

Geographic Distribution of Committed Affordable Units



Target 8A: Distribute non-elderly, rental committed affordable housing units added between FY2001 and FY 2015 in the following Neighborhood Service Areas (NSAs):

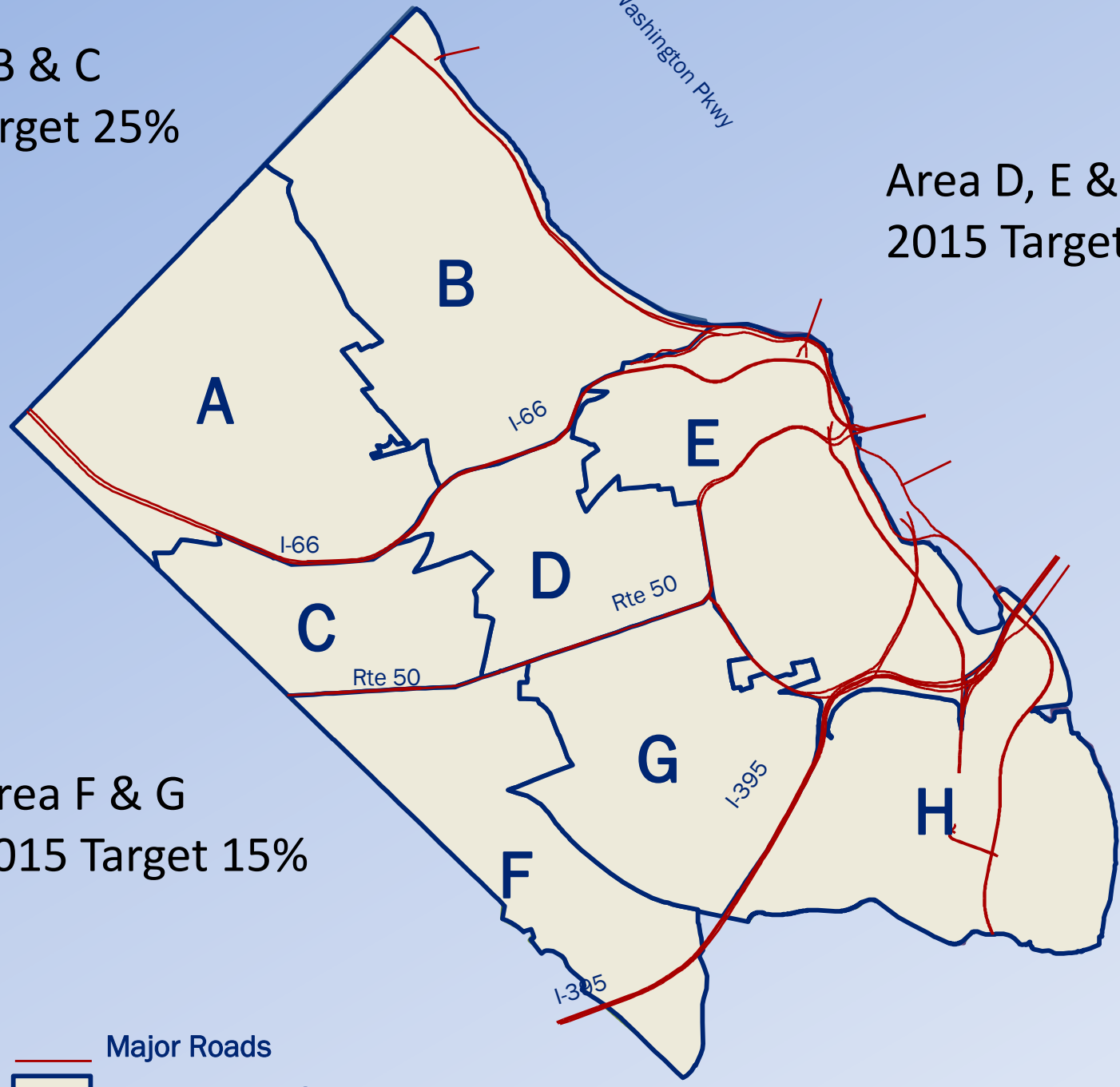
- \pm 25% in A, B, and C,
- \pm 60% in D, E, and H, and
- \pm 15% in F and G.

These Targets are not to be construed as caps or quotas, nor to limit the ability to take advantage of projects in any area of the County to advance other affordable housing goals.

Area A,B & C
2015 Target 25%

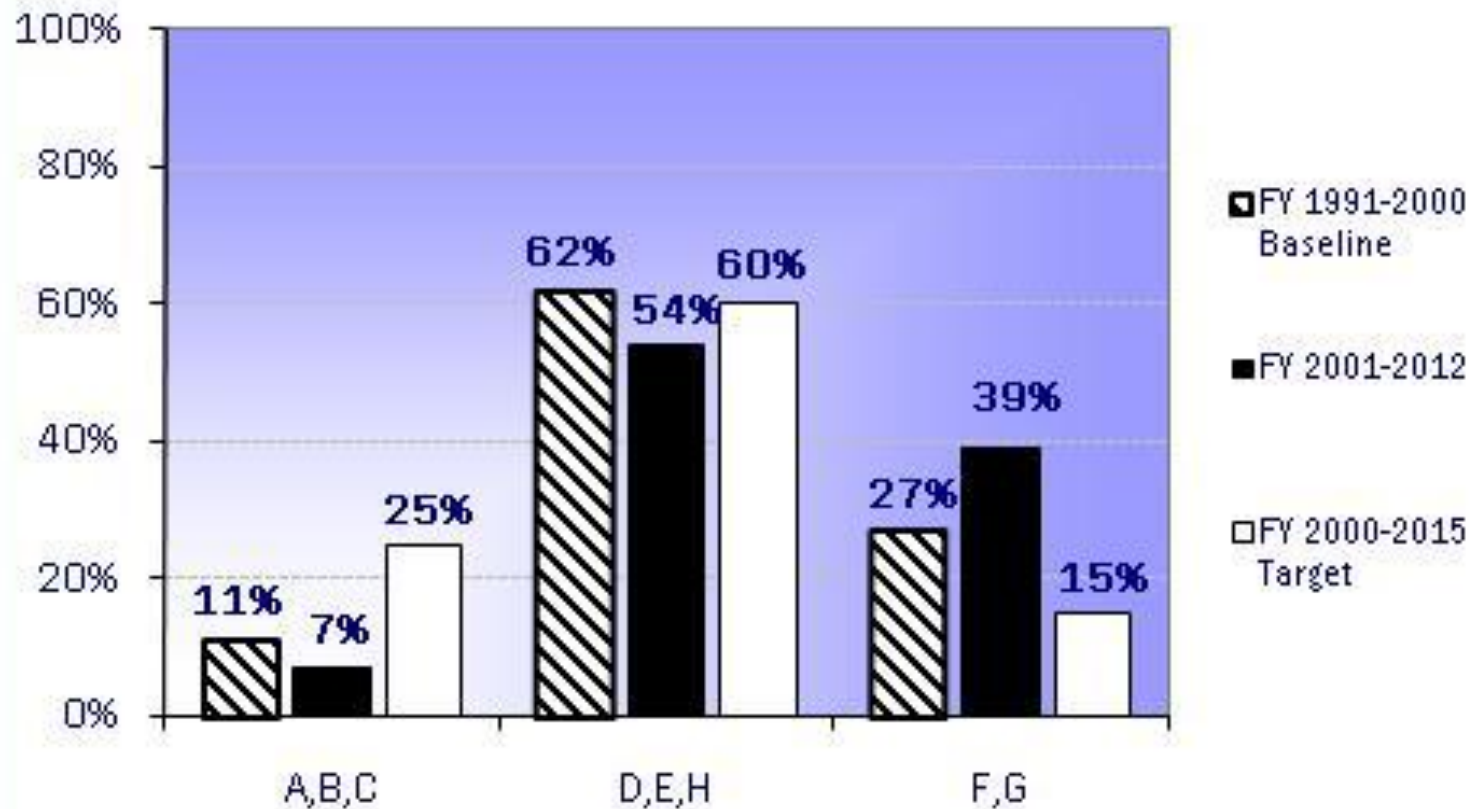
Area D, E & H
2015 Target 60%

Area F & G
2015 Target 15%



Goal 8: Current Progress

Target 8A: Geographic Distribution of New Non-Elderly Rental CAFs, Added FY 2001-2012

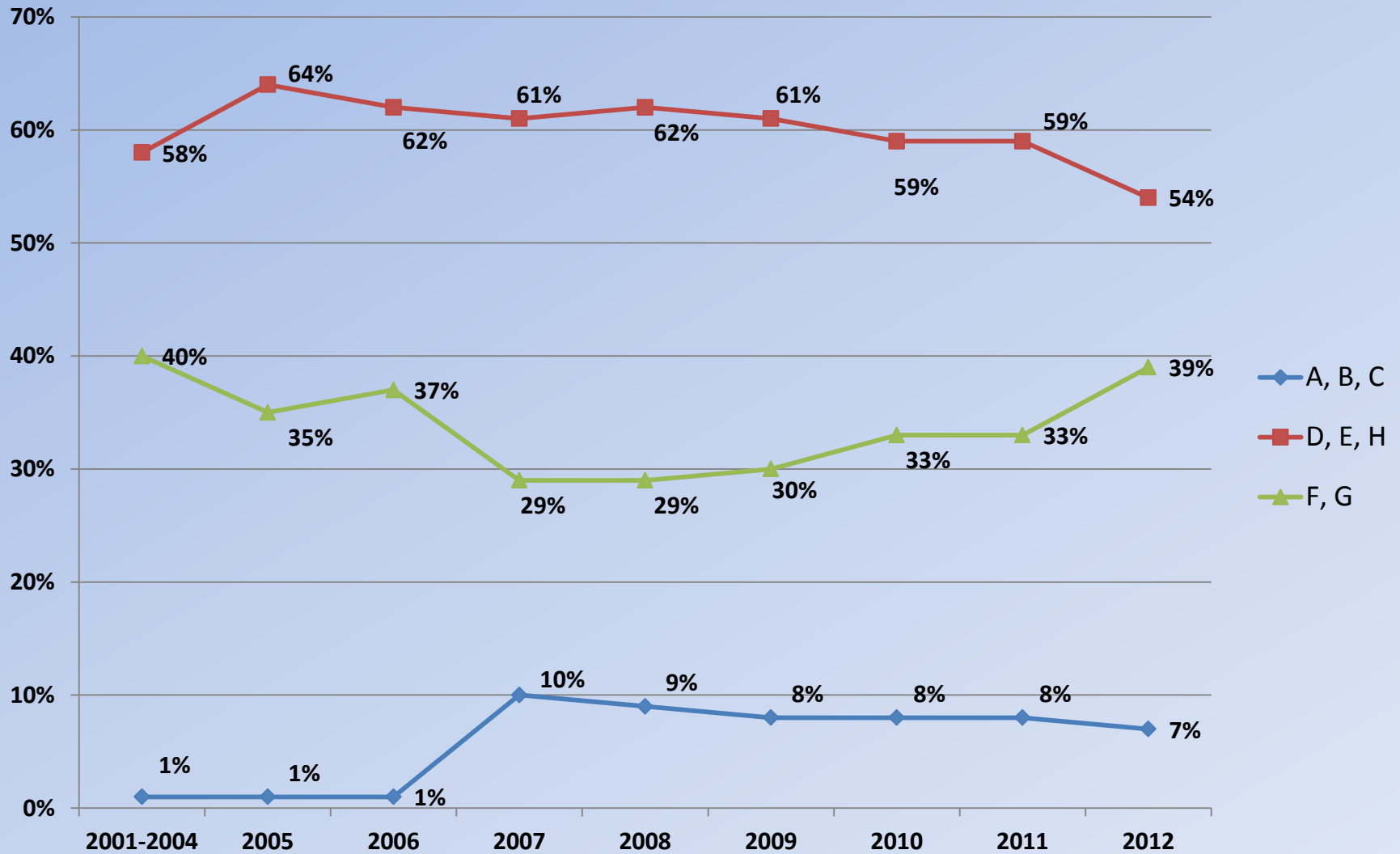


Goal 8: Current Progress

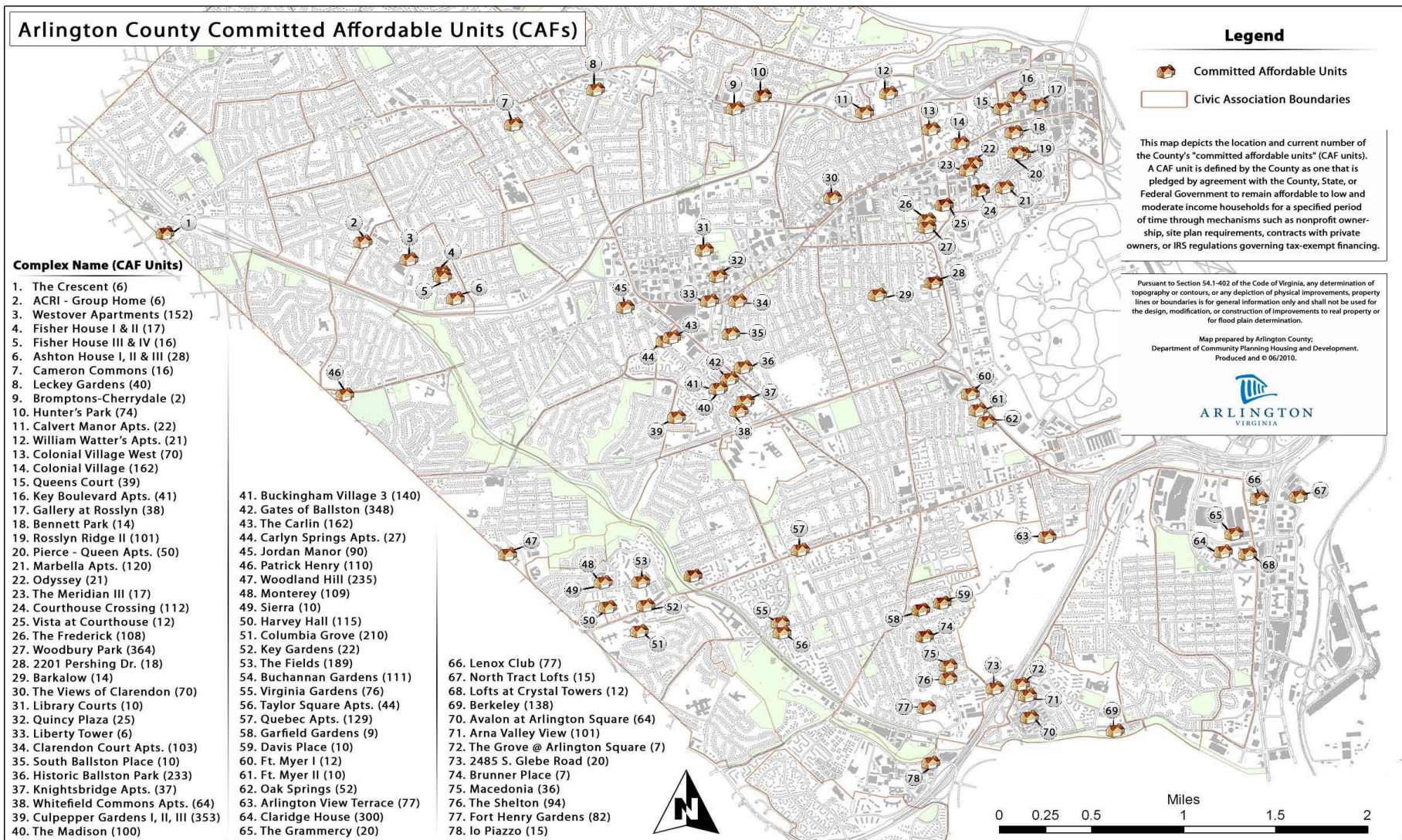
New Non-Elderly Rental CAFs by Neighborhood Service Area (NSA)

	A	B	C	D	E	H	F	G	Total
2001				10	55	138		129	332
2002	11				21	7			39
2003	5			349		12	319	38	723
2004					108				108
2005				25	179	20	15		239
2006				6	117			116	239
2007	185			240	6				431
2008				168	7			9	184
2009								36	36
2010			6			15		111	132
2011	9				145		121	20	295
2012				6	5		281		292
Total	210	0	6	804	643	192	736	459	3,050
Total by Group		216			1,639		1,195		3,050
Percentages		7%			54%		39%		100%

Goal 8: Current Progress



Goal 8: Distribution of All CAFs



Goal 8: All CAFs by NSAs



A	238	4%
B	217	3%
C	116	2%
D	1,633	25%
E	1,495	23%
F	1,298	20%
G	853	13%
H	734	11%
	6,584	100%

A, B, C	571	9%
D, E, H	3,862	59%
F, G	2,151	33%
	6,584	100%

Goal 8: Market Affordable by NSAs



A	646	4%
B	672	4%
C	232	1%
D	2,652	16%
E	1,841	11%
F	2,631	16%
G	5,486	33%
H	2,264	14%
	16,424	100%

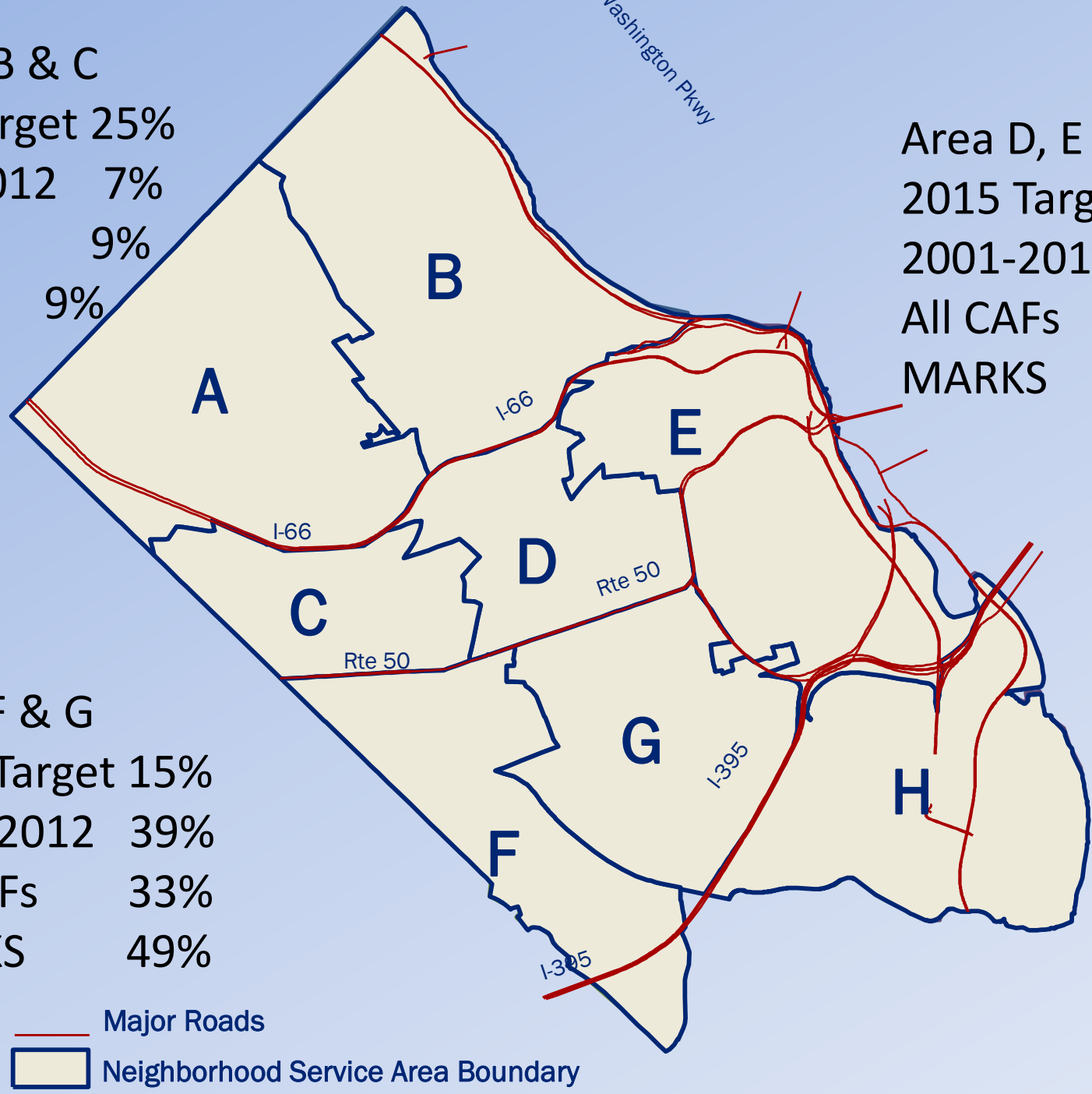
A, B, C	1,550	9%
D, E, H	6,757	41%
F, G	8,117	49%
	16,424	100%

MARKS affordable up to 80% of AMI

Area A,B & C
 2015 Target 25%
 2001-2012 7%
 All CAFs 9%
 MARKS 9%

Area D, E & H
 2015 Target 60%
 2001-2012 54%
 All CAFs 59%
 MARKS 41%

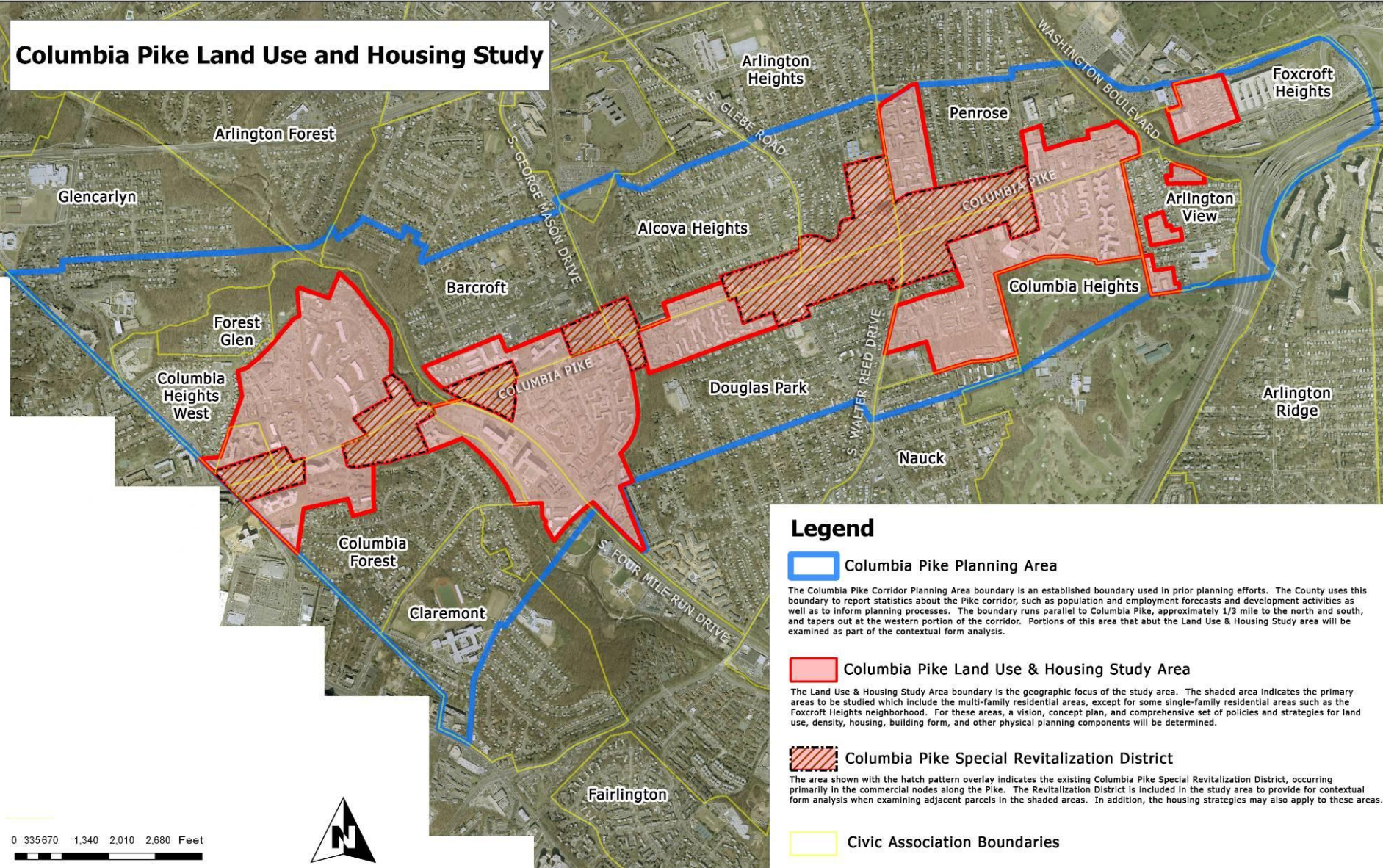
Area F & G
 2015 Target 15%
 2001-2012 39%
 All CAFs 33%
 MARKS 49%



— Major Roads
 Neighborhood Service Area Boundary

Columbia Pike


Columbia Pike Land Use and Housing Study



Legend

 Columbia Pike Planning Area

The Columbia Pike Corridor Planning Area boundary is an established boundary used in prior planning efforts. The County uses this boundary to report statistics about the Pike corridor, such as population and employment forecasts and development activities as well as to inform planning processes. The boundary runs parallel to Columbia Pike, approximately 1/3 mile to the north and south, and tapers out at the western portion of the corridor. Portions of this area that abut the Land Use & Housing Study area will be examined as part of the contextual form analysis.

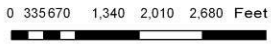
 Columbia Pike Land Use & Housing Study Area

The Land Use & Housing Study Area boundary is the geographic focus of the study area. The shaded area indicates the primary areas to be studied which include the multi-family residential areas, except for some single-family residential areas such as the Foxcroft Heights neighborhood. For these areas, a vision, concept plan, and comprehensive set of policies and strategies for land use, density, housing, building form, and other physical planning components will be determined.

 Columbia Pike Special Revitalization District

The area shown with the hatch pattern overlay indicates the existing Columbia Pike Special Revitalization District, occurring primarily in the commercial nodes along the Pike. The Revitalization District is included in the study area to provide for contextual form analysis when examining adjacent parcels in the shaded areas. In addition, the housing strategies may also apply to these areas.

 Civic Association Boundaries



Ambitious Housing Goals

- 100% of housing affordable to households earning up to 60% of AMI
- 50% of housing affordable to households earning from between 60% to 80% of AMI
- Housing for households earning less than 40% of AMI
- Expand ownership options – households earning between \$65k and \$100k

Form Based Code (FBC) Affordable Housing Requirements

- Base requirement will provide 60% AMI units;
- Opportunity for more 80% units west of George Mason Drive; and
- Opportunity for more 40% units east of George Mason Drive.