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REVISED

May 9, 2016

Via Hand Delivery

Arlova Vonhm
Acting Zoning Administrator
Arlington County Zoning Office
2100 Clarendon Boulevard, 10th Floor
Arlington, VA 22201

**Re: Neighborhoods Form Based Code Special Exception Use Permit Application
Applicant: WashREIT Wellington Apartments LLC
Property: 1850 Columbia Pike, 1201 & 1301 S. Scott St., and S. Rhodes St.
(RPC's #32-001-046, -047, -048, -049, -002, -003)
Preliminary Affordable Housing Plan**

Dear Ms. Vonhm,

The following preliminary Affordable Housing Plan for the proposed development located at S. Rhodes Street is submitted pursuant to Section 206.A.3 of the Columbia Pike Neighborhoods Form Based Code. The proposed development will include the construction of three new multifamily residential buildings on a part of the existing Wellington Apartments property.

- a. Number of total housing units provided in the development project**
Upon completion of the new buildings, the site will contain a total of 1,112 housing units, distributed as follows: Wellington Apartments (existing): 711 units; new construction: 401 units.
- b. Number of total housing units existing on the property**
There are currently 711 existing units on the Wellington Apartments site. No units will be demolished as part of the proposed development.
- c. Number of total units permitted with the underlying zoning**
The existing underlying zoning is RA6-15 (48.4 units per acre). The underlying zoning for the entire site area (apprx. 12 acres) results in 580 units.

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d. Number of net new units and the proportional percentage of total units to existing units

The development will add 401 net new units. The resulting ratio of total units to existing units is 1:1.56.

e. Number of Affordable Housing Units provided to meet requirements set forth in Section 902.A

Currently, there are no committed affordable units (CAFs) on the Property. Following completion of the development, there will be a minimum of 105 CAFs on the property.

For this development, the Form Based Code formula for required CAFs yields a required percentage of 15.6% (1.56 x 10). Because this percentage is less than the 20% minimum required by the FBC, the effective percentage of required CAFs is 20%. In addition, the Applicant proposes to locate the CAFs in the existing Wellington Apartments buildings, which triggers an additional 5% CAF requirement. Finally, the Applicant proposes to provide an additional 1% affordable housing bonus in consideration of a parking reduction, per FBC Section 903. As such, the total required CAF requirement is 26% of the net new units. (401 * 0.26 = 104.26, rounded up to 105)

The affordability restrictions at the Property will run with the land, and will survive for 30 years from placed in service.

f. Income levels of targeted families/households for Affordable Housing Units

The development will provide committed affordable units to families with incomes at 60% of Area Median Income. Please see the table below for additional information.

Type	60% AMI
Studio	34
1BR	18
2BR	46
3BR	7
	105

g. The proposed rents and guarantee of limits on future rent increases or sales prices and the proposed affordability thereof for Affordable Housing Units

Rents will be calculated in compliance with statistics regarding Area Median Income (AMI) as published by the US Department of Housing and Urban Development (HUD) for the Washington, DC Metropolitan Statistical Area, adjusted for household size, including allowances for utilities as appropriate. Units would be committed affordable for 30 years. A summary of the underwritten rents net of utility allowances, based on the published 2015 income levels is as follows:

Unit Type	60% AMI
Studio	TBD
1 Bedroom	TBD
2 Bedroom	TBD
3 Bedroom	TBD

h. Marketing plan for Affordable Housing Units

The Developer agrees to prepare and implement an Affirmative Marketing Plan in substantially the form as required by the Housing Division. The Developer agrees that the Affirmative Marketing Plan shall call for the initial advertising and marketing of all the Affordable Housing Units for a period of at least sixty (60) days prior to the projected occupancy of the complex. In addition, employees of the Owner, Developer and/or Property Management Company shall not submit applications for the affordable units until the affordable units have been marketed for a minimum of four (4) weeks.

i. Location of Affordable Housing Units

Affordable Housing Units will be evenly distributed throughout the existing Wellington Apartment buildings.

j. Sizes of Affordable Housing Units

TBD. Existing units located in the Wellington Apartments buildings will not be altered.

k. Bedroom counts of Affordable Housing Units

The proposed unit mix for the site is as follows:

Unit Type	Wellington Apartments (Existing)	Wellington Apartments CAF Distribution
Studio	167	34
1 bedroom	323	18
2 bedroom	214	46
3 bedroom	7	7
<i>Total</i>	<i>711</i>	<i>105</i>

l. Amenities provided for Affordable Housing Units

All units on the site will have access to the following amenities: pool, community room, roof terrace, fitness center, courtyard, and a mini-park.

m. Any other information needed to demonstrate compliance with Section 902

The existing Wellington Apartment buildings are in conformance with the Housing Quality Standards established by the U.S. Department of Housing and Urban Development and the requirements of the Virginia Uniform Statewide Building Code.

n. Additional Incentives for Affordable Housing

The project includes a total of 401 new units, and the Applicant proposes to create a minimum of 105 new CAFs (26%). The committed affordable units exceed what would otherwise be required under the Neighborhoods FBC Plan. Consistent with Section 903, due to the provision of additional affordable units above the base requirement, this project meets the requirement for a reduced parking ratio.

If you have any questions regarding this information, please do not hesitate to let me know. As always, thank you for your attention to this matter.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

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