

*Our Mission: To provide a supplemental financial mechanism to fund affordable housing initiatives needed to mitigate the impact of redevelopment along Columbia Pike.*

In December 2013, the Arlington County Board established a tax increment financing area to help finance affordable housing initiatives in support of the Columbia Pike Neighborhoods Area Plan.

In 2009, the Land Use and Housing Study process began to study the multi-family housing areas along Columbia Pike with the goal of producing the next major plan for Columbia Pike. The process was completed in July 2012 and resulted in the adoption of the Columbia Pike Neighborhoods Area Plan (the Plan). This 30-year plan establishes the future vision for the primarily multi-family residential areas located between the commercial nodes along the Columbia Pike corridor. The Plan established a goal of preserving all existing 6,200 market rate affordable units (MARKS). Columbia Pike Tax Increment Financing Area (TIF) revenues are utilized to fund affordable housing initiatives needed to mitigate the impact of redevelopment along Columbia Pike, particularly related to the preservation of affordable housing. TIF revenues are used to fund the Transit Oriented Affordable Housing Fund (TOAH Fund). The TOAH Fund is a tool designed to help affordable housing developers utilizing the Low-Income Housing Tax Credit program pay for certain County fees and infrastructure costs of these projects.

TIF is a mechanism used to support development and redevelopment by capturing the projected increase in property tax revenues in the area and investing those funds in improvements or mitigation efforts associated with the project. Unlike a special district, it is not an additional or new tax; rather, it redirects and segregates a portion of the increased property tax revenues that would normally flow to the General Fund to be used for a specified purpose. The amount of the tax increment revenue is determined by setting a baseline assessed value of all property in the area on January 1, 2014, and in each subsequent year, tracking the incremental increase in assessed values relative to the base year and segregating the incremental real estate tax revenue generated in a separate fund. The Board approved allocating 25 percent of the incremental real estate tax revenues to the Columbia Pike TIF area. This percentage can be revisited as part of the annual budget process. The TIF area includes the Columbia Pike Neighborhoods Special Revitalization District and the Columbia Pike Special Revitalization District as noted on the General Land Use Plan.

In the adopted FY 2018 budget, the County Board adjusted the TIF's baseline to the CY 2018 assessed value of \$3,066,510,900. In FY 2023, revenues are based on a 4.6 percent increase in real estate tax assessments in the TIF area.

**SIGNIFICANT BUDGET CHANGES**

The FY 2023 proposed expenditure budget for the Columbia Pike Tax Increment Financing Area is \$1,453,260. FY 2023 revenue projections reflect a 4.6 percent increase in real estate tax assessments in the TIF area.

- ↑ Revenue projection increases in the tax district due to increases in real estate assessments from CY 2021 to CY 2022.

**PROGRAM FINANCIAL SUMMARY**

	FY 2021 Actual	FY 2022 Adopted	FY 2023 Proposed	% Change '22 to '23
Personnel	-	-	-	-
Non-Personnel	\$32,200	\$627,960	\$1,453,260	131%
<b>Total Expenditures</b>	<b>32,200</b>	<b>627,960</b>	<b>1,453,260</b>	<b>131%</b>
<b>Total Revenues</b>	<b>962,830</b>	<b>\$627,960</b>	<b>\$1,453,260</b>	<b>131%</b>
<b>Change in Fund Balance</b>	<b>\$930,630</b>	<b>-</b>	<b>-</b>	<b>-</b>
Permanent FTEs	-	-	-	
Temporary FTEs	-	-	-	
<b>Total Authorized FTEs</b>	<b>-</b>	<b>-</b>	<b>-</b>	

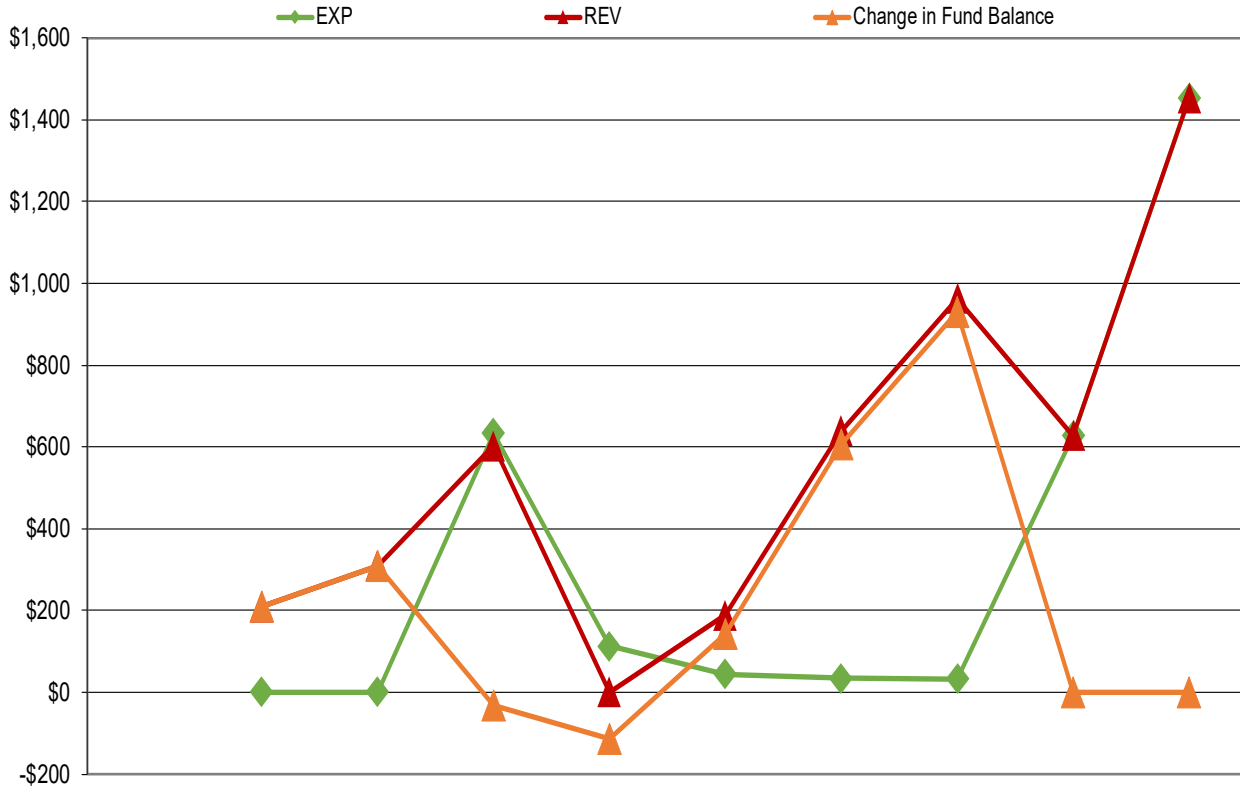
**COLUMBIA PIKE TAX INCREMENT FINANCING AREA FUND STATEMENT**

	<b>FY 2021 ACTUAL</b>	<b>FY 2022 ADOPTED</b>	<b>FY 2022 RE-ESTIMATE</b>	<b>FY 2023 PROPOSED</b>
ADJUSTED BALANCE, JULY 1	\$1,122,846	\$938,250	\$2,053,476	\$2,300,906
<b>REVENUE</b>				
Tax Increment Area	962,830	627,960	1,231,430	1,453,260
<b>TOTAL REVENUE</b>	<b>962,830</b>	<b>627,960</b>	<b>1,231,430</b>	<b>1,453,260</b>
<b>TOTAL REVENUE &amp; BALANCE</b>	<b>2,085,676</b>	<b>1,566,210</b>	<b>3,284,906</b>	<b>3,754,166</b>
<b>EXPENDITURES</b>				
TOAH Fund - Current Year	32,200	627,960	984,000	1,453,260
<b>TOTAL EXPENDITURES</b>	<b>32,200</b>	<b>627,960</b>	<b>984,000</b>	<b>1,453,260</b>
<b>BALANCE, JUNE 30</b>	<b>\$2,053,476</b>	<b>\$938,250</b>	<b>\$2,300,906</b>	<b>\$2,300,906</b>

The FY 2022 re-estimate column reflects an allocation approved by the County Board in February 2020 of \$984,000 in TOAH funds towards the Arlington View Terrace East development.

**COLUMBIA PIKE TAX INCREMENT FINANCING AREA**  
TEN-YEAR HISTORY

**EXPENDITURE AND REVENUE TRENDS**



	FY 2014 Actual	FY 2015 Actual	FY 2016 Actual	FY 2017 Actual	FY 2018 Actual	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Adopted Budget	FY 2023 Proposed Budget
<b>EXP</b>		-	-	\$633	\$112	\$45	\$34	\$32	\$628	\$1,453
<b>REV</b>		\$209	\$309	\$602	-	\$189	\$639	\$963	\$628	\$1,453
<b>Change in Fund Balance</b>		\$209	\$309	-\$31	-\$112	\$144	\$605	\$931	-	-

**COLUMBIA PIKE TAX INCREMENT FINANCING AREA**  
TEN-YEAR HISTORY

<b>Fiscal Year</b>	<b>Description</b>	<b>FTEs</b>
FY 2015	<ul style="list-style-type: none"> <li>▪ In December 2013, the Arlington County Board established a tax increment financing area to help finance affordable housing initiatives in support of the Columbia Pike Neighborhoods Area Plan. The baseline assessment for the TIF area is \$2.7 billion. A two percent increase in assessments between CY 2014 and CY 2015 will yield approximately \$119,950 in partial year revenues in the spring of FY 2015. This estimate is based on capturing the full 25 percent of the tax increment for FY 2015.</li> </ul>	
FY 2016	<ul style="list-style-type: none"> <li>▪ Revenue projections in the tax district increased due to a full year of tax collections and increases in real estate assessments.</li> </ul>	
FY 2017	<ul style="list-style-type: none"> <li>▪ Revenue projections in the tax district increased due to increases in real estate assessments.</li> </ul>	
FY 2018	<ul style="list-style-type: none"> <li>▪ The County Board adjusted the TIF's baseline assessed value to CY 2018 and adjusted the funding allocation to the district in FY 2018. By resetting the calculated tax base for the district, no new FY 2018 funding will be directed to the district. However, existing fund balances will remain in the fund and future real estate tax revenue over the CY 2018 base year will be allocated to the Columbia Pike TIF based on the incremental real estate tax revenue percentage adopted by the County Board.</li> </ul>	
FY 2019	<ul style="list-style-type: none"> <li>▪ Revenue projections in the tax district increased due to increases in real estate assessments.</li> </ul>	
FY 2020	<ul style="list-style-type: none"> <li>▪ Revenue projections in the tax district increased due to increases in real estate assessments and the County Board adopted tax rate increase.</li> </ul>	
FY 2021	<ul style="list-style-type: none"> <li>▪ Revenue projections in the tax district increased due to increases in real estate assessments.</li> </ul>	
FY 2022	<ul style="list-style-type: none"> <li>▪ Revenue projections in the tax district decreased due to decreases in real estate assessments.</li> </ul>	