



DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT
Planning Division

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MEMORANDUM

TO: Zoning Committee of the Planning Commission Members

Melissa Cohen, CPHD, Housing

FROM: Matt Mattauszek, CPHD, Planning

DATE: July 21, 2015

SUBJECT: Zoning Ordinance Amendment Review Process

Transfer of Development Rights (TDR) Multiplier Introduction: The Neighborhoods Area Plan establishes an ambitious goal of preserving 100% of the existing 6,200 market rate affordable housing units that are affordable to those making 80% of the Area Median Income level and below. A significant supply of these units (~1,540) is located in the Form Based Code Conservation Areas which include the Barcroft and Fillmore Gardens apartment complexes.

Transfer of Development Rights was considered an important tool that would help the County preserve the affordability of these units. If leveraged, this tool would be used to facilitate the preservation, meaning that the Affordable Housing Investment Fund (AHIF) could be targeted to other projects and needs.

To facilitate the transfer, the County Board adopted a multiplier that allows the density eligible for transfer to a receiving site on Columbia Pike equal 3 times the specified number of committed affordable housing units preserved at the Conservation Area Sending Site. If the receiving site is located elsewhere in the County, then 2 times the specified number of committed affordable housing units preserved at the Conservation Area sending site could be transferred. These multipliers help offset the renovation costs and rent subsidies that will be incurred by the Conservation Area sending sites over a 30-year affordability term.

The importance of the additional density, by way of a multiplier, is in recognition that additional value is needed to preserve units in place and to ensure that the tool is an attractive incentive that would accomplish both the preservation of affordability and the renovation of the aging garden apartment buildings and their surrounding site areas.

The TDR regulations for the Columbia Pike Neighborhoods Form Based Code expire December 16, 2015. This sunset was put in-place to ensure the County monitor and test this tool within a conservative time-frame.

Staff Recommendation

Extend time-frame using the same multipliers:

- Would keep tool as a viable option into the future.
- A two year evaluation period was not enough time to analyze tool based on normal development cycles. Would need a longer time-frame to evaluate tool, possibly 2-5 additional years with a preferred recommendation of 5 years.
- During this time, staff would continue to meet with sending and receiving site developers to promote and educate on this tool.
- Allows options to preserve affordability at Barcroft/Fillmore to remain in-place while County undertakes longer term study analyzing the effect of new transit options on Columbia Pike plans.