

Housing Division - Development Updates - Active County-Funded Projects
10/05/2020

Project/Developer	Project Description	Status	Total Units	Affordable Units	County/ Federal Funds	Housing Commission and County Board Meetings
Arlington View Terrace East (AVTE) - AHC	<p>9% LIHTC new construction project</p> <p>30 of the existing 77 CAFS to be redeveloped with 77 new CAFS; total of 124 CAFS at site</p> <p>Received FY 2020 NOFA staff recommendation. Neighborhoods Form Based Code application approved Jan. 31, 2020. AHIF loan and Transit Oriented Affordable Housing Fund (TOAH) request approved at Feb. 22 County Board meeting. Received 9% LIHTC award from Virginia Housing. Closing on financing anticipated for Spring 2021.</p>	CB Approved	77 (new construction)	77 (new construction)	\$7.3m AHIF/\$984,000 TOAH	CB Approved February 2020
The Cadence (Trenton Street) – Wesley Housing	<p>4% LIHTC new construction project</p> <p>97 new CAFS on site of former Red Cross building and adjacent to existing Whitefield Commons Apartments</p> <p>Market developer to develop 19 market-rate townhouses on adjacent site</p> <p>County Board approved site plan in April 2018 and County loan allocation and financing commitment in December 2019. Acquisition closing occurred March 2020. Construction financing closing occurred September 2020.</p>	Under Construction	97	97	\$11.0m	CB Approved December 2019 and September 2020
Park Shirlington – Standard Communities/Foundation Housing	<p>\$6 million AHIF loan to Standard/Foundation for acquisition of 294-unit market rate affordable (MARK) apartment complex approved Nov. 2017.</p> <p>The AHIF loan term ends August 1, 2021 and the right to exercise the County Option to Purchase the southern parcel containing one hundred five (105) residential apartment units ends January 30, 2021.</p> <p>Standard/Foundation submitted a preliminary site plan application summer 2020. The preliminary application is under staff review.</p>	CB Approved Acquisition/ Undergoing Discussions for Long Term Affordable Housing Strategy	294	294	\$6.0m	CB Approved November 2017
American Legion Post West Nine - 9% LIHTC - APAH	<p>Hybrid 9%/4% LIHTC new construction project (160 CAFS on site of American Legion Post 139 within walking distance of Clarendon and Virginia Square-GMU Metro stations)</p> <p>County Board approved site plan and \$5.79 million AHIF loan allocation for 9% portion (80 units) in February 2019. The project was awarded competitive 9% tax credits by VHDA</p> <p>The County Board approved the financing commitment in December 2019 and loan documents in March 2020.</p> <p>The project closed on financing on May 7th</p>	Under Construction	80	80	\$5.79m	CB Approved February and December 2019, March 2020
American Legion Post East Four - 4% LIHTC - APAH	<p>The County Board approved \$8.175 million in County funds for the 4% portion (80 units) and a financing commitment in December 2019. The County Board also approved loan documents in March 2020.</p> <p>The project closed on financing on May 7th</p>	Under Construction	80	80	\$8.175m	CB Approved December 2019 and March 2020
Ballston Station -Central United Methodist Church (CUMC)/Ballston Station Housing Corp./APAH	<p>County Board approved \$3.1 million in February 2017 for a mixed-income project with Bozzuto and reallocated in September 2019 for a 100% affordable project with APAH.</p> <p>APAH is under contract again with CUMC. VHDA awarded the project \$8.75 million in Amazon HQ2 REACH funds (year 1 and year 2 funds).</p>	Loan Underwriting	144	144	\$3m allocated + up to \$18.7m add'l request	CB Approved Site Plan and \$3m allocation February 2017 CB Approved Reallocation of \$3m September 2019 Consideration of Additional AHIF Request Anticipated in December 2020

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Queens Court South - 9% LIHTC - APAH	249 unit hybrid 9%/4% new construction tax credit development to replace the existing 39-unit Queens Court apartment building 9% LIHTC portion (90 units), \$7.9 million AHIF request Loan documents and site plan amendment approved by the County Board in March 2019, with closing in April 2019. Building currently under construction (and on-schedule); to be completed by the end of 2021.	CB Approved	90	90	\$7.9m	CB Approved AHIF allocation Feb. 2018; CB approved loan documents March 2019/ Closed April 9, 2019
Queens Court North- 4% LIHTC - APAH	4% LIHTC portion (159 units), \$8.8 million AHIF request Loan documents and site plan amendment approved by the County Board in March 2019, with closing in April 2019. Building currently under construction (and on-schedule); to be completed by the end of 2021.	CB Approved	159	159	\$8.8m	CB Approved AHIF allocation Jan. 2019; CB approved loan documents March 2019
The Berkeley I - 9% LIHTC - AHC	Hybrid 9%/4% LIHTC new construction redevelopment of former 138-unit project into 256 new affordable units County Board approved 2 AHIF loans plus a site plan Construction closing took place in August/September 2018.	Lease-Up	125	125	\$7.4m	CB Approved 9% February 2017
The Berkeley II - 4% LIHTC - AHC	4% tax credit project - see above for details.	Under Construction	131	131	\$13.5m	CB approved 4% November 2017
Culpepper Garden I - Wesley & Arlington Retirement Housing Corporation	4% LIHTC acquisition/rehab 210 CAFs for low-income seniors \$10.7 million AHIF loan included rollover of pre-existing \$1.35 million AHIF loan from 2014. A Tenant Assistance Fund grant of \$533,000 was de-allocated due to HUD award of 141 Tenant Protection Vouchers.	Under Renovation Projected completion Fall 2020	210	210	\$10.7m	CB Approved November 2016 and January 2018
The Carlin – Retirement Housing Foundation (RHF)	4% low income housing tax credit (LIHTC) acquisition/rehab 161 CAFs for low-income seniors within walking distance of Ballston Metro station December 2018 closing on \$3.025 million CDBG loan and Arlington County IDA-issued \$20.5 million tax-exempt bond financing April 2019 closing on \$450,000 in additional CDBG funding allocated for common area improvements	Under Renovation Projected completion Fall 2020	162	161	\$3.025m \$450,000	CB Approved November 2018 and March 2019

Housing Division - Development Updates - Active Site Plans/Neighborhoods Form Based Code Developments
10/05/2020

Project Name and Sponsor	Description	Total Units	Affordable Contribution	Housing Commission and County Board Meetings
Park Arlington at Courthouse - 1200 N. Courthouse Rd - Arlington Hotel Holdings, Inc.	Major Site Plan Amendment to convert 187 hotel rooms to 180 residential units. No proposed building massing or footprint changes.	180	Not applicable	October 2020 (CB Only)
Greenbrier Apartments - Merion Companies	Merion Companies has submitted a Neighborhoods Form Based Code application for redevelopment of Greenbrier Apartments, a 108-unit market affordable apartment complex. The development would include demolishing 90 of the existing units and replacing them with approximately 400 new construction units within the northern half of the site. The applicant will provide 124 committed affordable units (62 up to 60% AMI and 62 up to 80% AMI) per N-FBC requirements, will be completing a Tenant Relocation Plan, and will be utilizing the County's TAF program. It is anticipated the NFBC proposal will be considered by the County Board November 2020.	400	Will comply with Neighborhoods Form Based Code	Nov-20
Ames Center - 1820 Fort Myer Drive - Ames Center, LC	Site Plan to rezone to C-O Rosslyn. Construction of a 31-story tower with 424 residential units and a 30-story tower with 364 residential units. Existing gas station and church will remain.	788	Will Comply with Ordinance and C-O Rosslyn	November or December 2020
101 12th St - Crystal Gateway - JBG Smith	Construct new 9-story office building with ground floor retail uses	--	Will Comply with Ordinance	November 2020 (CB Only)
2200 Crystal Drive -Crystal Plaza 5 - JBG Smith	Construct two new mixed-use buildings with 645 total residential units. Per Crystal City PDSP, will deliver a minimum of 35 CAFs off-site at River House Apartments.	645	Will Comply with Ordinance and C-O Crystal City	TBD (CB Only)
2001 Richmond Hwy - Crystal Plaza 1 - JBG Smith	Construct two mixed-use buildings with 762 total residential units		Will Comply with Ordinance and C-O Crystal City	TBD
Courthouse Landmark Block - GGP II, LLC	Construct mixed-use building with ~418 residential units and 18,020 SF of retail	418	Will Comply with Ordinance and Bonus Density for Affordable Housing	TBD
Garrison Residence - 523 24th Street - Leslie and Ann Garrison	Refurbish and expand an existing nonconforming two family dwelling	2	Not applicable	TBD (CB Only)

Plan/Study	Description	Total Units	Affordable Units	Housing Commission and County Board Meetings
Housing Conservation Districts (HCDs)	<p>The HCD was established by the County Board in December 2017 to preserve affordable housing resources in areas of the County with market rate affordable housing. An update report was published in May of 2019 containing analysis and preliminary recommendations.</p> <p>As part of the planning work related to the Housing Conservation District (HCD), staff is examining the bonus density and height provisions for Article 6 Multiple-Family (RA) districts comprehensively (both within the HCD and more broadly) following the adoption of a zoning amendment related to bonus density in November 2019. The anticipated Multi-family Reinvestment Policy/Zoning Tool is a refined approach to implement adopted HCD policy goals while also modernizing standards for other areas of Arlington County planned and zoned for multi-family housing not identified in previous steps in the HCD study. This new approach would streamline standards to provide guidance for multifamily development in RA districts, based on newly established, common expectations for density, building placement, affordability, parking, housing diversity, and height.</p>	--	--	CB Approved Policy Framework, GLUP Amendments, AHMP Amendments
Neighborhoods Form Based Code (NFBC) Amendments - Increasing Income Limits for Ownership Housing and Cash Contribution for Commercial Uses	<p>Increasing Income Limits for Ownership Housing: Affordable Housing Master Plan (AHMP) Policy 1.2.1 is to incentivize the production of moderately-priced ownership housing through land use and zoning policy. The affordable housing requirement in the Neighborhoods Form Based Code (NFBC) provides increased access to affordable homeownership opportunities (Affordable Dwelling Units or "ADUs"). However, the NFBC requirement limits ownership ADUs to up to 60% AMI. To incentivize production of homeownership units for more families and households, including households up to the 80%-100% AMI range, staff is considering increasing the income limit requirements. This adjustment will align affordability requirements with the homeownership supply objective of the AHMP.</p> <p>Cash Contribution for Commercial Uses: There are five areas within the NFBC which could redevelop as commercial uses. The NFBC affordable housing requirement does not currently address commercial development scenarios and would require an amendment to introduce the availability of a cash contribution option. The cash contribution would only be applied to the commercial portion of the development. The NFBC on-site affordable housing unit requirement would remain for residential uses. This amendment was approved by the County Board at the July 2020 meeting.</p>	--	--	CB Approved Cash Contribution July 2020; October Action for AMI Change Amendment
Plan Lee Highway	<p>The purpose of the study is to develop a comprehensive vision and policy framework for the future of this important corridor and its surrounding areas. Since the last in person gathering, during the Jan. 31-Feb. 1 Plan Lee Highway Community Workshop, two reports have been developed that shed further light on both the background and current life of Lee Highway neighborhoods:</p> <ul style="list-style-type: none"> - Historic and Cultural Resources Report: research, documentation and survey of historic and cultural resources (i.e. significant buildings, events, places, people and stories) in the planning area. - Neighborhood Inspiration – A Guide for Developing Future Plans: highlights of conditions and attributes of different neighborhoods along Lee Highway. 	--	--	TBD
Missing Middle Housing Study	<p>A research compendium of existing conditions related to the Missing Middle Housing Study was released over the summer in a series of five bulletins. The County Board held a work session on September to review the findings of the research compendium and to review a revised scope of work. Revisions to scope of work were based on feedback received from County commissions and other community groups. The Board directed staff to proceed with the study as outlined in the scope of work. The kickoff event for the Study is scheduled for October 28.</p>	--	--	TBD