



ARLINGTON, VIRGINIA

LAND USE STRATEGIES FOR HOUSING SUPPLY AND AFFORDABILITY

ANTHONY FUSARELLI, JR., AICP PLANNING DIRECTOR
MWCOC PLANNING DIRECTORS TAC MEETING
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ARLINGTON, VA FAST FACTS

- 240,900 residents (2024)
311,000 residents (2050 forecast)
- 26 square miles
- 123,000 housing units
- 41% of all HHs are 1-person
- 44 million sf office space
- 11 Metrorail Stations



KEY HOUSING SUPPLY AND AFFORDABILITY STRATEGIES

- Accessory Dwellings
- Planning and re-planning of growth station areas and corridors
- Affordable Housing Ordinance/Affordable Housing Investment Fund (AHIF)
- 2018 Zoning Ordinance Amendments Liberalizing “Bonus” Density
- “Bonus” Height for Committed Affordable Housing Developments
- Conversions of Obsolete Vacant Office Buildings
- Transfer of Development Rights
- Expanded Housing Options
- Philanthropic and Mission Driven Partnerships



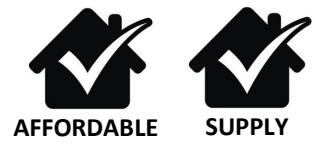
ACCESSORY DWELLINGS



- Provide an adequate supply of housing
- Help older adults age in place
- Provide a typically lower-priced housing alternative
- Enable homeowners to receive additional income



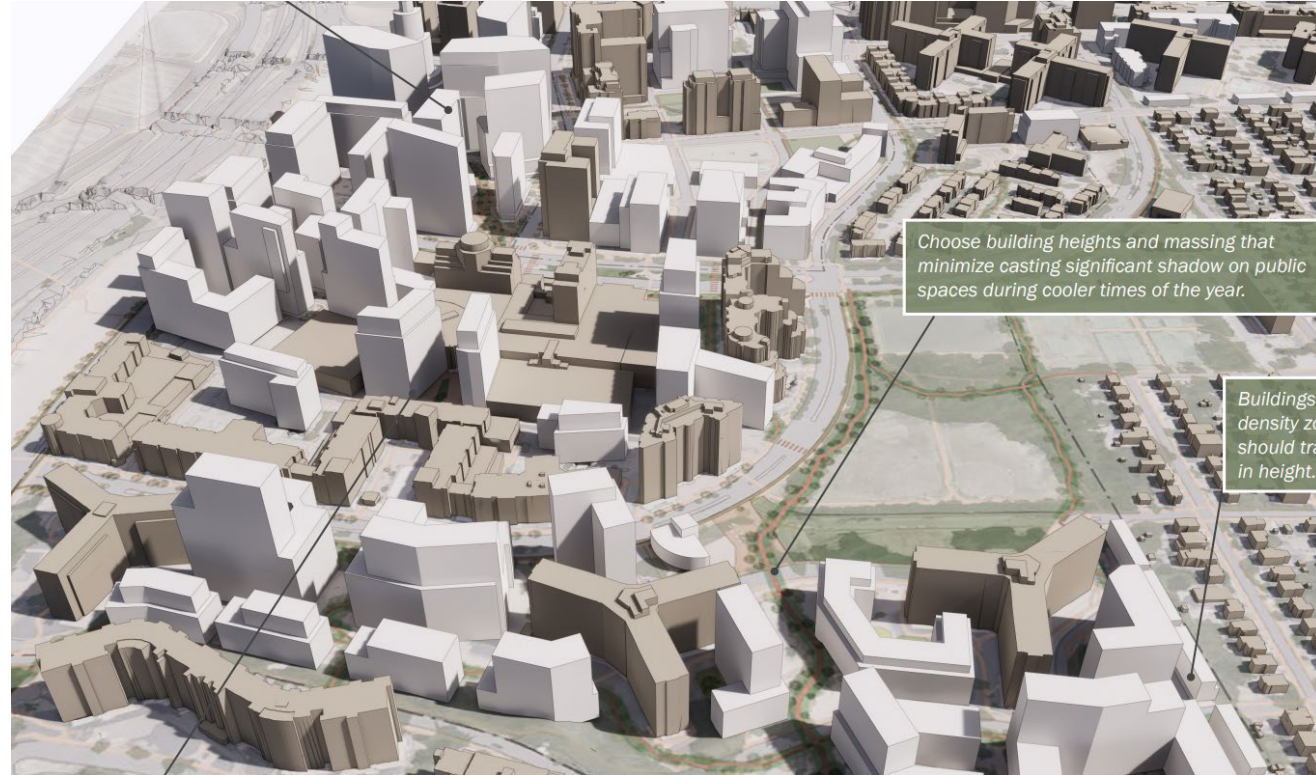
PLANNING/REPLANNING GROWTH AREAS



Langston Boulevard Area Plan



Pentagon City Sector Plan



AFFORDABLE HOUSING ORDINANCE & AHIF

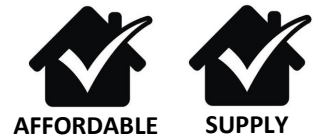


- Established by County Board in 2005, per Code of Virginia enabling legislation (§ 15.2-735.1)
- Applies to all site plans > 1.0 FAR
- Developers have option of providing:
 - On-site units *(up to 60% AMI), at 5% of GFA above 1.0 FAR*
 - Off-site units *(up to 60 % AMI), at 7.5% of GFA above 1.0 FAR*
 - Monetary contribution to AHIF
- AHIF (**Affordable Housing Investment Fund**) established in 1988, main financing program for affordable housing development

Mixed-Use Example Applying Requirements 20,000 Square Foot Lot — 5.0 FAR Project of 100,000 Square Feet

	Commercial	Residential
	10,000 sq ft – 10% of project	90,000 sq ft – 90% of project
1.0 FAR = 20,000 sq ft	2,000 sq ft x \$2.36	18,000 sq ft x \$2.36
1.0 – 3.0 FAR = 40,000 sq ft	4,000 sq ft x \$6.31	36,000 sq ft x \$6.31
3.0 – 5.0 FAR = 40,000 sq ft	4,000 sq ft x \$6.31	36,000 sq ft x \$12.65
TOTAL	10,000 sq ft commercial	90,000 sq ft residential

2019 BONUS DENSITY ZONING TEXT AMENDMENTS



- Study Objectives:
 - Using bonus density to more effectively achieve County goals and priorities
 - Better balance opportunities for achieving a range of community benefits
 - Ensure new/redevelopment can fully meet vision set forth in adopted plans
- Text amendment to eliminate bonus density maximums, and bonus height
 - Previously set at limits between 0.25 FAR and 25%
- Applying more form-based approach to permitted development allows for:
 - More concentrated growth where the County has envisioned and planned for it
 - Leveraged greater private sector investment in affordable housing, public infrastructure, etc.



BONUS HEIGHT FOR AFFORDABLE HOUSING



- April 2021 Zoning Text Amendment
- Provides County Board ability to approve up to 60 feet additional height
- Maximum increases in additional height for multifamily projects that provide 100% of units as low- or moderate-income housing
- Applies to 3 multifamily residential zoning districts
- **Case study:**
Marbella Apartments redevelopment;
Permitted building height increased from 70 feet, to 130 feet

Replacing 72 existing units with 555 new committed affordable units



CONVERSIONS OF OBSOLETE OFFICE BUILDINGS

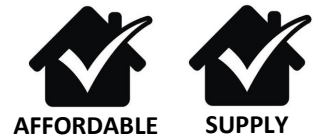
- Mixed-use zoning districts have historically permitted office conversions (via site plan amendment)
- First office to residential conversion approved 2006
- 2024 Policy on the Transformation of Commercial Office Buildings
- Key Policy Outcomes:
 - New, streamlined review process
 - Limited submission requirements
 - Reduced application fee
 - Tailored conditions of approval



(220 Twentieth Street)



TRANSFER OF DEVELOPMENT RIGHTS



- Leverages state-wide legislation allowing for local TDR structures and regulations
- Countywide policy and regulations
- Policy and regulations specific to Columbia Pike
- Prioritized affordable housing and preservation within identified areas along the corridor
- Allows for preservation of market rate units, and committed affordability at 60% AMI, at 2x multiplier for new development at receiving sites Countywide, or 3x multiplier for new units on other sites in Columbia Pike Corridor
- **Case study:**
The Haven Apartments (Columbia Pike);
Macy's Site Redevelopment (Ballston)



EXPANDED HOUSING OPTIONS



Missing Middle Housing in Arlington

STUDY GOALS

- Increase Housing Supply
- Diversify Housing Types

OBJECTIVES

- More equitable housing options for more people at more income levels and more stages of life distributed throughout Arlington

