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REVISED

June 26, 2020

Via Permit Arlington

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

**Re: Preliminary Affordable Housing Plan
Neighborhoods Form Based Code Special Exception Use Permit Application
Applicant: Merion Pike West LLC
Property: 835, 843, 855, 861 and 871 S. Greenbrier Street (RPC #22-014-038,
-045, -399, -039, and -005)**

Dear Ms. Vonhm,

The following preliminary Affordable Housing Plan for the proposed development located at 843-877 S. Greenbrier Street is submitted pursuant to Section 206.A.3 of the Columbia Pike Neighborhoods Form Based Code (“FBC”). The proposed development will include the construction of two new multifamily residential buildings on a part of the existing Greenbrier Apartments, comprising of Phase 1 of the proposed development.

a. Number of total housing units provided in the development project

Upon completion of the new buildings, the site will contain a total of 400 new construction multifamily dwelling units.

b. Number of total housing units existing on the property

There are currently 90 existing units on Phase 1 of the development. All 90 units will be demolished as part of Phase 1 of the proposed development.

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c. Number of total units permitted with the underlying zoning

The existing underlying zoning is RA14-26 (24 units per acre). The underlying zoning for the Phase 1 site area (approximately 3.9 acres) results in a maximum of 94 units.

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

The development will add 306 net new units. The resulting ratio of total units to maximum permitted units is 400:94 (4.255).

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

Currently, there are no committed affordable units (CAFs) on the Property. Following completion of the development, there will be a minimum of 124 CAFs on the Property.

For this development, the Form Based Code formula for required CAFs yields a required percentage of 42.55% (4.255 x 10). Because this percentage is greater than the 30% maximum allowed by the FBC, the effective percentage of required CAFs is 30%. Pursuant to Section 902.B, the Applicant is providing 33% of the required 92 units at a rate of two units available at 80% of the AMI for every one unit required at 60% of AMI. Thus, the Applicant will provide 62 units at 60% of AMI and 62 units at 80% of AMI. The Applicant is providing 124 CAFs, approximately 1.02% more than the required 122 CAFs in consideration of a parking reduction, per Section 903.

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 (“AMI”) and at 80% of AMI. Please see the table below for additional information.

Type	60% AMI	80% AMI	Total
1BR	31	31	62
2BR	23	23	46
3BR	8	8	16
Total	62	62	124

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 AMI as published by the U.S. 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 2019 income levels is as follows:

Unit Type	60% AMI	80% AMI
1 BR	\$TBD	\$TBD
2 BR	\$TBD	\$TBD
3 BR	\$TBD	\$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 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 weeks.

i. Location of Affordable Housing Units

Affordable Housing Units will be all be located within the proposed Building B.

j. Sizes of Affordable Housing Units

The average unit sizes of the Affordable Housing Units are as follows:

Unit Type	Sq. Ft.
1 BR	651
2 BR	989
3 BR	1,119

k. Bedroom counts of Affordable Housing Units

The proposed unit mix for the site is as follows:

Type	No. of Units	% of Total CAFs
1BR	62	50%
2BR	46	38%
3BR	16	13%
Total	124	100%

l. Amenities provided for Affordable Housing Units

The affordable units will have access to the same amenities as the market rate units. The amenities package is still under development, but is currently anticipated to include a pool, club room, roof terrace and courtyards.

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

The following is a brief and preliminary description of the status of the Greenbrier Apartments tenant relocation plan required by Section 902.D.

While tenancy fluctuates on a month-by-month basis, there are currently 87 occupied units and approximately 119 tenants within Phase 1 of the proposed development. It is the intent of the Applicant to create minimal inconvenience to the existing tenants with notice well in advance. The Applicant will meet with Housing Staff and the Tenant-Landlord Commission and develop a relocation plan that meets the Arlington County Tenant Relocation Guidelines.

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.



M. Catharine Puskar

cc: William Bensten
Ryan Bensten
Lauren G. Riley