



ARLINGTON
VIRGINIA

Affordable Housing Study

Strategies Task Force

**Meeting #4 – Transfer of Development
Rights, Affordable Housing Bonus
Density, Zoning**

March 11, 2014

Draft Recommendations from Feb. 13 Meeting

➤ **Development Review Process**

- Encourage applicants and staff to meet before the applicant files site plan/Form Based Code applications to identify preliminary issues
- Continue to work with the zoning office for ways to expedite/streamline the permitting process for affordable housing developers
 - Allow permits to be consolidated
 - Research the resources necessary to implement expedited process

Draft Recommendations from Feb. 13 Meeting

➤ **Partial Property Tax Exemption**

- Add affordability requirement to the existing Multifamily Rehabilitation Partial Property Tax Exemption.
 - Before implementing conduct further research on the % of units that should be affordable and at what AMI

➤ **Affordable Housing Preservation Loan Program (AHPL)**

- Conduct more research (fiscal impacts, developer appetite) on whether the loan preservation program would be appropriate County-wide
 - i.e. using AHIF for 80% units outside of Columbia Pike

Draft Recommendations from Feb. 13 Meeting

- **Affordable Housing Preservation Loan Program (AHPL)**
 - Conduct more research (fiscal impacts, developer appetite) on whether the loan preservation program would be appropriate County-wide
 - At what affordability (80 AMI% or 60 AMI%)?
 - Other parameters (income-verification, affordability period)?

Transfer of Development Rights (TDR)

➤ TDR policy enacted 2005

- Can occur through Site Plan or Columbia Pike Form Based Code (FBC) Use Permit process
- Allows a site to send density and other development rights for the purposes of, but not limited to:
 - Affordable housing
 - Preservation or facilitation of open space
 - Historic preservation
 - Community facilities or community recreation
- Private negotiation between developers/property owners
- Could achieve affordable housing without using AHIF
 - To-date, has not been used for affordable housing preservation

Transfer of Development Rights (TDR)

➤ **Clarendon TDR Sector Plan Guidance**

- Sending and receiving sites must be within plan boundaries
- Building Preservation Multiplier (no affordability requirement) = 500% Gross Floor Area (GFA) for first 10,000 SF preserved, 300% any additional GFA

➤ **Fort Myer Heights North TDR Sector Plan Guidance**

- Receiving sites can be County-wide
- Building Preservation Multiplier (at least 10% of units must be affordable) = 500% Gross Floor Area (GFA) for first 10,000 SF preserved, 300% any additional GFA

Transfer of Development Rights (TDR)

- **Columbia Pike - TDR to help preserve buildings and affordability at Barcroft and Fillmore Gardens**
 - ~1,540 units within Barcroft and Fillmore Gardens Conservation Areas
 - Multiplier = Columbia Pike receiving sites: 3x units transferred for every one unit preserved (affordability and unit); Elsewhere: 2x units for every one unit preserved (affordability and unit)



Fillmore Gardens



Barcroft Apartments

Transfer of Development Rights (TDR) - Discussion

- Should the County continue to identify TDR sending sites? Or concentrate on defining demand (receiving sites) for sending sites already identified on Columbia Pike
- How do TDRs relate to and impact other bonus density measures?

Affordable Housing Bonus Density

- **Affordable Dwelling Units (ADU) for Increased Density Above General Land Use Plan**
 - Bonus density in exchange for affordable units – Section 36 of Zoning Ordinance
 - Negotiate 20% to 50% of Bonus as affordable on-site units
 - Total additional density capped at 25% above that permitted by applicable zoning district (planning is currently looking at cap)
 - Does not apply to C-O Rosslyn or C-O Crystal City districts



The Latitude - 14 affordable units due to bonus density provision

Affordable Housing Bonus Density

➤ C-0 Rosslyn

- Additional density above 4.8 FAR may be earned
- Project cannot exceed 10.0 FAR
- Affordable housing is negotiated in context of other community benefits
 - “Increases in density and height may be approved when the County Board finds that the development proposal offers important community benefits identified in approved plans for the area and meets the other special exception criteria of the zoning ordinance”

Affordable Housing Bonus Density

➤ C-0 Crystal City

- Density above that shown on Base Density Map (7.16.6 of Zoning Ordinance) shall be based on the extent to which the project meets the goals, vision and recommendations of Crystal City Sector Plan
- Project cannot exceed heights on Map 7.16.8 of Zoning Ordinance
- Goal is that 20% of additional density committed on-site is affordable



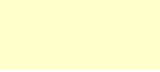





Crystal City Post Office – 16 on-site affordable units (20% of additional density)

Bonus Density Discussion

- Remove 25% cap on ADU Bonus Density above General Land Use Plan?
- Standardize percent of affordable units required in order to utilize bonus?
- Standardize affordable housing contributions in C-O Rosslyn and C-O Crystal City?

➤ Floor Area Ratio (FAR) & Units Per Acre

- Density potential for certain zoning categories are calculated as “Units per Acre” and others as FAR

Land Use Category**	Range of Density/Typical Use	Zoning*
Residential		
 Low	1-10 units per acre	R-20, R-10, R-10T, R-8, R-6, R-5
 Low	11-15 units per acre	R2-7, R15-30T
 Low-Medium	16-36 units per acre	R15-30T, RA14-26, RA8-18
 Medium	Up to 37-72 units per acre	RA7-16, RA6-15, RA-H
 High-Medium	Up to 3.24 F.A.R. (<i>Floor Area Ratio</i>) Residential	RA-4.8
 High	Up to 4.8 F.A.R. Residential Up to 3.8 F.A.R. Hotel	RA-H-3.2, C-O Rosslyn

Zoning Discussion

- Consider converting units per acre to FAR?
 - i.e. instead of “10” units per acre for Low Residential regulate up to .35 FAR (at 1,500 SF per unit) or similar equivalent?

- Next Meeting Date – X at 6:15 PM
 - Topics: AHIF Guidelines