



Housing Conservation District

Plan Lee Highway Public Workshop

February 1, 2020

Background

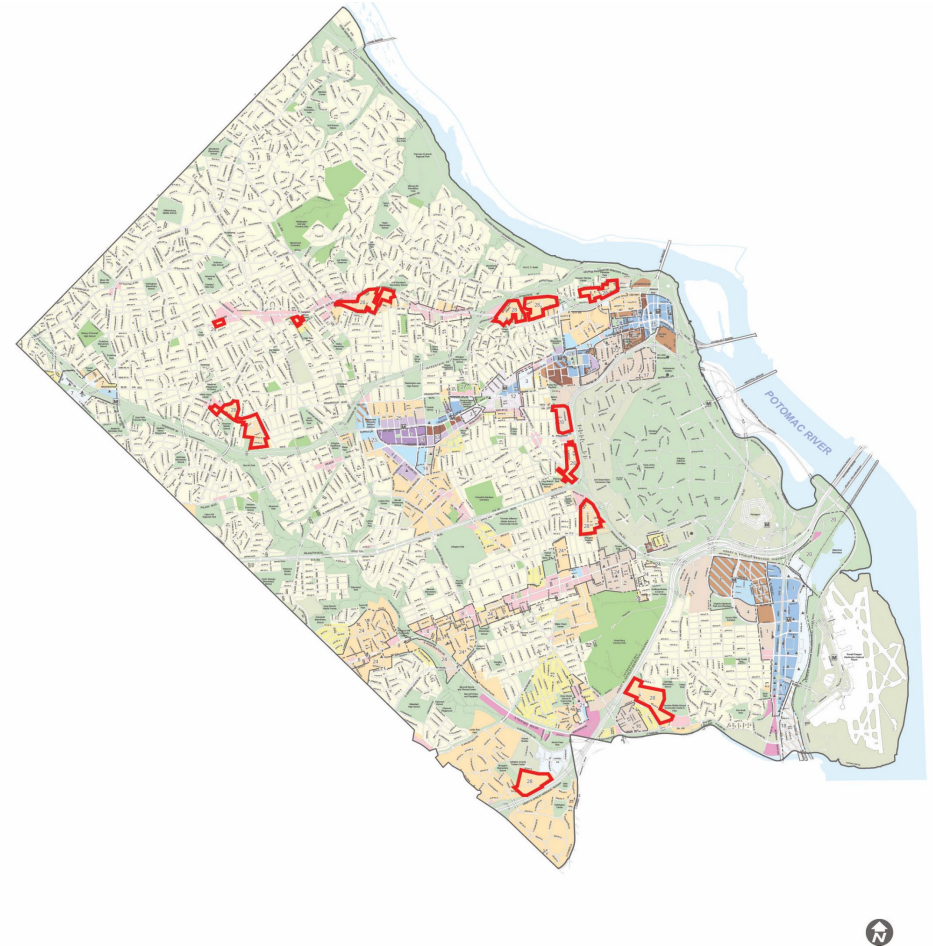
- **Market-rate affordable housing (MARKs)** are housing units affordable to low- and moderate-income households due to:
 - Age of building
 - Location of building
 - Condition of building
 - Amenities of property
- There are no requirements that MARKs remain affordable
- 2000 to 2018: **Arlington experienced a net loss of over 14,000 MARKs**, caused by:
 - Increased rents
 - Redevelopment – often into for-sale townhouses

Background

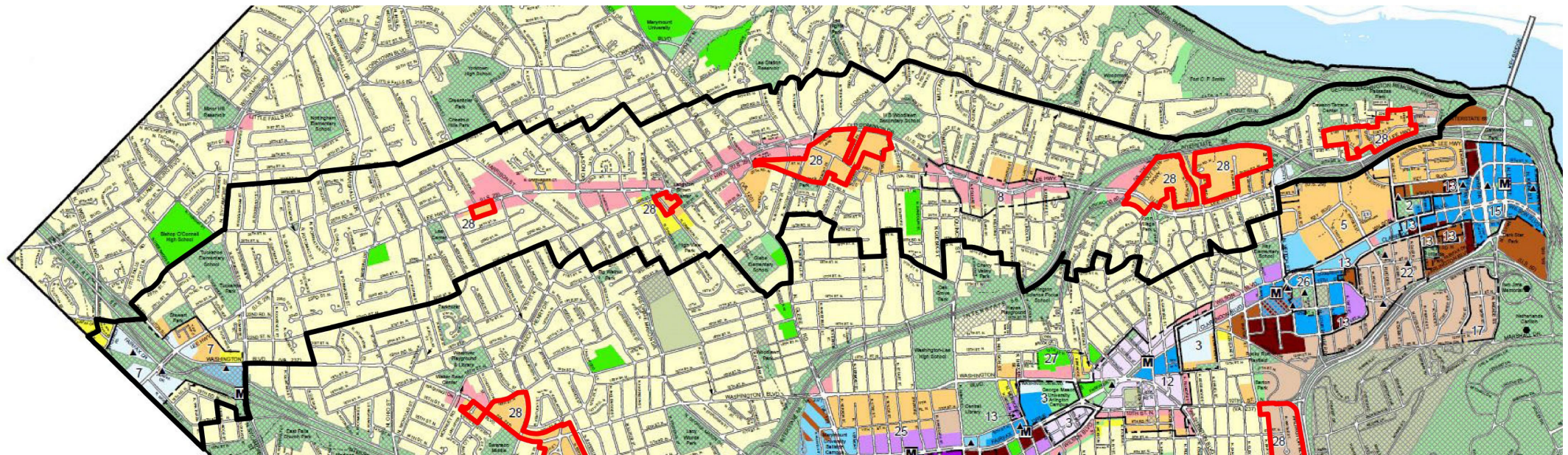
- In 2017, County Board adopted the **Housing Conservation District (HCD)** to address these goals:
 - **Implement the Affordable Housing Master Plan** via the General Land Use Plan (GLUP)
 - **Encourage the retention and renovation of existing rental affordable housing units**
 - **Provide opportunities for the creation of new affordable units** (either rental or ownership) when redevelopment occurs
 - **Maintain the character of established multiple-family areas**, considering historic buildings, tree canopies, mix of affordability, and mix of rental vs. ownership housing
 - **Signal that a variety of tools are available** to achieve the above, including removing zoning barriers to reinvestment
- County Board also adopted a Zoning Ordinance amendment that changed townhouse development from by-right to site plan approval in the HCD

Housing Conservation District

- HCD is a policy-based district on the GLUP and covers 12 areas in County
- 6 of 12 areas along Lee Highway
- Includes areas that continue to possess MARKs and that have been and are planned and zoned to support multiple-family housing in the future
- 163 multifamily properties in 12 HCD areas:
 - Primarily properties with MARKs (as of 2016)
 - Other adjacent properties with similar form and characteristics that contribute to neighborhood form



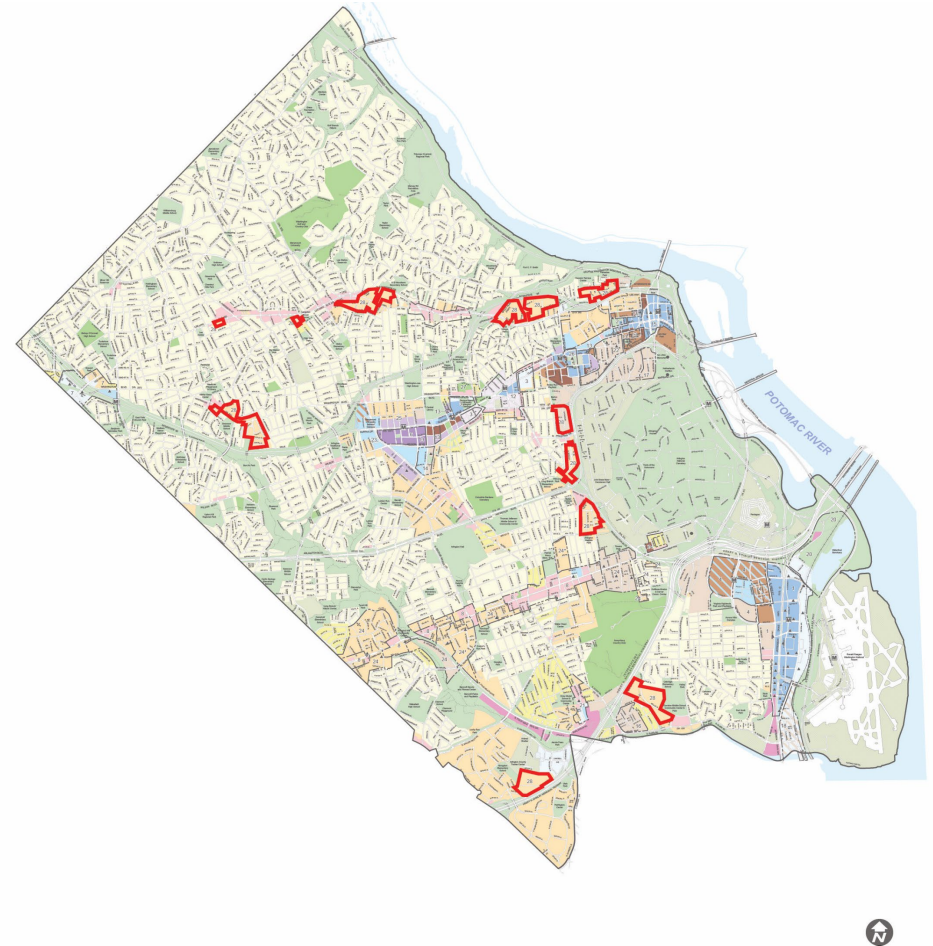
HCD Areas in Plan Lee Highway Study Area



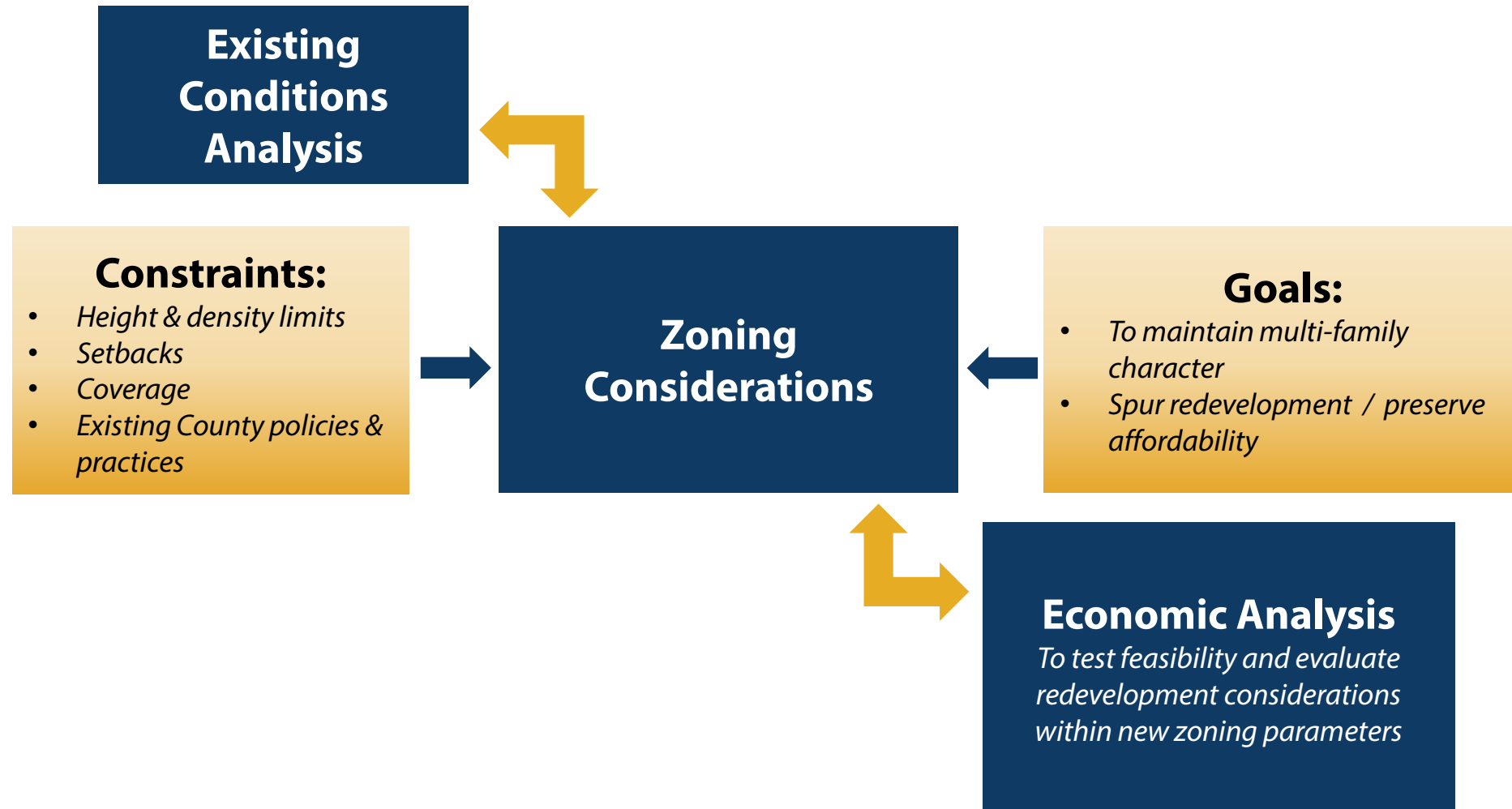
-  *Plan Lee Highway Study Area*
 Housing Conservation District

Housing Conservation District

- May 2019: Staff published HCD Update Report
- Summer – Fall 2019: Staff engaged with advisory boards and commissions, civic associations, builders, and PLH
- September 2019: County Board held work session on HCD regarding preliminary recommendations and feedback received from boards and commissions



Process to develop Preliminary HCD Recommendations



HCD Update Report Preliminary Recommendations

- Develop a set of optional zoning regulations that would be available to all 12 HCD areas:
 - Allow for a range of redevelopment options (by-right and/or via use permit)
 - Allow for new height limits depending on existing height and form on property
 - Allow density to be controlled by form & height; specific density limit (units/acre) removed
 - Provide County Board authority to modify setbacks, coverage & parking regulations
 - Establish a new “Housing Conservation Plan” conceptual review process
 - Establish Historic Affairs Landmark Review Board (HALRB) review for “Essential” and “Important” historic properties on Historic Resources Inventory (HRI)
- Apply affordability requirements for HCD development
- Allow townhouse development via use permit in support of multifamily preservation
- Develop design guidance to inform future development proposals through HCD
- Enhance existing financial tools and evaluate new tools

Proposed Height Limits

Based on a completed heights analysis and existing site characteristics, the **generalized** height regulation for all 12 areas would be based on the following three housing typologies:

- **For one- and two-family sites:** Up to 4 stories or 45 feet
- **For garden-style multifamily sites:** Up to 2 additional stories or up to an additional 60 feet on the interior of sites not closer than "**x**" feet from the property line.
- **For mid- to high-rise multifamily sites:** Up to an additional 6 stories or 60 feet, but not within "**x**" feet of a property line.



Land Use Tools

Initiative Timeline

2019

Q2

Q3

Q4

2020

Q1

Recent and Current Events

Bonus density

Housing Conservation District (HCD)

Phase 1: Nonconforming Two-family Dwellings

Phase 2: Housing Conservation District

Bonus Density/Height regulations adopted

HCD Update Report

County Board work session

Research and Scoping

Ongoing Coordination with Plan Lee Highway

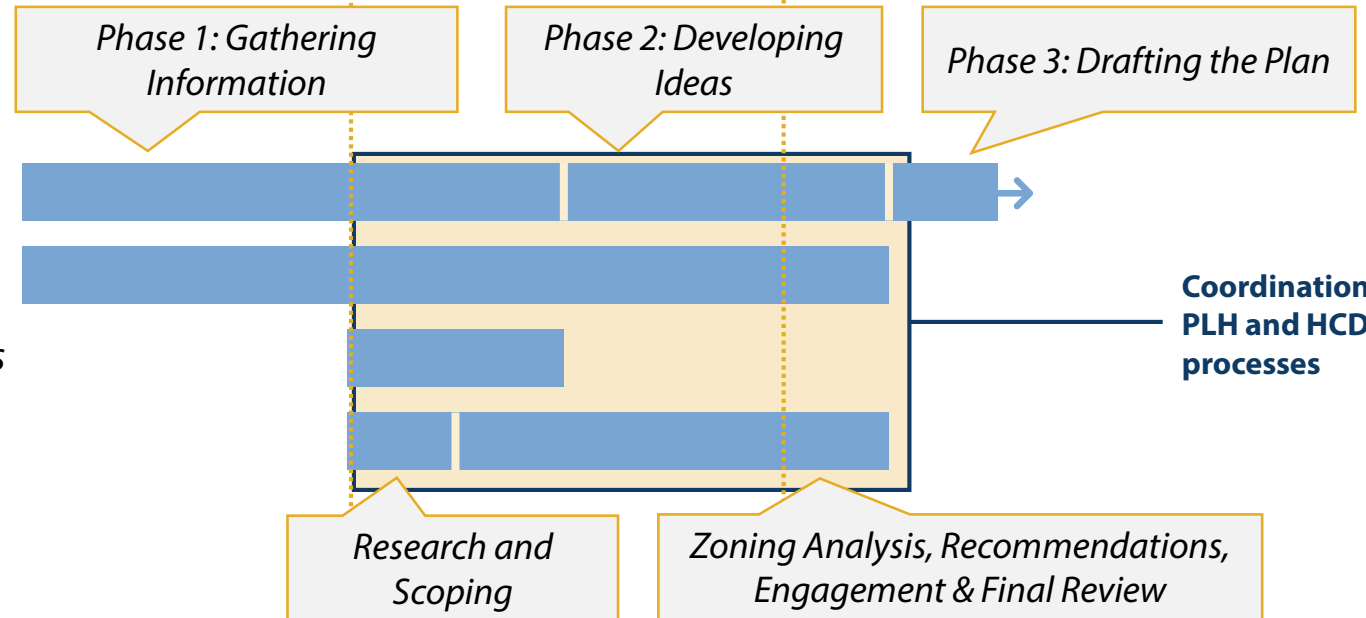
- The work to date on the Housing Conservation District areas on Lee Highway will be brought into PLH discussions as part of Phase 2: development of land use scenarios.
- The work to develop draft Zoning Ordinance amendments to implement the HCD will occur concurrently with the planning process, and HCD recommendations will be coordinated with ideas and materials emerging from PLH. Both processes will continue to share findings to understand how one informs the other.
- No amendments for HCD would be adopted for the PLH areas until further reconciliation occurs, with review by the County Board.



Land Use Tools

Initiative Timeline

2019			2020				2021	
Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2





An Expanded Approach to an Equitable, Stable, Adaptive Community

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