New Partners for Smart Growth

Arlington County, VA

Affordable Housing and the Columbia Pike Corridor

January 30, 2015
Arlington – A Tradition of Planning

- In ‘60s and ’70s began planning for regional transit system
- Arlington lobbied strongly for underground route along old commercial corridor
- Community planning effort to increase density near proposed metro route
Arlington – A Tradition of Planning

- Concentrate high and mid-density redevelopment around transit stations and taper down to existing neighborhoods
- Encourage a mix of uses and services in station areas
- Create high quality pedestrian environments and enhanced open space
- Preserve and reinvest in established residential neighborhoods
Arlington – A Tradition of Planning
Rosslyn-Ballston Corridor: Today

From 1970 to 2011

- 16.3 million additional SF office
- 22,366 additional units
- 1.9 million SF additional retail
- 74,300 additional jobs
Next Generation of Planning - Columbia Pike

R-B Metro Corridor

Columbia Pike Corridor

Arlington National Cemetery

Pentagon

J-D Metro Corridor
Arlington’s Columbia Pike

- ~37,120 residents (July 2014)

- Population expected to almost double in 30 years

- Diverse area of County
  - 67% of residents non-white
  - 40% of residents foreign born

- Large number of Market Rate Affordable Units (MARKS)
  - ~9,100 multi-family units
  - 68% are MARKS
Columbia Pike Dilemma

- 6,200 units are market affordable units (MARKs) without long-term commitments to affordability

- **Short-term threats:**
  - Renovation and re-leasing
  - By-right townhouse development

- **Long-term threats:**
  - Redevelopment without affordable housing
  - Locking in land patterns that are less than optimal and don’t support Pike goals and objectives

- Financial gap is widening
Community Process – Columbia Pike Neighborhoods Area Plan

- Adopted in July 2012 after 3-Year Planning Period
- Involved multiple stakeholders including developers, advocates, Commissioners, staff, community leaders
Key goals adopted in Neighborhoods Area:

1. Preserve all affordable units with rents up to 80% of the Area Median Income (AMI) (~6,200 units)
2. Encourage high-quality, mixed-use development
3. Preserve historic buildings
4. Create diverse housing options
Developing New Tools

Goal – To preserve 6,200 MARKS

Planning Tools

- TDR
- Reduced Parking Ratio
- Form Based Code Affordable Housing Requirement

Financial Tools

- Transit Oriented Affordable Housing Fund /TIF
- Affordable Housing Investment Fund (AHIF)
Partnerships

Arlington Mill Residences and Community Center

- Partnered with nonprofit developer APAH
- County-owned land
- New 5-story community center
- 122 Affordable units
  - 83 units at 60% AMI
  - 26 at 50% AMI
  - 13 at 30% AMI
Partnerships cont.

The Shell

- Partnership with AHC
- $7.99 AHIF loan
- 75-Year Affordability Period
- Apartments to open in January
- 83 Affordable units
  - 64 units at 60% AMI
  - 19 at 50% AMI
Partnerships cont.

The Serrano

- Acquisition - partnered with AHC
- Approved April 2014
- 280 total units (196 affordable units)
  - 140 units at 80% AMI
  - 56 at 60% AMI
  - 84 market rate units
- Includes 39,500 SF vacant parcel – goal to develop with affordable housing within next five years
What we are Learning....

- Establish vision and use visualizations
- Share facts with community; engage different stakeholders including property owners & developers
- Balance density with cost efficiency & community acceptance
  - Public process and buy-in is vital to success
- Test ideas before action/implementation
- Continue to monitor tools and effectiveness

**Neighborhoods FBC Applications To-Date**

- 1 apartment infill application (nonprofit developer)
- 1 condo/townhouse redevelopment application (market developer)
For more information visit
http://projects.arlingtonva.us/projects/columbia-pike/