

Affordable Housing Site Plan Review Bonus and Earned Density

“Beyond the Base”

Bonus and Earned Density

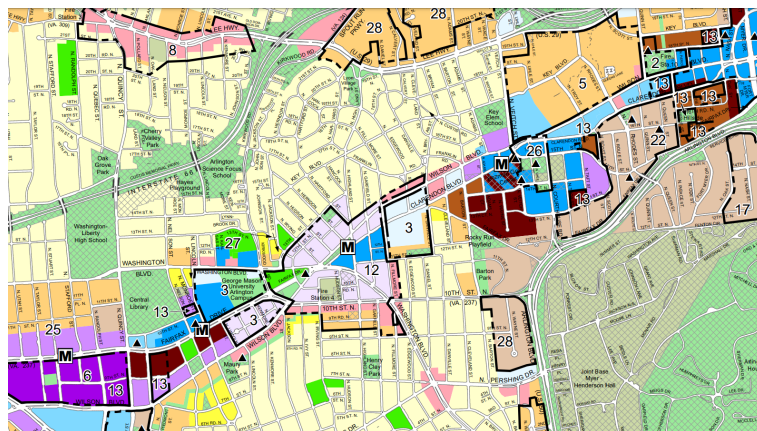
Overview

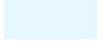





- Methods for Achieving Bonus and Earned Density
- Background and History
 - 15.5.9 “Bonus Density”
 - Other Earned Density
- Valuing Affordable Units
- Considerations

Affordable Housing Ordinance - Land Use Environment

General Land Use Plan Designation

- The plan establishes the overall character, extent and location of various uses and serves as the guide for decision-making related to future development.
- The GLUP map conveys guidance through land use designations, which indicate a range of densities and typical uses for a particular location.
- The GLUP Booklet contains descriptions of GLUP goals



Office-Apartment-Hotel					
		Office Density	Apartment Density	Hotel Density	
	Low	Up to 1.5 F.A.R.	Up to 72 units/acre	Up to 110 units/acre	C-O-1.5, C-O-1.0
	Medium	Up to 2.5 F.A.R.	Up to 115 units/acre	Up to 180 units/acre	C-O-2.5
	High	Up to 3.8 F.A.R.	Up to 4.8 F.A.R.	Up to 3.8 F.A.R.	C-O, C-O Crystal City, C-O Rosslyn, RA-H-3.2
Mixed Use					
	Medium Density Mixed-Use	Up to 3.0 F.A.R. with special provision for additional density within the "Clarendon Revitalization District" (See Note 12) and the "Special Coordinated Mixed Use District" for East End of Virginia Square (See Note 3)			C-R, C-3, MU-VS
	High-Medium Residential Mixed-Use	Up to 3.24 F.A.R. including associated office and retail activities.			R-C
	Coordinated Mixed-Use Development	This is a high density mixed-use district with actual density determined by site size. Up to 6.0 F.A.R. with office not more than 3.0 F.A.R.			C-O-A

Methods of Bonus or Earned Density

- Section 15.5.9 of Zoning Ordinance
- Special Zoning Districts and Approved Sector or Small Area Plans
- GLUP Changes

Examples of Sector and Small Area Plans



Section 15.5.9 “Bonus Density”

History

- Since 1960s, affordable housing provisions in the Zoning Ordinance have been amended many times
- **25% Bonus Density Provision (2001)**
 - 15.5.9 was amended to allow a 25% bonus density for affordable housing for residential projects or a 0.25 FAR bonus for commercial projects.
- **“Unlimited” Bonus Density (2019)**
 - 15.5.9 amendment removed the cap on bonus density that could be earned for affordable housing, among other amendments.

Additional Building Height and Density

- Applicant requests additional density
- Community benefits packages are negotiated in exchange for earned or bonus density, with affordable housing being one component of the package.
- The package takes into account adopted plans and policies (i.e. sector/small area plans and other policy guidance)
- A total affordable housing value is assigned as part of the community benefits package

Examples of other Community Benefits



Valuation of Earned or Bonus Density Units

- Staff negotiates an affordable housing mix that can be obtained with that total value, with a focus on family-sized units.
 - Affordable units are valued by taking the difference between the market rent comps and affordable rents and applying a capitalization (cap) rate.
- Valuation of affordable units vary depending on where in the County the development is located

	Recent 15.5.9 Examples Value/Unit
1-BR	\$216k - \$344k
2-BR	\$305k-\$533k
3-BR	\$593k -\$863k

Hypothetical On-Site Unit/Cash Contribution Example



Total Community Benefits Value Towards Affordable Housing = \$1.5M

- **On-Site Unit Analysis**

- Average on-site affordable unit value (1- and 2-BR) = \$425k
- On-Site Affordable Units = 4 (\$1.5M divided by \$425k)

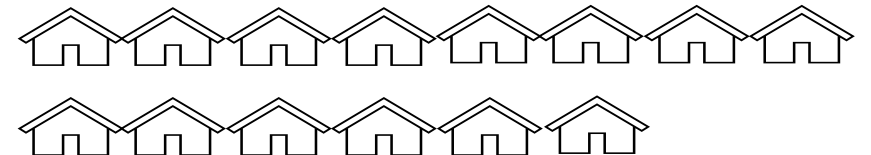
On-site affordable units (30 Years)



- **Cash Contribution Analysis**

- \$1.5M can be leveraged w/other sources through projects funded w/ County loans
- Avg. County Loan/Unit since 2020 = ~\$107k
- Affordable Units Elsewhere = 14 units (\$1.5M divided by \$107k)

Affordable units elsewhere (75+ Years)



Approved Residential Site Plans w/Bonus or Earned Density: 2001-Present

CAF Unit Contributions -Residential Site Plans w/Bonus or Earned Density: 2001-Present

# of Site Plans	CAF Bonus/Earned Density Approved Units
43	667

Cash Contributions -Residential Site Plans w/Bonus or Earned Density: 2001-Present

# of Site Plans	Cash Contributions*
11	\$26,008,926

*In addition to the residential site plans, six commercial site plans w/bonus or earned density were approved for a cash contribution of \$59.1M (majority due to Met Park and PenPlace)

Staff Consideration when Evaluating Contributions

- Staff takes several considerations into account when negotiating cash or unit contributions due to bonus or earned density, done on a case-by-case basis
 - Is the project in a particularly expensive rental market, whereas a cash contribution may be better leveraged?
 - How many CAFs would the County receive?
 - Is the project in an area of the County with comparably few CAFs (i.e. Clarendon), or does the area have a recently completed a Sector Plan that may result in additional CAFs via future site plans?
 - What is the budget outlook at the time of site plan application and/or expected project delivery?

Questions
