

# Preserving Housing Affordability in Northern Virginia

## Columbia Pike Case Study

Nina Janopaul  
President/CEO

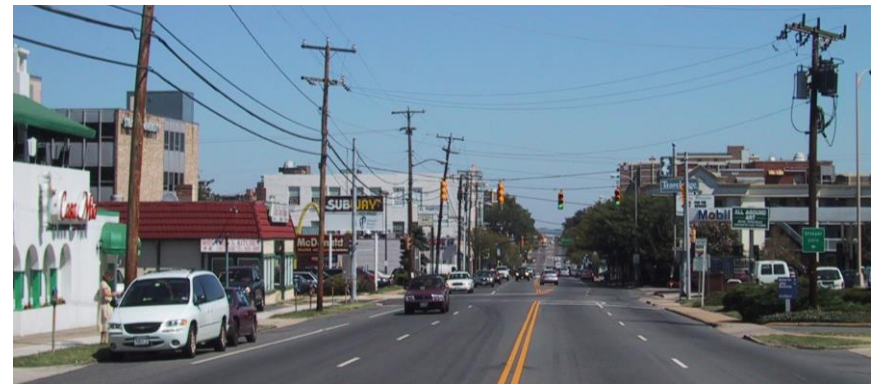


Arlington Partnership  
For Affordable Housing

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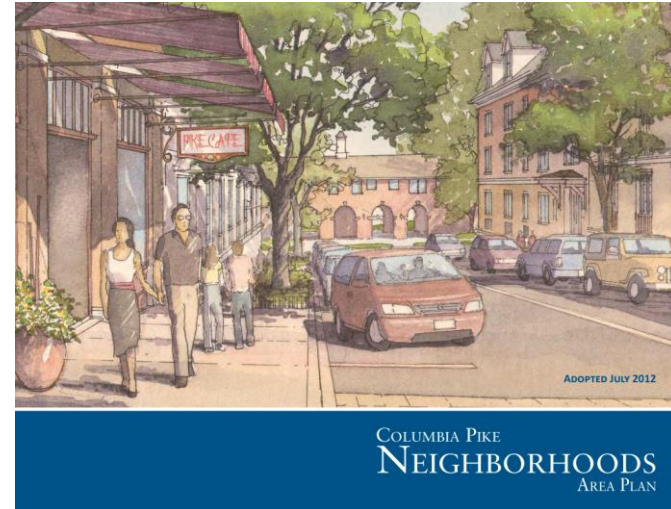
# Columbia Pike Context

- Auto-oriented 3.3-mile corridor in Arlington
- Declared “World in a Zip Code” by Brookings (2001)
- 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



# Columbia Pike Plan – Goals

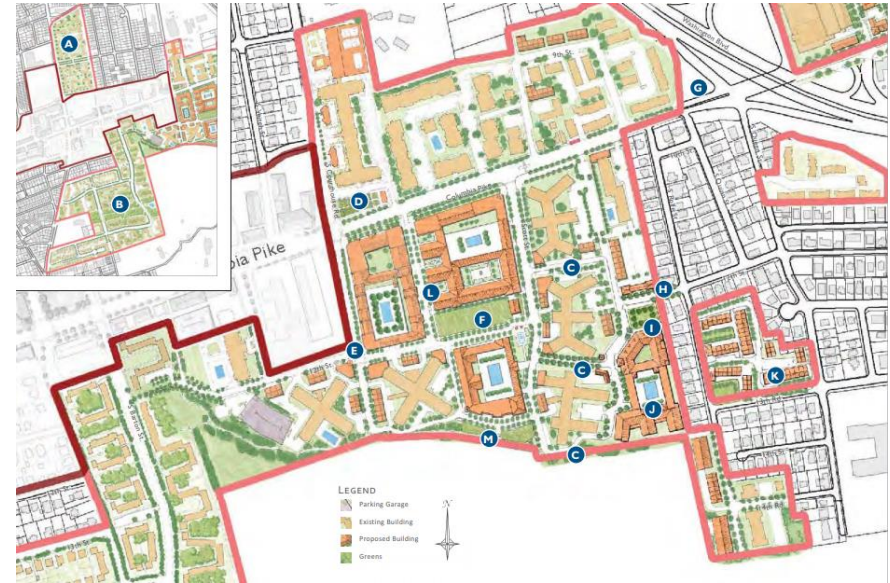
- Economic development
- Multi-modal: transit/walk/bike
- Mixed use and density
  - Diverse and vibrant
  - Live/work/play
- **No net loss of affordable homes**



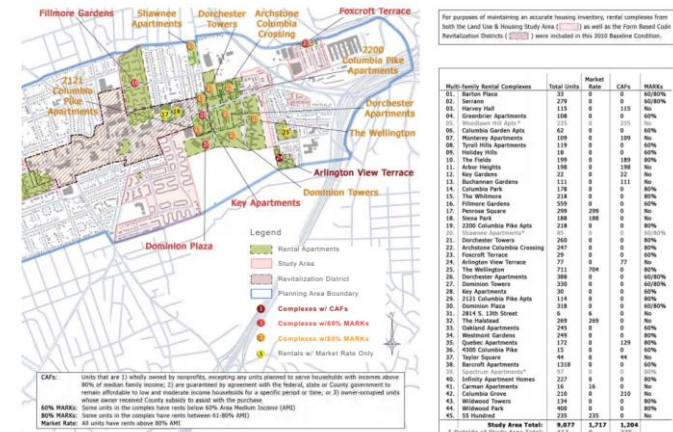
Rental Housing Units	2010	2040
Committed Affordable	1,200	5,700
Market Affordable – Under 60% AMI Rents	3,000	zero
Market Affordable – 60-80% AMI Rents	3,200	2,700
Market – Above 80% AMI Rents	1,700	14,700

# Columbia Pike Plan – Tools

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



Columbia Pike Neighborhood Area Plan





# 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





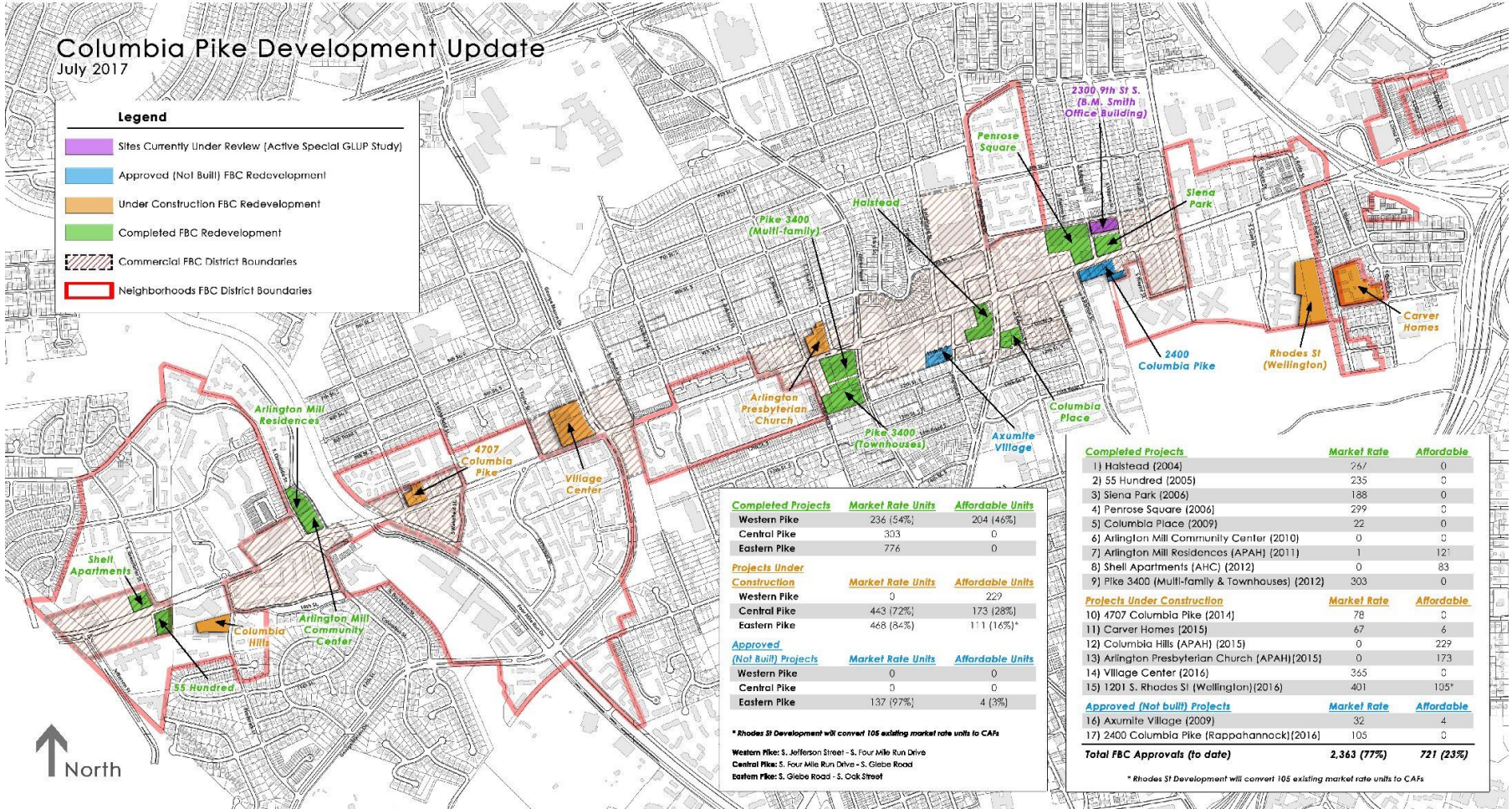
# Columbia Pike Today



Approved New Units

721 affordable (23%)

2,363 market (77%)



# Thank you!

**Nina Janopaul**

APAH President and CEO  
njanopaul@apah.org



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