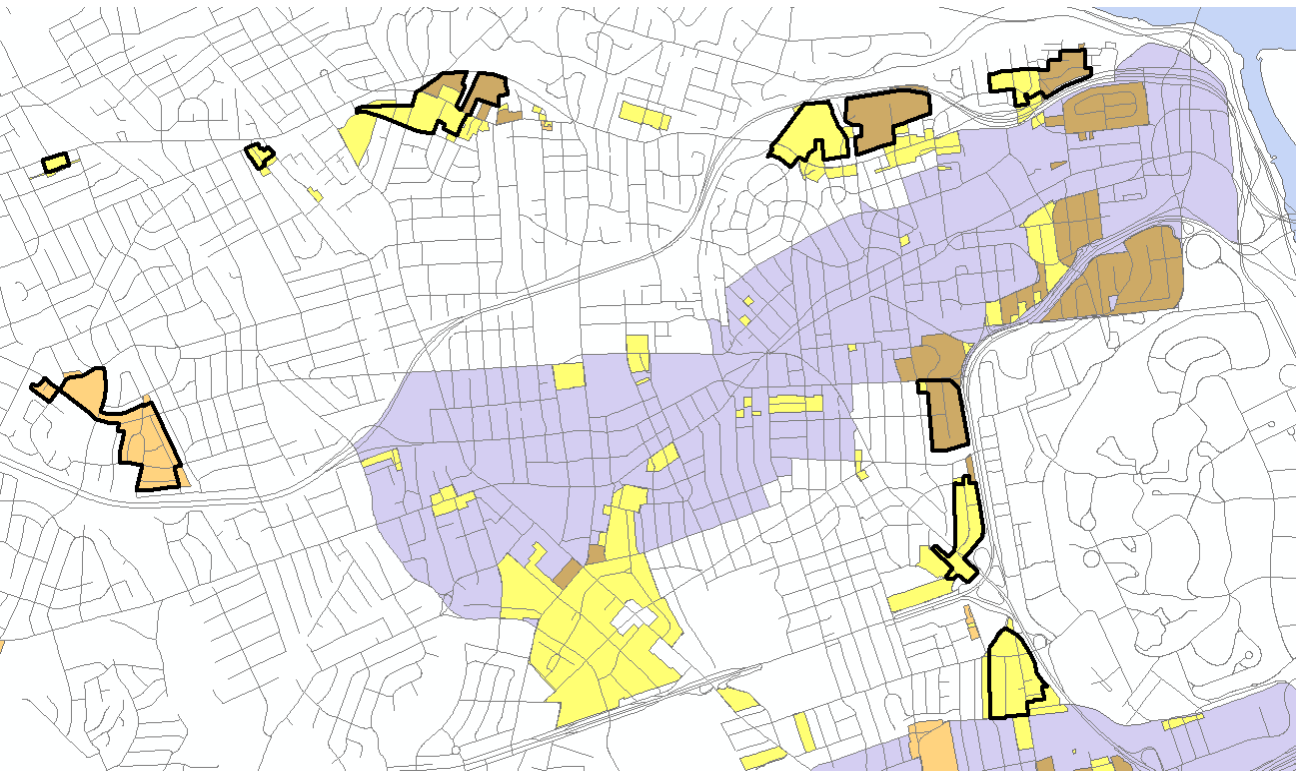


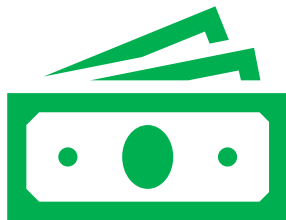
STRATEGIES TO ADVANCE THE PRESERVATION AND PRODUCTION OF AFFORDABLE AND MISSING MIDDLE HOUSING



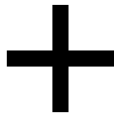
September 21, 2018

Arlington's History of Commitment

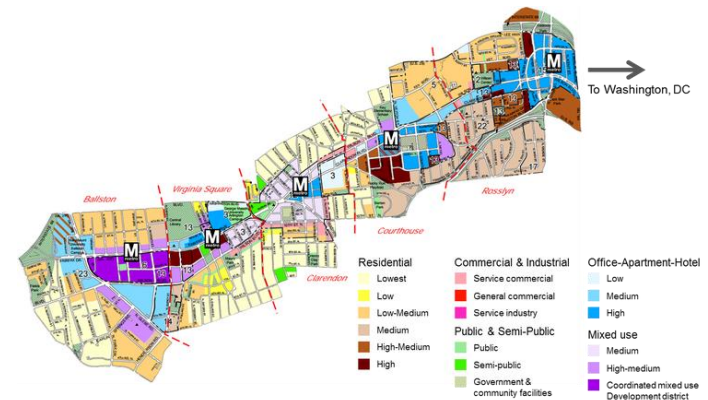
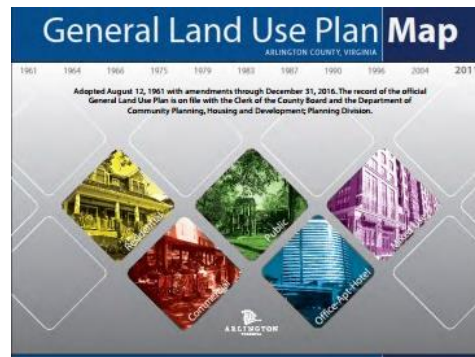
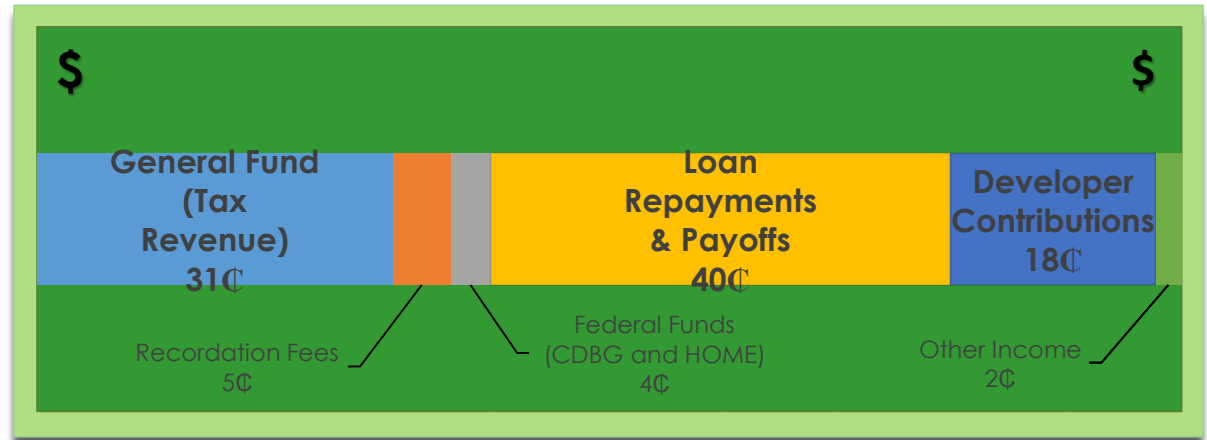
AFFORDABLE HOUSING INVESTMENT FUND AND OTHER COUNTY LOAN FUNDS



Investment



Planned Growth

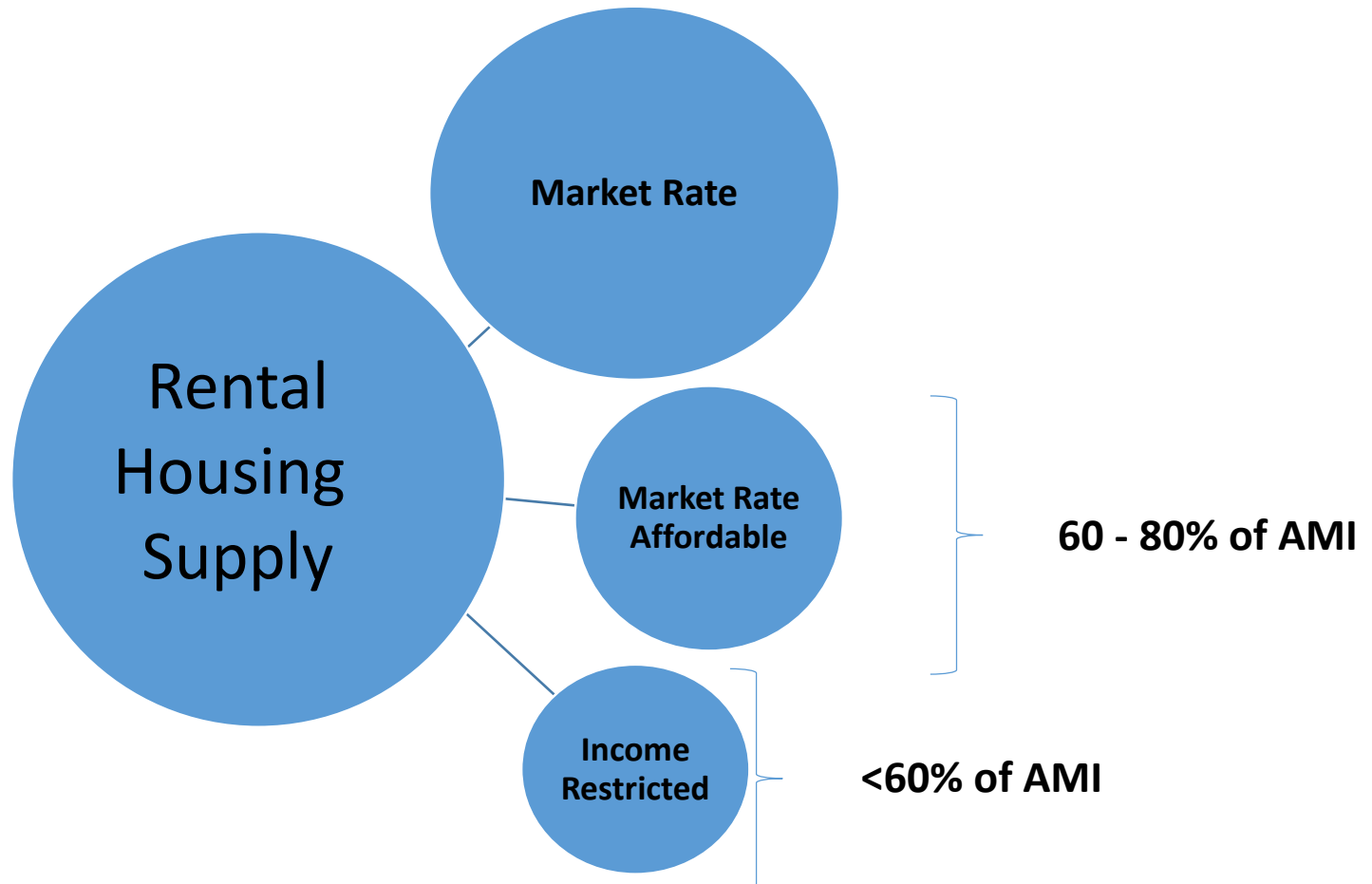


Policy & Planning Highlights

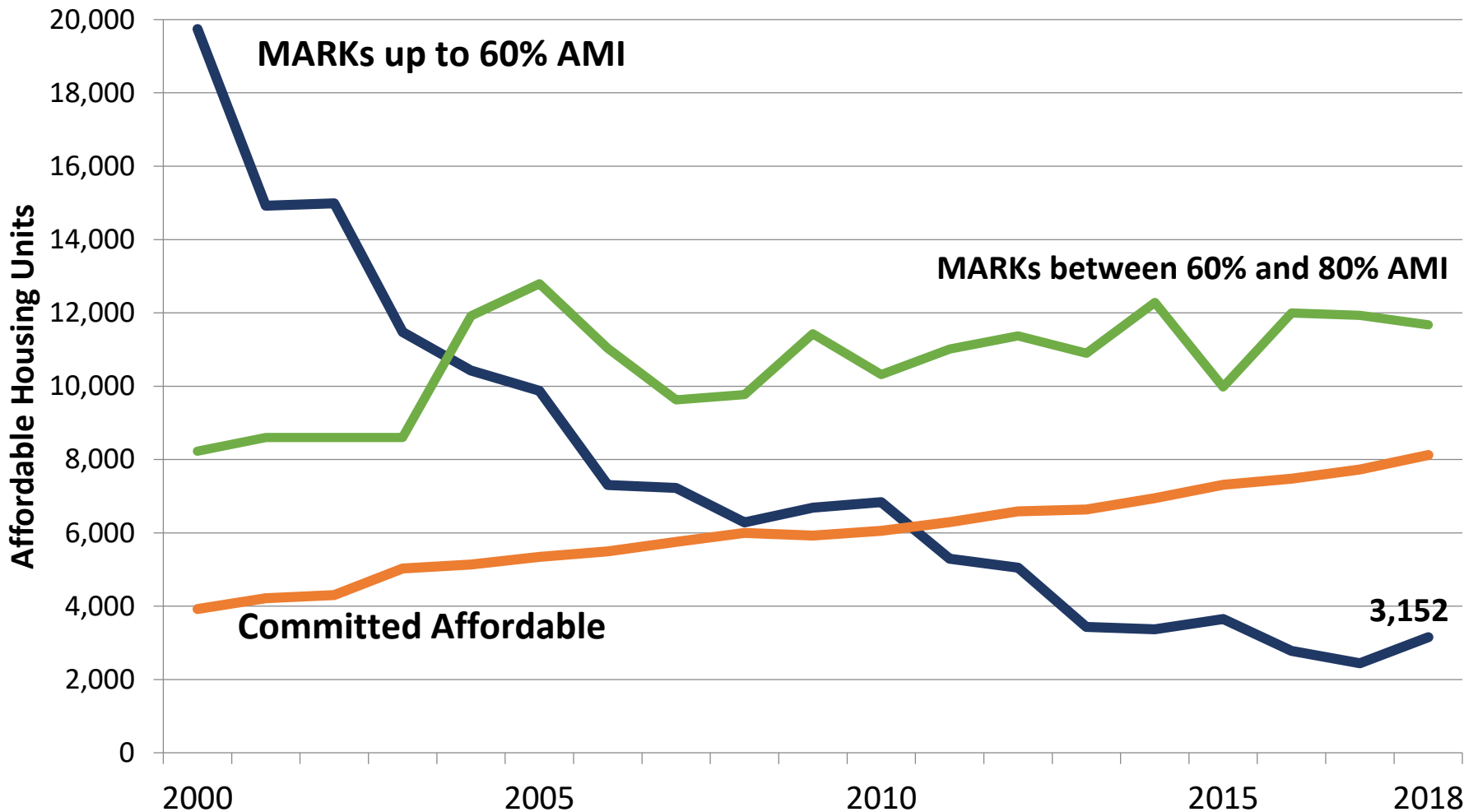


- Density Bonus for moderate-income housing – 1972
- Initiated Affordable Housing Investment Fund – 1988
- Special Affordable Housing Protection District – 1990
- Housing Principles and Goals – 2000
- Affordable Housing Zoning Ordinance Amendment – 2005
 - Codified standard contributions for Special Exception Site Plan approvals

Housing Market in Arlington



Housing Trends



Historical Successes



Wakefield Manor



Union on Queen

Policy & Planning Efforts (cont.)

- Affordable Housing Master Plan – 2015
 - Elevated AH to level of Comprehensive Plan element
 - Launching point for additional study & implementation

Current Implementation Efforts



Affordable Housing Master Plan (AHMP) [2015]

Objective 1.1: Produce and preserve a sufficient supply of affordable rental housing to meet current and future needs.

- **1.1.1:** Encourage the construction and preservation of affordable rental housing through land use/zoning policy, financial and technical assistance.
- **1.1.3:** Make every reasonable effort to prevent the loss of market-rate affordable rental housing.
- **1.1.4:** Encourage and incentivize the distribution of affordable housing throughout the County.

General Land Use Plan

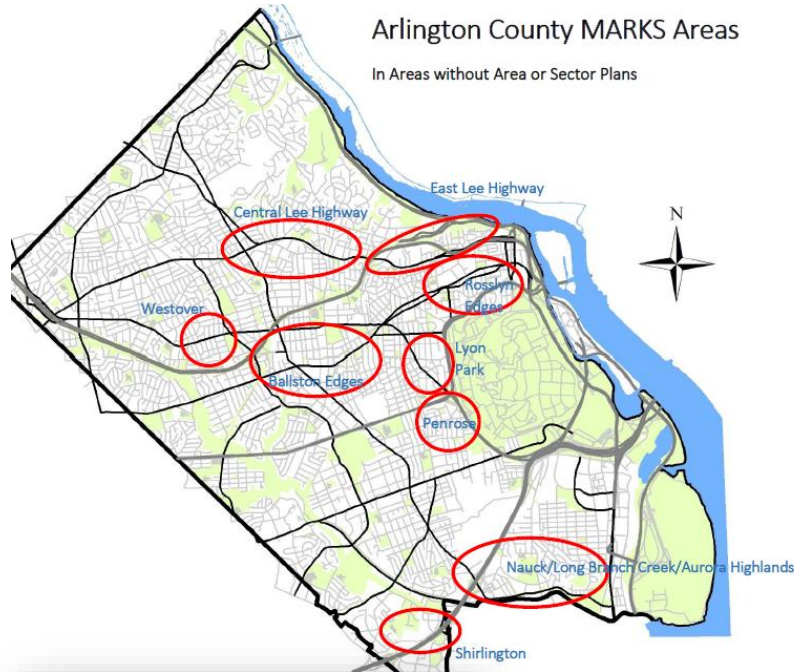
- Preserve and enhance existing single family and apartment neighborhoods.

1. Survey the County to identify areas with significant market rate affordable resources – outside of established Planning Areas, and
2. Provide recommendations on how to preserve these resources.

Initial Analysis

Arlington County MARKS Areas

In Areas without Area or Sector Plans



MARKs general characteristics

- Primarily **RA** (multifamily) Zoning
- Many built prior to 1960
- Often historically-significant
- Garden-style apartments
- Building forms and unit sizes rarely constructed today

Recommendation: create a special planning district where new tools will be available to promote continued housing affordability



Market-Rate Affordable Housing:
An Approach for Preservation



Housing Conservation District established in December 2017

Housing Conservation District Policy Framework

- To guide Phase II development of HCD incentives

General Land Use Plan Amendment

- Defines goals, objectives, and mapped boundaries

Affordable Housing Master Plan Amendment

- References the HCD as an implemented policy

Zoning Ordinance Amendment

- Requires site plan approval for new townhouse development within the HCD

Adopted HCD Goals

- **Implement the Affordable Housing Master Plan**
- **Encourage the retention and renovation of existing rental affordable housing**
- **Provide opportunities for the creation of new affordable units**
- **Maintain the character of established multiple-family areas**
- **Signal that a variety of tools are available to achieve the above**

Proposed Building Typologies

Staff Objectives:

- To promote a variety of building types that can provide more choices for affordable housing
- To determine which typologies are appropriate in each HCD
- To enhance the character of HCD (scale and mass)
- To promote height compatibility and transitioning

Existing Building Typologies

- Single Family
- Semi-detached
- Duplex
- Townhouse
- Stacked Flats
- Garden Apartments
(Low-rise, Mid-rise and High Rise): *parking is below ground or surface*
- Liner Apartments
(Low-rise): *parking is above ground lined by habitable space*



Semi-detached (Penrose)



Duplex (Westover)



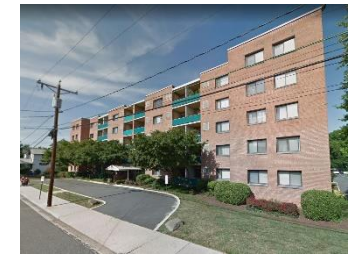
Townhouse (Spout Run)



Stacked Flats (Langston)



Garden Apartments Low-rise (Westover)



Garden Apartments Mid-rise (Spout Run)



Garden Apartments High-rise (Spout Run)



Liner Apartments Low-rise (Spout Run)

Proposed Building Typologies

- Cottages
- Accessory Dwelling Units
- Mansion House Apartments
- Tower Apartments (High-rise):
parking is above ground in podium



Cottages



Mansion House Apartments



Garden Apartments High-rise

Level of Analysis

- Assessing existing conditions
 - Height
 - Neighborhood context
 - Transportation network
 - Zoning regulations
 - Other (schools)
- Developing model site development scenarios
- Performing feasibility analysis
- Examining how to streamline/simplify development review process

- Starting assumptions
 - Based on existing conditions and context
 - Form based, not density based (*i.e.: allow up to "X" stories for certain areas/sites, based on context, regardless of resulting density*)
- Feasibility analysis
 - Would a developer/property owner actually pursue the recommended development options?
 - Are these recommended options viable? As compared to townhouse development?
- Not as simple as amending the Zoning Ordinance to allow additional bonus density – **ONE SIZE DOES NOT FIT ALL**
 - Different owner types
 - Sites and their contexts differ, too
 - Need to balance competing County goals (*historic preservation, trees, parking, transportation, schools*)

Neighborhood Context



ARLINGTON
VIRGINIA

Penrose HArea:

Existing Conditions:

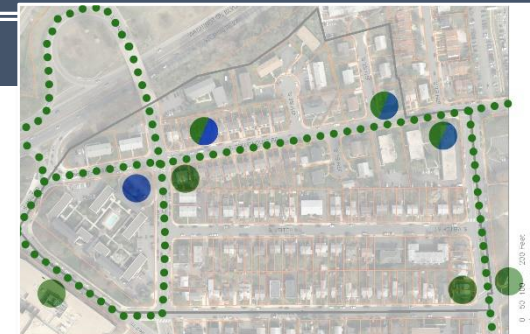
- Character of Area (*including HRIs*)
- Street Network/Block Pattern
- Roadway Classification and Conditions
- Proximity to Transit
- Existing Open Spaces and Tree Canopy
- Lot Analysis
- Building Analysis

Further Analysis:

- Site Studies - infill, partial or full redevelopment
- Economic modeling



HRI Sites



Transit Routes



Street Network/Block Pattern



Existing Open Spaces and Tree Canopy



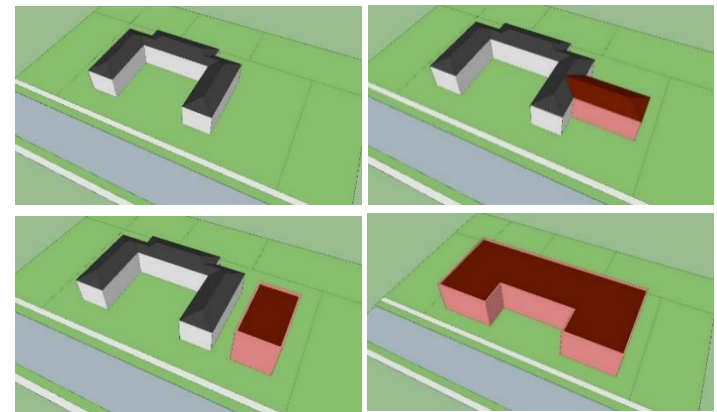
Road Classification (Street Hierarchy)



Lot/Building Types

Provide a Range of Redevelopment Options

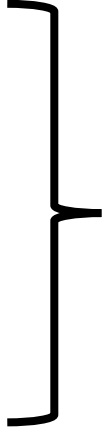
- Single-family / Two-family
 - Address non-conforming lots
 - Allow stand-alone ADUs
- Multifamily
 - Interior improvements (basement, attic)
 - Bump-outs and additions
 - Stacked flats
 - Infill buildings
 - Partial redevelopment
 - Total Redevelopment



Evaluating Viable Alternatives to Townhouse on Multifamily Sites

Preliminary Analysis:

- Interior Rehabilitation & Bump-outs
- Stacked Flats
- Small Apartment Redevelopment
- Infill Development
- Partial Redevelopment
- Total Redevelopment



All show potential as alternatives to townhouse development.

Considerations:

- Relative cost and complexity
- Time / lost revenue
- Owner vs purchaser
- Review process

Preliminary Conclusions and Findings

It is likely that:

- Private open space and parking areas will be repurposed for housing
- Redevelopment will lead to far greater density on some sites
- As an incentive:
 - Parking requirements will be reduced in a manner not typically seen on non-Metro corridor sites
 - Pre-existing parking shortages may not be addressed
- There will be greater demands on the transportation network and schools (not quantified yet)
- Many properties within the HCD are identified on the Historic Resources Inventory (HRI) – *eligible for local designation*
 - Have not developed specific recommendations to address these sites
 - TDR?

- Revise Multifamily Partial Property Tax Exemption
- Examine TDR Policy
- Tie-ins with PACE program
(Property Assessed Clean Energy)
- Affordable Housing Investment Fund

Approval Process Changes

- Looking to streamline / simplify approval process for preferred development as compared to **Townhouse**
 - Townhouse only by Special Exception Site Plan (120 to 180-day process)
 - HCD-compliant development to be approved either:
 - Administratively (by-right), or by
 - Special Exception Use Permit (60-day process)

Next Steps

1. Continue Analysis
 - Determine potential increase in multifamily units within HCD
 - Determine potential new CAFs
2. Evaluate potential impacts
 - i. Transportation (traffic; parking)
 - ii. Schools
3. Reconcile HCD and Historic Preservation
4. Revisit Townhouse Development via Site Plan
 - Evaluate two options:
 - i. Keep townhouse as site plan only, or
 - ii. Allow townhouse via use permit, with additional guidance

Evaluate:

- Is it worth it?
- Are the impacts acceptable?
- How will community react?

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