# Geographic Distribution of Committed Affordable Units

## Overview of Task Force Analysis and Recommendations

**AFFORDABLE** HOUSING STUDY

**ARLINGTON** VIRGINIA

# Goal 8: Distribution of CAFs



**Target 8A:** Distribute non-elderly, rental committed affordable housing units added between FY2001 and FY 2015 in the following Neighborhood Service Areas (NSAs):
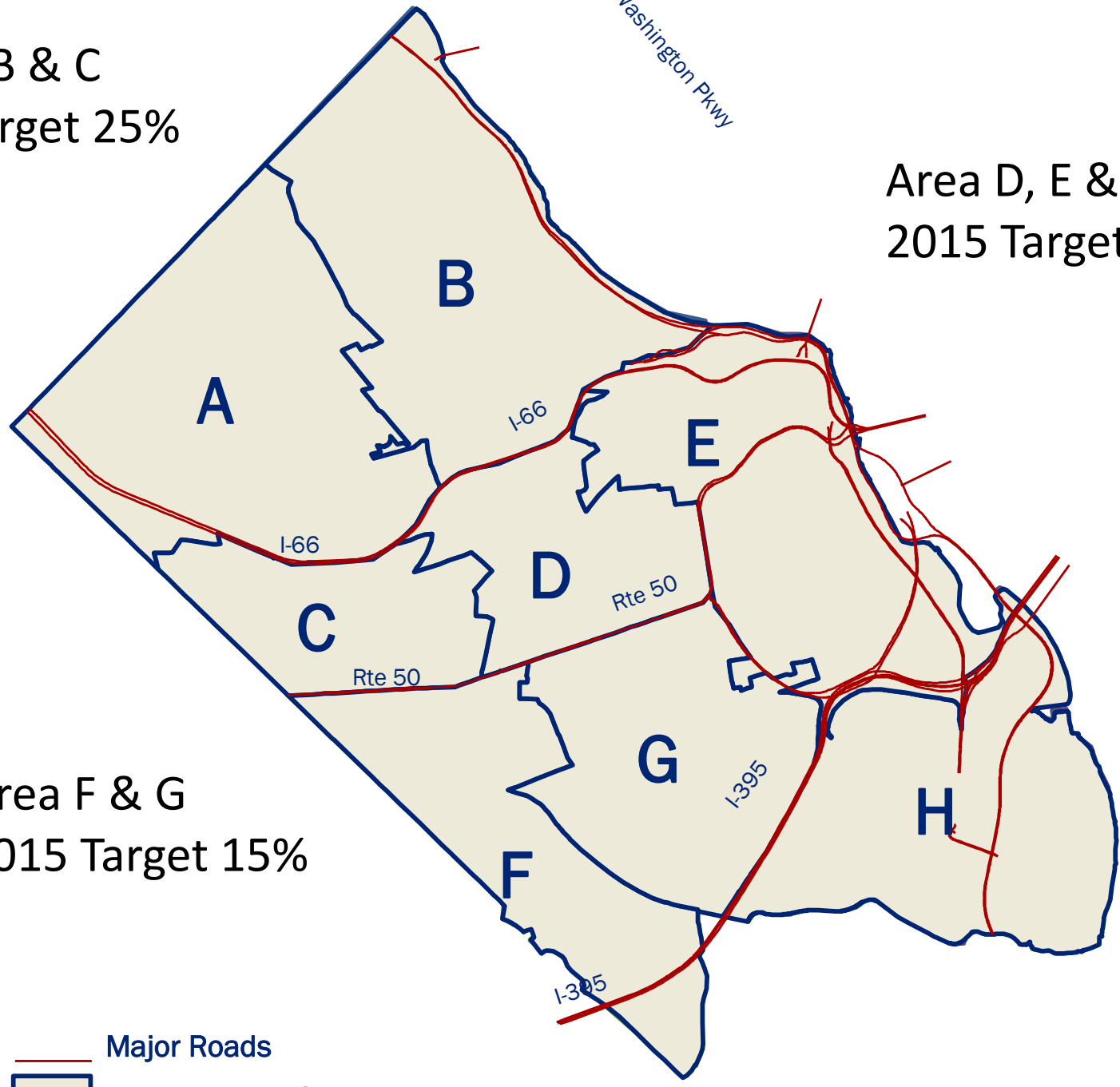
- ± 25% in A, B, and C,
- ± 60% in D, E, and H, and
- ± 15% in F and G.

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.
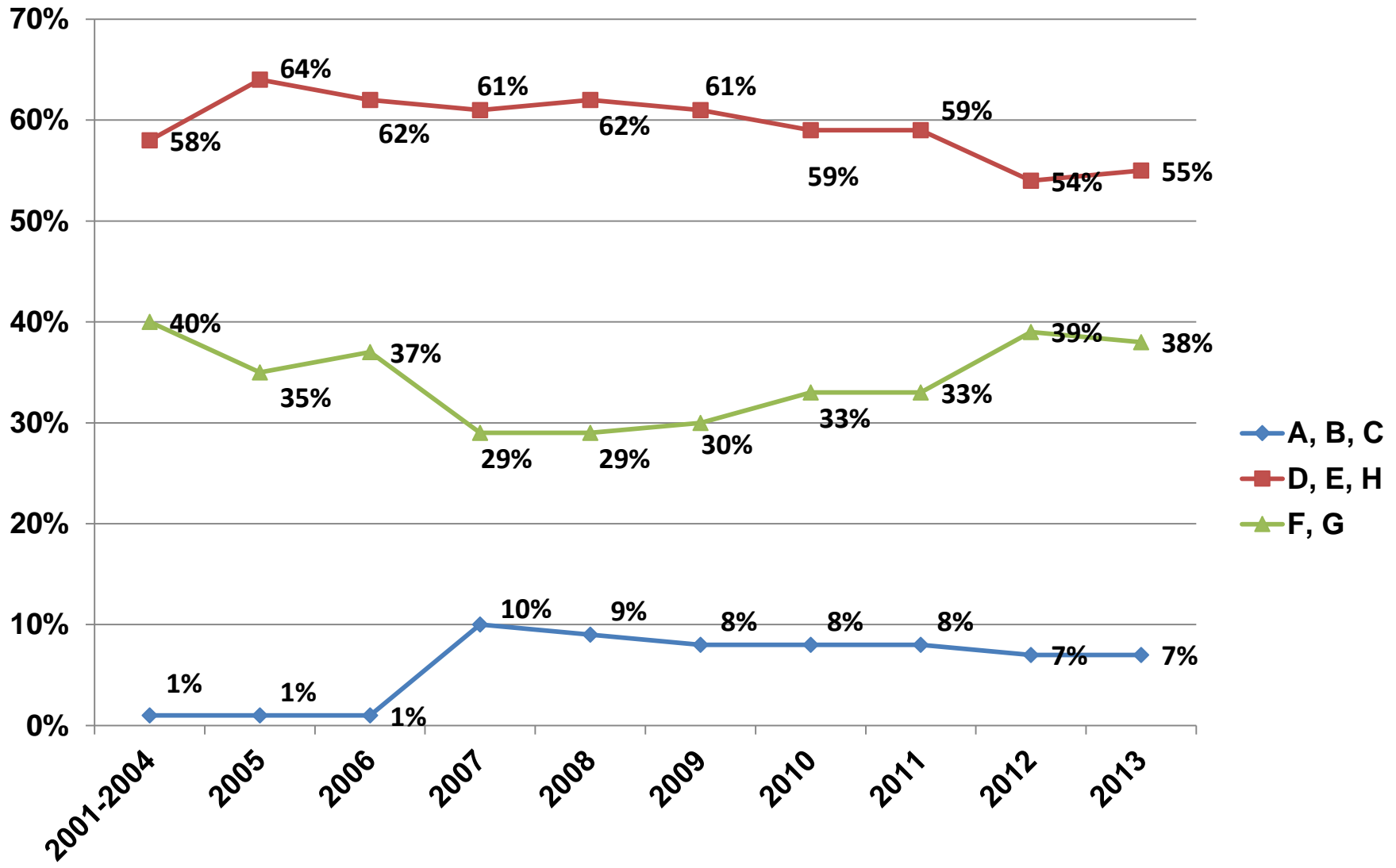
Area A,B & C
2015 Target 25%

Area D, E & H
2015 Target 60%

B

A

I-66

E

I-66

D

Rte 50

C

Rte 50

Area F & G
2015 Target 15%

G

I-395

H

F

I-395

Major Roads

Neighborhood Service Area Boundary

Washington Pkwy

# Goal 8: Current Progress



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# Goal 8: Distribution of All CAFs

Arlington County Committed Affordable Units (CAFs)

**Legend**
- Committed Affordable Units
- Civic Association Boundaries

This map depicts the location and current number of the County's "committed affordable apts" (CAF units). A CAF unit is defined by the County as one that is pledged by agreement with the County, State, or Federal Government to remain affordable to low and moderate income households for a specified period of time through mechanisms such as nonprofit owner- ship, site plan requirements, contracts with private owners, or IRS regulations governing tax-exempt financing.

Pursuant to Section 54.1-402 of the Code of Virginia, any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.

Map prepared by Arlington County; Department of Community Planning Housing and Development. Produced and © 06/2010.

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**Complex Name (CAF Units)**

1. The Crescent (6)
2. ACRI - Group Home (6)
3. Westover Apartments (152)
4. Fisher House I & II (17)
5. Fisher House III & IV (16)
6. Ashton House I, II & III (28)
7. Cameron Commons (16)
8. Leckey Gardens (40)
9. Bromptons-Cherrydale (2)
10. Hunter's Park (74)
11. Calvert Manor Apts. (22)
12. William Watter's Apts. (21)
13. Colonial Village West (70)
14. Colonial Village (162)
15. Queens Court (39)
16. Key Boulevard Apts. (41)
17. Gallery at Rosslyn (38)
18. Bennett Park (14)
19. Rosslyn Ridge II (101)
20. Pierce - Queen Apts. (50)
21. Marbella Apts. (120)
22. Odyssey (21)
23. The Meridian III (17)
24. Courthouse Crossing (112)
25. Vista at Courthouse (12)
26. The Frederick (108)
27. Woodbury Park (364)
28. 2201 Pershing Dr. (18)
29. Barkalow (14)
30. The Views of Clarendon (70)
31. Library Courts (10)
32. Quincy Plaza (25)
33. Liberty Tower (6)
34. Clarendon Court Apts. (103)
35. South Ballston Place (10)
36. Historic Ballston Park (233)
37. Knightsbridge Apts. (37)
38. Whitefield Commons Apts. (64)
39. Culpepper Gardens I, II, III (353)
40. The Madison (100)

41. Buckingham Village 3 (140)
42. Gates of Ballston (348)
43. The Carlin (162)
44. Carlyn Springs Apts. (27)
45. Jordan Manor (90)
46. Patrick Henry (110)
47. Woodland Hill (235)
48. Monterey (109)
49. Sierra (10)
50. Harvey Hall (115)
51. Columbia Grove (210)
52. Key Gardens (22)
53. The Fields (189)
54. Buchannan Gardens (111)
55. Virginia Gardens (76)
56. Taylor Square Apts. (44)
57. Quebec Apts. (129)
58. Garfield Gardens (9)
59. Davis Place (10)
60. Ft. Myer I (12)
61. Ft. Myer II (10)
62. Oak Springs (52)
63. Arlington View Terrace (77)
64. Claridge House (300)
65. The Grammercy (20)

66. Lenox Club (77)
67. North Tract Lofts (15)
68. Lofts at Crystal Towers (12)
69. Berkeley (138)
70. Avalon at Arlington Square (64)
71. Arna Valley View (101)
72. The Grove @ Arlington Square (7)
73. 2485 S. Glebe Road (20)
74. Brunner Place (7)
75. Macedonia (36)
76. The Shelton (94)
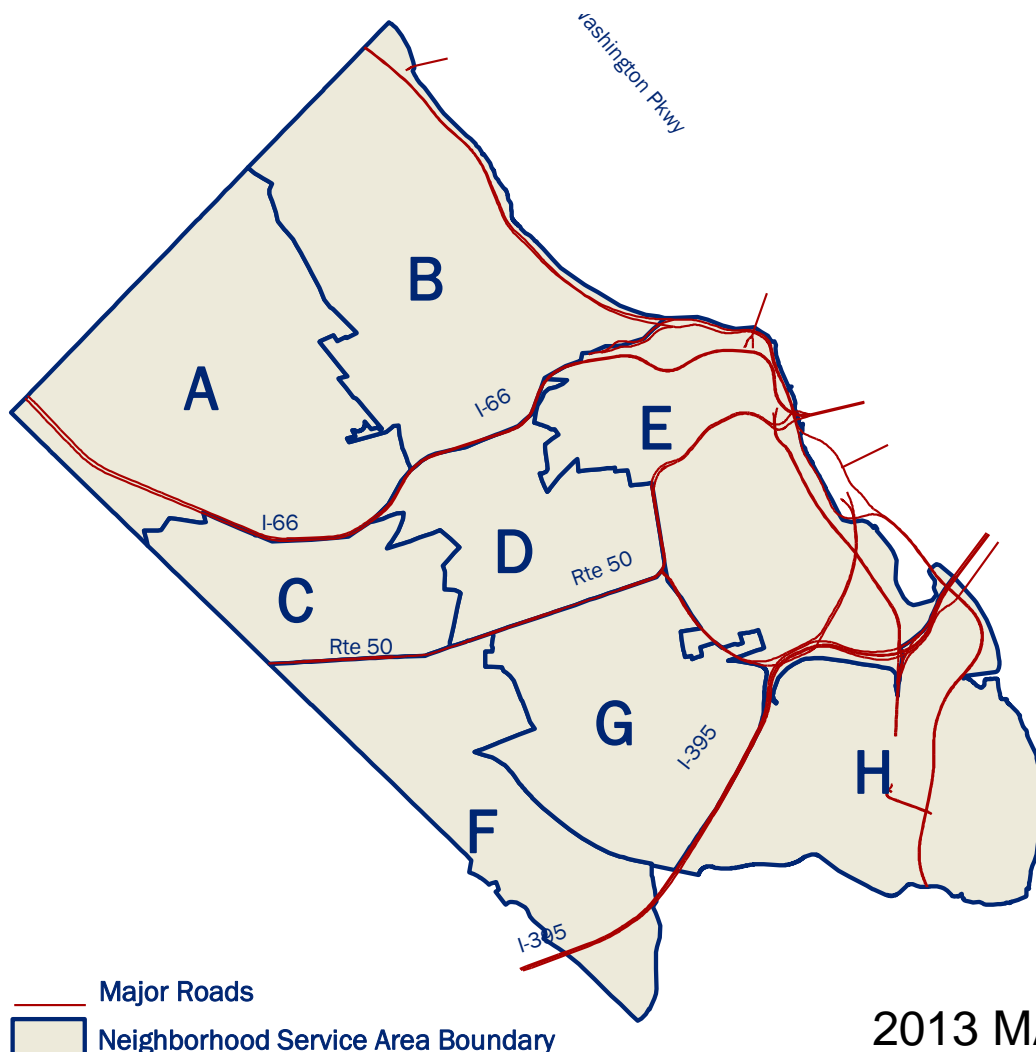77. Fort Henry Gardens (82)
78. Io Piazzo (15)

Miles
0   0.25   0.5        1        1.5        2
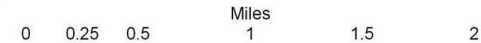
# Goal 8: All CAFs by NSA
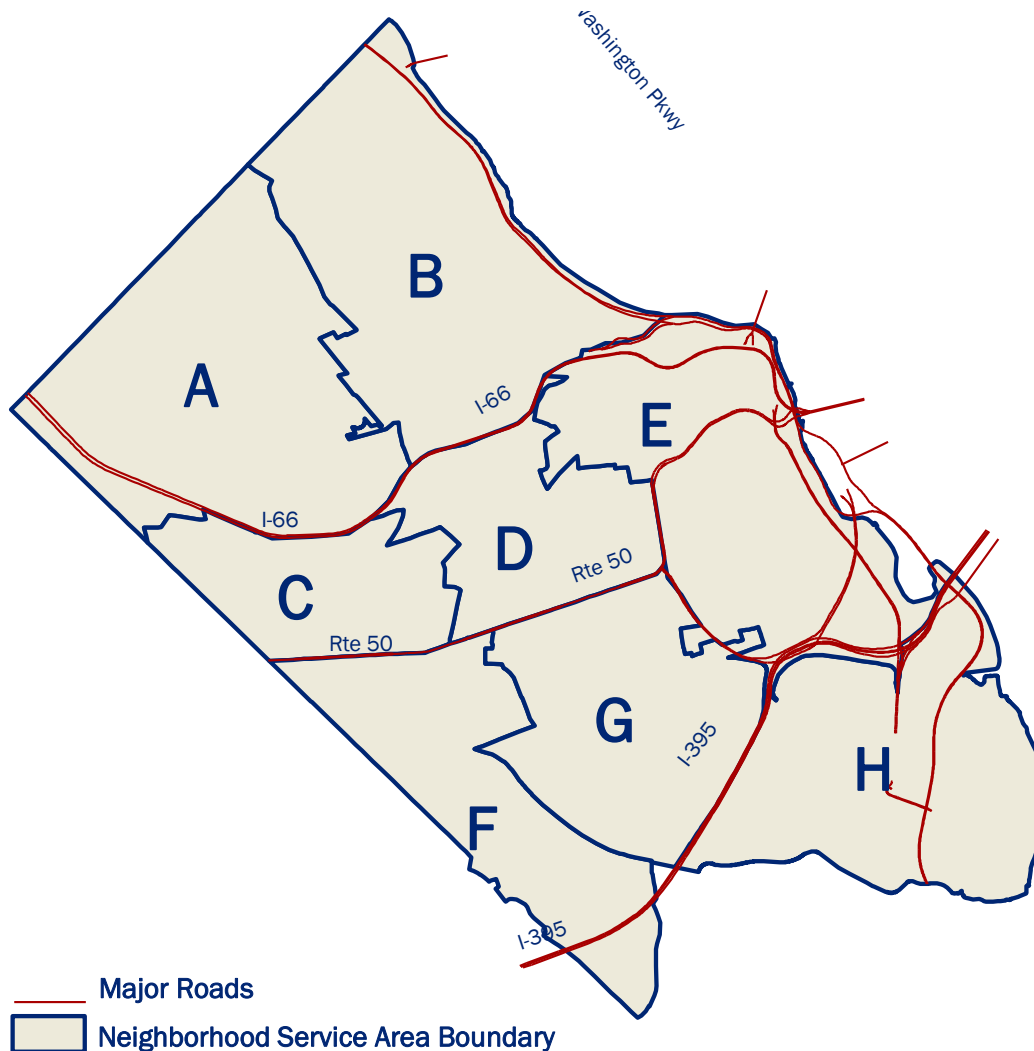
| | | |
|---|---:|---:|
| A | 238 | 4% |
| B | 217 | 3% |
| C | 116 | 2% |
| D | 1,633 | 25% |
| E | 1,495 | 23% |
| F | 1,298 | 20% |
| G | 853 | 13% |
| H | 734 | 11% |
| | 6,584 | 100% |

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

2013 CAF Count

Major Roads

Neighborhood Service Area Boundary

# 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% |

Major Roads

Neighborhood Service Area Boundary

2013 MARKS affordable up to 80% of AMI

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Area A,B & C
2015 Target 25%
2001-2012    7%
All CAFs      9%
MARKS      9%
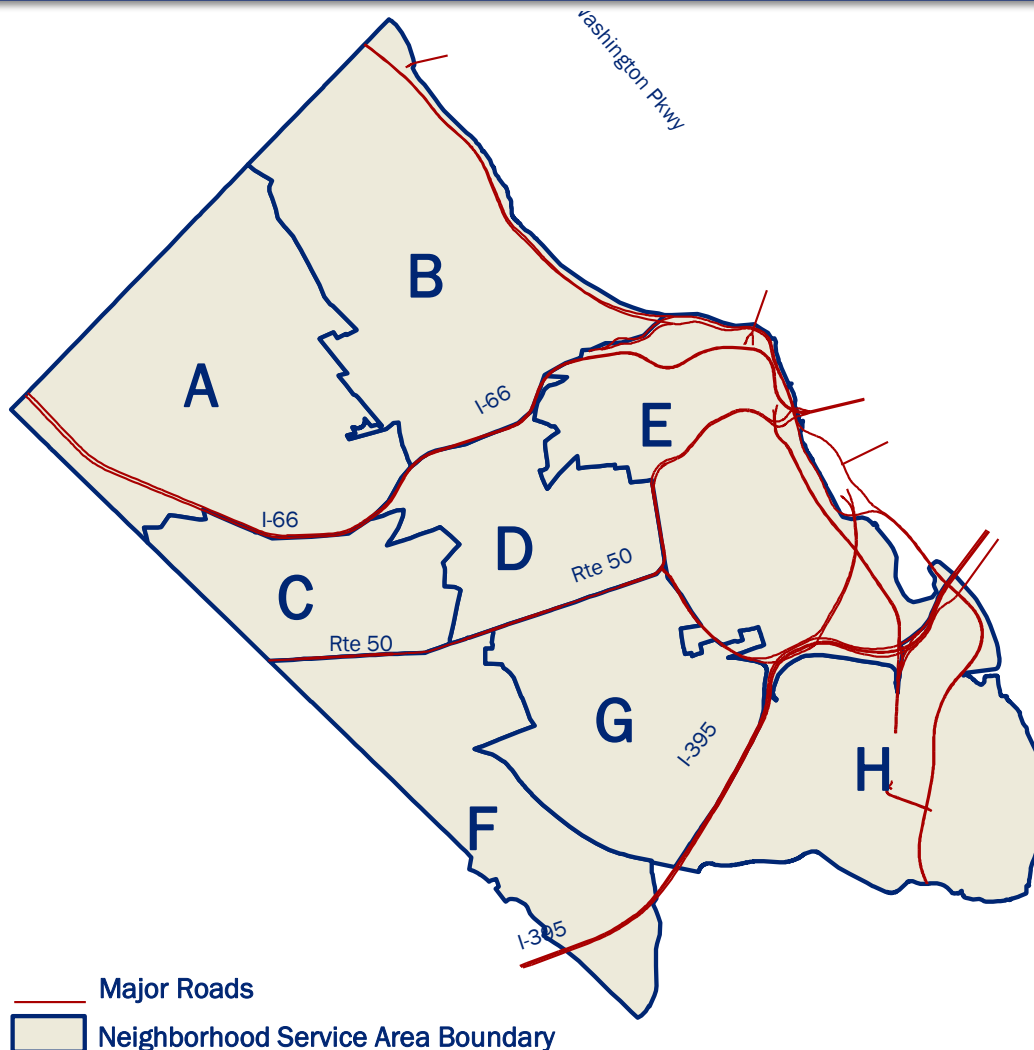
Area D, E & H
2015 Target 60%
2001-2012  54%
All CAFs        59%
MARKS        41%

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

Washington Pkwy

B

A

I-66

I-66

C

Rte 50

E

D

Rte 50

G

I-395

F

H

I-395
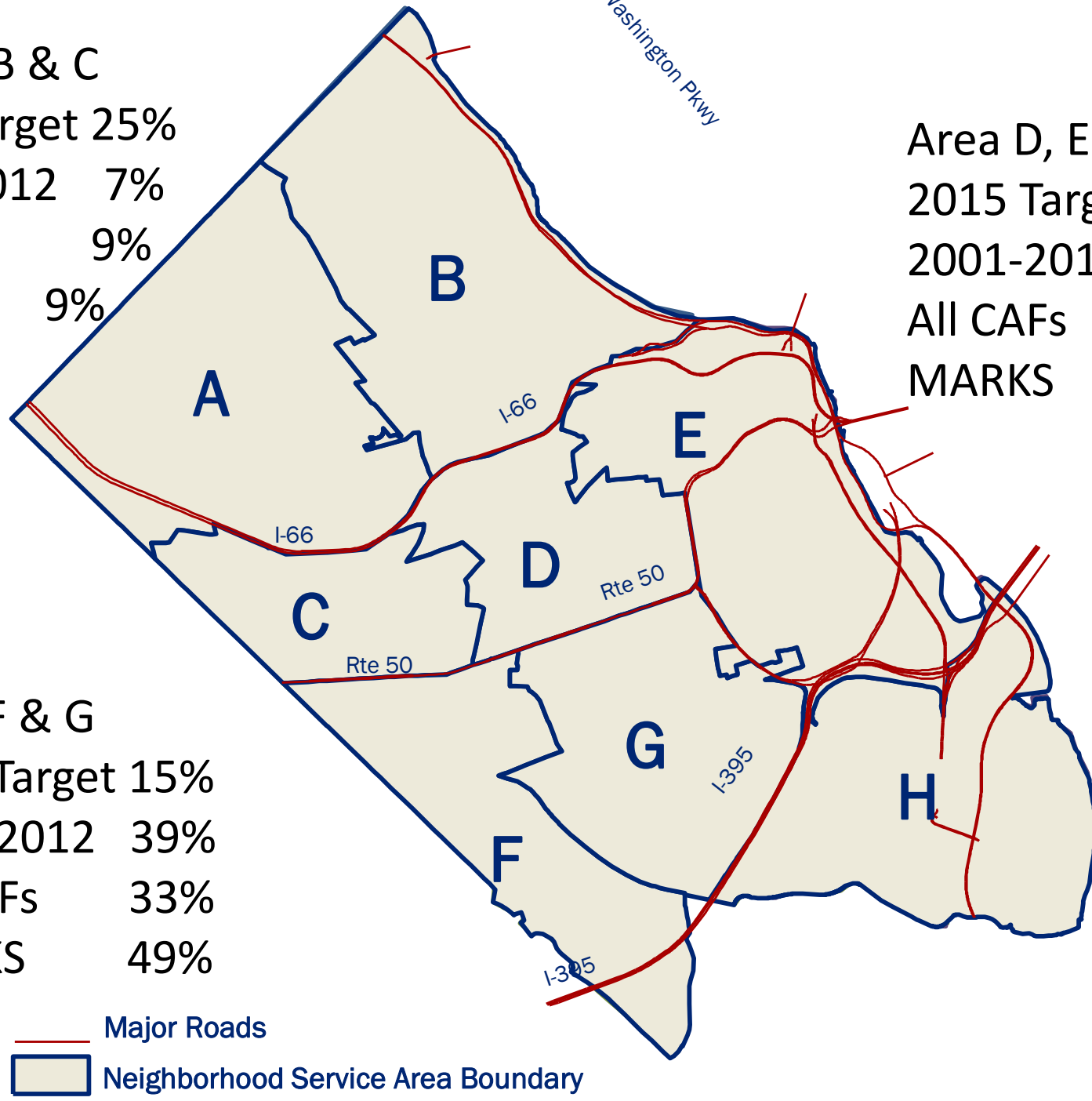
Major Roads

Neighborhood Service Area Boundary

# Goal 8: Distribution of All CAFs

| | | |
|---|---|---|
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Major Roads

Neighborhood Service Area Boundary

2013 MARKS affordable up to 80% of AMI

# Total MARKs at 60% of Median by Neighborhood Service Area (2000-2013)

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| NSA | 2000 | 2005 | 2013 | Change |
|---|---|---|---|---|
| A | 570 | 570 | 585 | +15 |
| B | 750 | 170 | 71 | -679 |
| C | 330 | 330 | 0 | -330 |
| D | 2,900 | 2,060 | 520 | -2,380 |
| E | 2,840 | 1,400 | 240 | -2,600 |
| F | 4,000 | 1,260 | 504 | -3,496 |
| G | 5,850 | 3,490 | 1,474 | -4,376 |
| H | 2,580 | 600 | 43 | -2,537 |
| **Total** | **19,820** | **9,880** | **3,437** | **-16,383** |

- Largest reduction of MARKs in NSA F and G

- Of the 3,500 CAFs added from 2000-2013, 736 (21%) were in F and 459 (13%) were in G
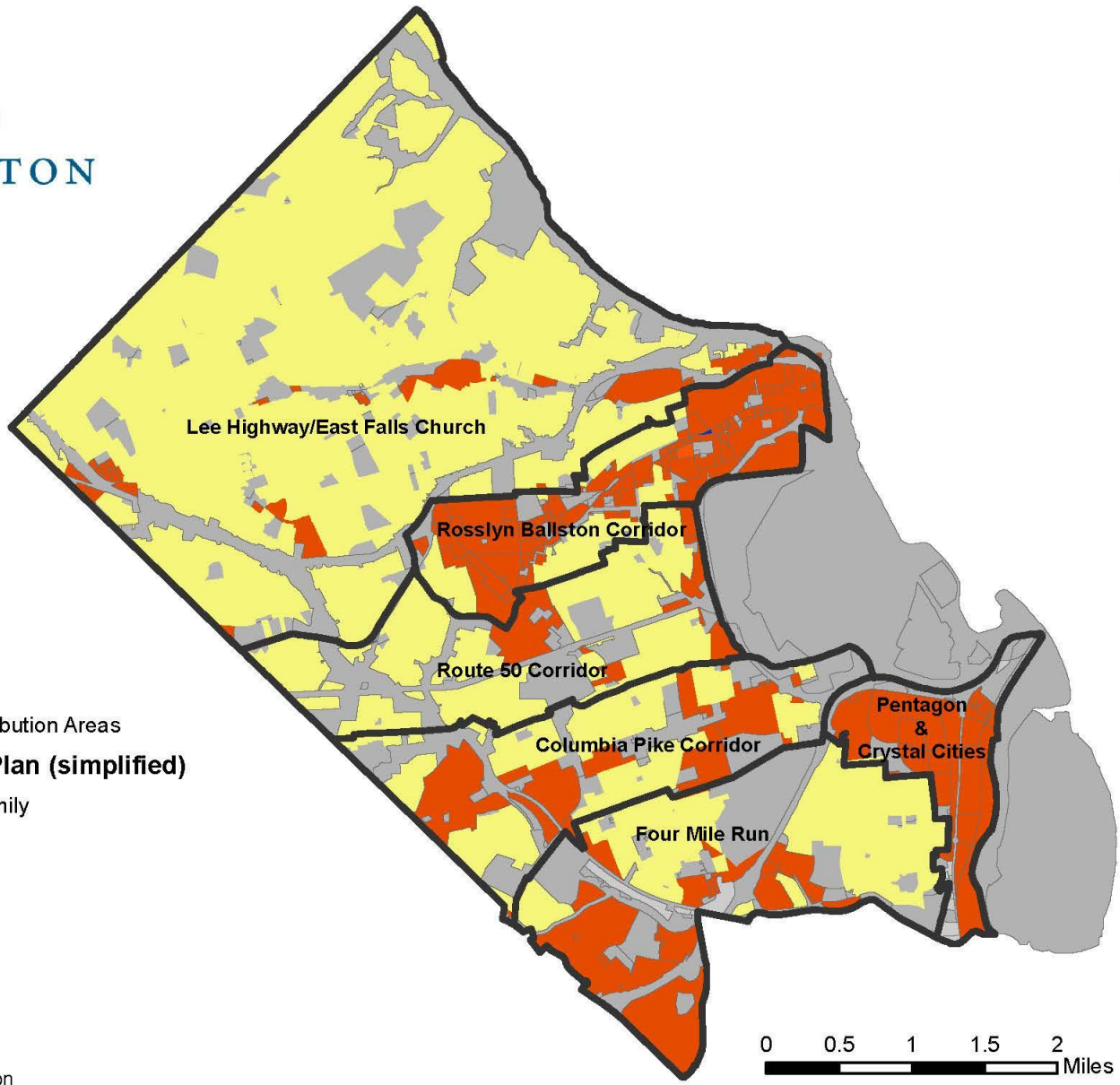
# Columbia Pike

## Ambitious Housing Goals

- Preserve 100% of the MARKs

- Provide housing opportunities for households earning less than 40% of AMI

- Expand ownership options – households earning between $65k and $100k

# Columbia Pike

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## 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.

# Proposed Reporting Areas for Geographic Distribution



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N

Lee Highway/East Falls Church

Rosslyn Ballston Corridor

Route 50 Corridor

Columbia Pike Corridor

Pentagon & Crystal Cities

Four Mile Run

## Legend

▭ Geographic Distribution Areas

**General Land Use Plan (simplified)**

■ Possible multi-family

■ Single family

■ Other

For discussion purposes only.
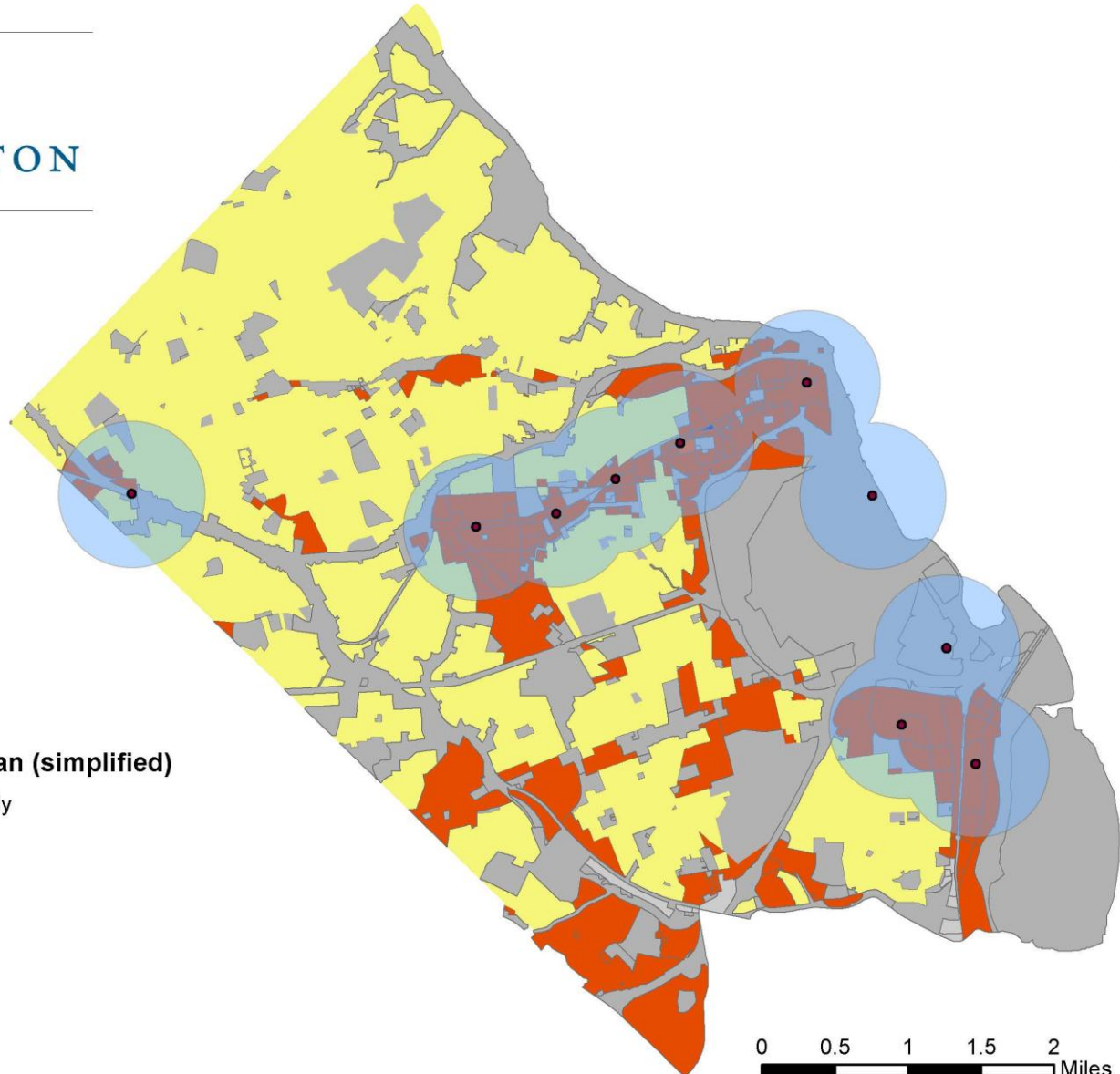
Prepared by CPHD/Housing Division
January 23, 2014

0    0.5    1    1.5    2
Miles

# Half Mile Radius from Metro Stations
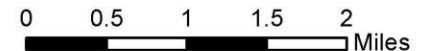


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N

## Legend

- ● METRO Stations
- Half-mile Radius

### General Land Use Plan (simplified)

- Possible multi-family
- Single family
- Other

For discussion purposes only.

Prepared by CPHD/Housing Division
January 23, 2014

0   0.5   1   1.5   2
Miles

# Quarter Mile Radius from All Bus Stops



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N

**Legend**

- Bus Stops
  1/4 mile transit shed

**General Land Use Plan (simplified)**

- Possible multi-family
- Single family
- Other

For discussion purposes only.
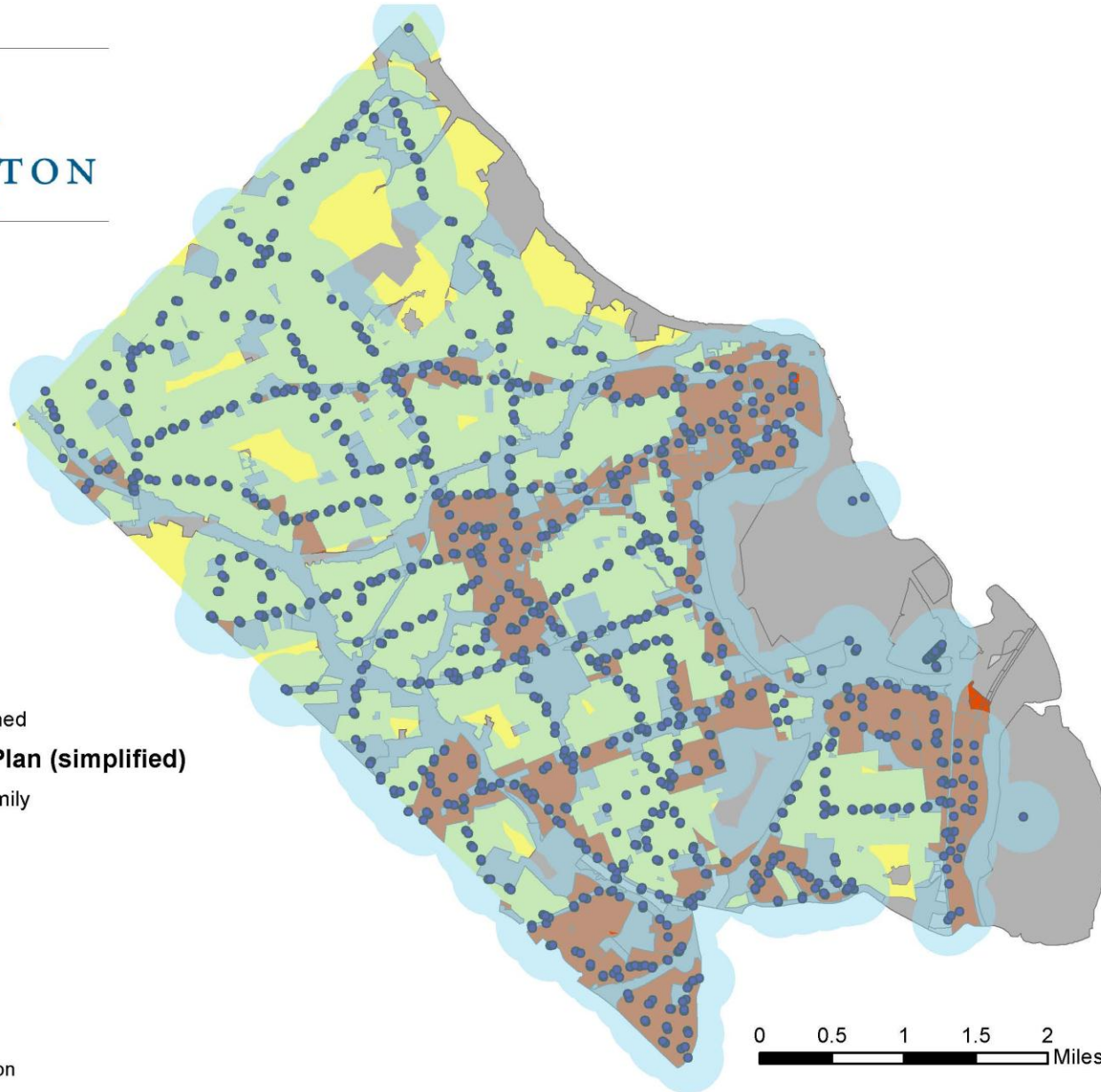
Prepared by CPHD/Housing Division
January 23, 2014

0    0.5    1    1.5    2
Miles

# Task Force Recommendations

**Goal: Distribute Affordable Housing throughout the County**

**Objective 1:** Ensure that committed affordable rental units continue to be distributed throughout the County.

**Objective 2:** Preserve market affordable units throughout the County wherever they are when opportunities arise.

**Objective 3:** Ensure that affordable housing is a key component for new or updated land use plans.

**Objective 4:** Ensure that committed affordable rental units have access to public transportation.

# Draft Goals, Objectives and Policies

**GOAL 1:  Arlington County shall have an adequate supply of housing available to meet community needs, particularly for low- and moderate income households**

**Objective 1: Production of affordable rental housing**
 b) Distribute committed affordable rental units throughout the County.

**Objective 2:  Preservation of affordable rental**
 c) Preserve market affordable units throughout the County wherever they are when opportunities arise

**Objective 5:  Land use plans and policies.**
 a)   Ensure that affordable housing is a component of all new or updated land use plans.

 b) Make effective use of the General Land Use Plan, Zoning Ordinance, and other regulations affecting land use to provide for a diversity of housing types and sizes, and household types, within approved land use categories and densities and development constraints.

# Draft Goals, Objectives and Policies

**GOAL 3: Arlington County shall ensure that its housing efforts are sustainable**

**Objective 2: Housing close to jobs and transit.**

b) Ensure that committed affordable rental units are accessible to public transportation, and bicycle and pedestrian infrastructure.