)



Buchanan Gardens (111 units)

Future - Housing Arlington



Land Use Tools



Financial Tools



Institutional Partnerships



Housing Arlington Initiatives



Condo Initiative

AHMP Update



County Employee Housing





Lessons Learned

- Plan & engage often for success
- ‘Takes a village’ - staff, developers, community stakeholders & other lenders/consultants
- Keep programs simple
- Improvise & evolve

Thank you



<https://housing.arlingtonva.us/affordable-housing/>

dcristeal@arlingtonva.us

703-228-0761