

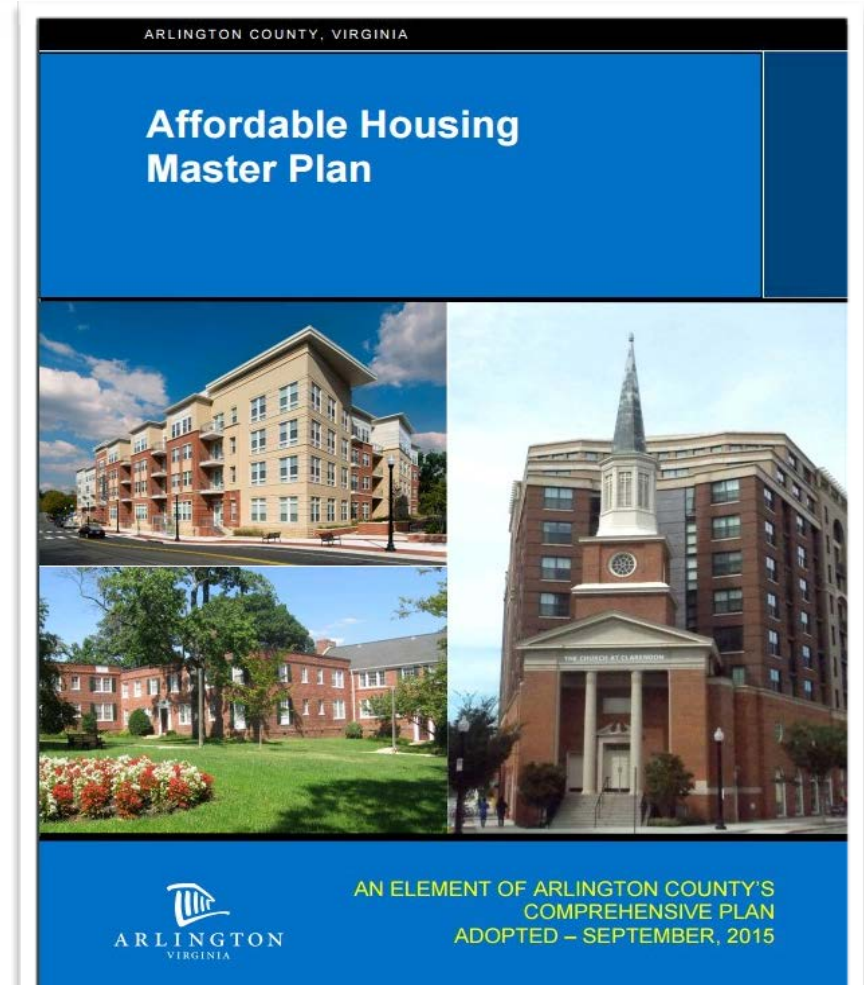
Form Based Code Advisory Working Group

June 14, 2017

Household Income Levels for Affordable Dwelling Units in Neighborhoods Form Based Code Homeownership Projects

Background

- **Affordable Housing Master Plan**
 - Goal 1.2.1 - Incentivize the production of moderately-priced ownership housing through land use and zoning policy
 - AHMP recommends encouraging the production of 80% to 120% Area Median Income (AMI) units



Area Median Income

Household Size	60% of Median	80% of Median	100% of Median	120% of Median
1-Person	\$46,380	\$61,840	\$77,300	\$92,760
2-Person	\$52,980	\$70,640	\$88,300	\$105,960
3-Person	\$59,580	\$79,440	\$99,300	\$119,160
4-Person	\$66,180	\$88,240	\$110,300	\$132,360
5-Person	\$71,520	95,360	\$119,200	\$143,040

Neighborhoods Form Based Code Requirement

- **Same limits for Rental and Ownership Housing**
 - Affordable units up to 60% AMI
 - 30-Year term
 - Alternative AMI options dependent on location in East or West Columbia Pike



**COLUMBIA PIKE NEIGHBORHOODS
SPECIAL REVITALIZATION DISTRICT
FORM BASED CODE**
ARLINGTON COUNTY, VIRGINIA

ADOPTED NOVEMBER 16, 2013
WITH AMENDMENTS THROUGH DECEMBER 14, 2013

ARLINGTON COUNTY ZONING ORDINANCE | APPENDIX B

Challenges of Limiting Affordable Units to 60% AMI

- Limited pool of eligible purchasers
- Ability to keep pace with yearly increases in condo fees, utilities, taxes, etc.
- Ability to pay for unforeseen maintenance/repair expenses

Recent and Pipeline Development

- **Carver Homes Approved**
Feb. 2015
 - 6 ADUs up to 60% AMI
 - All six Carver Homes units are under contract/sold
- **No NFBC condominium developments anticipated though 2017, however could be future opportunity**



Recommendation

- Require no less than half of affordable units up to 100% AMI and the remainder up to 120% AMI
- Extend affordability to “in perpetuity”

Affordable Ownership Units	Existing Code	Recommendation
AMI Level	60% AMI	Tier at up to 100% & up to 120% AMI
Affordability Term	30 Years	In Perpetuity
Affordable Rental Units	Existing Code	Recommendation
AMI Level	60% AMI	60% AMI (no change)
Affordability Term	30 Years	30 Years (no change)

Next Steps

- September - ZOCO and Housing Commission (info)
- October – Request to Advertise
- November:
 - Planning Commission,
 - Housing Commission (action), and
 - County Board Hearing

Back-Up Slides

Demand

Renter Households by Income

Year	Income as Percent of Median Income								Total
	<30% AMI	30-39% AMI	40-49% AMI	50-59% AMI	60-79% AMI	80-99% AMI	100-119% AMI	120%+ AMI	
2010	8,700	2,900	2,400	2,500	5,900	6,600	5,700	20,900	55,600
2020	10,600	3,500	3,000	2,900	7,100	7,600	6,700	24,700	65,700
2030	11,500	3,700	3,300	3,200	7,800	8,200	7,500	26,700	71,600
2040	12,000	4,000	3,400	3,400	8,200	8,700	7,900	29,100	76,600
<i>Difference (2010 to 2040)</i>	3,300	1,100	1,000	900	2,300	2,100	2,200	8,200	21,000

Note: Numbers may not sum due to rounding.

Source: George Mason University Center for Regional Analysis and the Center for Housing Policy

Other Jurisdictions

AMI Levels of Affordable Home Ownership Programs in the Metro Area [1]

Location	Name of Program	Maximum AMI
Montgomery County	Moderately Priced Dwelling Unit (MPDU)	70%
Montgomery County	Workforce Housing Program	120%
Alexandria	Workforce Affordable Units	120%
Fairfax	Affordable Dwelling Unit (ADU)	70%
Fairfax	Workforce Dwelling Unit (WDU)	120% [2]
Washington, DC	Inclusionary Zoning Program	80% AMI [3]

[1] These programs do not require local/federal financial subsidies. These jurisdictions may have different AMI levels for programs that utilize public funding.

[2] Fairfax's WDU program is tiered at 80%, 100%, and 120% AMI.

[3] Washington DC's Inclusionary Zoning program is tiered at 50% AMI and 80% AMI.