

**TIMELINE OF AFFORDABLE HOUSING EFFORTS
ARLINGTON, VIRGINIA**

- Late 1960's The County Board adopted zoning ordinance amendments for on-site low or moderate-income housing by permitting additional residential density of 10% and/or a maximum of 6 stories in height for residential projects.
- August 1971 The County Board adopted its original resolution on "Moderate-Income Housing". Board would strive—in the site plan process—toward the goal that any project of 50 or more units would include 10% for individuals or families of moderate income.
- March 1972 The County Board amended the Zoning Ordinance to provide incentives to developers who provided moderate-income housing units in their projects--up to 6 stories or 10% additional density. In order to grant the height or density, the County Board had to make the finding that 10% of the units that would otherwise be allowed on the site qualified as moderate-income housing, and that adequate guarantees existed to ensure that the units would go to qualifying persons or families over time. New housing could be constructed on-site or on approved off-site locations.
- July 1972 The County Board adopted a housing resolution to provide implementing guidelines for the 10% moderate-income units. Developers could provide the units through federal subsidy programs or provide units at the "Arlington Standard" (income limits for different household sizes) which would be a developer-provided subsidy.
- February 1973 The County Board amended its resolution on Moderate-Income Housing to provide that developers could make a cash payment in lieu of constructing moderate-income units. A payment of \$4500.00 was determined to be equivalent to one unit. Developers could choose to construct moderate-income units or make the cash payment. Cash payments would be used for County rent supplement program.
- April 1973 The County Board amended site plan provisions in the Zoning Ordinance to further clarify and define the terms of the "10% Guideline" Moderate-Income Housing policy. The amendment specified that site plans that included apartments were eligible for the County Board to consider up to 6 stories of additional height and/or additional apartment density up to 10%. The height or density could be granted if the Board could find that 10% of the total that would otherwise be allowed on the site would qualify as moderate-income units, and that there were adequate guarantees provided by the developer that the units would remain available to families of moderate-income. The units could be provided on-site or on an approved off-site location; in addition to above zoning provision, the amendment allowed for new units to be provided through "in lieu tax relief/rent supplement payments at levels approved by the County Board."
- April 1973 The County Board amended its Resolution to allow use of existing single-family houses for rent to moderate-income families referred by the County as an additional means of providing moderate-income housing.

- October 1973 The County Board adopted a Resolution emphasizing their interest in provision of moderate-income units on the same site as the primary development.
- Dec. 1974 The County Board adopted a Resolution on Developer Provision for Moderate Income Housing. The Resolution expressed the Board's interest in preserving and expanding Arlington's supply of privately-owned and -operated moderate-income housing; stated the Board's interest in cooperating with developers in providing for the housing needs of moderate-income residents; and reiterated that the County was working toward a goal of 10% of residential units in site plan projects of 50 units or more. Further, the Resolution suggested that developers interested in providing moderate-income units consider participation in various government programs or construct similar housing...without government subsidy...using the "Arlington Standard" for moderate-income rentals. Such units would be provided for at least 10 years. Also, in lieu of units, developers could make payments of \$6,000 per unit for housing expense supplements.
- Late 1970's Staff prepared an evaluation of the results of these policies and zoning incentives--23 moderate-income units for a 10-year period; \$162,000 donated to the Rent Supplement Fund (plus a piece of land); 300 units of elderly housing and a nursing home provided through implementation of the Pentagon City Phased Development Site Plan. The policy was abandoned due to limited success, inequities of requiring only housing developers to participate, slow housing market, and desire for any type of housing construction.
- Early 1980's Atrium site plan approved with donation of 44-unit garden apartment in exchange for height and density bonuses. Key Boulevard Apartments rehabbed by AHC.
- May 1981 The County Board raises maximum density bonus to 15% through a zoning ordinance amendment.
- 1987 Westfield Realty contributed \$2.5 million to Housing Fund in conjunction with site plan change converting approved hotel into office building (Freedom Forum and Newseum).
- 1987 Trammel Crow contributed \$50,000 to Housing Fund in connection with reconfiguration of residential project.
- January 1988 Executive Session on Developer Contributions to Affordable Housing. Three policy options discussed: 1) voluntary approach; 2) voluntary, modeled on 1970's approach; 3) specific legal requirements. Voluntary options stressed equitable treatment of all developers. Value of construction methodology could help achieve equity between development types, i.e. contributions equivalent to 1% of above-grade construction cost for commercial, 0.5% for residential projects. Other options included reducing allowable density in some site plan districts, then allowing increases in density up to then allowable limits in exchange for housing contributions.

- Nov. 1990 The County Board adopted the Special Affordable Housing Protection District to promote retention of affordable housing within Metro Corridors, where the General Land Use Plan usually allows development at densities that are higher than allowed by-right under current zoning. This district is found in areas where low- and moderate-income housing has traditionally been available. The intent of the SAHPD is to ensure that existing low- and moderate-income units remain or are replaced where the development density shown on the GLUP is 3.24 FAR or more, and is higher than by-right zoning. SAHPD designations include: Pollard Gardens (11/90); Twin Oaks (5/00); Odyssey (11/01); Liberty Center (1/02); WRIT Rosslyn Center (7/02); North Monroe St. (10/03); Gables (2/04)
- March 1991 State Code amended regarding bonus density. The County Board approved a zoning ordinance amendment providing for .25 FAR additional office density for office site plan projects that provide low- and moderate-income housing. The maximum gross floor area of the bonus could not exceed 10% of the floor area permitted without bonus under the site plan.
- October 1992 The County Board approved a zoning ordinance amendment to allow modifications of use regulations for site plans for density, height, setbacks, yards, coverage or parking when properties were designated Voluntary Coordinated Housing Protection Development District or a Coordinated Multi-Family Conservation and Development District.
- April 1993 Same as above for use permits.
- January 1999 The County Board appointed the Affordable Housing Task Force
- January 2000 The Task Force report issued.
- Dec. 2000 The County Board adopted new Affordable Housing Principles and Goals, increased the funding for and the benefits in the Housing Grants Program, and enhanced the main home ownership program.
- Feb. 2001 Staff affordable housing contribution policy calculated as a percent of above grade construction square footage--1% of above-grade construction cost for multi-family residential (\$75.00/ sq. ft.); 2% for commercial developments (\$70.00/sq. ft.); \$2,400 per townhouse unit for sale price over \$165,000.
- October 2001 County Board amended the Zoning Ordinance to add a 25% density bonus for provision of affordable housing in site plan projects.
- 2002 Following up on the Affordable Housing Task Force Report, the County engaged a consultant to conduct a Housing Needs Survey. The County Board also expanded eligibility and assistance provided by the Real Estate Tax Relief Program.
- Spring 2003 Draft changes to staff policy explored
- July/Aug. 2003 County Manager convened staff group to consider options, and devise recommendations for Board consideration.

- November 2003 County Manager sent a memo to the County Board with new proposed guidelines for affordable housing in site plan projects. The proposal constituted a major change to the method and was to be the greater of \$4500 per residential unit or \$4.00/ square foot of gross floor area. The equivalent value of affordable housing existing on the site also was included.
- Dec. 6, 2003 The County Board received the above referenced report with proposed guidelines, and approved numerical targets for its affordable Housing Goals to guide performance and facilitate evaluation of progress.
- Dec. 03–Feb. 04 Joint Housing Commission/Planning Commission subcommittee considered County Manager recommendation for proposed guidelines and Ad Hoc proposal for 10% affordable housing units requirement.
- Jan. 10, 2004 The County Board advertised a General Land Use Plan Amendment to add Note #19 relating to the approved Arlington Goals and Targets for Affordable Housing and the Affordable Housing Guidelines for Site Plan Projects (Affordable Housing Policy).
- Feb. 21, 2004 The County Board deferred action on the proposed guidelines and recommended that an affordable housing roundtable be convened to review the 10% proposal.
- April 24, 2004 The County Board approved new Affordable Housing Guidelines for site plan projects: In Metro Corridors, in residential or mixed-use development, a target of 10% of gross floor area Commercial, exclusive of bonus, for affordable housing for affordability levels of no greater than 60% of the Washington area median family income for no less than 30 years; for commercial development, a monetary contribution of \$4.00/square foot of gross floor area, with this amount adjusted on July 1 each year based on changes to the average assessment of commercial property. For Non-Metro locations, the Guidelines provided for \$4.00/square foot of gross floor area or \$4,500 per unit, whichever is greater, adjusted on July 1, as noted above. For commercial projects in non-Metro locations, the Guideline was \$4.00/square foot of gross floor area.
- Dec. 2004 Circuit Court Judge issues ruling on Kansas-Lincoln case.
- Feb. 15, 2005 The County Board adopts a resolution reaffirming that affordable housing efforts in the site plan process would be made in full compliance with State law, and stating that they would be establishing a process to participate in the development of General Land Use Plan Amendments and Zoning Ordinance provisions related to affordable housing.
- May 7, 2005 The County Board convenes Affordable Housing Roundtable.