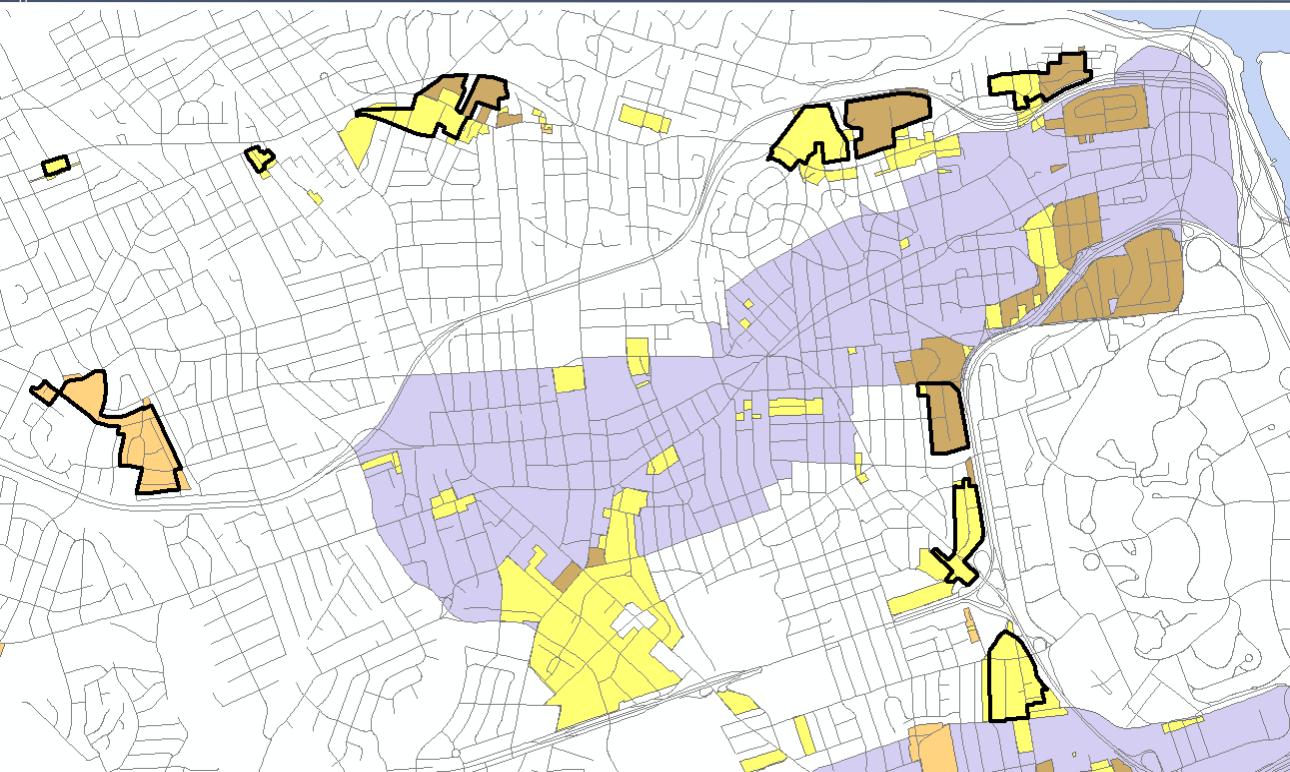


# STRATEGIES TO ADVANCE THE PRESERVATION AND PRODUCTION OF AFFORDABLE AND MISSING MIDDLE HOUSING

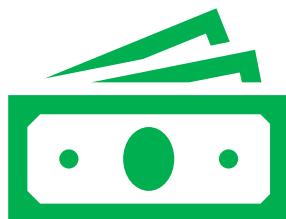


September 21, 2018

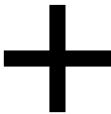


# Arlington's History of Commitment

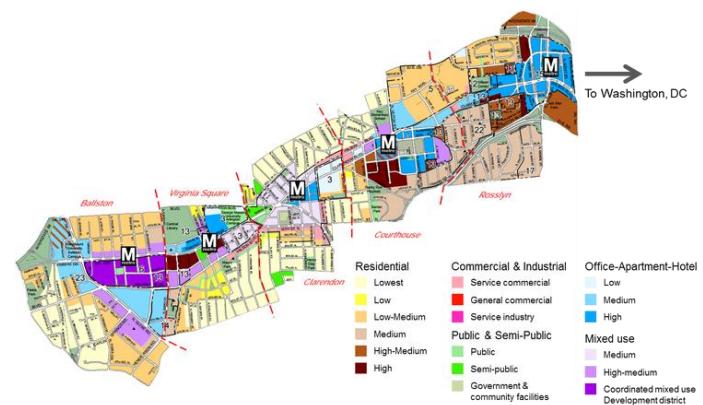
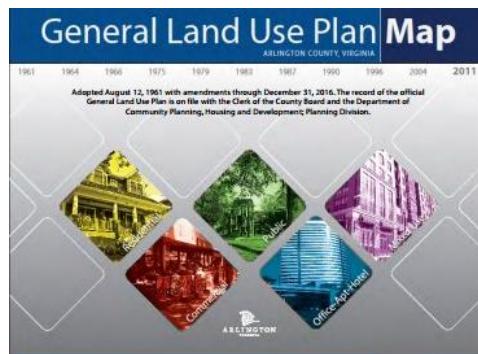
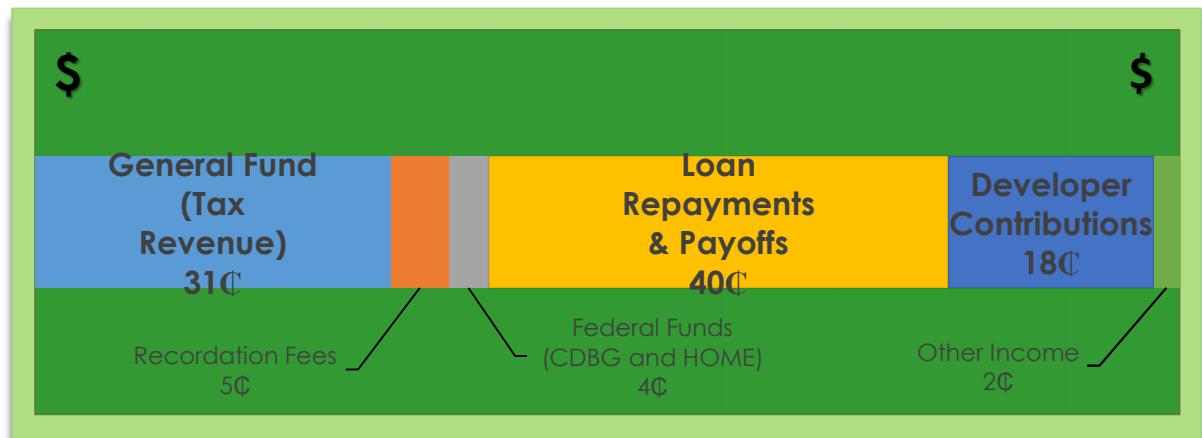
## AFFORDABLE HOUSING INVESTMENT FUND AND OTHER COUNTY LOAN FUNDS



Investment



Planned Growth

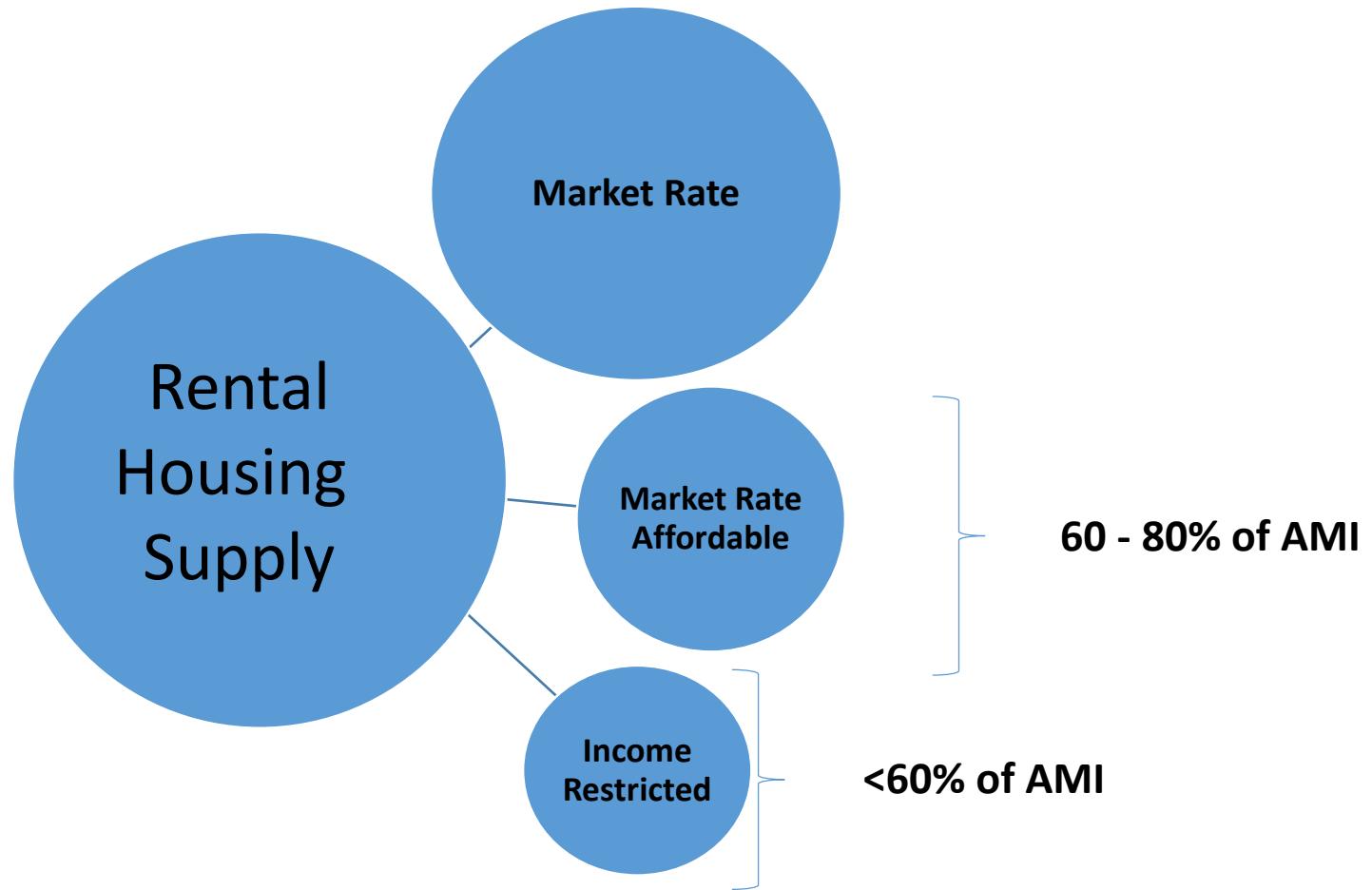


# Policy & Planning Highlights



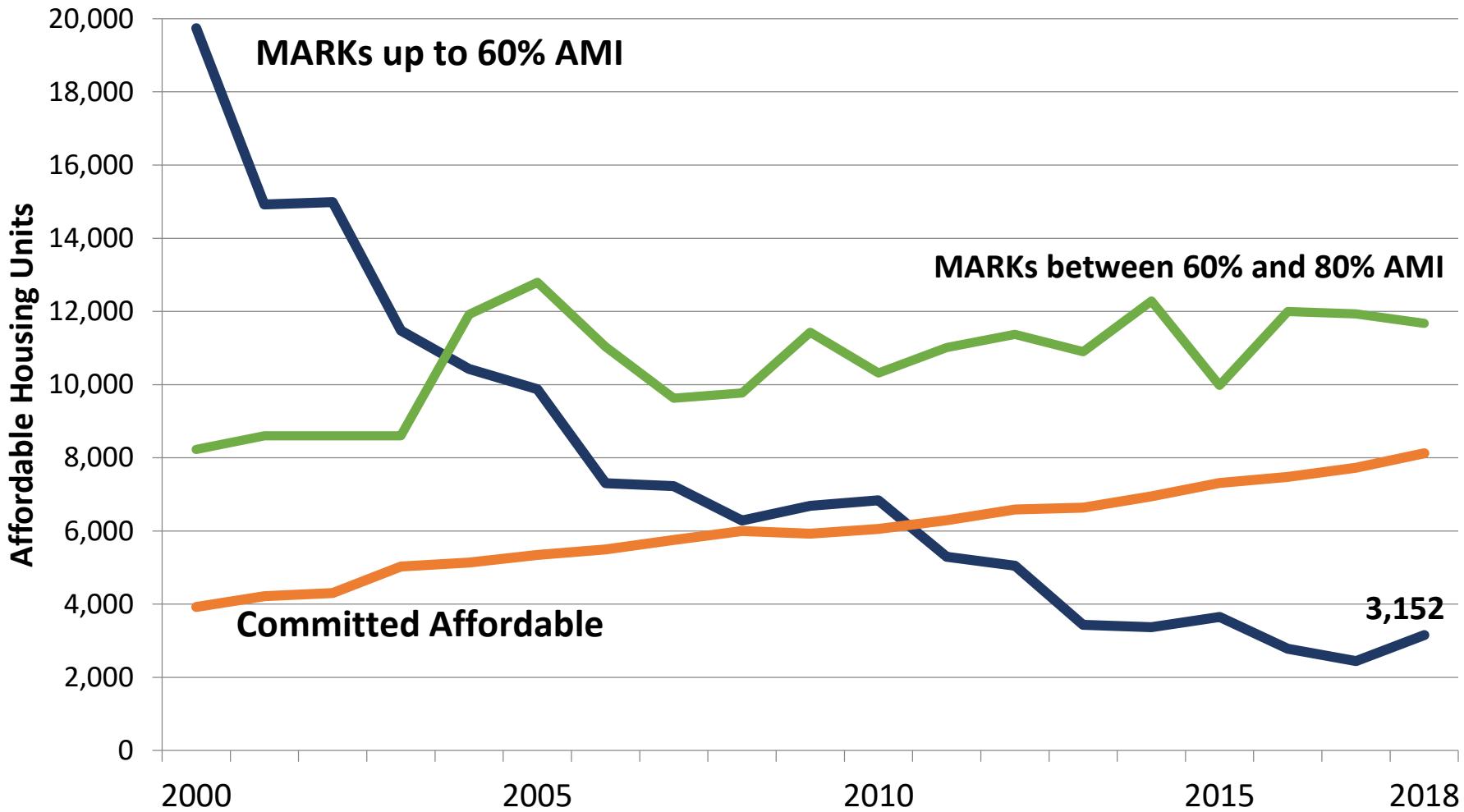
- Density Bonus for moderate-income housing – 1972
- Initiated Affordable Housing Investment Fund – 1988
- Special Affordable Housing Protection District – 1990
- Housing Principles and Goals – 2000
- Affordable Housing Zoning Ordinance Amendment – 2005
  - Codified standard contributions for Special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



# Comprehensive Plan Guidance



## 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

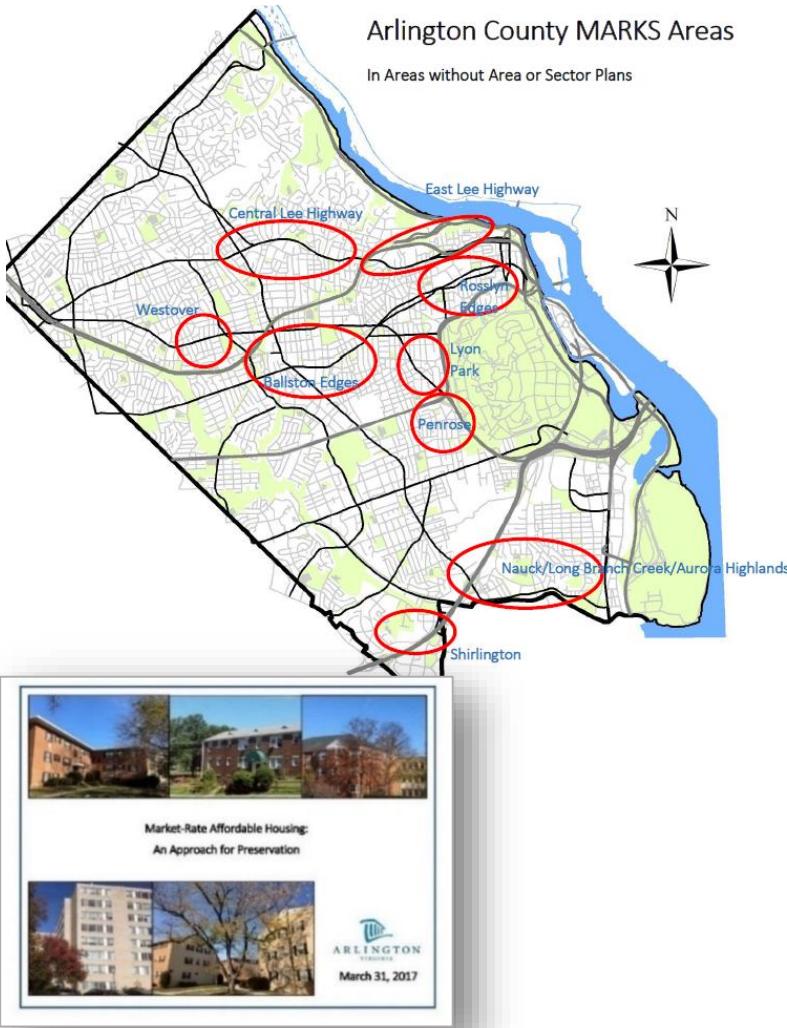
- Preserve and enhance existing single family and apartment neighborhoods.

# County Board Direction



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



## 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**

## **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



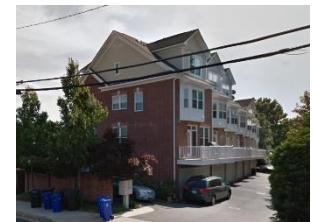
- Single Family
- Semi-detached
- Duplex
- Townhouse
- Stacked Flats
- Garden Apartments  
(Low-rise, Mid-rise and  
High Rise): *parking is below  
ground or surface*
- Liner Apartments  
(Low-rise): *parking is above  
ground lined by habitable space*



**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

# Feasibility

- 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

## 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

### Penrose HArea:



**HRI Sites**



**Transit Routes**



**Street Network/Block Pattern**



**Existing Open Spaces and Tree Canopy**

## Further Analysis:

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



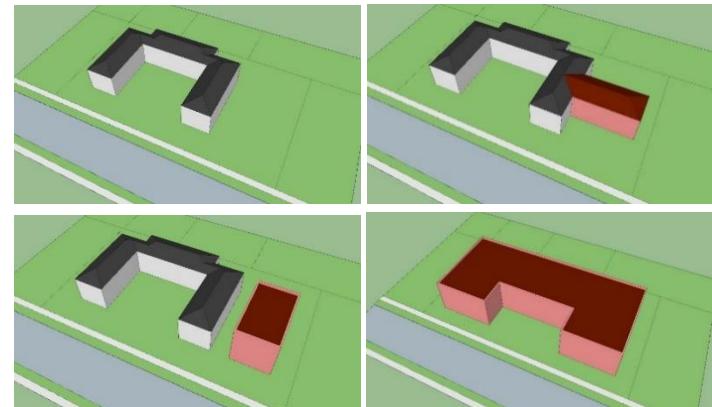
**Road Classification (Street Hierarchy)**



**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

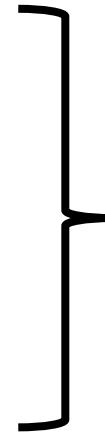


# Evaluating Viable Alternatives to Townhouse on Multifamily Sites



## 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?

# Financial Incentives/Tools

- 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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