

Embark Richmond Highway Affordable Housing Advisory Group

**Affordable Housing Incentive Programs
November 29, 2018**



ARLINGTON COUNTY

Arlington Housing Policies

- [Affordable Housing Master Plan](#)
 - Element of the County's Comprehensive Plan
- [Housing Conservation District \(HCD\)](#)
 - The HCD is a special planning district that was created to encourage the retention of housing affordability. This will be achieved by allowing a context-appropriate spectrum of development, ranging from renovation and addition to infill and redevelopment in exchange for dedicated affordable housing units.



LEEWAY
OVERLEE

LEE HIGHWAY

JOHN M. LANGSTON

WAVERLY HILLS

SPOUT RUN -
LYON VILLAGE

NORTH
HIGHLANDS
WEST

NORTH
HIGHLANDS
EAST

WESTOVER

LYON PARK
NORTH

LYON PARK
SOUTH

FORT MYER

ARLINGTON BOULEVARD

PENROSE

COLUMBIA PIKE

ARLINGTON RIDGE -
LONG BRANCH CREEK

REAGAN
NATIONAL
AIRPORT

SHIRLINGTON -
FAIRLINGTON

Required ADU (Arlington County Zoning Ordinance (ACZO) Section 15.5.8)

- Projects over 1.0 FAR
- Four ways to meet the requirements
 - On-site units
 - Off-site nearby
 - Off-site elsewhere
 - Cash contribution
 - \$\$ goes to Affordable Housing Investment Fund, or AHIF

Bonus Density

(ACZO Section 15.5.9)

- County Board may permit additional height/density
- Applies to both commercial and residential projects

Case Study: Marymount

- 9-story, 165,204 square foot office building
- 15-story, 267 unit, multifamily residential building with 3,000 square feet of ground floor retail
- Affordable Housing Contribution per the Ordinance
- Bonus density (affordable housing, green building, and more)

Case Study: Marymount Bonus Density

- Cash contribution plus on-site units
 - 25% bonus density for residential, resulted in 11 on-site units
 - .25 FAR bonus for commercial resulted in \$254,565 contribution to the Affordable Housing Investment Fund

Transfer of Development Rights (ACZO Section 15.5.7)

- Permitted for open space preservation, historic preservation, affordable housing, community recreation, and/or community facilities

Note: Fairfax County may not have the ability to use this tool at this time.

FAIRFAX COUNTY

Policy Plan Guidance

- Increase supply of affordable housing units each year by 12% of the total housing production in the County for the previous year
- Encourage the provision of affordable housing
- Conserve stable neighborhoods
- Maximize the use of federal and state housing assistance programs
- Increase supply of housing available to special populations

Affordable Dwelling Unit Program (Zoning Ordinance Section 2-800)

- Units affordable to 70 AMI
- Certain construction types require 5-12.5% affordable units
- Bonus density is available if criteria are met

Countywide WDU policy

(Policy Plan, Housing Section, Appendix 1)

- Adopted by BOS in 2007
- Developers should include a minimum of 12% of all new residential units as affordable housing
- Proposals within mixed-use centers above the baseline recommendation for development
- The countywide WDU Policy serves three income tiers:
 - 80% AMI
 - 100% AMI
 - 120% AMI

Tyson's WDU Policy

- All projects with a residential component should provide 20% affordable and workforce dwelling units (50-120% AMI)
- Projects are allowed a 20% residential floor area bonus, outside of Tysons
- Flexibility on how and where WDUs can be provided within Tysons

Guidelines for Retention of Mobile Homes ([Policy Plan, Land Use Section, Appendix 10](#))

- If an existing mobile home park is to be displaced due to redevelopment, every effort should be made to accommodate the displaced units on adjacent property if such property exists and can be developed in a manner that does not thwart the achievement of sound land use planning objectives
- Relocation assistance should be provided by the property owner