Affordable Housing Master Plan

Policy 1.1.3  Make every reasonable effort to prevent the loss of market-rate affordable housing.

County Board direction to County Manager

Develop zoning ordinance and/or land use study proposals that advance the AHMP’s goals, including:

- Identification of existing MARK-heavy areas.
- Identification of land use tools.
Market Rate Affordable Apartment Complexes

Legend
- Market Rate Rental Apartments By AMI Category
  - <0.6 AMI
  - 0.6 - 0.8 AMI
  - >0.8 AMI
  - No Data
- CAF Rental Apartments
  - CAF Only
  - Mixed
  - By Unit Size
    - 4 - 25
    - 25 - 45
    - > 45
- RA14-26 Zoning
- RA8-18 Zoning
- RA6-15 Zoning
- Multifamily Condos
- Planning Areas as shown on the GLUP
- Single Family Attached
- Street Network
- Metro Station
9 Market Rate Affordable Clusters

Central Lee Highway
East Lee Highway
Westover
Ballston Edges
South Radnor Heights
Lyon Park/Arlington Blvd.
Penrose North
I-395
Fairlington
<table>
<thead>
<tr>
<th>“Unplanned” Areas</th>
<th>Under 60% AMI</th>
<th>60% - 80% AMI</th>
<th>Market Affordable</th>
</tr>
</thead>
<tbody>
<tr>
<td>Central Lee Highway</td>
<td>149</td>
<td>530</td>
<td>679</td>
</tr>
<tr>
<td>East Lee Highway</td>
<td>96</td>
<td>1,011</td>
<td>1,107</td>
</tr>
<tr>
<td>Westover</td>
<td>469</td>
<td>0</td>
<td>469</td>
</tr>
<tr>
<td>Ballston Edges</td>
<td>22</td>
<td>656</td>
<td>678</td>
</tr>
<tr>
<td>South Radnor Heights</td>
<td>0</td>
<td>339</td>
<td>339</td>
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<tr>
<td>Lyon Park</td>
<td>389</td>
<td>660</td>
<td>1049</td>
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<td>Penrose</td>
<td>326</td>
<td>30</td>
<td>356</td>
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<tr>
<td>I-395</td>
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<td>1,421</td>
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<tr>
<td>Fairlington</td>
<td>0</td>
<td>732</td>
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<tr>
<td><strong>9 MARKs Areas</strong></td>
<td><strong>1,451</strong></td>
<td><strong>5,379</strong></td>
<td><strong>6,830</strong></td>
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<tr>
<td><strong>Rest of Arlington</strong></td>
<td><strong>2,302</strong></td>
<td><strong>5,094</strong></td>
<td><strong>7,396</strong></td>
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<tr>
<td><strong>Arlington Total</strong></td>
<td><strong>3,753</strong></td>
<td><strong>10,473</strong></td>
<td><strong>14,226</strong></td>
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</table>
CAF Production 2000-2015

4,162 Committed Affordable Housing Units Produced between 2000 and 2015

Including 2,253 MARKs preserved as CAFs
Demolitions of garden apartments 2000-2015

<table>
<thead>
<tr>
<th>Area</th>
<th>Demolitions</th>
<th>Units Demolished</th>
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<tbody>
<tr>
<td>Central Lee Highway</td>
<td>1*</td>
<td>149</td>
</tr>
<tr>
<td>East Lee Highway</td>
<td>2</td>
<td>95</td>
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<tr>
<td>Westover</td>
<td>7</td>
<td>62</td>
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<td>Ballston Edges</td>
<td>15</td>
<td>445</td>
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<tr>
<td>South Radnor Heights</td>
<td>3</td>
<td>133</td>
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<tr>
<td>Lyon Park</td>
<td>0</td>
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<tr>
<td>Penrose</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>I-395</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Fairlington</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>23</strong></td>
<td><strong>884</strong></td>
</tr>
</tbody>
</table>

*Parkland Gardens
Demolitions of garden apartments 2000-2015

Demolitions of Garden Apartments by MARK area (2000-2015)

Number of Units

Year of Demolition


Central Lee Highway  East Lee Highway  Westover
Ballston Edges  South Radnor Heights
Some Options for Consideration

Planning Options:
• Zoning ordinance
• Special GLUP designations
• Site plan and/or form based code options
• Historic Preservation
• Transfer of Development Rights

Finance Options:
• Tax incentives to renovate/keep units in place
• Loans for acquisition or preservation
Planning Options

Zoning ordinance
Planning Options

Special GLUP designations

Examples:
- Coordinated Multi-Family Conservation and Development District
- Special Affordable Housing Protection District
Planning Options

Site plan and/or form based code options
Transfer of Development Rights (TDRs)

Example: Wakefield Manor

- TDR Policy
- Fort Myer Heights North Plan
Planning Options

Historic Preservation
Examples: Colonial Village, Buckingham Villages, Cambridge Courts
Historic preservation easements
Financing Options

Tax incentives

Example: Multifamily Rehabilitation Partial Property Tax Exemption (e.g. Gates of Ballston, Buchanan Gardens, Quebec)
Financing Options

Loans for acquisition or preservation
Affordable Housing Investment Fund (Larkspur, Buchanan Gardens)
Next Steps

• Analysis of 9 MARKs areas
• Assessment of appropriateness of tools for each area
• Prioritization of area for intervention
• Update to County Board in Fall 2016