Preserving Housing Affordability in Northern Virginia

Columbia Pike Case Study

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President/CEO

Arlington Partnership For Affordable Housing

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Columbia Pike Context

- Auto-oriented 3.3-mile corridor in Arlington
- Limited new construction from 1960-2000
- 9,000 MF Rental Units
  - 50% affordable to 60% AMI and below
- 3,600 condo units
  - Median 2 BR sales price $280,000 in 2010

Photos: Columbia Pike Documentary Project
Columbia Pike Plan – Goals

- Economic development
- Multi-modal: transit/walk/bike
- Mixed use and density
  - Diverse and vibrant
  - Live/work/play
- **No net loss of affordable homes**

<table>
<thead>
<tr>
<th>Rental Housing Units</th>
<th>2010</th>
<th>2040</th>
</tr>
</thead>
<tbody>
<tr>
<td>Committed Affordable</td>
<td>1,200</td>
<td>5,700</td>
</tr>
<tr>
<td>Market Affordable – Under 60% AMI Rents</td>
<td>3,000</td>
<td>zero</td>
</tr>
<tr>
<td>Market Affordable – 60-80% AMI Rents</td>
<td>3,200</td>
<td>2,700</td>
</tr>
<tr>
<td>Market – Above 80% AMI Rents</td>
<td>1,700</td>
<td>14,700</td>
</tr>
</tbody>
</table>
1. Inventory existing affordable units

2. Funding tools:
   - Housing Trust Fund
   - Tax Increment Financing
   - Tax Abatement

3. Planning tools
   - Form Based Code
   - Bonus Density with 20-35% ADU’s
   - Co-location on public/faith/nonprofit

4. Technical Assistance to Condo Associations
Affordable Housing Examples

Columbia Hills
• 229 affordable units on APAH parking lot
• Delivering fall 2018
• One of first projects under CP Neighborhoods Plan

Gilliam Place
• 173 affordable units delivering Summer 2019
• Partnership with faith community
• Features ground-floor retail and civic space to support mission-focused tenancy

Arlington Mill
• 122 affordable units
• Delivered in 2014
• Built atop a County-owned garage and next door to Community Center
Affordable Housing Examples

**Buchanan Gardens**
- 1949 existing garden apartments
- Added bump outs to provide family-sized units
- 70% tenant retention after renovation

**The Wellington**
- Three new buildings atop original parking lot
- Conversion of 105 existing apartments into affordable housing for 30 years
- No County subsidy

**Carver Homes**
- Redevelopment of historically African American co-op into 50 market townhouses
- 6 affordable for-sale units
Columbia Pike Today

Approved New Units

721 affordable (23%)

2,363 market (77%)

Columbia Pike Development Update
July 2017

Legend
- Sites Currently Under Review (Active Special GIUP Study)
- Approved (Not Built) FBC Redevelopment
- Under Construction FBC Redevelopment
- Completed FBC Redevelopment
- Commercial FBC District Boundaries
- Neighborhoods FBC District Boundaries

Completed Projects

<table>
<thead>
<tr>
<th>Project</th>
<th>Market Rate</th>
<th>Affordable</th>
</tr>
</thead>
<tbody>
<tr>
<td>1) Kreisler (2004)</td>
<td>747</td>
<td>0</td>
</tr>
<tr>
<td>2) 55 Hundred (2005)</td>
<td>259</td>
<td>0</td>
</tr>
<tr>
<td>3) Sensa Park (2006)</td>
<td>195</td>
<td>0</td>
</tr>
<tr>
<td>4) Penrose Square (2006)</td>
<td>299</td>
<td>0</td>
</tr>
<tr>
<td>5) CUMPSII Place (2009)</td>
<td>375</td>
<td>0</td>
</tr>
<tr>
<td>6) Arlington Mil Community Center (2010)</td>
<td>411</td>
<td>0</td>
</tr>
<tr>
<td>7) Arlington Ml Residences (APAH) (2011)</td>
<td>101</td>
<td>12</td>
</tr>
<tr>
<td>8) Shell Apartments (AHDC) (2012)</td>
<td>63</td>
<td>3</td>
</tr>
<tr>
<td>9) 2400 University (Multifamily &amp; Townhomes) (2013)</td>
<td>306</td>
<td>0</td>
</tr>
</tbody>
</table>

Projects Under Construction

<table>
<thead>
<tr>
<th>Project</th>
<th>Market Rate</th>
<th>Affordable</th>
</tr>
</thead>
<tbody>
<tr>
<td>10) 4700 Columbia Pike (2014)</td>
<td>78</td>
<td>0</td>
</tr>
<tr>
<td>11) Canor Homes (2015)</td>
<td>87</td>
<td>4</td>
</tr>
<tr>
<td>12) Columbia Hills (APAH) (2015)</td>
<td>0</td>
<td>229</td>
</tr>
<tr>
<td>13) Arlington Transient Church (APAH) (2015)</td>
<td>0</td>
<td>173</td>
</tr>
<tr>
<td>14) Village Center (2016)</td>
<td>265</td>
<td>0</td>
</tr>
<tr>
<td>15) 1201 S. Rhodes St (Wallingford) (2016)</td>
<td>401</td>
<td>105</td>
</tr>
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</table>

Approved (Not built) Projects

<table>
<thead>
<tr>
<th>Project</th>
<th>Market Rate</th>
<th>Affordable</th>
</tr>
</thead>
<tbody>
<tr>
<td>16) Azurite Village (2009)</td>
<td>100</td>
<td>0</td>
</tr>
<tr>
<td>17) 2400 Columbia Pike (Beggsanack) (2014)</td>
<td>150</td>
<td>0</td>
</tr>
</tbody>
</table>

Total FBC Approvals (to date) 2,263 (77%) 721 (23%)
Thank you!

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