



An Affordable
Housing Corporation

Affordable Housing Plan Arlington View Terrace

December 19, 2019

This Affordable Housing Plan for the proposed Arlington View Terrace redevelopment is submitted pursuant to Section 206.A.3 and 902.A of the Columbia Pike Neighborhoods Special Revitalization District Form Based Code. The following is a point-by-point response to the requirements of Section 206.A.3 of the N-FBC, as it relates to the Housing Plan.

- (a) **Number of total housing units provided in the Development Project:** 77 units will be provided in the Development Project.
- (b) **Number of total housing units existing on the property:** 30 units exist on the property that will be demolished to make way for the new units.
- (c) **Number of total units permitted with the underlying zoning:** 43 units are permitted with the underlying zoning on the parcels included in the Development Project.
- (d) **Number of net new units and proportional percentage total units to existing units:** The Development Project proposes demolishing the existing 30 units and providing 77 new units for a net new unit count of 47. The ratio of total units to existing units (to be demolished) is 1.6.
- (e) **Number of Affordable Housing Units provided to meet requirements set forth in Section 902.A:** 77 Affordable Housing Units will be provided (100% of all units in the Development Project), which substantially exceeds the requirements of Section 902.A.
- (f) **Income levels of targeted families / households for Affordable Housing Units:** Income levels of targeted families / households are 60% of AMI or below, and include units at 50% of AMI and 30% of AMI.
- (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 the Low Income Housing Tax Credit Program pursuant to a plan mutually agreed-upon by the Department of Housing and the Applicant.
- (h) **Marketing plan for Affordable Housing Units:** This will be determined pursuant to a plan mutually agreed-upon by the Department of Housing and the Applicant.

- (i) **Location of Affordable Housing Units:** Affordable Housing Units will be located in the building.
- (j) **Sizes of Affordable Housing Units:** Sizes of units will be consistent with other AHC developments recently approved by the County.
- (k) **Bedroom counts of Affordable Housing Units:** Affordable Housing Units will consist of efficiencies, one, two, and three-bedroom units.
- (l) **Amenities provided for Affordable Housing Units:** Amenities will include a green roof, courtyard, and community room.
- (m) **Any other information needed to demonstrate compliance with Section 902.**

- **902.A:** The required number of Affordable Housing units is 21 units. 77 Affordable Housing Units will be provided in this Development Project.
- **902.B:** Affordable Housing Units will be committed for a term of no less than 30 years.
- **902.C:**

Affordable Housing Unit Mix

	Required per 902.C	Proposed
2BRs	11	47
3BRs	6	15

- **902.D:** The following is a brief description of the Arlington View Terrace tenant relocation plan. There are currently 30 occupied units within the Development Project that will be demolished. It is the intent of the Applicant to create minimal inconvenience to the existing tenants by providing notice of the impending redevelopment well in advance. The applicant will meet with Housing Staff and develop a relocation plan that meets the Arlington County Tenant Relocation Guidelines. The Applicant will also meet with the Tenant-Landlord Commission.