

New Housing Commissioner Orientation

Arlington County, Virginia

Agenda

- Commission Basics
- Affordable Housing in Arlington
 - Overview
 - Affordable Housing Master Plan (AHMP)
 - Affordable housing finance
- Planning and Zoning
 - The Zoning Ordinance
 - General Land Use Plan (GLUP)
 - Area/Sector Plans
- Housing Commission Items
 - Affordable Housing Investment Fund (AHIF) Allocations
 - Site Plan Projects
 - Policy and Program Input

Commission Basics

- All-volunteer, County Board-appointed, 13-member citizen advisory group responsible for advising the County Board on housing policy issues and funding allocations
- All Housing Commission information can be found on [the Housing Commission webpage](#)
- 2024 meeting schedule, Thursdays at 7pm

January 11	July 11
February 15	No August meeting
March 7	September 5
April 11	October 10
May 9	November 7
June 6	December 5

- Usually in-person meetings at the Bozman Government Center
 - Must have more than half of members in-person to have quorum
 - Find the [Electronic Meetings and Attendance Policy here](#)

Commission Basics

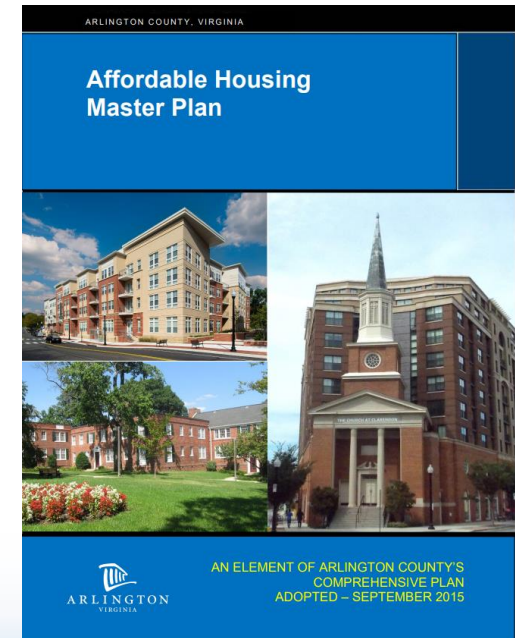
- Mission
 - The Housing Commission will be the chief advisory commission to the County Board on housing issues in Arlington County. The Commission will serve a variety of functions aimed at advising the County Board on County housing conditions, trends and needs, and developing policy recommendations.
- Charter
 - Guiding document for the Commission
 - Find the [Housing Commission Charter here](#)
- Equity Framework
 - 2019 County Equity Resolution
 - Who benefits? Who is burdened? Who is missing? How do we know?
 - Find the [Housing Commission Equity Framework here](#)

Affordable Housing in Arlington

- Housing affordability is vital to the social and economic sustainability of our community
- No housing authority in Arlington, the County does not own housing
- County works with for- and non-profit developers that create and preserve affordable housing by providing low-interest loans

Affordable Housing Master Plan (AHMP)

- A culmination of the three-year Affordable Housing Study community effort
- The plan includes the context for affordable housing in Arlington, an analysis of current and future housing needs, and the affordable housing policy
- Helps Arlington respond to the current and future housing needs of residents of low- and moderate-income residents in the County
- The policy is organized around three goals:
 1. Having an adequate supply of housing for the community's needs
 2. Ensuring that all segments of the community have access to housing
 3. Ensuring that housing efforts contribute to a sustainable community
- First five-year review was concluded in 2022
- View the [AHMP webpage here](#)

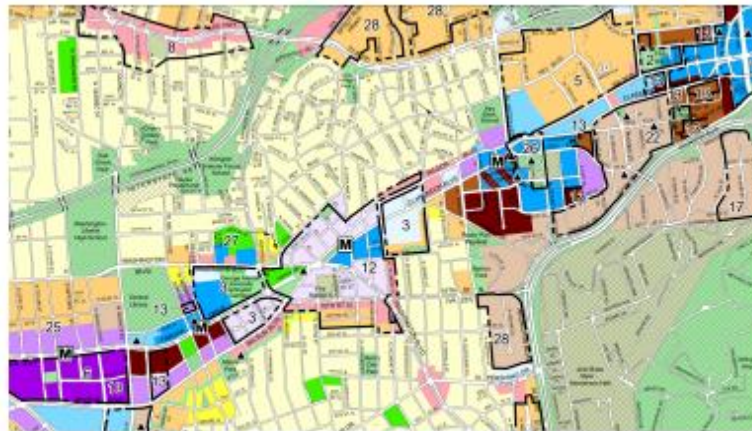



Affordable Housing in Arlington

- Affordable Housing Finance
 - Most projects contain senior financing, Low-Income Housing Tax Credit (LIHTC) equity and County funds to fill the gap, among other various funding sources
 - The County uses three sources
 - Affordable Housing Investment Fund (AHIF)
 - Community Development Block Grant (CDBG)
 - Home Investment Partnerships Program (HOME)
 - Learn [more about how the County helps finance affordable housing in Arlington here](#)

General Land Use Plan (GLUP)

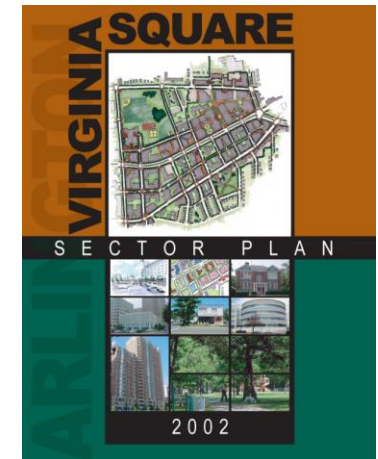
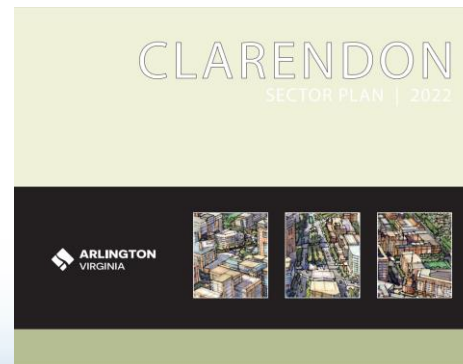
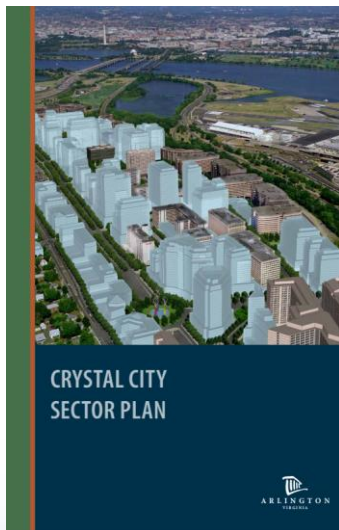
- The plan establishes the overall character, extent and location of various uses and serves as the guide for decision-making related to future development
- The GLUP map conveys guidance through land use designations, which indicate a range of densities and typical uses for a particular location
- Find the [GLUP webpage here](#)



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

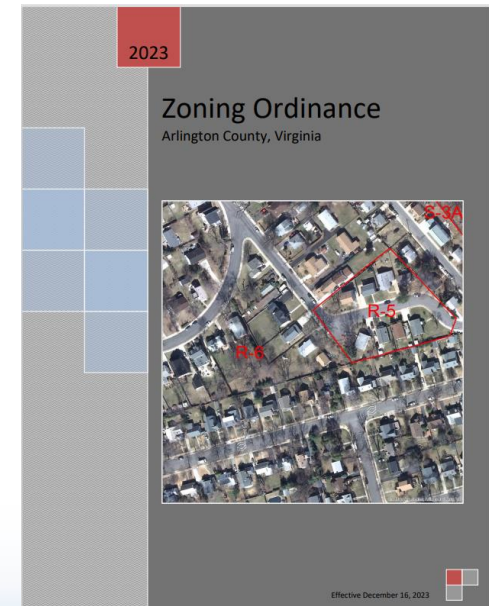
Area/Sector Plans

- Supporting policy document to help guide the future development of a specific area within Arlington
- Typically contain recommendations on elements such as land use, public space, building design, transportation, historic preservation, community revitalization and retail
- Plans and studies use varying levels of public engagement throughout their process, and many are ultimately adopted by the County Board
- Find the [Area/Sector Plans webpage here](#)



The Zoning Ordinance

- The Arlington County Zoning Ordinance (ACZO) regulates the use and development of all land located within the County
- The ACZO addresses: lot size and coverage, building height, bulk and siting, parking requirements, and density for each zoning district in the county
- Each zoning district allows certain types of development, with certain exceptions that must be approved by the County Board
- Find the [Zoning Ordinance webpage here](#)



Types of Housing Commission Items

- Affordable Housing Investment Fund (AHIF) Allocations
 - The County provides low interest loans to developers to support the creation and preservation of affordable housing
 - The Commission analyzes the considerations and finances of the AHIF request before providing the County Board a recommendation on the funding proposal (usually in the form of a letter to the County Board)
 - County staff presentation, developer presentation, and Commission discussion
 - Funds are limited and the County currently has anticipated financial commitments



Types of Housing Commission Items

- AHIF allocation example- Ballston Station
 - In June 2021, the County loaned APAH \$19,065,000 to construct and finance Ballston Station (4201 N. Fairfax Dr.)
 - 8-story, 144-unit, 100% affordable building complex across from Ballston Metro
 - Committed affordable for at least 75 years, includes new church space (CUMC was the previous landowner) and childcare facility
 - 12 Type A units, 15 PSH units, 36 family sized units
 - Total development cost \$70,729,179
 - Completed February 2024



Unit Type	30% AMI	50% AMI	60% AMI	Total
1BR	15	60	33	108
2BR	0	0	24	24
3BR	0	0	12	12
Total	15	60	69	144

Types of Housing Commission Items

- Site Plan Projects
 - Many areas of the county allow a special exception to the ACZO through a use permit or site plan process
 - These projects are typically requesting additional building height or bonus density than is allowed in the ACZO. For certain zoning districts this height or density can be earned through providing commensurate community benefits, in many cases including the provision of affordable housing
 - The Commission weighs the developer's proposal, specifically focused on the affordable housing contribution, before providing the County Board a recommendation on the funding proposal (usually in the form of a letter to the County Board)
 - County staff presentation, developer presentation, and Commission discussion
 - Find the [current Site Plan Projects here](#)

Types of Housing Commission Items

- Site Plan Projects
 - Affordable housing contributions are typically broken down into the base affordable housing contribution and the bonus density contribution
 - For more information on the base contribution watch the [March 2023 staff presentation starting at 2:12:00](#) or [view this slide deck](#)
 - For more information on the bonus density contribution watch the [September 2023 staff presentation starting at 1:45:00](#) or [view this slide deck](#)
- Site Plan Review Committees (SPRC)
 - Each site plan undergoes a public review and engagement process before coming to the HC and County Board for consideration
 - SPRCs typically meet twice or more in the months leading up to County Board consideration to resolve any issues
 - The HC is allotted a representative on the SPRC for each project, **this is an opportunity for the HC to consider and weigh in on the affordable housing contribution at the site early in the process**
 - Find a [graphic on the site plan process here](#)

Types of Housing Commission Items

- Site Plan Project Examples- Bingham Center/Silver Diner
 - The site is in the Clarendon neighborhood and was occupied by the Silver Diner restaurant, the Lot Beer Garden, two office buildings, and an auto repair facility
 - The developer proposed to redevelop the site with a hotel (10 stories and 229 rooms) and residential buildings (11 stories and 290 units) with ground floor retail. It was approved in September 2023.
 - Base Affordable Housing Ordinance contribution: \$1,108,118 or 10 units on-site, 14 units off-site nearby or 19 units off-site
 - Bonus Density contribution: 15 CAFs (5 1BR, 10 2BR) affordable up to 60% AMI for 30 years



Types of Housing Commission Items

- Policy and Program Input
 - The Commission provides recommendations to the County Board on policy documents that are up for consideration or on programs that relate to housing
 - Examples of recent policy input
 - Plan Langston Boulevard
 - Missing Middle Housing Study
 - Homelessness Strategic Plan
 - Example of recent program input
 - Housing Grants
 - The County's homeownership programs
- Other Items
 - Legislative Priorities
 - Budget Input
 - Commission workplans and annual reports

Questions?
