

**Affordable Housing Site Plan Compromise**  
**Approved by the Housing Roundtable on October 25, 2005**

1. Affordable housing units (ADUs) or optional contributions to support ADUs shall be required as part of site plan projects when increased optional density is granted above 1.0 FAR (referred to as “increased gross floor area” – GFA). Site plan projects less than 1.0 FAR are exempt from ADU requirements. The provisions shall be incorporated into the County Zoning Code.
2. These provisions apply to site plan requests that are consistent with the General Land Use Plan (GLUP). The provisions also apply when the rezoning results in a use that was not permitted by-right provided that the use is within the existing GLUP designation. For site plans meeting these provisions, there is no ADU negotiation required during the site plan review process. The provision of ADUs would be determined in accordance with paragraph 5 and incorporated in the site plan approval as a condition. (See paragraph 4 below for provisions on replacement housing.)
3. Site plans that request a change in the GLUP may require an affordable housing contribution in addition to requirements herein. This shall be addressed separately as part of the site plan process.
4. If a site plan request would result in the elimination of existing affordable housing, replacement of the housing will be addressed as part of the site plan process. The County Board should charge the Housing Commission with creating a Task Force on Replacement of Existing Market Rate Affordable Housing Units in Site Plan Projects and submitting recommendations to the County Board in a timely manner.
5. Through the site plan process, the County seeks to create or preserve affordable housing through the four options described below. Different approaches will be appropriate in different market conditions and for different specific projects. Once a site plan has been approved, the site plan applicant must select one of the following options for meeting the ADU requirements:
  - a. **On-Site Units.** Unless otherwise selected by the applicant, ADUs shall be provided on-site as part of the site plan project, the total gross square footage of which shall be 5% of the increased gross floor area above 1.0 FAR; or
  - b. **Off-Site Nearby.** ADUs shall be provided off-site near the site plan project, the total gross square footage of which shall be 7.5% of the increased GFA in the site plan project above 1.0 FAR. If the site plan project is in a Metro Station Area, the off-site units shall be within 0.5 miles from any Metro Station; if the site plan project is not in a Metro Station Area, the off-site units shall be within 0.5 miles of the project; or.

- c. **Off-Site Countywide.** ADUs shall be provided anywhere in Arlington, the total gross square footage of which shall be 10% of the increased GFA in the site plan project above 1.0 FAR; or
  - d. **Cash Contribution.** The applicant shall make a cash contribution to the Affordable Housing Investment Fund calculated as follows for each of the described tiers:
    - i. **\$1.50** per square foot of gross floor area (GFA) for first 1.0 FAR.
    - ii. **\$4.00** per square foot of GFA from 1.0 FAR to 3.0 FAR for residential projects and \$4.00 per square foot of all GFA greater than 1.0 FAR in commercial projects (including hotel and retail).
    - iii. **\$8.00** per square foot of GFA above 3.0 FAR for residential projects.
    - iv. For mixed-use projects, cash contributions shall be calculated by applying the proportionate amount of commercial and residential GFA to each tier of GFA (see example at the end of the text).
6. The cash contribution will be indexed to Consumer Price Index for Housing in the Washington-Baltimore MSA as published by the Bureau of Labor Statistics, and adjusted annually, beginning January 2007. Revised amounts apply only to site plans filed after the adjustment date. Amounts for the calculation of the cash option are established at the time the site plan application is filed.
  7. ADUs shall be offered for a 30-year term, affordable at 60% AMI. ADUs must meet minimum habitability standards established by the County
  8. The applicant's plan for meeting the ADU requirements on-site or off-site must be confirmed or approved by the County Manager (or designee) prior to the issuance of the first Certificate of Occupancy. Informational copies of the applicant's plan will be provided to the Housing Commission. The County Manager will act on approval requests within 30 days.
  9. An applicant may submit a proposal for off-site affordable units that deviate from the parameters described above. Such proposals are subject to the review of the Housing Commission. After the Housing Commission's hearing on the alternative plan, the County Manager may approve or reject it administratively. The applicant may also request that the County Board consider the alternative as a site plan amendment.
  10. Site plan amendment applications that result in the demolition and rebuilding of a site plan project shall be subject to the current policies and ordinances at the time of redevelopment. The then-current requirements shall apply only to density that is replaced or any increased density. They shall not apply to rehabilitation or renovation of site plan projects.

11. ADU conditions for additional density above the General Land Use Plan shall be determined by negotiation based on the specifics of the request.
12. On sites where the County Board has previously determined that there are other compelling public priorities, the Board may authorize the negotiation of total or partial substitution of the affordable housing requirement.

<b>MIXED USE EXAMPLE</b> <b>20,000 Square Foot Lot</b> <b>5.0 Project of 100,000 Square Feet</b>		
	<b>Commercial</b> <b>10,000 Square Feet</b> <b>10% of Project</b>	<b>Residential</b> <b>90,000 Square Feet</b> <b>90% of Project</b>
1.0 FAR = 20,000 sq ft	2,000 sq ft x \$1.50	18,000 sq ft x \$1.50
1.0 to 3.0 FAR = 40,000 sq ft	4,000 sq ft x \$4.00	36,000 sq ft x \$4.00
3.0 to 5.0 FAR = 40,000 sq ft	4,000 sq ft x \$4.00	36,000 sq ft x \$8.00
TOTAL	10,000 square feet commercial	90,000 square feet Residential
SUMMARY GFA above 3.0 = 40,000 square feet Residential = 90% of total project 40,000 x 90% = 36,000 square feet 36,000 x \$8.00 is GFA to which tier three amount is applied		