



Transit Oriented Affordable Housing Fund (TOAH) Guidelines Fiscal Year (FY) 2020 (July 2019 – June 2020)

The TOAH Fund was established to help Low Income Housing Tax Credit (LIHTC) developments within the Columbia Pike Special Revitalization District and the Columbia Pike Neighborhoods Special Revitalization District be more competitive in the tax credit selection process. The fund may pay for County fees and infrastructure-related costs so that developments stay below the Virginia Housing and Development Authority Total Development Cost (TDC) limits that went into effect in 2014.

Eligible Applicants

Eligible TOAH Fund applicants are limited to those with developments that are: 1) within the Columbia Pike Special Revitalization District or the Columbia Pike Neighborhoods Special Revitalization District, as shown on the General Land Use Plan; and 2) competing for LIHTCs. Eligible TOAH applicants must meet all criteria as stated in the LIHTC Qualified Allocation Plan (QAP), which sets the policy parameters for the characteristics of the rental developments to which LIHTCs are allocated.

Application Process

TOAH applicants must submit all financial information to the County, including but not limited to, a detailed development budget, a sources and uses table, and a detailed 30-year pro forma.

Funding Guidelines

- 9% LIHTC projects: Staff will determine the TOAH Fund allocation, which shall not exceed the available balance within the TOAH Fund, based on the actual need, or gap, that is necessary to bring the tax credit development to approximately 90% of the VHDA TDC limit at the time of application.
 - 4% LIHTC projects: Staff will determine the TOAH Fund allocation, which shall not exceed the available balance within the TOAH Fund, based on the actual need, or gap, that is necessary to bring the tax credit development to approximately 95% of the VHDA TDC limit at the time of application.
- Staff will review applications and determine funding on a case-by-case basis. In the event there are competing requests for a limited pool of funds, County staff may recommend not funding the TOAH proposal. Criteria used for determining TOAH funding include how well the project responds to the [Arlington County Affordable Housing Master Plan](#) as well as the extent to which the project is over or nearing the TDC limit.

Eligible Items: County required infrastructure-related items and required County fees will be eligible for assistance through the TOAH Fund. Examples of eligible items include, but are not limited to:

- Zoning fees,
- County permit fees,
- Utility tap fees,
- Underground utility fund contribution fees,
- Streetscape improvements,
- Street lighting,
- Pavement, curb and gutter,
- Bicycle storage facilities, and
- Underground utilities.