DATE: September 10, 2015

SUBJECT: Affordable Housing Master Plan, Affordable Housing Implementation Framework, and related General Land Use Plan Amendments.

C. M. RECOMMENDATIONS:
   A. Adopt the resolution attached hereto as Resolution A adopting the Affordable Housing Master Plan (Attachment 1) as an element of the County Comprehensive Plan,
   B. Accept the Affordable Housing Implementation Framework (Attachment 2) as an administrative guide for implementation of the Affordable Housing Plan; and
   C. Adopt the resolution attached hereto as Resolution B to approve the related General Land Use Plan amendments (Attachment 3).

ISSUES: At the June 13 hearing for the request to advertise the Affordable Housing Master Plan (AHMP), the County Board identified several issue areas to be further researched prior to the final hearing on the AHMP. These topics are: a) impact of transportation costs on housing affordability; b) geographic location of affordable housing and how that has changed over time; c) information regarding the impacts of committed affordable housing versus market affordable housing on school performance; d) identification of key locations for the preservation of affordable housing including the preservation of affordable ownership housing; e) more information on Arlington’s history as it relates to affordable housing; f) possibility of 99 year affordability commitments; g) single family lot coverage; and h) estimated cost of achieving the AHMP goals.

SUMMARY: The Affordable Housing Master Plan (AHMP) (Attachment 1), establishes the vision and policy for achieving housing affordability by increasing the supply of affordable rental and ownership housing to meet the needs of Arlington’s residents, enabling access to housing for vulnerable populations, and contributing to Arlington’s sustainability. The Affordable Housing Master Plan outlines goals with 12 objectives and 43 policies affecting housing affordability and proposes long-term quantifiable objectives for housing policy based on a percentage of housing stock by the year 2040. The accompanying Affordable Housing

County Manager: MJS/GA

County Attorney: [Signature]

Staff: Russell Schroeder, Community Planning, Housing and Development
Implementation Framework (IF) (Attachment 2) describes both existing and potential strategies and tools that the County can employ to achieve its affordable housing goals.

**BACKGROUND:** Arlington County has a long history of community planning, dating back to 1927, and has provided housing opportunities across the economic spectrum as the region has evolved. In the latter half of the 20th century, Arlington began to plan for the Metrorail and developed a land use policy to concentrate high density development within Metrorail Transit Corridors and preserve lower density residential areas throughout the County.

As a result of rapid growth in the 1980’s, coupled with a rapid rise in rents, Arlington County adopted a set of Housing Policy Principles in 1991. These principles set forth broad targets for populations to be served, ending housing discrimination, the role of affordable housing in overall County policies, preserving existing affordable units, integrating affordable housing into other planning and land use activities, and preventing and ending homelessness.

In 1999, a task force comprised of County staff and citizens was established as a result of growing concern that Arlington’s high housing costs were placing heavy burdens on many Arlington households. This task force recommended a set of affordable housing goals that were adopted by the County Board in 2000. Targets were established for these goals in 2003, after a housing needs survey was conducted. Since that time, a Goals and Targets report has been produced annually, demonstrating success in many goal areas. In 2011, affordable housing goals were amended to include goals on homelessness and sustainability. These goals and targets expired June 30, 2015, to be replaced by the proposed Affordable Housing Master Plan.

In December 2012, the County Board endorsed a charge for the County Manager to conduct an Affordable Housing Study. The purpose was to create a shared community vision of Arlington’s affordable housing as a key component of our community sustainability. The scope included:

- identifying and quantifying current and future needs;
- assessing housing strategies and programs; and
- examining and revising the County’s affordable housing policy.

The outcome of the study was to be an affordable housing element of Arlington's Comprehensive Plan.

The Code of Virginia requires all governing bodies in the Commonwealth to have an adopted Comprehensive Plan. The purpose of the Comprehensive Plan is to guide the coordinated and harmonious development of Arlington County through the provision of high standards of public services and facilities. The Code of Virginia specifically stipulates that comprehensive plans must address affordable housing in § 15.2-2223, paragraph D:

> The comprehensive plan shall include the designation of areas and implementation of measures for the construction, rehabilitation and maintenance of affordable housing, which is sufficient to meet the current and future needs of residents of all levels of income in the locality while considering the current and future needs of the planning district within which the locality is situated.
This provision of the Code of Virginia was added in 2003, after the County adopted the Affordable Housing Principles and Goals in 2000. At that time, the existing affordable housing goals were incorporated into the General Land Use Plan as a means of meeting this requirement. Establishing the Affordable Housing Master Plan as an element of the Comprehensive Plan creates greater clarity of the County’s affordable housing policy within the Comprehensive Plan and addresses the requirement of the Code. Amendments to the General Land Use Plan will be needed to remove language referring to the previous affordable housing policy, and to reflect the new Affordable Housing Master Plan.

Arlington’s Comprehensive Plan is comprised of ten elements, including the General Land Use Plan, the Master Transportation Plan, the Storm Water Master Plan, the Water Distribution System Master Plan, the Sanitary Sewer System Master Plan, the Recycling Program Implementation Plan and Map, the Chesapeake Bay Preservation Ordinance and Plan, the Public Spaces Master Plan, the Historic Preservation Master Plan and the Community Energy Plan.

In February 2013, the County Manager appointed an 18-member citizen working group. The Affordable Housing Study Working Group (AHSWG) included representatives from 11 County commissions, as well as leaders representing the faith-based community, non-profit housing developers, for profit housing developers, tenant organizations, the Civic Federation, and community based organizations. The AHSWG has provided guidance to staff for the duration of the study process.

The first phase of the study focused on analysis of existing policies and programs, information gathering, and establishing principles. An Interim Data Report was published in September 2013, which included data from existing sources on Arlington’s population, employment, housing stock, housing market, housing services, transportation, and the jobs and housing balance. The report and a set of draft Affordable Housing Principles were presented at a community forum that same month. Comments received from the forum, as well as through an online survey, informed staff and the AHSWG in revising the Affordable Housing Principles, which are in the first chapter of the AHMP. These principles aided the development of goals, objectives and policies.

County staff and the AHSWG worked with a consultant team made up of George Mason Center for Regional Analysis, the Center for Housing Policy, and Frederick Polls to further research current and future housing needs. Data sources included:

- analysis of U.S Census Bureau American Community Survey;
- a survey of 1,744 Arlington residents regarding perceptions of housing affordability and attitudes towards various policy approaches;
- a survey of 300 non-resident commuters who work in Arlington;
- a survey of Arlington County and Arlington Public Schools employees;
- focus groups and interviews with identified subgroups or stakeholders;
- an assessment of the County’s affordable housing programs and policies;
- a forecast of the County’s population disaggregated by household income levels; and
• a needs analysis that considered short- and long-term supply and demand issues.

This research and subsequent extensive community discussion resulted in the draft Affordable Housing Master Plan and Affordable Housing Implementation Framework.

**DISCUSSION:** The Affordable Housing Master Plan establishes the County’s affordable housing policy responding to current and future housing needs.

**Affordable Housing Master Plan (AHMP)**

The underlying premise of the AHMP is the County’s vision to be “a diverse and inclusive world-class urban community.” Economic diversity is a key component to diversity, and providing housing at a range of affordability is essential to maintaining diversity. The AHMP establishes six Affordable Housing Principles, which articulate the values that directed the affordable housing policy. These principles are:

- Housing affordability is essential to achieving Arlington’s vision.
- Arlington County government will take a leadership role in addressing the community’s housing needs.
- A range of housing options should be available throughout the County affordable to persons of all income levels and needs.
- No one should be homeless.
- Housing discrimination should not exist in Arlington.
- Affordable housing should be safe and decent.

The analysis of housing needs identified the County’s most pressing current and future housing needs, including:

- Rental housing for low-income and extremely low-income households\(^1\) is needed to close the current housing gap and meet future needs;
- Families with children will need homes with two, three or more bedrooms;
- The number of older adult households will grow substantially over the coming decades, and they will have a wide range of housing and service needs;
- The growing number of persons with disabilities will need housing to enable them to live independently in the community;
- Homeownership for middle-income households will be needed to create opportunities that have diminished in recent years; and
- Permanent and supportive housing is needed for homeless and at-risk individuals and families to help promote well-being and self-sufficiency.

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\(^1\) Low-income is defined as earning up to 60% of the Area Median Income. This is $45,900 for a one-person household, $52,440 for a two-person household, $58,980 for a three-person household, and $65,520 for a four-person household.

Extremely low-income is defined as earning up to 30% of the Area Median Income. This is $22,950 for a one-person household, $26,220 for a two-person household, $29,490 for a three-person household, and $32,760 for a four-person household.
Based on these principles and the demonstrated needs, the affordable housing policy is organized around three goals that provide direction for the County’s affordable housing policy:

1. Supply: The private market alone has not been able to adequately serve households with incomes below 60% of the Area Median Income (AMI). This population has found it increasingly difficult to afford to live in Arlington; between 2000 and 2013, Arlington County lost 13,500 housing units that were affordable to low-income individuals and families, primarily as a result of rent increases. While there are 17,000 renter households at this income level, only 9,500 housing units are affordable to these households. In order to preserve the County’s economic diversity, by 2040 17.7 percent of the housing will need to be affordable to households with incomes below 60% of the Area Median Income.

The proposed policies for the production and preservation of a sufficient supply of affordable rental housing support the continued use of land use policy, financial and technical assistance. Additional policies recognize the importance of long-term affordability, deeper affordability (serving households 40% and 50% of AMI), linking housing to transportation options, and providing for the needs of various sized households. Preventing the loss of both committed affordable housing and market affordable housing remains an important aspect to ensure a sufficient future supply of affordable housing.

Rising homes prices over the past 15 years have put single-family homeownership out of reach for many middle-income families with incomes between 80% and 120% of AMI (up to $132,000 for a family of four). In order to support the economic diversity of Arlington, opportunities for middle income households will need to be created, likely in condominium or other multi-family types of housing. Of the new ownership housing to be created between now and 2040, 28.4 percent should be affordable to households with incomes between 80% and 120% of AMI. Exploring other housing types between townhomes and multi-family developments could provide opportunities for this segment of Arlington’s population (see Attachment 1, pages 23-24).

2. Access: Enabling access to both market rate and affordable housing, as well as associated services, is a necessary component of addressing the housing needs of households in Arlington County. Objectives and policies support continued education efforts about, and enforcement of, fair housing laws to eliminate housing discrimination. For very and extremely low-income households, access to the County’s supply of committed affordable housing requires direct rental assistance. Half of the households with incomes below 60% AMI are extremely low-income households that are unable to afford rents of committed affordable housing without direct rental assistance from the County. The County’s efforts to prevent and end homelessness have made great progress and should be sustained. Additional policies support residents to age in the community and independent living for persons with disabilities. The plan proposes that 10% of the committed affordable housing units should be accessible and occupied by persons with disabilities by 2040 (see Attachment 1, page 27).

3. Sustainability: Housing efforts impact environmental, economic and community well-being and are integral to creating and maintaining the current quality of life for future generations. Proposed policies support maintaining the physical quality of County’s housing stock; locating
affordable housing in proximity to transit; encouraging energy efficiency and water conservation in our affordable housing investments; and investing for the long-term as supply is preserved or built. Locating housing with access to transit and transportation options also provides environmental benefits to the region.

Housing interrelates with other areas of the Comprehensive Plan such as the General Land Use Plan, Master Transportation Plan, Community Energy Plan and Historic Preservation Master Plan. Consideration was given to how this plan supports and can be supported by the other elements as part of the Comprehensive Plan.

The Affordable Housing Master Plan will replace the previously adopted Affordable Housing Goals and Targets as the County’s affordable housing policy. Amendments to the General Land Use Plan booklet will recognize the additional Comprehensive Plan element and remove language referring to the previous affordable housing policy. Staff will develop a monitoring and evaluation plan that will establish indicators to evaluate progress on meeting the County’s housing goals and establish an ongoing reporting schedule following adoption of the AHMP.

Implementation Framework (IF)

The Affordable Housing Implementation Framework describes a set of tools designed to meet the County’s affordable housing goals, objectives and policies. Different strategies will be used to meet the needs of different populations. Financial and land use tools aid in the production and preservation of housing. Direct financial assistance and services are targeted to those most in need, particularly seniors, persons with disabilities and very low-income working families. To meet the housing needs of middle-income households, the County’s affordable housing strategy relies primarily on land use and regulatory policy to incentivize the production of housing affordable to that segment of the community.

Financing strategies focus primarily on support for the construction, acquisition and rehabilitation of affordable housing units. These tools include the Affordable Housing Investment Fund, Federal and State housing programs, and bond financing (see Attachment 2, pages 4-10 and 28-29).

The Affordable Housing Investment Fund (AHIF), established in 1988, is the County’s main financing program for affordable housing development. This revolving fund provides developers low-interest loans for new construction, acquisition and rehabilitation of affordable housing. On average, for every dollar of AHIF loaned, an additional three dollars in investment is leveraged.

Land use and regulatory tools leverage private development activities to increase the supply of affordable housing (see Attachment 2, pages 10-16 and 29-32). The main tools include:

- The Affordable Housing Ordinance is the key land use tool for supporting the production of affordable housing in the County.
- Form Based Code as is currently used along Columbia Pike and the provisions in the Zoning Ordinance for bonus density in site plan projects provide additional land use tools that are effective in contributing towards our affordable housing goals.
Services are designed to help low-income and at-risk populations find and maintain safe and affordable housing. The County offers a variety of human services programs to help lower income and at-risk populations find and sustain safe and affordable housing (see Attachment 2, pages 16-27 and 32-34). The two largest programs are:

- the federally funded Housing Choice Voucher program (Section 8), and
- the locally funded Housing Grants program.

Both of these programs provide rental assistance to extremely low income households (with incomes below 40% or 30% of the area median income). These programs enable the most vulnerable populations in our community to access housing, primarily persons with disabilities, seniors, and working families, for which the Housing Grants program has minimum work requirements.

Potential tools
Some of the potential or expanded tools proposed in the implementation framework include:

- expanding the Transit Oriented Affordable Housing fund to other transit-served areas of the County;
- right-sizing parking requirements for affordable housing developments;
- establishing a fund to encourage continued philanthropic participation in providing permanent supportive housing to end homelessness; and
- an affordable-by-design study to investigate means by which additional modest priced market solutions could be developed in the County.

The IF is intended to be an administrative guide for staff, who will continue to engage the private, public and non-profit sectors in this work. The recommendations for modifying existing tools and creating new tools will require additional analysis and definition, and may need County Board approvals or other approvals. While the IF is intended to be comprehensive, it does not preclude the exploration of other tools that may be appropriate for achieving Arlington’s affordable housing goals. A general schedule for the implementation of the tools and recommendations is included in the IF (see Attachment 2, pages 39-41).

General Land Use Plan Amendments

In order to implement the objectives of the Affordable Housing Master Plan, three amendments to the GLUP booklet are recommended. Staff recommends that the County Board amend the General Land Use Plan booklet to remove the Affordable Housing section on page 12 which contains the previously adopted Affordable Housing Goals and Targets and other references as shown in Attachment 3; recognize the Affordable Housing Master Plan as an additional Comprehensive Plan Element; and update formatting in the booklet (such as the Table of Contents and pagination) related to this change.

The previously adopted affordable housing policy had been incorporated into the General Land Use Plan as the most appropriate place in the Comprehensive Plan to address housing in the absence of an affordable housing element. The affordable housing section of the GLUP will no
longer be needed due to the adoption of a Comprehensive Plan element dedicated to this purpose. These amendments will recognize the Affordable Housing Master Plan as the County’s new affordable housing policy and remove references to the prior policy. The proposed changes are outlined in Attachment 3 of this report.

Community Engagement

Engaging the community in discussions on affordable housing has been a high priority throughout the Affordable Housing Study process. An initial community forum was held in September 2012 to aid in establishing the scope of the study. In September 2013, another forum presented preliminary findings and solicited feedback on proposed housing principles. The results of the housing needs analysis were presented to the Arlington community in September 2014, together with activities to stimulate thinking and discussion on affordable housing issues. This was followed up the following month with a morning-long workshop focused on facilitated discussions around ten housing policy areas.

The 18-member citizen Working Group had a central role in developing the AHMP and IF. The Working Group had 24 monthly meetings, plus an additional 39 meetings of sub-committees, task forces; and eight topical meetings. All of these meetings were open to the public, and public comments were received at the beginning of Working Group meetings.

Electronic newsletters were sent to over 400 subscribers on a monthly basis and updates on the Study have been included in the County’s newspaper *The Citizen*, as well as *The Insider*. A dedicated webpage on the County website has been updated throughout the process to make information available and accessible, including updated versions of the draft documents.

Since the County Board work session in March 2015, staff and Working Group members have organized and participated in six community forums devoted to the AHMP and IF. A virtual online forum was also held.

Staff and Working Group members participated in a wide range of meetings of community organizations including the following:

- League of Women Voters
- Columbia Pike Civic Associations Presidents
- NAACP
- County Council of PTAs
- AHC Inc.
- BRAVO
- Kiwanis Clubs
- Dominion Hills Civic Association
- Barcroft Schools and Civic League
- Ashton Heights Civic Association
- Arlington Mill Civic Association
- Coalition of Arlingtonians for Responsible Development
- Arlington Civic Federation
- National Association of Office and Industrial Parks
- Alliance for Housing Solutions
- Donaldson Run Civic Association
- Arlington Young Democrats
- Arlington Green Party
- Lee Highway Alliance
- Buckingham Youth Brigade
- Chamber of Commerce, Economic Development and Government Affairs Committee
- Woodmont Civic Association
- Pike Presidents Group
Presentations were also made to County Commissions, Boards or Committees including:
- Housing Commission
- Transportation Commission
- Neighborhood Conservation Advisory Commission
- Historic Affairs and Landmark Review Board
- Tenant-Landlord Commission
- Parks and Recreation Commission
- Long Range Planning Committee
- Fiscal Affairs Advisory Commission
- Planning Commission
- Human Rights Commission
- Commission on Aging
- Disability Advisory Commission
- Community Development Citizens Advisory Commission
- Arlington and Alexandria Workforce Investment Board
- Community Services Board
- 10-year Plan to End Homelessness (Housing Committee and Executive Committee)
- Environment and Energy Conservation Commission

In response to concerns raised in testimonies at the June 13, 2015 County Board hearing for the request to advertise the AHMP, staff was directed to engage in further discussion with Arlington residents on the geographic distribution of affordable housing.

County Staff and the Working Group held three open houses: July 25 at Westover Library, July 27 at Central Library, and July 28 at the Columbia Pike Revitalization Organization office. The open houses provided an opportunity for individualized conversations on the AHMP with more than 70 residents. During that time, staff also met with the Columbia Pike Presidents Group, the Arlington Mill Civic Association, twice with representatives of the Coalition of Arlingtonians for Responsible Development (CARD), and attended a forum sponsored by CARD on economic mobility.

**Issues Identified**

a) **Transportation costs**

An emerging measure of affordable living is the cost of housing plus the cost of transportation (known as H+T index). This combined affordability measure uses 45% of a household’s income as a standard for affordability of the two household expenses combined. The Center for Neighborhood Technology developed a nation-wide interactive mapping tool which illustrated housing affordability alone and H+T affordability.

There are variations in the H+T index, depending on household configuration and income level. The two household income levels provided for the index are the median income for the region and moderate income at 80% of the area median income.

This data demonstrates that moderate income households in Arlington County face a greater housing cost burden, greater transportation costs as a share of their household income, and an H+T index that is 10 percentage points higher than that of a median income household.
The average transportation component for a moderate income household is 14%. Although there are only two income sets as a reference it is likely that transportation costs as a share of household income would be greater for lower income households.

Despite the fact that Arlington and the City of Alexandria have the lowest H+T compared to other Northern Virginia jurisdictions, affordability for lower income households remains challenging.

b) Geographic Distribution of Affordable Housing

To better understand the context of the distribution of affordable housing, three maps have been appended to the AHMP (Attachment 1, Appendix C) that depict where market affordable housing existed in 2000, where market affordable and committed affordable housing currently exist, and the forecasted distribution of affordable housing for 2040. It is important to note that from 2000 to 2015 all areas of the County experienced a decrease in housing units affordable to households with incomes below 60% AMI.

The 2040 forecasted distribution of affordable housing is based on adopted land use plans the forecast represents the anticipated and desired distribution of affordable housing by 2040. This forecast uses established major planning and transportation corridors as the units of analysis. The chart below illustrates the past, present and future distribution of affordable housing for each of the areas in the County. This forecast projects a more even distribution of affordable housing throughout the County by 2040, with no single area having a share greater than 22% of the County’s affordable housing supply.
The subject of geographic distribution of affordable housing was the primary focus of civic engagement activities since the request to advertise hearing in June. A short survey on the geographic distribution of affordable housing was used to collect feedback from open house participants and was available online July 25-August 1. A total of 192 surveys was received. The results of the survey (Attachment 4) show that 63 percent of respondents supported the policies in the plan that affect location, specifically the preservation of market rate affordable housing and committed affordable housing; and access to transit, and 61 percent of the survey responses felt that the forecast for the distribution of affordable housing was reasonable.

Integrating affordable housing goals and policies into new and updated sector plans as indicated in policy 3.5.1 (Attachment 1, p. 31) is an important policy that will help support achieving the forecasted distribution. Also, in order to achieve this desired distribution by 2040 several recommendations are included in the Implementation Framework under AHIF;

- Developing mechanisms within the AHIF guidelines to incentivize greater distribution of affordable housing that achieve the 2040 forecast;
- Restricting the use of AHIF for the creation of new units in areas of concentrated poverty; and
- Initiating a notice of funding availability application process for AHIF funds for competitive low income housing tax credit projects which will allow for comparative assessments of project applications based on criteria supporting adopted County housing policy.

c) School information

Several speakers at the hearing for the request to advertise the AHMP expressed concern over the impact of committed affordable housing in certain Arlington schools. The County Board requested information from Arlington Public Schools pertaining student achievement, and the impacts of student mobility on July 27. As of the writing of this report this information was not yet available.

Discerning causal relationships for variations in school performance is difficult, caution is needed in separating correlation from causation. What we do know about Arlington’s committed affordable housing program and its relationship to education is:

- Affordable housing in Arlington reduces the frequency of unwanted moves that lead children to change schools and disrupt educational instruction.
  - In Arlington, the annual turnover rate in CAF units is less than 20% compared to close to 50% in market-rate rental units.
- Affordable housing can reduce overcrowding and other sources of housing related stress that lead to poor educational outcomes by allowing families to afford decent-quality homes of their own.
  - A number of studies have found that overcrowded housing is associated with low educational achievement\(^2\). Arlington’s affordable housing programs help families

\(^2\)http://www.nhc.org/media/files/Insights_HousingAndEducationBrief.pdf
afford decent, quality homes of their own which can improve children’s educational achievement by reducing overcrowding.

- Well-constructed, maintained and managed affordable housing can help families address or escape housing-related health hazards (e.g., lead poisoning and asthma) that adversely impact learning.
  - Arlington’s Affordable housing programs help address these hazards by funding housing rehabilitation activities, improving the management and maintenance of older homes, and funding the construction of new homes that provide a healthier living environment.
- Affordable housing developments in Arlington support educational improvements by providing early childhood and afterschool programs.
  - The Montessori school at AHC’s Jordan (90 units) serves 24 kids ages 3-5 (1/3 AHC residents and 2/3 local community).
  - vPoint’s Education Building houses early childhood programs for 170+ children.
  - Greenbrier Learning Center provides afterschool enrichment at APAH properties.
  - AHC community centers offer afterschool, tutoring, teen, ESL, and stay-in-school programs.
  - Since 2008, all 61 teens in AHC’s program have graduated from high school and 80%+ have gone to college.
  - In 2014, 92% of elementary students in AHC after-school programs improved reading level by one grade and/or read at/above grade level.
  - Summer camps provided by nonprofit developers prevent “learning loss”.

d) Locations for the preservation of affordable housing

The policies proposed in the AHMP, to preserve committed affordable housing and to make every reasonable effort to preserve market rate affordable housing, apply to all housing. The AHMP, as envisioned in the charge, is not intended to be site specific, but rather a general policy document. The map included in the AHMP (see Attachment 1, page 40) identifies the locations of all market affordable housing and committed affordable housing. Many properties included in the County’s Historic Resources Inventory (HRI) are committed affordable (e.g. Colonial Village, Buckingham, Westover Apartments) or market affordable. At times the preservation of affordability can also contribute to the historic preservation of properties, at other times the redevelopment of properties to expand and preserve affordability may conflict with historic preservation goals. The Columbia Pike Neighborhoods Area Plan calls out the Barcroft Apartments and Fillmore Gardens as resources to be preserved.

e) Arlington’s historical affordability context

Additional information on the history of affordable housing in Arlington has been added to the AHMP (see Attachment 1, pages 2-3).
f)  99 year affordability commitments

The AHMP contains a policy to encourage affordability periods of 60 years or more for committed affordable rental projects. The current AHIF guidelines require units to remain affordable for a minimum of 30 years, with a preferred target of 60 years. About ten years ago, some existing affordable housing developments were seeking additional AHIF for the purposes of refinancing. In exchange for the additional AHIF, the affordability period was lengthened from 30 years to 60 years. Over time, this has become the new standard affordability period for AHIF units, with some requirements stretching to 75-year affordability terms. It should be noted that the majority of the County’s AHIF-funded CAFs are owned by nonprofits. Since affordable housing is their mission, most, if not all, of these units will remain affordable in perpetuity.

Among other jurisdictions within the metro DC area with loan funds similar to the AHIF, Arlington County’s trust fund affordability period of 60 years is one of the longest. For example, the City of Alexandria and the District of Columbia have a 40-year minimum requirement, while Montgomery County and Fairfax County require a minimum of 15 years of affordability for the term of the loan.

It is likely that these developments will refinance or renovate well before the end of the 60-year affordability period. If additional AHIF is requested, the County typically extends the affordability period as part of the new loan deal. Because the County generally receives this longer affordability period through refinancing, staff has not recommended lengthening the affordability period above 60-years for the initial loans.

g)  Single family lot coverage

The Arlington County Zoning Ordinance establishes maximum lot coverage percentages for residential buildings for each zoning classification. The ability to expand a house in order to accommodate an accessory dwelling unit or to enable a resident to age in place in a single floor living space may be limited by the lot coverage limitations. This will likely be an issue to be addressed as part of other planning and zoning tools, such as the accessory dwelling ordinance.

h)  Cost of implementation

The Implementation Framework contains many tools for achieving the goals of the AHMP, with widely varying costs depending upon market conditions, balancing uses of tools, and current need. As a long-term policy document, the AHMP does not prescribe which tools are to be used in which year, nor to what extent, which makes is nearly impossible to develop an annualized cost. However, to provide some perspective, three of these tools which make up the greater share of locally funded housing support - AHIF, Housing Grants and the Real Estate Tax Relief Program – are described below.

Achieving the objective for an adequate supply of affordable rental housing will depend on several factors: 1) the extent to which market affordable housing continues to be available in the County; 2) the ability of the County to achieve committed affordable housing through land use
tools (eg. Affordable Housing Ordinance, bonus density); and 3) the number of committed affordable units produced through direct financial support, generally AHIF. The first two factors contribute to achieving the objective without direct financial support from the County, and will affect the number of units that will be produced with AHIF. The FY 2016 General Fund appropriation for AHIF was $12,456,017. From FY 2010 through FY 2014, 23 percent of AHIF was funded through County General Fund appropriations; the remainder was comprised of developer contributions received through the affordable housing ordinance, AHIF loan repayments, federal funds (CDBG and HOME), and other income. The actual amount from each source has and will vary from year to year.

Housing Grants provide direct rental assistance to renters with incomes below 40% AMI. It is anticipated that this program cost will increase incrementally over the length of the plan. One possible means to control the costs associated with the grants is to focus on providing committed affordable housing at lower levels of affordability (50% or 40% AMI). This reduces the amount of grant money needed to fill the affordability gap, and maintains affordability over a longer period of time. Units at lower affordability cost more to produce with AHIF but in the long run is likely to save money between the programs. The AHMP proposes a policy to incentivize affordability below 60% AMI in committed affordable rental projects. The FY 2016 General Fund appropriation for Housing Grants was $8,913,507.

The Real Estate Tax Relief program has been the third largest component of the annual housing programs budget. This program provides property tax relief in the form of an exemption or deferment to homeowners who are over the age of 65, or who have a permanent and total disability. While this program is not an expenditure, the foregone revenue from the County General Fund should be considered a cost. Demographic projections indicate that the number of homeowners over 65 will increase significantly in the County over the next 25 years, resulting in greater demand for this program. Arlington County has the authority to set the program’s income requirements and asset requirements, as well as determining whether exemptions or deferments are provided. These requirements are reviewed annually and provide the means for the County to control the costs of this program, which is important component for aging in place to many homeowners. The FY 2016 County budget included $4,500,000 for the Real Estate Tax Relief program.

**FISCAL IMPACT:** The Affordable Housing Master Plan and the Affordable Housing Implementation Framework impose no additional immediate financial commitments by the County. However, the County’s ability to meet the goals of the Affordable Housing Master Plan will depend on a variety of factors including market forces in pricing and demand and future County funding resources.
CONCLUSION: The Affordable Housing Master Plan continues Arlington County’s leadership in developing and implementing affordable housing policy. The goals and policies contained in the Affordable Housing Master Plan, and the strategies and tools provided in the companion Affordable Housing Implementation Framework, provide a means for maintaining the County’s economic diversity by supporting Arlington residents in their housing needs, improving neighborhoods through investments, and strengthening our economic competitiveness. Therefore, staff recommends the County Board adopt the Affordable Housing Master Plan and the related amendments to the General Land Use Plan, and accept the Implementation Framework as an administrative guide for implementation of the Affordable Housing Plan.
Resolution A

RESOLUTION on the Adoption of the Affordable Housing Master Plan

WHEREAS, The County Board endorsed the County Manager Charge for an Affordable Housing Study to create a shared vision of Arlington’s affordable housing as a key component of our community sustainability and to update the County’s affordable housing policy as an affordable housing element of the County’s Comprehensive Plan; and

WHEREAS, the Commonwealth of Virginia has established that the Comprehensive Plan shall include the designation of areas and implementation of measures for the construction, rehabilitation and maintenance of affordable housing, which is sufficient to meet the current and future needs of residents of all levels of income in the locality while considering the current and future needs of the planning district within which the locality is situated; and

WHEREAS, a thorough analysis of the current and future housing needs was undertaken to inform the Affordable Housing Master Plan and that the proposed policy is based on the findings of this analysis; and

WHEREAS, housing affordability is essential to achieving Arlington’s vision to be a diverse and inclusive world-class urban community with secure, attractive residential and commercial neighborhoods where people unite to form a caring, learning, participating, sustainable community in which each person is important; and

WHEREAS, housing affordability supports our residents at all ages and stages of life, improves our neighborhoods, and strengthens our economy; and

WHEREAS, the Community Development Citizens Advisory Committee has recommended adoption of the Affordable Housing Master Plan and Affordable Housing Implementation Framework; and

WHEREAS, the Community Services Board has endorsed the Affordable Housing Master Plan and Affordable Housing Implementation Framework; and

WHEREAS, the Commission on Aging has endorsed the Affordable Housing Master Plan and Affordable Housing Implementation Framework; and

WHEREAS, the Human Rights Commission has endorsed the Affordable Housing Master Plan and Affordable Housing Implementation Framework; and

WHEREAS, the Transportation Commission has endorsed the transportation related policies of the Affordable Housing Master Plan and Affordable Housing Implementation Framework; and

WHEREAS, the 10-year Plan to End Homelessness has recommended adoption of the Affordable Housing Master Plan and Affordable Housing Implementation Framework; and
WHEREAS, [Housing Commission Placeholder]
WHEREAS, [Planning Commission Placeholder]

NOW, THEREFORE, BE IT RESOLVED, That based on the aforementioned considerations, deliberations, and all public comment, the County Board of Arlington County finds that the Affordable Housing Master Plan should be, and is hereby adopted as an element of the County Comprehensive Plan, and

BE IT FURTHER RESOLVED, That the County Board of Arlington County accepts the Affordable Housing Implementation Framework as an administrative guide for staff to achieve the goals, objectives and policies established by the Affordable Housing Master Plan.
Resolution B

GENERAL LAND USE PLAN RESOLUTION

WHEREAS, the County Board of Arlington County has been presented with proposed amendments of the General Land Use Plan (“GLUP”), a part of the County’s Comprehensive Plan, to:

- remove the Affordable Housing section on page 12 and other references as shown in Attachment 3;
- add the Affordable Housing Master Plan as an additional Comprehensive Plan Element;
- update formatting in the booklet (such as the Table of Contents and pagination) related to this change.

WHEREAS, the County Manager has recommended that the proposed amendments be approved; and

WHEREAS, the Planning Commission has recommended adoption of the Affordable Housing Master Plan and approval of the associated GLUP amendments; and

WHEREAS, the County Board of Arlington County has considered the foregoing recommendations and the purpose of the GLUP and the Comprehensive Plan as set forth in these documents, the Arlington County Zoning Ordinance, and the Code of Virginia; and

WHEREAS, the County Board of Arlington County held a duly advertised public hearing on the proposed amendments to the GLUP on September 19, 2015.

NOW, THEREFORE, be it resolved that, based on the aforementioned considerations, deliberations, and all public comments, the County Board of Arlington County finds that the aforementioned proposed amendments to the GLUP set forth in Attachment 3 should be, and hereby are, approved.
Affordable Housing Master Plan

AN ELEMENT OF ARLINGTON COUNTY’S COMPREHENSIVE PLAN
DRAFT 5.1 8.0 – MayAugust 2015
The Affordable Housing Master Plan defines Arlington County’s affordable housing policy. The Affordable Housing Implementation Framework is a companion document that describes the tools and strategies to be employed to fulfill the goals established by this Affordable Housing Master Plan.
The comprehensive plan shall include the designation of areas and implementation of measures for the construction, rehabilitation and maintenance of affordable housing, which is sufficient to meet the current and future needs of residents of all levels of income in the locality while considering the current and future needs of the planning district within which the locality is situated.

The Affordable Housing Master Plan (AHMP) has been developed as the County's long-range vision for addressing housing needs through 2040 in fulfillment of the Code of Virginia. The AHMP defines Arlington County's affordable housing policy and will be reviewed and revised as necessary at least once every five years to account for changing conditions within and beyond the County. The periodic review should be conducted through a process that includes stakeholder representatives.

The Affordable Housing Implementation Framework is a companion document that describes the tools and strategies available to be employed to fulfill the goals established by this Affordable Housing Master Plan. A monitoring and evaluation plan will be developed upon adoption of the Affordable Housing Master Plan that will identify the metrics to be used to monitor progress towards achieving the Plan goals.
Chapter 1: The County Vision and Housing Affordability

Arlington County Vision

"Arlington will be a diverse and inclusive world-class urban community with secure, attractive residential and commercial neighborhoods where people unite to form a caring, learning, participating, sustainable community in which each person is important."

Housing Affordability is Essential to Achieving Our Vision

Housing affordability is vital to the social and economic sustainability of our community. Providing a range of affordability:

Supports our people at all ages and stages of life, such as young families who are just starting out; seniors who wish to securely age in place; families with children who are looking for stability; and hardworking employees who deserve opportunity and choices.

Improves our neighborhoods by promoting stability; maintaining diversity; assuring the quality of the built environment and neighborhood character; and reinforcing efficient transportation and land use policies.

Strengthens our economy by enhancing our market competitiveness; assuring employers access to workers they need for a variety of jobs; providing better access for workers to homes near their jobs; attracting the best employees; connecting business owners with a stable customer base; and allowing consumers the flexibility to spend less of their income on housing.

The values that are central to the County’s vision—diversity, inclusivity, sustainability—are supported by providing a range of housing affordability. These values are a hallmark of Arlington County and actively supporting them through our policies has helped to make Arlington County a national model of a modern desirable place to live, work and play.

The ability to provide sufficient housing affordable to people at all income levels is increasingly important for meeting Arlington County’s full economic development potential. In recent decades, the County has benefited from growth in high wage jobs, and these jobs will continue to comprise a significant share of local economic growth. However, workers in lower-wage jobs across all industries form the backbone of the County’s economy, supporting business functions, providing resident-based goods and services, and serving the thousands of visitors who come to Arlington each year. Without a sufficient supply of housing affordable to lower-wage workers, it will become increasingly difficult for the County to attract and retain a diverse workforce and to continue to grow a vibrant, sustainable local economy in the future.

The County’s vision of a diverse and inclusive community requires an adequate supply of housing affordable to support our current and future residents. Access to affordable housing opportunities is essential in enabling families to succeed.
Arlington’s success at attracting residents, visitors, investors, and businesses has brought many benefits to the community. At the same time it has become increasingly difficult for the County to retain a sufficient supply of housing affordable to households with low and moderate incomes. In 2000, a little over a quarter (26 percent) of the housing supply was affordable to households with incomes up to 60 percent of the area median income (AMI); in 2013 less than a tenth (9 percent) of housing remained affordable for these households. From 2000 to 2013 Arlington County lost 13,500 affordable housing units, primarily to rent increases.

While market forces have diminished the supply of market affordable units (MARKs), Arlington County’s sustained commitment to housing affordability has steadily increased the number of committed affordable housing units (CAFs). The current inventory of 7,000 CAF units has created stability for the families living in these homes, but has only partially mitigated the loss of market-rate affordable housing.

The rapid increase in home prices in the early 2000s have placed the single-family detached home beyond the reach of middle income families. At present the primary ownership opportunities for these families are in the County’s stock of condominiums.

Our History of Affordable Housing Leadership

Arlington’s affordable housing legacy began as the first modern wave of federal employees searched for a home close to their work in downtown DC, or at the Pentagon. Federally assisted multi-family housing –Arlington, Colonial and Buckingham Villages – complimented the building boom of new single-family colonials, ramblers and ranches. This legacy evolved over the last half century as Arlington planned for and received the Orange and Blue metro rail lines, precipitating more multi-family housing and bringing tens of thousands of additional jobs.

This wave of jobs, housing and people, and accompanying benefits, have made modern Arlington what it is today – a thriving inner core community that is home to 215,000 people from all walks of life, incomes, nationalities and perspectives. As this community has become increasingly desirable, its diversity has become threatened as the supply of all housing has not kept pace with demand. As a result, modestly

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1 As of 2014, the regional Area Median Income (AMI) for a family of four was about $107,000; 60% of AMI for a four-person family was $64,500, $58,080 for a three-person household, $51,600 for two persons, and $45,180 for an individual.

2 MARKs have market rents that are affordable to low- and moderate-income households by virtue of the age, location, condition and/or amenities of the property. These units are not regulated by the County or any other public agency, so there is no assurance that lower-income households live in these lower-rent housing units. In addition, there is no guarantee that these homes will remain affordable to lower-income households.

3 CAFs are rental units that are built by private and non-profit developers with a subsidy from the federal, state and/or local government. These units are covered by legally binding agreements with a public agency that requires that they remain affordable to low- and moderate-income households for a specified period of time. Only households within specified income limits are allowed to rent CAFs. The County monitors compliance with these regulations.
priced apartments and homes are no longer provided by the private market. Only through public intervention can affordable housing be preserved and sustained.

Arlington is not alone in these challenges. The federal government’s expansion over the past 50 years also impacted the housing markets in the District of Columbia, Alexandria, Fairfax, Loudon, Prince William, Montgomery and Prince George’s County. Housing has evolved amid the region’s arrangement of employment and commercial centers, and connecting transportation networks with one overriding market feature – housing is most expensive in the inner core where employment, transportation and other uses compete for space in the market place.

Comprehensive land use planning has shaped Arlington by anticipating and incentivizing compact but dense growth along the Metro and other transportation corridors. Public investments in basic services, infrastructure, and schools helped attract people and business. In the late 70’s and early 80’s the County began to use federal funds from HUD to support the preservation of affordable housing with the Lorcom Arms, Westover Apartments and the Shelton renovations.

The first use of local funds to support affordable housing was in 1987 to help the Arlington Housing Corporation (now AHC, Inc.) acquire and renovate Woodbury Park. In the early 2000’s the County improved and expanded its affordable housing tools, making use of both financing and land-use mechanisms to foster award-winning affordable developments such as vPoint, Buckingham Village 3 and Arlington Mill. As the region continues to grow, Arlington remains one of the most desirable places to live, learn, work, and play.

Arlington’s success at attracting residents, businesses, investors and visitors has brought many benefits to the community. At the same time it has become increasingly difficult for the County to retain a sufficient supply of housing affordable to lower income households. Between 2000 and 2013 Arlington County lost 13,500 housing units that were affordable to low-income individuals and families, primarily as a result of rent increases. Escalating homes prices over the past 15 years have put single-family homeownership out of reach for many middle-income families.

County leaders have long understood the challenge of housing affordability—Arlington’s first affordable housing initiatives were enacted in the early 1970s. The County has maintained its commitment to supporting affordable housing since that time, establishing a local affordable housing fund in 1988, a County housing policy in 1991, and its current Affordable Housing Ordinance in 2005.
The Affordable Housing Investment Fund (AHIF), a revolving loan fund, is the County’s main financing program for affordable housing development. In conjunction with the Affordable Housing Ordinance, this revolving loan fund provides incentives for developers through low-interest loans for new construction, acquisition and rehabilitation of affordable housing. Since its creation in 1988, AHIF has helped to create the majority of Arlington’s affordable rental units that benefit low-income households. For every dollar of AHIF funding three dollars of private investment is leveraged, attracting additional investment to the community.

In 1991 Arlington County adopted a set of housing policy principles and policy goals, which set forth broad targets for populations to be served, ending housing discrimination, the role of affordable housing in overall County policies, preserving existing affordable units, integrating affordable housing into other planning and land use activities, and homelessness. These Principles were subsequently incorporated into several of the County’s plans and policy documents.

In 1999 Arlington County commissioned the 15-member Affordable Housing Task Force to examine the County’s housing programs and develop recommendations to better address the County’s housing affordability needs. This Task Force brought forward a set of affordable housing goals that the County adopted in 2000 and were subsequently incorporated into the General Land Use Plan. Following this effort a set of targets related to each goal was established in 2002. In 2011, the County Board approved revisions to the County’s goals and targets, which extended most of the targets to 2015.4

The County established an Affordable Housing Ordinance in 2005, requiring commercial and residential site plan projects to provide on-site or off-site affordable units or to provide a cash contribution to the Affordable Housing Investment Fund.

Arlington’s local efforts have yielded important tools and resources for preserving and expanding the supply of committed affordable housing. It is important to recognize the role of federal programs – particularly the low income tax credit program – that enable our local efforts to further leverage private capital.

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4 Arlington County CPHD/Housing, “Occupations of Tenants of Committed Affordable Rental Units”, January, 2015
These County efforts have resulted in the production and preservation of nearly 7,000 affordable units and have lessened some of the market-driven affordability challenges. However, market forces continue to drive up prices for all types of housing in the County, and it is unlikely that the private market will provide significant opportunities for lower income households. Forecasts suggest that, by 2040, there will be just 6,500 MARKs remaining in the County, and that none of these units will be affordable to households earning below 60 percent of AMI. As a result, low-income individuals and families will be challenged to find affordable housing in Arlington in the future. In addition, the escalating cost of homeownership has resulted in fewer options for middle-income households.

Arlington’s housing market is part of a regional market. The trends and pressures on housing affordability can also be observed in neighboring jurisdictions. Both the District of Columbia and Alexandria—which together with Arlington form the core of the Washington metropolitan region—have experienced similar losses to their supply of affordable housing.

Each jurisdiction in the region has been working to address the housing needs of their communities. In 2011 Fairfax County established The Housing Blueprint: A Housing Strategy for FY 2011 and Beyond, and the City of Alexandria adopted their Housing Master Plan in 2013. The Metropolitan Washington Council of Governments has promoted coordination and dialogue among the jurisdictions in the region. Recent reports by the Urban Institute and Enterprise Community Partners highlight the issue of housing affordability as a regional issue that must be addressed by all local jurisdictions.

The continued loss of affordable housing units in the County presents a threat to its ability to realize its vision as a diverse and inclusive community and to achieve a strong and balanced economy. This Affordable Housing Master Plan is designed to meet the housing needs of Arlington’s current and future residents.

5 http://www.fairfaxcounty.gov/rha/housingblueprint.htm
6 https://alexandriava.gov/HousingPlan
8 http://www.enterprisecommunity.com/servlet/servlet.FileDownload?file=00P1400000fGnhEAG
Purpose and Structure of the Affordable Housing Master Plan

The purpose of the Affordable Housing Master Plan (AHMP) is to clearly define the County’s affordable housing policy that will enable Arlington to respond to the current and future needs of residents of all levels of income in the County. The AHMP is an element of Arlington County’s Comprehensive Plan and is intended to support the goals and policies related to land use, economic development, transportation, public facilities, and the environment. The Code of Virginia requires that comprehensive plans address affordable housing to meet the current and future needs of residents of all levels of income in the locality.9

The AHMP is structured around principles, goals, objectives and policies that support the County’s vision and affordable housing principles:

- **Principles** state values and ideals that define the aspirations of the County and guide the development of affordable housing policy that is articulated in goals, objectives and policies.
- **Goals** are conceptual statements that express the County’s overarching views regarding the affordability, accessibility, and sustainability of its housing supply.
- **Objectives** are statements of intent that set the overall direction of the County’s housing programs and services and provide the foundation for the County’s affordable housing policies.
- **Policies** are the approaches or initiatives that form the basis of the County’s efforts to implement the Affordable Housing Element.

The AHMP is adopted by the Arlington County Board as an element of the County’s Comprehensive Plan following recommendation by the Planning Commission.

A companion document to the AHMP is the Affordable Housing Implementation Framework (Implementation Framework). The Implementation Framework identifies the tools—both existing and potential—that the County can use to achieve the goals and policies of the AHMP. The County will work with stakeholders to ensure AHMP implementation improves Arlington’s economic competitiveness, social stability, and quality of life for its residents and workers. The Implementation Framework is accepted by the County Board as administrative guidance to the County Manager.

Another companion document is the Affordable Housing Monitoring and Evaluation Framework which will define the indicators that the County will use to measure progress towards the AHMP goals, objectives and policies and will include important housing related and community data that should be monitored on an ongoing basis. The Monitoring and Evaluation Framework is developed by County staff and endorsed by the County Board.

The Affordable Housing Master Plan will be updated as conditions warrant. At a minimum, the element will be reviewed and revised as necessary once every five years along with other elements of the Comprehensive Plan.

**AHMP Interim Review**

The Affordable Housing Master Plan has been developed as the County’s long-range vision for addressing housing needs through 2040. The AHMP will be reviewed and revised as necessary at least once every five years to account for changing conditions within and beyond the County. The periodic review should be conducted through a process that includes stakeholder representatives.

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9 Code of Virginia § 15.2-2223 D.
Affordable Housing Principles

The AHMP is consistent with and contributes to achievement of the Vision for Arlington County. The Housing Principles form the core philosophical foundation of Arlington’s approach to affordable housing within the context of the County’s total housing stock, economic base, and social fabric. These principles provide direction for Arlington’s affordable housing goals, objectives, and policies (Chapter 3).

1. Housing affordability is essential to achieving Arlington’s vision.

Arlington strives to build an inclusive community which welcomes diverse populations, and encourages and empowers persons of all races, ages, ethnicities, genders, sexual orientations, abilities, and incomes to be fully engaged in the community. Housing affordability and accessibility directly contributes to the community’s diversity and sustainability by enabling a wide range of households to reside in Arlington, especially households with limited means and persons with special needs. A community where diverse residents can meet all their needs locally and have opportunities to interact with the entire community is likely to have a greater sense of community.

Housing affordability is vital to the community’s sustainability and is a necessary support the local economy. A wide range of housing choices are needed to support the diverse jobs and wage levels needed to sustain the local economy. Businesses are better able to attract and retain workers when there is housing that is affordable nearby. Housing affordability complements and reinforces the County’s transportation and land use policies.

2. Arlington County government will take a leadership role in addressing the community’s housing needs.

Given Arlington’s location and land prices, market forces are unlikely to provide the full range of affordability that Arlington requires to achieve its vision. Providing a range of housing choices affordable at various income levels requires the development and preservation of both committed and market-rate housing units. It also requires rental assistance and supportive services for those who are economically disadvantaged or who need support to live independently. Arlington will use land use and development policies to promote the active participation of housing developers and property owners in expanding the range of choice. The County will also partner with the private and non-profit sectors to provide housing for persons and households that the private housing market fails to reach. In pursuit of achieving the affordable housing goals, the County will coordinate its housing efforts with other jurisdictions in the metropolitan Washington region, across departments and divisions within the County, and with Arlington Public Schools.

3. A range of housing options should be available throughout the County affordable to persons of all income levels and needs.

Affordable housing should be available and accessible for persons of all needs, including different household sizes and family types, elderly persons, and persons with physical, mental and intellectual disabilities. Arlington County will work to provide housing opportunities across the County by focusing on persons and households that the private market fails to reach. Investments in affordable housing will be coordinated with other associated investments in community infrastructure, transportation infrastructure and services, neighborhood, and recreational, cultural, and human services.
4. **No one should be homeless.**

Preventing and ending homelessness is a critical element of the Affordable Housing Master Plan. In concert with the previously adopted ten-year plan to prevent and end homelessness, addressing homelessness requires commitment from all sectors of the community; the implementation of best practices and evidence-based solutions, including “housing first”; the availability of affordable, appropriate housing options; and culturally competent and consumer-centered supportive services. Research has documented that providing supportive housing under a “housing first” model improves stability for chronically homeless individuals while at the same time reduces public expenditures on health care, prisons and other social services.\(^{10}\)

5. **Housing discrimination should not exist in Arlington.**

Fair housing law prohibits discrimination in housing. Limited income, less education or knowledge of rights, uncertain legal status, and lack of access to legal assistance may limit housing choices for some households and make them more susceptible to violations of fair housing law. Arlington will be vigilant in monitoring compliance and enforcement of fair housing laws to fully and consistently achieve the promise of non-discrimination.

6. **Affordable housing should be safe and decent.**

Local codes and ordinances mandate minimum conditions to ensure healthful and safe housing. Persons and households with fewer housing choices may live in housing that does not fully and consistently meet codes or are overcrowded. Arlington will be vigilant in monitoring compliance and enforcement of all health and safety codes and will aspire to a high quality living environment for all persons.

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\(^{10}\) See, for example, a recent study conducted in Charlotte, North Carolina titled *Moore Place Permanent Support Housing Evaluation Study*, available online at http://inside.uncc.edu/news/item/chhs-study-demonstrates-housing-program-helps-save-lives-money.
Chapter 2: Housing Needs Analysis

The goals, objectives and policies (Chapter 3) are based on analysis of the County’s current housing market and patterns of affordability, as well as forecasts of the County’s future housing needs out to 2040. Future housing needs are based on an analysis of the socioeconomic characteristics of the County’s future residents, and these characteristics are driven by projected demographic and economic trends in the County. Understanding the characteristics of the County’s existing and future households—including household incomes, sizes, and presence of older adults and persons with disabilities—is essential for the recommendations of particular affordable housing policies and the adoption of specific tools. The information in this chapter summarizes the results of the housing needs analysis conducted in 2014 which can be found in the report Housing a Diverse and Inclusive Community: An Analysis of Current and Future Housing Needs.11

Defining Housing Need

Standard, nationally-adopted guidelines for measuring housing affordability were used for this analysis and forecast of housing needs in the County. Specifically, a household spending 30 percent or less of its income on housing costs is assumed to have “affordable housing,” while a household spending more than 30 percent of household income on housing is defined as being “cost burdened.” There are several reasons the 30-percent rule was used in this needs analysis.

- First, national analyses of housing affordability use the 30-percent rule to track housing needs over time.12 As a result, using this standard in the assessment of housing needs in Arlington County allows for comparison of housing affordability with other jurisdictions.
- Second, many Federal housing programs use the 30-percent rule in their regulations. For example, the Federal Housing Choice Voucher program requires families receiving vouchers to pay 30 percent of their monthly income on rent and utilities.13
- Third, the County has long tracked the availability of market-rate affordable rental housing units (MARKS) using a standard that sets affordability thresholds for housing units based on the rent that does not exceed 30 percent income at given household income levels.14

There are other ways to think about housing affordability and different standards that could be used to define “affordable housing.” For example, the County’s housing grant program requires participating households to spend 40 percent of their income on housing, with the remainder subsidized by the County grant. An affordability measure that combines housing plus transportation costs has been jointly developed by the U.S. Department of Transportation (DOT), Department of Housing and Urban Development (HUD) and Environmental Protection Agency (EPA).15 There is evidence that households can spend a greater share of their income on housing in locations that are closer to job centers and transit because they spend less on transportation. Therefore, an alternative measure of housing affordability could examine households’ combined housing plus transportation costs, assuming that a household

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11 The housing needs analysis report is available online at http://housing.arlingtonva.us/affordable-housing-study/.
12 See, for example, the Harvard University Joint Center for Housing Studies’ State of the Nation’s Housing report available online at http://www.jchs.harvard.edu/research/state_nations_housing.
15 See the Location Affordability Portal at http://www.locationaffordability.info/laiax.asp.
should spend no more than 48 percent of its income on these combined costs.\textsuperscript{16} It is also clear that different types of households can afford to spend larger—or smaller—shares of their income on housing depending on their career status or on their other household expenses. For example, a young worker beginning his or her career might spend more than 30 percent of income on housing with the anticipation of a greater future income. A family with child care or major health expenses might find that they are not able to spend 30 percent of their income on housing because of these other expenses.

Measuring housing affordability with the 30-percent standard has no impact on the forecasts of household by income range presented in this needs analysis. Furthermore, using a different measure of housing affordability would not change substantially the nature of current housing affordability challenges in the County. But these issues around how to measure housing affordability should be considered when recommending policies around setting affordable rent levels and defining local program regulations.

Current Demographic and Housing Market Profile
The County’s growing and changing population reflects its character as a mature, urban community. Several population trends have shaped the growth and changing character of Arlington County in recent years:

- From 2000-2012, the oldest cohort of the Millennials reached their 20s and 30s. At the same time, the Washington DC region, and Arlington County, in particular, became a magnet for young, professional workers. As a result of these factors, the number of 25-to-34 year olds in the County surged, increasing by 32.1 percent over 12 years, compared to an increase of 16.7 percent for the overall population. In fact, in 2012, Arlington had a higher share of 25-to-34 year olds than any other county in the nation.

- The aging of the Baby Boomers (those born between 1946 and 1964) also has implications for population change in Arlington. The number of 55-to-64 year olds, which includes a large share of the Baby Boom population, grew by 48.8 percent between 2000 and 2012. This population shift foreshadows the growth ahead in the County’s older adult population.

- Arlington County became somewhat less racially and ethnically diverse over the past 12 years. The white population grew faster than the overall population (22.5 percent versus 16.7 percent) and the number of Hispanic residents living in Arlington declined. In no other jurisdiction in the Washington, DC region was there a drop in the Hispanic population. (Note that in Arlington, the number of Hispanic households did increase, which suggests a Hispanic population living in smaller household size.) The Asian population also grew quite fast (39.3 percent), though Asians make up a relatively small share of the overall population in 2012.

- The number of families with children increased more than twice as fast as the overall number of households (20.4 percent versus 10.2 percent). This trend reflects the aging of the large Millennial population into marriage and child bearing age. But the trend may also be indicative of the increasing likelihood of families remaining in the County after children are born.

- The increase in some high-wage jobs in the region and the fact that Arlington is an attractive place to live have meant that the County has attracted high-wage workers and experienced a significant increase in the number of high-income households. For example, the number of households with

\textsuperscript{16} See, for example, HUD’s “Calculating the True Cost of Housing” available online at http://archives.huduser.org/periodicals/ResearchWorks/pdf/ResearchWorks__julaug_08.pdf archives.huduser.org/periodicals/ResearchWorks/julaug_08/RW_vol5num7t3.html.
incomes of $200,000 or more increased by 59.8 percent between 2000 and 2012, compared with an increase of just 10.2 percent for all households.

- Arlington County has experienced a decline in the number of lower-income households. The number of households with incomes below $60,000 declined by 9.9 percent between 2000 and 2012.

Arlington’s housing market has been characterized by escalating rents and homes prices over the past decade. While rents and home prices increased all across the region, they increased faster in Arlington and, in general, the County was insulated from the housing market downturn. Between 2000 and 2013, the median home sale price in Arlington increased by 140.3 percent while the average rent increased by 90.9 percent.
The number of homes (including both rental and ownership stock) affordable to low- and moderate-income households has declined precipitously since 2000. About 13,500 market affordable apartment rental homes that were affordable to households earning below 60 percent of area median income were lost from the County’s housing stock through rent increases, condo conversion, and redevelopment in the period from 2000 to 2014.

As a result of the County’s coordinated land use and transportation policies that encourage higher intensity development along transit corridors, new residential construction has been dominated by multi-family housing within the County’s Metro station areas. Since 2000, three-fourths of all new residential units have been built within the Rosslyn-Ballston and Jefferson Davis Metro corridors. A small share—about six percent—of all new housing units built since 2000 were single-family detached homes or townhouses.

Housing Affordability

Affordability declined dramatically in Arlington between 2000 and 2012, primarily as a result of surging housing costs but also because of flat or declining incomes among some groups. While finding housing that is affordable is a challenge for many households, several key populations face particular challenges in Arlington:

- **Older renters** have higher cost burdens than households headed by someone under age 65. Nearly two-thirds of older adult renters pay more than 30 percent of their income on housing, compared with 40 percent of all renter households. In addition, low-income older adult households on fixed incomes face growing financial stress around rent and condo fee increases. Many older adults say they want to remain in Arlington County for the rest of their lives but many are worried that rising housing costs or difficulty finding affordable housing will force them to leave.

- **Racial or ethnic minority households** are more likely than white households to face affordability challenges. Nearly half of African American households—including both renters and owners—are...
cost burdened; 57 percent of Hispanic renters and 48 percent of Hispanic owners are cost burdened. In fact, nearly one out of five Hispanic and African American households surveyed said they have already moved out of a home in Arlington because they could no longer afford the cost of living there. Many feel certain they will not be able to remain in Arlington over the coming years.

- **Families with children**, especially single-parent families, face higher cost burdens than other types of households. Seventy percent of single-parent renters spend more than 30 percent of their income on housing. In addition, many families with children struggle to find housing in the County that is large enough to meet their families’ needs.

- **Arlington’s low-income households** face the most serious affordability challenges and often face stark choices when it comes to finding ways to pay for housing. Many low-income households spend less on food, transportation, utilities and other necessities in order to cover housing costs. Small increases in rents or condo fees can have a major impact on these families’ budgets.

### Current and Future Housing Needs

#### Current Housing Needs

The housing needs of Arlington’s residents are part of a greater context of unmet housing needs on a regional scale. Based on an analysis of the number of households at different incomes compared to the amount of housing at different rents and prices, the County’s current rental stock sufficiently serves both families and single-person households who have incomes above 80 percent of area median income. The current stock of multi-family rental units is far below what would be needed to meet the demand of renters with incomes below 60 percent of area median income. In 2013 there were 17,136 renter households with incomes below 60 percent of the area median income and 10,077 housing units affordable at 60 percent of area median income or below. This indicates a gap of nearly 7,000 units with rents affordable to households with incomes below 60 percent of the area median.

On the homeownership side, rising home prices and limited supply have put homeownership out of reach for many households. In 2013, 60 percent of all homes sold in the County sold for $450,000 or higher, a price generally affordable to households earning at least $100,000 or more. The majority of homes priced below $450,000 are efficiency and one-bedroom condominiums which are more suitable for smaller households rather than larger households or families with children. While sales prices indicate some affordability for middle income households, condominium fees add to overall ownership costs and impact affordability.

#### Future Housing Needs

A key part of developing an affordable housing policy is to understand not only the needs of existing Arlington residents, but also to consider the needs of future residents to ensure the County lives up to its values of diversity, inclusivity, choice and sustainability.

Household forecasts were developed for the period 2010 through 2040 using an age-cohort component method, along with independent forecasts of regional job and wage growth. These overall household forecasts were fixed to the County’s forecasts prepared as part of the Round 8.2 Metropolitan Washington

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Council of Governments (MWCOG) cooperative forecasting process. The forecasts for the housing needs analysis include separate forecasts of household growth by household income (as a percent of AMI), household size, older adult-headed households, households with a disabled person, and tenure (renters versus owners). These forecasts are based on an assessment of demographic trends as well as regional job growth. The forecasting process includes separate analysis of working households (where forecasts are driven primarily by assumptions about regional job growth) and non-working households (where forecasts are driven primarily by assumptions about demographic change).18

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<td>&lt;30% AMI</td>
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<td>13,800</td>
<td>11%</td>
<td>3,700</td>
<td>37%</td>
</tr>
<tr>
<td>30-60% AMI</td>
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<td>11%</td>
<td>3,700</td>
<td>37%</td>
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<td>60-80% AMI</td>
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<td>3,000</td>
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<tr>
<td>80-100% AMI</td>
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<td>12,300</td>
<td>10%</td>
<td>2,400</td>
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<tr>
<td>100-120% AMI</td>
<td>9,100</td>
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<td>9%</td>
<td>3,100</td>
<td>34%</td>
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<tr>
<td>120%+ AMI</td>
<td>49,700</td>
<td>64,500</td>
<td>50%</td>
<td>14,800</td>
<td>30%</td>
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<tr>
<td>Household Size</td>
<td></td>
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<tr>
<td>1-person</td>
<td>40,500</td>
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<td>41%</td>
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<td>2-person</td>
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<td>35%</td>
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<tr>
<td>3-person</td>
<td>11,600</td>
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<td>12%</td>
<td>3,400</td>
<td>29%</td>
</tr>
<tr>
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<td>Age of Householder</td>
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<td>65 or older</td>
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<td>9,200</td>
<td>75%</td>
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<tr>
<td>Under 65</td>
<td>85,700</td>
<td>107,100</td>
<td>83%</td>
<td>21,400</td>
<td>25%</td>
</tr>
</tbody>
</table>

*Numbers may not sum due to rounding.

Along with the housing principles, the analysis of current and future housing needs serves as the base for the County’s affordable housing goals, objectives and policies. Based on this review of past demographic and housing market trends, current housing shortages and affordability challenges, and anticipated household growth the County’s most pressing current and future housing needs include the following:

- **Rental housing for low-income and extremely low income households is needed to close the current housing gap and meet future needs.** Even with the County’s existing programs to preserve and create affordable housing units, the loss of MARKS and the failure of the market to produce new units affordable to lower-income households has created significant affordability challenges for this group which will only worsen in years to come without public investment. This group of individuals and families includes workers who serve the Arlington community and economy; the lower-wage jobs they work in will comprise a larger share of the region’s overall

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18 The full methodology is available in the Appendix of the housing needs analysis report.
employment in the years to come. The supply of housing that is affordable to this group has declined sharply over the past decade. In addition, this is a population that generally includes households that often need direct financial assistance in order to afford their housing. Based on forecasts of household growth, between 2010 and 2040, it is projected that the County will add 7,400 households with incomes below 60 percent of area median income, half of these households (3,700) will have incomes below 30 percent of area median income. Nearly 90 percent of these low-income households will be renters.

- **Families with children will need homes with two, three or more bedrooms.** Families with children make up a growing segment of the Arlington community. They are also more likely than other types of households to face affordability challenges and to have difficulty finding housing that meets their families’ needs. Based on forecasts of household growth, the County is expected to add 7,700 households with three or more people between 2010 and 2040. While the County will continue to attract single-person households in large numbers, the number of larger households will increase at a slightly faster rate during the first decade of the forecast period. In addition, the number of homes with three or more bedrooms in the County has diminished over the past 13 years, leaving larger households particularly underserved.

- **The number of older adult households will grow substantially over the coming decades, and they will have a wide range of housing and service needs.** Based on household forecasts, the number of older adult households is expected to grow three times faster than the number of households headed by someone under age 65. The County is expected to add 9,200 older adult-headed households between 2010 and 2040. This group will have a variety of needs but many will need new housing options to be able to remain in Arlington or will need assistance—either with physical modifications or financial assistance—to age in place in their homes. Many long-term residents of Arlington will be entering retirement and many will want to remain in their community.

- **The growing number of persons with disabilities will need housing to enable them to live independently in the community.** Among the most vulnerable populations in Arlington are low-income people with disabilities. Between 2010 and 2040, it is anticipated that the number of households with a disabled person will increase by 3,900 households. These households include people with a range of disabilities, including physical, cognitive and self-care or independent living disabilities. This disabled population will have a variety of housing needs. Providing opportunities to this population to live independently is an important component to being an inclusive community.

- **Homeownership for middle-income households will be needed to create opportunities that have diminished in recent years.** Rising home prices over the past 12 years has made it impossible for low-income and more difficult for middle-income households to afford to buy a home in the County. The desire for homeownership remains strong, even among the Millennial population. In order for a range of households to have choices with regards to homeownership in the County, there is need for expanded homeownership opportunities for middle-income households and first-time homebuyers. According to the forecasts, between 2010 and 2040 the County will add 5,500 households with incomes between 80 and 120 percent of area median income.

- **Permanent and supportive housing is needed for homeless and at risk individuals and families to help promote well-being and self-sufficiency.** Based on recent counts of the homeless population, there are several hundred individuals and families in Arlington without a place to live.
Some of these individuals are chronically homeless, and need intensive supportive services to help with health care issues, substance abuse and other difficulties. As the County grows and prospers in the future, it will be important to ensure that the most vulnerable of the community have a permanent place to call home along with services.

To meet these needs, Arlington County will plan for ways to increase the supply of housing, to encourage the production of particular types of housing at varying rent and price levels, and to provide services to the County’s most vulnerable populations.
Chapter 3: Affordable Housing Policy

The Affordable Housing Policy responds to the current and future needs and is articulated in goal, objective and policy statements. Three broad goal areas aid in organizing the various policies into a framework which is further detailed by objectives that respond to these goals, and policies which will direct County efforts in fulfilling each objective.

The first goal relates to housing supply which is fundamental to addressing all housing needs. However, housing supply alone is not sufficient to ensure that the housing needs of households of all incomes can be met; the second goal addresses access to housing. And finally, it is imperative that as housing needs are addressed that these efforts contribute to a sustainable community. Appendix A presents the goals, objectives and policies without the narrative description provided in this chapter.

GOAL 1: Arlington County shall have an adequate supply of housing available to meet community needs.

Arlington County is committed to policies and programs that preserve and produce housing for all segments of the community, including those not adequately supplied by the market. These policies are designed to ensure there is sufficient housing available and accessible in Arlington County to meet the needs of the County’s current and future residents. This includes low- and moderate-income workers and their families, as well as vulnerable populations including low- and moderate-income older adults, persons with disabilities, and the homeless and near homeless population.
Objective 1.1: Produce and preserve a sufficient supply of affordable rental housing to meet current and future needs.

The private market has provided sufficient rental housing for households with incomes above 80%. It is anticipated that the rental housing needs for households in this income range will continue to be met by the private market without public intervention. However, renter households with incomes under 60% AMI have been most underserved by the housing market. This group makes up 17% of households in Arlington, but as of 2013 only 9% of the housing stock (both CAFs and MARKs) was rental units affordable to households at or below 60% of AMI.

Greater rental housing opportunities exist for households with incomes between 60% and 80% AMI. However this segment has benefited by the rising rents of former 60% MARKs. The future outlook for this market segment is unclear and will need to be closely monitored. Rental housing affordable to households with incomes between 60% and 80% of AMI is likely to be provided through the private market as rents of former 60% MARKs rise and housing stock ages. In some cases there may be need for public assistance, such as County loans or other incentives, to preserve housing units affordable at 80% AMI.

Demand for rental housing in the future will be driven by local and regional increases in jobs. However, many of these jobs will be in sectors with low and moderate wages. Based on the forecast which factors in the aging of the population over time; in-migration and out-migration; household formation; and employment by industry. It is estimated that the County will need to add 21,000 net new rental units to the stock between 2010 and 2040 in order to meet projected demand for rental housing at all income levels.
By 2040 the County is projected to have 22,800 renter households with incomes below 60% AMI, or an increase of 6,300 households (from 2010) representing 17.7% of all Arlington households. This is similar to the current share of households at this income level. The trend in the decline of the number of MARKs affordable at 60% AMI suggests that the private market will have a limited role in no longer affordably meeting the housing needs of households with incomes below 60% AMI in the future. This implies that the housing needs of these households will be dependent largely on the supply of CAFs in the County.

By 2040, 17.7% of the County’s housing stock should be affordable rentals to meet the needs of renter households with incomes at or below 60% AMI. The demographic forecast indicate that to meet the needs of persons living in Arlington in 2040, 22,800 affordable units will be needed at this level of affordability. This need will be met by a combination of committed affordable units and market affordable units. The net number of units affordable to households earning up to 60% of the AMI needed to achieve the goal would be 15,800 (22,800 units less 7,000 current CAFs). Based on the County’s past experience many of these units will likely come from the conversion of existing MARKs to CAFs, the addition of new CAFs on existing CAF properties, or the creation of new CAFs where the County land use policies encourage additional growth (i.e. transit corridors). If the private market fails to provide this housing 15,800 net new CAFs (22,800 units less 7,000 current CAFs) would be required.

It shall be the policy of Arlington County to:

1.1.1 Encourage the construction and preservation of affordable rental housing through land use/zoning policy, financial and technical assistance.

The County will review and revise (if necessary) preservation and production targets on an ongoing basis in light of the local demographic, economic and housing market conditions and obstacles to achieving those goals.

The General Land Use Plan, Zoning Ordinance and other regulations affecting land use and development will be used to encourage the production and preservation of affordable housing and to provide for a diversity of housing types and sizes consistent with projected needs and within approved land use categories, densities and development/use constraints.

Resources for affordable housing production will be generated through the site plan development process, as well as through a range of funding sources.

Arlington County will work proactively with state, federal, and other local governments, and the business community to expand and maintain its supply of affordable housing. This may include advocating for changes to federal and state laws, promoting regional-level planning for affordable housing, encouraging employer-assisted housing, expanding economic or regulatory incentives, or other initiatives.

1.1.2 Prevent the loss of committed affordable rental housing.
There are nearly 7,000\(^{19}\) committed affordable (CAF) units in 70+ separate properties in the County. In order to maintain a sufficient supply of affordable rental housing the County must retain the inventory of CAFs to the extent feasible while continuing to support the development of additional CAFs.

The preservation of CAFs will be accomplished either by ensuring the extension of the affordability period for expiring CAF units, or by replacing expired CAF units with other CAF units.

1.1.3 Make every reasonable effort to prevent the loss of market-rate affordable rental housing.

For unregulated, unsubsidized rental housing, the County will pursue policies and partnerships to preserve as much market-rate affordable rental housing as possible, given constraints in authority and resources.

Based on market trends, the supply of MARKs affordable to households below 60% of AMI is projected to continue to diminish\(^{20}\), disappear by 2040, so the emphasis will be on preserving 60-80% MARKs\(^{21}\) and ensuring long term affordability by converting MARKs to CAFs.

1.1.4 Encourage and incentivize the distribution of affordable housing throughout the County.

The County will use its financing and land use tools to encourage and incentivize the geographic distribution of committed affordable housing units. Program guidelines that support the development of new committed affordable housing will include mechanisms to incentivize the geographic distribution of committed affordable housing to achieve a distribution proximate to the forecast of housing affordable at 60% AMI. Appendix C “2040 Forecast of the Distribution of Housing Affordable up to 60% AMI” provides a map and table indicating the anticipated and desired distribution of affordable housing units (both MARKs and CAFs) by 2040.

The construction of new committed affordable housing should be supported in areas that have a lower share of affordable housing (both MARKs and CAFs) and where existing County plans envision its future development. Supporting the preservation of market affordable units or the development of new committed affordable housing in these areas will mean that the County may have to invest more resources per unit to achieve this policy due to variations in property and land values within the County.

New or updated area or sector plans will address how these plans further the affordable housing goals and will aid in achieving greater distribution of affordable housing.

1.1.5 Encourage affordability periods of 60 years or more for committed affordable rental projects where the County provides financial assistance.

\(^{19}\) At the end of FY 2015\(^4\) the County had 6,945,7314 committed affordable units. FY2014 Affordable Housing Goals and Targets Report, Arlington County, CPHD, page 18.

\(^{20}\) In 2014 the County had 3,371 MARKs affordable up to 60% AMI.

\(^{21}\) In 2014 the County had 12,281 MARKs affordable between 60% AMI and 80% AMI.
The County currently requires that CAFs remain affordable to low- and moderate-income households for a specified timeframe, generally between 30 and 60 years. Requiring longer affordability periods (i.e. 60 years or more) is an important way to prevent the loss of CAFs from the affordable housing stock. A key measure of the affordable housing inventory is the number of unit-years in the inventory. Unit-years measure both the number of units and the length of time that a unit will be affordable.

Requiring longer affordability periods may require deeper subsidies, the appropriateness of which will be evaluated on a project-by-project basis.

1.1.6 Incentivize affordability below 60% AMI in committed affordable rental projects.

CAF rents are generally set to be affordable to households earning 60% of AMI, although some CAFs have rents affordable to households earning up to 80% of AMI. More than half of the households with incomes below 60% AMI have incomes below 30% of AMI.

The County will explore financial, regulatory and other strategies to encourage the production of CAFs that have rents affordable to households earning up to 30%, 40% and 50% of AMI, in order to meet future needs. Achieving affordability at lower income levels will require deeper subsidies, which will be evaluated on a project-by-project basis.

1.1.7 Remove barriers to the production of moderately-priced rental housing, including non-subsidized housing.

The ability to meet the rental housing needs of low- and moderate-income individuals and families depends on the overall supply of housing in the County. In order to increase the supply of non-subsidized as well as subsidized housing, the County will consider revisions to land use and zoning regulations and changes to the development review and approval processes that can reduce the overall cost of development and encourage more housing production. This will require consultation and collaboration with all stakeholders including the nonprofit and for-profit housing development community in order to ensure that the County is addressing key concerns.

1.1.8 Encourage production and preservation of family-sized (e.g. 3+ bedroom) market-rate and committed affordable rental units.

Analysis of housing needs suggests that about 40% of the net new rental housing will be needed for households with three or more people. This segment of the rental market is not sufficiently served by the existing housing stock, particularly low- and moderate-income, larger households. To ensure an adequate supply of housing for the County’s growing number of families and larger households, the County will pursue financial and land use strategies to encourage production of affordable and market-rate rental units with three or more bedrooms.

1.1.9 Produce committed affordable rental units within transit corridors consistent with the County’s adopted land use plans and policies.

New or preserved committed affordable housing will be developed consistent with the County’s adopted land use plans and policies. Most of the affordable multi-family housing will be developed
along or near transit corridors corresponding to the Primary Transit Network identified in the Master Transportation Plan. One means to achieve greater distribution of committed affordable housing is to integrate affordable housing objectives into future land use plans for specific areas within the county as they are developed or updated.

1.1.10 Explore flexibility in housing types and residential uses in single-family neighborhoods.

The County’s land use policy to limit high density development to transit corridors means that affordable rental housing is located in these areas that support multi-family housing. Many areas of the county are not zoned for multi-family development and as a result do not provide rental opportunities for lower income households. Providing opportunities within single-family neighborhoods is a challenge that will require greater flexibility in housing types.

The County will explore zoning policies that allow and promote a wider diversity of housing and household types in single-family neighborhoods that help meet the need for changing definitions of families and households while maintaining neighborhood character and underlying zoning.

Objective 1.2: Produce and preserve a sufficient supply of affordable ownership housing to meet future needs.

Based on analysis of needs, it is estimated that the County will need to add over 9,500 net new ownership units to the stock between 2010 and 2040. It has become increasingly challenging for households earning below 80% of AMI to find affordable homeownership opportunities. Demand for ownership units for households below 120% AMI is projected to be 2,700 units between 2010 and 2040, equivalent to 28.4% of new ownership stock. This is a segment of the market that will continue to be undersupplied without public policies to stimulate and incentivize production of lower cost ownership housing.

28.4 percent of new ownership stock added by 2040 should be affordable to households between 80% and 120% AMI.

Based on the forecast, this would be 2,700 of the housing stock added would need to be affordable units to this income range.

It shall be the policy of Arlington County to:

1.2.1 Incentivize the production of moderately-priced ownership housing through land use and zoning policy.

The General Land Use Plan, Zoning Ordinance and other regulations affecting land use will be used to encourage the production of ownership housing affordable to households with incomes between 80 and 120% of AMI.

1.2.2 Encourage production and preservation of family-sized (e.g. 3+bedroom) moderately-priced ownership units.

To ensure a sufficient supply of housing for the County’s growing number of families and larger households, the County will encourage production and preservation of family-sized ownership
units through land use tools. These efforts will include working proactively with condominium developers. It should also include exploring potential expansion (e.g. bump-outs) or reuse of underutilized properties (e.g., such as an alternative to reconfigure older commercial buildings) for affordable housing developments.

1.2.3 Explore flexibility in housing types and residential uses in single-family neighborhoods.

Due to Arlington’s limited supply of land and very high housing costs, it is increasingly difficult for moderate-income homeowners or prospective homeowners to purchase and maintain single-family homes in the County. Additionally, the changing composition of households and families is creating demand for different types of housing units to serve multi-generational households, older individuals living on their own, young working people, and other populations.

The County will explore zoning policies that allow and promote a wider diversity of housing types in single-family neighborhoods that help meet the need for changing definitions of families and households while maintaining neighborhood character and underlying zoning.

**GOAL 2: Arlington County shall ensure that all segments of the community have access to housing.**

Housing supply alone does not address all of the community’s housing needs. Enabling access to both market rate and affordable housing is a necessary component of addressing housing needs, particularly for very low- and extremely low-income individuals and families. In some cases, access to housing will require direct financial subsidies to individuals and families to help them pay for housing. In other cases, the County will provide outreach and education to ensure all residents, property owners, landlords, and others are aware of support available from the County, as well as federal and state programs that offer housing assistance. These policies are designed to aid the County in fulfilling its vision as a diverse and inclusive community where all segments of the population can access housing.

**Objective 2.1: Affirmatively further fair housing**

Arlington County will promote non-discrimination and ensure fair and equal housing opportunities for all of its current and future residents. In addition to Federal laws that require non-discrimination in housing, the County is committed to promoting access to housing in order to promote diversity and inclusivity within the community.

It shall be the policy of Arlington County to:

2.1.1 Eliminate housing discrimination.

*Through education and enforcement, the County will eradicate housing discrimination (as defined by the Federal Fair Housing Act), thereby increasing housing options available to all.*

2.1.2 Allow for flexibility in the definitions of family and household for occupancy purposes.

*In response to the changing composition of families and households, the County will consider changes to the Zoning Ordinance to allow for a broader definition of family and household for occupancy purposes. These changes will allow for nontraditional families, extended families and*
unrelated individuals (including older adults and persons with disabilities) to live together to reduce their housing costs and, in some cases, more efficiently access services.

Objective 2.2: Ensure low- and moderate-income individuals and families can access housing.

Even if a sufficient supply of affordable housing is provided, extremely low- and very low-income individuals and families will have difficulty accessing housing due to the disparity between housing cost and actual income. In many cases CAFs created through the development process have rents that are still not low enough for the lowest income households. In addition, low-income individuals and families are most vulnerable to displacement and are most likely to be blocked from housing options as a result of leasing barriers. Finally, moderate-income households may face barriers to homeownership including lower credit ratings and ability to meet down payment requirements. Increasing access to housing for lower income households builds on the County’s values of diversity and inclusivity.

It shall be the policy of Arlington County to:

2.2.1 Enable access to housing through direct rental assistance for households with incomes below 40 percent of the area median income.

In order to enable access to housing for working families with children, households with persons over 65 years of age, and persons with disabilities, the County will continue its locally-funded Housing Grants program for Arlington residents. Both the Housing Grants Program and the Federally-funded Housing Choice Voucher program provide rental assistance to very low-income Arlington residents. These grants cover a portion of monthly rent, depending on household income, household size and rent amount.

2.2.2 Avoid displacement of low-income residents out of the community during construction and redevelopment of CAF projects.

When CAF projects involve the redevelopment of existing affordable housing, existing residents can face displacement. The County will require that all CAF projects include a plan for relocating residents within the community during the construction process. Whenever possible, families with children should be provided housing options within the same school areas where their children currently attend.

2.2.3 For by-right projects\(^{22}\), encourage owners/developers to provide assistance to displaced tenants and provide County assistance to affected tenants.

In the redevelopment of residential projects, low-income residents are often displaced. The County will proactively communicate with affected low income tenants and consider a range of resources and services that can be helpful in finding new housing.\(^{23}\)

2.2.4 Incentivize landlords to provide housing to individuals and families with leasing barriers.

\(^{22}\) Development projects that require no discretionary approval, and that have no public funding involved.

\(^{23}\) This may be carried out by organizations or agencies on behalf of the County.
Some individuals and families cannot access housing because they have barriers that often result in being denied housing. These barriers can include a prior eviction, poor credit history, and insufficient income, among others. Addressing these leasing barriers is often critical in ending homelessness for individuals and families. The County will work with both landlords and prospective tenants to address leasing barrier issues.

2.2.5 Provide assistance to create access to ownership housing for moderate- and middle-income first-time homebuyers.

Homeownership has become more difficult for moderate- and middle-income households, even for those with incomes as high as 120% of AMI. To increase access to homeownership among moderate- and middle-income households, the County can provide information and resources on first-time homebuyer and other moderate-income homeownership programs offered by the County, the State, the private sector and other sources. Nearly all of the moderate-income ownership stock in Arlington is comprised of condominiums. County efforts will focus on educating prospective homebuyers about the unique characteristics of purchasing and owning a condominium unit.

2.2.6 Provide preference to Arlington residents and workers in leasing committed affordable housing units and home-buyer assistance resources

Arlington has dedicated significant local financial resources to preserving and creating affordable housing. As a local government the County has a responsibility first to provide for the needs of its existing residents. Enabling those who work in the County to also live here also minimizes commuting between the region’s jurisdictions, helping to reduce traffic, congestion, and reducing air pollution. The County will provide preferences for existing residents and persons working in the County when funding sources used allow for local preferences.

Objective 2.3: Prevent and end homelessness

By 2040 the County will end homelessness.

The goals of the County’s 10-year Plan to End Homelessness is to end homelessness. This will be achieved through access to affordable housing, improving incomes, integrated support services and prevention. While there may always be individuals and families who for many reasons become homeless, ending homelessness means averting the loss of a home whenever possible and getting those without a place to live into permanent housing as rapidly as possible.

The County has reduced the number of homeless persons counted in the Point in Time survey from 461 in 2011 to 291 in 2014, a 37% overall reduction. This reduction can be attributed in part to the County’s successful efforts to house homeless individuals.

The County will reduce the number of homeless persons to 200 by 2020.24

It shall be the policy of Arlington County to:

24 As measured by the annual point in time count.
2.3.1 Use the best practice approach of housing first which places people experiencing homelessness into housing as rapidly as possible and provides wrap around services to help them maintain their housing.

Vulnerable populations including children, homeless youth, the elderly or chronically ill, and veterans and the chronically homeless will be prioritized to receive needed housing and support services. Emergency shelter and other temporary housing will be provided to individuals and families in crisis, for who placement in permanent housing or other safe, housing options may not be feasible.

2.3.2 Provide permanent supportive housing (PSH) for persons with disabilities who are homeless or at-risk of homelessness.

Dedicating a portion of CAFs to permanent supportive housing is a critical means to create housing opportunities for persons with disabilities who are homeless or at risk of becoming homeless, who often have incomes below 30 percent of the area median income. The target goal is to develop 425 PSH units; this number will need to be re-evaluated as the population increases and changes over the long term. The County is also committed to ensuring that sufficient rental subsidies and support services and case management are available to support PSH tenants in their units. These units will be critical to reducing the number of homeless individuals in Arlington County.

2.3.3 Prevent homelessness through safety net supports and social services to enable residents to maintain their housing.

The key to ending homelessness is preventing people from becoming homeless in the first place. Therefore, the County will adopt and strengthen policies and programs that help individuals and families at-risk of homelessness to maintain their housing. This includes the provision of emergency, prevention, and diversion resources that include short-term financial assistance, housing focused case management, financial literacy education, access to benefits, employment services, and mental health and substance abuse treatment.

Objective 2.4: Enable Arlington residents to age in the community.

The number of households headed by a person age 65 or older is forecasted to increase by 75% between 2010 and 2040, or three times as fast as the growth in the number of households headed by someone under age 65. The older adult population will have a variety of housing needs and preferences, and many will want to age in place (e.g. in their current homes) or in their communities. In order to promote a diverse and inclusive community, the County will adopt and strengthen policies that help Arlington older adults remain in the community building on Arlington’s Elder Readiness Plan.

It shall be the policy of Arlington County to:

2.4.1 Provide support so that older adults can age in place or age in community through a combination of affordable and accessible housing with linkages to services.

The County will pursue policies that increase the supply of affordable housing that is accessible to older adults. By increasing the availability of affordable, accessible housing, including greater flexibility in housing and household types, low-income older adults will have more options for
2.4.2 Incorporate universal design principles in new and rehabilitated housing to facilitate access for aging adults.

Universal design refers to a broad set of approaches that are meant to produce buildings, products and environments that can be accessed by the widest range of people possible, including seniors, are inherently accessible to older people and to people with and without disabilities. Older adults with disabilities will have greater options if housing is built and redeveloped to incorporate universal design features.

Objective 2.5: Enable persons with disabilities to live as independently as possible in the community.

The number of households in Arlington with a person with a disability is expected to increase by 43% between 2010 and 2040, nearly one and a half times faster than the number of households with no individuals with disabilities. The rise in the population with disabilities is related to the increase in the older adult population, which is more likely to have a disability. Affordable housing that has accessible features can increase housing opportunities for persons with disabilities.

By 2040 10% of all CAFs will be accessible to and occupied by person with disabilities.

It shall be the policy of Arlington County to:

2.5.1 Provide support so that individuals with disabilities can live in community through a combination of affordable and accessible housing with linkages to services.

The County will explore policies that increase the supply of affordable housing that is accessible to persons with disabilities, including supportive housing for persons with disabilities and special needs populations. Supportive housing combines housing and support services for the most vulnerable populations. Supportive housing types include group homes, transitional housing, supervised apartment living, congregate housing and supportive studios By increasing the availability of affordable, accessible housing, including greater flexibility in housing and household types, low-income disabled persons will have more options for living independently in the community. Through existing and expanded programs, and through partnerships with the non-profit sector, the County will help connect persons with disabilities with services that can either help them remain in their homes or find suitable housing within the County.

2.5.2 Use Committed Affordable (CAF) units to provide permanent supportive housing (PSH) for persons with disabilities.
Dedicating a portion of CAFs to permanent supportive housing for persons with disabilities is a critical means to expanding housing opportunities. The County will evaluate the needs and how best to link eligible residents to housing units and services, and will develop strategies to build permanent supportive housing through the CAF development process. These units will provide a critical link in preventing homelessness among the population of persons with disabilities.

2.5.3 Maintain a sufficient supply of committed affordable housing that is accessible to persons with physical and sensory disabilities.

The County will require accessible units in new and rehabilitated housing to meet the needs of people with both physical and sensory disabilities. By 2040 10% of all CAFs will be accessible to and occupied by person with disabilities.

GOAL 3: Arlington County shall ensure that its housing efforts contribute to a sustainable community.

Arlington County’s Affordable Housing Master Plan is designed to ensure environmental, economic and community sustainability.

Objective 3.1: Ensure that all housing is safe and code compliant.

Safe and decent housing serves as a platform for positive outcomes for individuals, families and neighborhoods. Families need safe, code compliant housing to remain healthy. In addition to increasing the supply of and access to affordable housing, Arlington County is committed to creating and maintaining safe, healthy, well-maintained housing and neighborhoods for residents of all needs and income levels.

It shall be the policy of Arlington County to:

3.1.1 Fully enforce housing and property maintenance codes.

Arlington County enforces various building and property codes that govern the quality of housing and the residential environment. Code Enforcement conducts exterior property inspections, interior inspections of electrical, plumbing and mechanical equipment and fire safety inspections. The Department of Human Services, Environmental Health Division provides monitoring, consultation and assistance to Arlington residents and property owners for the control of rodents and vectors.

The County is committed to fully enforcing all housing and property maintenance codes in order to ensure safe and decent housing. Property inspections will be carried out both proactively and in response to complaints.

3.1.2 Ensure that all Committed Affordable (CAF) housing is code compliant.

Using the leverage of County investments, the County will ensure that all CAFs are code compliant and that affordable housing units meet higher standards for quality.

3.1.3 Foster greater awareness and understanding of tenant and landlord rights and responsibilities, and housing safety.
The County will provide education and outreach to ensure that tenants and landlords are aware of rights and responsibilities and mechanisms for correction of violations.

3.1.4 Provide education and financial assistance to landlords and homeowners for the maintenance of low- and moderate-income housing.

Housing occupied by low- and moderate-income households is more likely to suffer from safety and maintenance issues than housing serving higher incomes. As part of the effort to ensure safe and decent housing for all residents, the County will encourage adequate maintenance for market rate affordable housing developments through education and financial assistance to landlords and property owners.

Objective 3.2: Promote affordable housing close to transit.

Arlington County has a long history of coordinated land use and transportation policies that encourage higher intensity development within transit corridors. Housing and transportation costs are both important in achieving overall household affordability in any given location. Given Arlington’s rich public transit system, locating affordable housing close to public transit aids lower income households in lowering overall living costs.

It shall be the policy of Arlington County to:

3.2.1 Coordinate transportation, land use and Affordable Housing Master Planning efforts.

The General Land Use Plan (GLUP) guides land use types and densities. The Master Transportation Plan (MTP) guides transportation infrastructure and services. Arlington County has long coordinated these two planning policies. To this end, changes in the GLUP and MTP and the development of area plans should take into account the impacts on the supply of all housing, but especially affordable housing, both CAFs and MARKs.

3.2.2 Ensure that committed affordable rental units have high levels of access to transportation options consistent with the Master Transportation Plan and transit-oriented development.

Arlington’s vision of transportation is a system that provides access to all users, to promote a high quality of life for Arlington residents and workers. The County will adopt and strengthen policies and programs to ensure that residents of CAFs have access to transportation options as outlined in the Master Transportation Plan and are able to benefit from the County’s successful transit-oriented development.

Objective 3.3: Ensure environmental sustainability practices are incorporated into affordable housing developments.

Arlington has a long-time commitment to sustainability in community planning and development. With a focus on transit-oriented development, walkability, and green building, Arlington focuses on providing safe, accessible, healthy, and cost efficient housing for residents. Providing energy and water efficient homes contributes to overall housing affordability by lowering the costs of monthly utility
bills. Opportunities for incorporating environmentally sustainable practices exist in the County’s existing affordable stock through renovations, as well as when new developments are planned. This focus on “affordable living” reduces ongoing costs for residents and landlords and aligns with Arlington’s sustainability goals.

It shall be the policy of Arlington County to:

3.3.1 Encourage energy efficiency in new, renovated and existing affordable housing to advance the goals of the Community Energy Plan (CEP).

Affordable housing can contribute towards the CEP goals when buildings are built/renovated and operated with energy efficiency in mind.

3.3.2 Encourage water conservation in affordable housing.

Installation of low usage water fixtures in affordable housing advances water conservation and can help to reduce housing costs by lowering utility bills. Encouraging low-impact development practices for the management of storm water runoff associated with new and existing housing projects can minimize environmental impacts.

3.3.3 Encourage the conservation of natural resources by reducing or eliminating waste throughout the building’s entire life cycle, including the development phase, the usage phase and the building’s end-of-life stage.

The County encourages recycling of construction and demolition-related waste material generated during site preparation and development, as well as prefers the use of durable materials made of certified sustainable materials during the construction, renovation or redevelopment of affordable housing units. Additionally, developers should collaborate with architects, urban planners and solid waste professionals to plan for and develop infrastructure designed for the efficient and convenient collection of recyclable materials onsite.

3.3.4 Provide education to landlords, tenants and homeowners on energy efficiency, water conservation, recycling, and waste reduction activities.

The County is committed to working with the affordable housing community to achieve our CEP and waste diversion goals and to further water conservation. To further these aims the County will provide outreach, education and technical assistance to residents, property managers and affordable housing providers.

Objective 3.4: Promote long term affordability and financial feasibility of Committed Affordable Units.

One measure of a sustainable community is the extent to which low- and moderate-income residents are able to find affordable housing and are able to remain in the County. A key mechanism to promote housing and neighborhood stability is to pursue strategies that promote long term affordability and financial sustainability of CAFs.

It shall be the policy of Arlington County to:
3.4.1 Implement affordability restrictions for the maximum length of time that is feasible on a project-by-project basis.

The County is committed to preserving CAFs by promoting long affordability periods (see policy 1.1.4). In order to ensure not only the long-term affordability but also the financial feasibility and sustainability of CAF projects, County staff will evaluate maximum affordability periods for CAF projects on a project-by-project basis, with the affordability period dependent on market and financing conditions, neighborhood and resident characteristics and needs, among others.

3.4.2 Ensure financial feasibility in the underwriting of County loans for affordable housing.

Arlington County’s Affordable Housing Investment Fund (AHIF) has served for many years as an essential mechanism for increasing the County’s supply of affordable housing. The rising costs of acquiring and developing properties in the County have placed additional pressure on AHIF as the per-unit subsidy it provides has steadily climbed in recent years. Since AHIF operates as a revolving loan fund, it is critical that these loans are repaid in a timely manner. The County will perform its due diligence to ensure that all loans from AHIF support feasible projects that will allow borrowers to repay their debts.

Objective 3.5: Ensure that the County’s affordable housing goals are integrated into other County plans and policies where appropriate.

Arlington’s Affordable Housing Master Plan should be consistent and integrated with other plans, particularly land use, transportation, economic development, and environmental plans and policies. By integrating affordable housing and other planning efforts, Arlington can build a more sustainable community and local economy.

It shall be the policy of Arlington County to:

3.5.1 Integrate affordable housing goals and policies into County sector plans, economic development strategies, Master Transportation Plan and other County planning efforts.

In order to provide a wide base of opportunities for lower income households and achieve a broader distribution of affordable housing; new or updated area and sector plans will address how these plans further the goals of the Affordable Housing Master Plan.

Affordable housing goals will be incorporated into other County plans. Policies adopted in economic development, transportation, land use and Affordable Housing Master Plans should be consistent and reinforcing.

3.5.2 Consider affordable housing needs and goals when planning for major capital investment in new or redeveloping existing major community facilities, taking into account the neighborhood context. The County Board does not support the placement of stand-alone affordable housing in officially designated parks or existing natural areas.

Arlington County Government develops a 10-year Capital Improvement Plan (CIP). The Capital Improvement Plan (CIP) is one of the most significant planning processes for Arlington County and
Arlington Public Schools. This plan identifies the capital needs of the community over a specified period of time. This plan not only identifies the immediate needs but also seeks to capture long-term capital needs.

The Arlington Mill Residences with 121 affordable units was completed in 2014. This development was built in conjunction with the redevelopment of the Arlington Mill Community Center and provides an example of how housing and community facilities can be provided on the same site.

3.5.3 Develop work plans and metrics to ensure implementation of affordable housing goals and to evaluate the success of implementation efforts.

To ensure implementation of the Affordable Housing Master Plan, work plans and metrics will be developed. An Implementation Framework will outline the strategies, tools and programs that will be employed to achieve the goals and objectives of this plan. A monitoring and evaluation plan will establish indicators to evaluate progress on meeting the County’s housing goals and establish a reporting schedule.
GOAL 1: Arlington County shall have an adequate supply of housing available to meet community needs.

Objective 1.1: Produce and preserve a sufficient supply of affordable rental housing to meet current and future needs.

By 2040, CAFs will need to account for 17.7% of the County’s housing stock in order to achieve a sufficient supply of rental housing that is affordable to households with incomes at or below 60% AMI

1.1.1 Encourage the construction and preservation of affordable rental housing through land use/zoning policy, financial and technical assistance.
1.1.2 Prevent the loss of committed affordable housing.
1.1.3 Make every reasonable effort to prevent the loss of market-rate affordable rental housing.
1.1.4 Encourage and incentivize the distribution of affordable housing throughout the County.
1.1.5 Encourage affordability periods of 60 years or more for committed affordable rental projects where the County provides financial assistance.
1.1.6 Incentivize affordability below 60% AMI in committed affordable rental projects.
1.1.7 Remove barriers to the production of moderately-priced rental housing, including non-subsidized housing.
1.1.8 Encourage production and preservation of family-sized (e.g. 3+ bedroom) market-rate and committed affordable rental units.
1.1.9 Produce committed affordable rental units within transit corridors consistent with the County’s adopted land use plans and policies.
1.1.10 Explore flexibility in housing types and residential uses in single-family neighborhoods.

Objective 1.2: Produce and preserve a sufficient supply of affordable ownership housing to meet future needs.

2,700 ownership units affordable to households between 80% and 120% AMI will need to be created by 2040 to fulfill the forecasted need.

1.2.1 Incentivize the production of moderately-priced ownership housing through land use and zoning policy.
1.2.2 Encourage production and preservation of family-sized (e.g. 3+bedroom) moderately-priced ownership units.
1.2.3 Explore flexibility in housing types and residential uses in single-family neighborhoods.
GOAL 2: Arlington County shall ensure that all segments of the community have access to housing.

Objective 2.1: Affirmatively further fair housing
2.1.3 Eliminate housing discrimination.
2.1.4 Allow for flexibility in the definitions of family and household for occupancy purposes.

Objective 2.2: Ensure low- and moderate-income individuals and families can access housing.
2.2.1 Enable access to housing through direct rental assistance to create access to housing for households with incomes below 40 percent of the area median income.
2.2.2 Avoid displacement of low-income residents out of the community during construction and redevelopment of CAF projects.
2.2.3 For private projects, encourage owners/developers to provide assistance to displaced tenants and provide County assistance to affected tenants.
2.2.4 Incentivize landlords to provide housing to individuals and families with leasing barriers.
2.2.5 Provide assistance to create access to ownership housing for moderate-income first-time homebuyers.
2.2.6 Provide preference to Arlington residents and workers in leasing committed affordable housing units and home-buyer assistance resources.

Objective 2.3: Prevent and end homelessness
2.3.1 Proactively pursue access to affordable housing for homeless individuals and families using an approach that centers on providing housing quickly. When temporary shelter is necessary as an interim step, provide individual housing-oriented services to move homeless persons to permanent housing as quickly as possible.
2.3.2 Provide permanent supportive housing (PSH) for persons with disabilities who are homeless or at-risk of homelessness.
2.3.3 Prevent homelessness through safety net supports and social services to enable residents to maintain their housing.

Objective 2.4: Enable Arlington residents to age in the community.
2.4.1 Provide support so that older adults can age in place or age in community through a combination of affordable and accessible housing with linkages to services.
2.4.2 Incorporate universal design principles in new and rehabilitated housing to facilitate access for aging adults.

Objective 2.5: Enable persons with disabilities to live as independently as possible in the community.
By 2040 10% of all CAFs will be accessible to and occupied by person with disabilities.
2.5.1 Provide support so that individuals with disabilities can live in community through a combination of affordable and accessible housing with linkages to services.
2.5.2 Use Committed Affordable (CAF) units to provide permanent supportive housing (PSH) for persons with disabilities.
2.5.3 Maintain a sufficient supply of committed affordable housing that are accessible for persons with physical and sensory disabilities.
GOAL 3: Arlington County shall ensure that its housing efforts contribute to a sustainable community.

Objective 3.1: Ensure that all housing is safe and code compliant.
3.1.1 Fully enforce housing and property maintenance codes.
3.1.2 Ensure that all Committed Affordable (CAF) housing is code compliant.
3.1.3 Foster greater awareness and understanding of tenant and landlord rights and responsibilities, and housing safety.
3.1.4 Provide education and financial assistance to landlords and homeowners for the maintenance of low- and moderate-income housing.

Objective 3.2: Promote affordable housing close to transit.
3.2.1 Coordinate transportation, land use and Affordable Housing Master Planning efforts.
3.2.2 Ensure that committed affordable rental units have high levels of access to transportation options consistent with the Master Transportation Plan and transit-oriented development.

Objective 3.3: Ensure energy and water efficiency in affordable housing.
3.3.1 Encourage energy efficiency in new and renovated affordable housing to advance the goals of the Community Energy Plan (CEP).
3.3.2 Encourage water conservation in affordable housing.
3.3.3 Encourage the conservation of natural resources by reducing or eliminating waste throughout the building’s entire life cycle, including the development phase, the usage phase and the building’s end-of-life stage.
3.3.4 Provide education to landlords, tenants and homeowners on energy efficiency, water conservation, recycling, and waste reduction activities.

Objective 3.4: Promote long term affordability and financial feasibility of Committed Affordable Units.
3.4.3 Implement affordability restrictions for the maximum length of time that is feasible on a project-by-project basis.
3.4.4 Ensure financial feasibility in the underwriting of County loans for affordable housing.

Objective 3.5: Ensure that the County’s affordable housing goals are integrated into other County plans and policies where appropriate.
3.5.1 Integrate affordable housing goals and policies into County sector plans, economic development strategies, Master Transportation Plan and other County planning efforts.
3.5.2 Consider affordable housing needs and goals when planning for major capital investment in new or redeveloping existing major community facilities, taking into account the neighborhood context. The County Board does not support the placement of stand-alone affordable housing in officially designated parks or existing natural areas.
3.5.3 Develop work plans and metrics to ensure implementation of affordable housing goals and to evaluate the success of implementation efforts.
### Market Affordable Housing (MARKs) and Committed Affordable Housing (CAFs) 2000-2013

<table>
<thead>
<tr>
<th>Year</th>
<th>MARKs up to 60% of AMI</th>
<th>CAFs</th>
<th>Total affordable units</th>
<th>All housing</th>
<th>Share of housing stock that is affordable at 60% AMI</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>19,740</td>
<td>3,920</td>
<td>23,660</td>
<td>9,042</td>
<td>26%</td>
</tr>
<tr>
<td>2001</td>
<td>14,924</td>
<td>4,216</td>
<td>19,140</td>
<td>93,182</td>
<td>21%</td>
</tr>
<tr>
<td>2002</td>
<td>14,989</td>
<td>4,307</td>
<td>19,296</td>
<td>94,664</td>
<td>-</td>
</tr>
<tr>
<td>2003</td>
<td>11,475</td>
<td>5,030</td>
<td>16,505</td>
<td>95,688</td>
<td>17%</td>
</tr>
<tr>
<td>2004</td>
<td>10,428</td>
<td>5,138</td>
<td>15,566</td>
<td>96,131</td>
<td>16%</td>
</tr>
<tr>
<td>2005</td>
<td>9,875</td>
<td>5,343</td>
<td>15,218</td>
<td>97,246</td>
<td>13%</td>
</tr>
<tr>
<td>2006</td>
<td>7,302</td>
<td>5,499</td>
<td>12,801</td>
<td>99,190</td>
<td>13%</td>
</tr>
<tr>
<td>2007</td>
<td>7,228</td>
<td>5,757</td>
<td>12,985</td>
<td>102,152</td>
<td>12%</td>
</tr>
<tr>
<td>2008</td>
<td>6,283</td>
<td>6,001</td>
<td>12,284</td>
<td>103,824</td>
<td>12%</td>
</tr>
<tr>
<td>2009</td>
<td>6,685</td>
<td>6,757</td>
<td>12,612</td>
<td>105,428</td>
<td>12%</td>
</tr>
<tr>
<td>2010</td>
<td>6,840</td>
<td>12,899</td>
<td>11,591</td>
<td>107,380</td>
<td>11%</td>
</tr>
<tr>
<td>2011</td>
<td>5,298</td>
<td>11,591</td>
<td>66,400</td>
<td>107,500</td>
<td>11%</td>
</tr>
<tr>
<td>2012</td>
<td>5,050</td>
<td>11,635</td>
<td>6,640</td>
<td>108,000</td>
<td>9%</td>
</tr>
</tbody>
</table>

### Renter Household Income by Household Size and as a Percent of AMI, 2013

<table>
<thead>
<tr>
<th>Household Size</th>
<th>1 person</th>
<th>2 person</th>
<th>3 person</th>
<th>4+ people</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;30% AMI</td>
<td>4,748</td>
<td>1,946</td>
<td>741</td>
<td>1,626</td>
<td>9,067</td>
</tr>
<tr>
<td>30-49% AMI</td>
<td>1,877</td>
<td>1,765</td>
<td>756</td>
<td>1,096</td>
<td>5,494</td>
</tr>
<tr>
<td>50-59% AMI</td>
<td>1,493</td>
<td>519</td>
<td>316</td>
<td>247</td>
<td>2,575</td>
</tr>
<tr>
<td>60-79% AMI</td>
<td>3,369</td>
<td>1,579</td>
<td>404</td>
<td>682</td>
<td>6,043</td>
</tr>
<tr>
<td>80-99% AMI</td>
<td>3,923</td>
<td>2,151</td>
<td>360</td>
<td>306</td>
<td>6,740</td>
</tr>
<tr>
<td>100-119% AMI</td>
<td>2,940</td>
<td>2,188</td>
<td>451</td>
<td>392</td>
<td>5,971</td>
</tr>
<tr>
<td>120%+ AMI</td>
<td>5,971</td>
<td>9,657</td>
<td>2,252</td>
<td>1,237</td>
<td>21,696</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>26,900</td>
<td>19,805</td>
<td>5,286</td>
<td>5,586</td>
<td>57,577</td>
</tr>
</tbody>
</table>

*Source: 2010-2012 American Community Survey microdata file*
## Analysis of current and future households by income and tenure

### 2010

<table>
<thead>
<tr>
<th>Household Income Range</th>
<th>Renter</th>
<th>Owner</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Up to 60% AMI</td>
<td>16,500</td>
<td>4,000</td>
<td>20,500</td>
</tr>
<tr>
<td>60% to 80% AMI</td>
<td>5,900</td>
<td>3,100</td>
<td>9,000</td>
</tr>
<tr>
<td>80-120% AMI</td>
<td>12,300</td>
<td>6,900</td>
<td>19,200</td>
</tr>
<tr>
<td>Over 120% AMI</td>
<td>20,900</td>
<td>28,500</td>
<td>49,400</td>
</tr>
<tr>
<td>Total</td>
<td>55,600</td>
<td>42,500</td>
<td>98,100</td>
</tr>
</tbody>
</table>

### 2013

<table>
<thead>
<tr>
<th>Household Income Range</th>
<th>Renter</th>
<th>Owner</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Up to 60% AMI</td>
<td>17,136</td>
<td>4,757</td>
<td>21,893</td>
</tr>
<tr>
<td>60% to 80% AMI</td>
<td>6,034</td>
<td>3,738</td>
<td>9,772</td>
</tr>
<tr>
<td>80-120% AMI</td>
<td>12,711</td>
<td>8,138</td>
<td>20,849</td>
</tr>
<tr>
<td>Over 120% AMI</td>
<td>21,696</td>
<td>33,900</td>
<td>55,586</td>
</tr>
<tr>
<td>Total</td>
<td>57,577</td>
<td>50,523</td>
<td>108,100</td>
</tr>
</tbody>
</table>

### 2040 forecast

<table>
<thead>
<tr>
<th>Household Income Range</th>
<th>Renter</th>
<th>Owner</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Up to 60% AMI</td>
<td>22,800</td>
<td>4,800</td>
<td>27,600</td>
</tr>
<tr>
<td>60% to 80% AMI</td>
<td>8,200</td>
<td>3,800</td>
<td>12,000</td>
</tr>
<tr>
<td>80-120% AMI</td>
<td>16,600</td>
<td>7,800</td>
<td>24,500</td>
</tr>
<tr>
<td>Over 120% AMI</td>
<td>29,100</td>
<td>35,400</td>
<td>64,500</td>
</tr>
<tr>
<td>Total</td>
<td>76,600</td>
<td>52,000</td>
<td>128,600</td>
</tr>
</tbody>
</table>

**Source:** US Census Bureau American Community Survey and George Mason University Center for Regional Analysis and the Center for Housing Policy

Numbers may not sum due to rounding.
Forecasts of Households by Household Incomes

### All Households by Household Income

<table>
<thead>
<tr>
<th>Year</th>
<th>Income as a Percent of Area Median Income</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>&lt;30% AMI</td>
<td>30-39% AMI</td>
</tr>
<tr>
<td>2010</td>
<td>10,100</td>
<td>3,600</td>
</tr>
<tr>
<td>2020</td>
<td>12,300</td>
<td>4,300</td>
</tr>
<tr>
<td>2030</td>
<td>13,300</td>
<td>4,600</td>
</tr>
<tr>
<td>2040</td>
<td>13,800</td>
<td>4,800</td>
</tr>
</tbody>
</table>

### Renter Households by Household Income

<table>
<thead>
<tr>
<th>Year</th>
<th>Income as a Percent of Area Median Income</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>&lt;30% AMI</td>
<td>30-39% AMI</td>
</tr>
<tr>
<td>2010</td>
<td>8,700</td>
<td>2,900</td>
</tr>
<tr>
<td>2020</td>
<td>10,600</td>
<td>3,500</td>
</tr>
<tr>
<td>2030</td>
<td>11,500</td>
<td>3,700</td>
</tr>
<tr>
<td>2040</td>
<td>12,000</td>
<td>4,000</td>
</tr>
</tbody>
</table>

### Owner Households by Household Income

<table>
<thead>
<tr>
<th>Year</th>
<th>Income as a Percent of Area Median Income</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>&lt;30% AMI</td>
<td>30-39% AMI</td>
</tr>
<tr>
<td>2010</td>
<td>1,500</td>
<td>700</td>
</tr>
<tr>
<td>2020</td>
<td>1,700</td>
<td>800</td>
</tr>
<tr>
<td>2030</td>
<td>1,800</td>
<td>900</td>
</tr>
<tr>
<td>2040</td>
<td>1,800</td>
<td>800</td>
</tr>
</tbody>
</table>

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

Numbers may not sum due to rounding.
Location of Market Rate Affordable Housing up to 60% AMI in 2000 and 2014
2040 Forecast of the Distribution of Housing Affordable up to 60% AMI (MARKs and CAFs)

<table>
<thead>
<tr>
<th>Metro Corridors</th>
<th>2040 Forecast</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rosslyn-Ballston</td>
<td>7200</td>
<td>32%</td>
</tr>
<tr>
<td>Jefferson Davis</td>
<td>3000</td>
<td>22%</td>
</tr>
<tr>
<td>Columbia Pike</td>
<td>2300</td>
<td>10%</td>
</tr>
<tr>
<td>Western Pike</td>
<td>1400</td>
<td>6%</td>
</tr>
<tr>
<td>Central Falls</td>
<td>1250</td>
<td>6%</td>
</tr>
<tr>
<td>Foxtrot Heights</td>
<td>50</td>
<td>0%</td>
</tr>
<tr>
<td>I-395</td>
<td>5000</td>
<td>13%</td>
</tr>
<tr>
<td>Lee Highway/East Falls Church</td>
<td>2,000</td>
<td>11%</td>
</tr>
<tr>
<td>Fernandina</td>
<td>1,600</td>
<td>22%</td>
</tr>
<tr>
<td>Buckingham</td>
<td>1,500</td>
<td>7%</td>
</tr>
<tr>
<td>Waverly</td>
<td>700</td>
<td>3%</td>
</tr>
<tr>
<td>Arlington and Washington Boulevards</td>
<td>1,450</td>
<td>8%</td>
</tr>
<tr>
<td>Total</td>
<td>22,800</td>
<td>100%</td>
</tr>
</tbody>
</table>

Note: Numbers may not sum due to rounding.

*Housing with income necessary below 80% AMI.

Maps Appendix C
**Accessible Unit** – Housing units built in conformance to the International Code Council International Building Code specifications for Type A accessible units or meeting the Uniform Federal Accessibility Standards (UFAS). New housing units covered under the Fair Housing Act Amendments Accessibility Guidelines [FHAAG] must meet the following specific accessibility criteria – 1) public and common use areas must be readily accessible to and usable by people with disabilities; 2) all doors "designed to allow passage into and within all premises are sufficiently wide to allow passage by handicapped persons in wheelchairs" [24 CFR 100.205].

**Affordable Housing Ordinance** – Amendment to the Arlington County Zoning Ordinance adopted December 15, 2005 to implement affordable housing requirements for site plan approved projects. These provisions can be found in the Arlington County Zoning Ordinance §15.6.8. Affordable dwelling units for increased density within General Land Use Plan.

**Area Median Income (AMI) for Families** – The income at which half of the families of a particular household size have incomes higher and half have incomes lower. The US Department of Housing and Urban Development estimated the median family income for a family of four for the Washington Metropolitan Area for 2013 was $107,500.

**Committed Affordable Units (CAFs)** – Units that – 1) are wholly owned by nonprofits, excepting any units planned to serve households with incomes above 80% of median family income; or 2) are guaranteed by agreement with the federal, state, or county government to remain affordable to low and moderate income households for a specified period of time through mechanisms such as site plan requirements, contracts with private owners, or Internal Revenue Service (IRS) regulations governing tax-exempt financing; or 3) received government subsidy to assist with the purchase.

**Comprehensive Plan** – The Code of Virginia requires all governing bodies in the Commonwealth to have an adopted Comprehensive Plan and for the local planning commission to review the plan at least once every five years. The Comprehensive Plan was established in order that Arlington County may remain a safe, healthy, convenient and prosperous community and an attractive place in which to live, work and play, with stable or expanding values and potentialities for growth and continued economic health. The purpose of the Comprehensive Plan is to guide the coordinated and harmonious development of Arlington County through the provision of high standards of public services and facilities.

Since its original adoption in 1960, Arlington’s Comprehensive Plan has been continually updated and expanded and now comprises eleven elements including the General Land Use Plan, the Master Transportation Plan, the Storm Water Master Plan, the Water Distribution System Master Plan, the Sanitary Sewer System Master Plan, the Recycling Program Implementation Plan and Map, the Chesapeake Bay Preservation Ordinance and Plan, the Public Spaces Master Plan, the Historic Preservation Master Plan, the Community Energy Plan, and the Affordable Housing Master Plan.

**Condominium** – A housing unit in a multi-family building that can be owned individually. Individual ownership of a housing unit is combined with collective ownership of common property that is owned by an association of property owners.

**Cost Burden (housing cost burden)** – A household is designated as cost burdened when it pays more than 30% of its gross income for housing.
Disability – A person has a disability if he or she is unable to independently carry out one or more of the major life activities of walking, ambulating, eating, sleeping, breathing, seeing, hearing or thinking. (Source: Americans with Disabilities Act)

Dwelling Unit – An occupied or vacant house, apartment, or a single room that is intended as separate living quarters. One or more rooms designed, arranged, used or intended for occupancy by one family for living purposes and having separate cooking facilities, and separate entrance either by an exterior door, or common hall way, stair or entry way. (Source: Arlington County Zoning Ordinance)

Family – (a) An individual, or two or more persons related by blood, marriage or adoption, or under approved foster care;(b) A group of not more than four persons (including servants) whether or not related by blood or marriage living together and sharing living areas in a dwelling unit; or (c) A group of up to eight mentally ill, mentally retarded or developmentally disabled persons who are residing with one or more resident counselor(s) or other staff person(s) in a licensed facility. (Source: Arlington County Zoning Ordinance)

Family-sized unit – A housing unit with two or more bedrooms.

First Time Home Buyer – An individual or family who has not owned a home during the three-year period preceding the assisted purchase of a home that must be used as the principal residence of the homebuyer.

Green Building – A structure designed to use resources efficiently and to minimize environmental impacts. There are several certifications, such as Earth Craft and LEED, that verify a building’s environmental performance.

Older Adult – Sometimes also referred to as seniors. Some County programs are designed for the needs of this population, however the minimum age requirements vary according to each program. Minimum age for eligibility range from 55 to 65 years of age.

HUD – U.S. Department of Housing and Urban Development

Homeowner – An owner-occupant of residential property who holds legal title to the property and who uses the property as his/her principal residence.

Housing Affordability – The ability for households to secure housing at a cost commensurate with their income such that they are not cost burdened.

Household – A household consists of all the people who occupy a housing unit. A house, an apartment or other group of rooms, or a single room, is regarded as a housing unit when it is occupied or intended for occupancy as separate living quarters; that is, when the occupants do not live with any other persons in the structure and there is direct access from the outside or through a common hall.

A household includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit such as partners or roomers, is also counted as a household. The count of households excludes group quarters. (Source – U.S. Census Bureau)
**Housing Choice Vouchers** (formerly Section 8 Rent Assistance) – A federally funded rent assistance program for low income households. Households must meet income eligibility criteria. Each pays a minimum of 30% of income for rent. The Housing Choice Vouchers are administered locally by the Arlington County Department of Human Services.

**Housing Grants Program** – A County-funded rent assistance program serving low income working families, elderly persons and persons with disabilities. Rent subsidies typically reduce participant’s share of the rent to 40% of income.

**Housing Unit** – Same as dwelling unit. An occupied or vacant house, apartment, or a single room that is intended as separate living quarters. One or more rooms designed, arranged, used or intended for occupancy by one family for living purposes and having separate cooking facilities, and separate entrance either by an exterior door, or common hall way, stair or entry way. (Source – Arlington County Zoning Ordinance)

**Income/Household Income (Extremely Low, Lower, Very low, Low, Moderate, Middle)** – The amount of money that a household receives from all sources in a given year. Income thresholds are adjusted for household size and are revised annually based on the area median income.

<table>
<thead>
<tr>
<th>Income/Low-income</th>
<th>AMI Range</th>
<th>AMI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely Low-income</td>
<td>Below 30% AMI</td>
<td>$32,100,327,760*</td>
</tr>
<tr>
<td>Lower-income</td>
<td>Below 40% AMI</td>
<td>$42,800,43,680</td>
</tr>
<tr>
<td>Very Low-income</td>
<td>Between 30% AMI and 50% AMI</td>
<td>$53,500,54,600</td>
</tr>
<tr>
<td>Low-income</td>
<td>Between 50% and 60% AMI</td>
<td>$64,480,65,520</td>
</tr>
<tr>
<td>Moderate-income</td>
<td>Between 60% and 80% AMI</td>
<td>$85,600,87,360</td>
</tr>
<tr>
<td>Middle-income</td>
<td>Between 80% and 120% AMI</td>
<td>$128,400,131,040</td>
</tr>
</tbody>
</table>

* **Incomes in 2014 for a family of four**

**Market Affordable Units (MARKS)** – Housing units that have market rents that are affordable to low- and moderate-income households by virtue of the age, location, condition and/or amenities of the property. These units are not regulated by the County or any other public agency, so there is no assurance that lower-income households live in these lower-rent housing units. In addition, there is no guarantee that these homes will remain affordable to lower-income households.

**Median Home Sale Price** – The midpoint price for all home sales, or all home sales of a specific type of housing (single family, townhome, condominium); such that half of homes sold have a higher price and half have a lower sales price.

**Ownership Unit** – A housing unit that can be sold as a single unit of housing allowing for the owner of the unit to also be the occupant.

**Permanent Supportive Housing** – Integrated permanent (rental) housing linked with support services for persons with special needs.
Rental Assistance – Financial subsidies provided by government to assist households in paying their monthly rent. Rent assistance programs in Arlington include the locally-funded Housing Grants program and the federally-funded Housing Choice Voucher program (formerly Section 8) and Housing Opportunities for Persons with AIDS (HOPWA).

Renter Unit – An occupied housing unit that is not owner occupied, including units rented for cash, and those occupied without payment of cash rent.

Sector Plan – A planning document resulting from a detailed planning process which examines a Metro Station area, usually within a larger County planning area such as the Rosslyn-Ballston Corridor or Jefferson-Davis Corridor. The plan makes specific recommendations on land use, zoning, transportation, utilities, urban design and community facilities. Such plans serve to guide development in the area under consideration and are used by citizens, property owners, the development community, staff, advisory groups and elected officials in the review of specific projects.

Site Plan Projects – In certain districts within the County’s Zoning Ordinance, a site plan option is available. This form of Special Exception allows more flexibility in development form, use, and density than that permitted By-right in a zoning district. Site plan districts are written to give the County Board flexibility to approve modifications based on the individual characteristics of each site. In each site plan district, there are standards set forth. Unless otherwise stated within the site plan district, all standards within site plan districts can be modified using Zoning Ordinance Section 15.6.7.A. The majority of site plan review proposals are for hotel, residential, office and mixed-use development in certain high density zoning districts and typically within the Metro Station corridors.

Transit – Any type of local public transportation (i.e., bus system, passenger rail, shuttle services, etc.)

Transit Corridor – A geographic band that follows a general directional flow or connects major sources of trips served by public transportation.

Transit-oriented development – An approach to physical development that maximizes access to public transportation by permitting greater residential and commercial density in proximity to transit infrastructure.

Universal design – The design of buildings and spaces so that they can be used by the widest range of people possible.

Zoning or zoning code – The Arlington County Zoning ordinance establishes and defines the land use regulations for all land in Arlington County. The Code of Virginia Title 15.2 Chapter 22 provides the basis for these land use regulation.
Arlington County thanks the following individuals and organizations for contributing to this project. This report could not have become a reality without the time and effort of numerous people.

**Arlington County Board**
Mary Hughes Hynes, Board Chair
J. Walter Tejada, Vice-Chair
Jay Fisette, Member
Libby Garvey, Member
John E. Vihstadt, Member

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- **Michael Spotts**, Vice-Chair, Community Development Citizens Advisory Commission
- **Umair Ahsan**, Tenant Representative (Arlington Voice/BRAVO)
- **Shelynda Burney Brown**, Non-profit Housing Developer (Community Preservation and Development Corporation)
- **Robert Bushkoff**, Economic Development Commission (Dittmar Company)
- **Richard Donohoe**, Homeownership Working Group (Fidelity Bank)
- **Doris Topel-Gantos**, For-profit Housing Developer (Bozzuto Development Company)
- **John S. Grant**, Transportation Commission
- **Linda Y. Kelleher**, Community Service Board
- **Matthew de Ferranti**, Housing Commission
- **Joan Lawrence**, Historic Affairs Landmark Review Board
- **David Leibson**, Ten-Year Plan to End Homelessness Task Force
- **David Peterson**, Disability Advisory Commission
- **Saul Reyes**, Community Based Organization Representative (BU-GATA)
- **Candice Rose**, Commission on Aging
- **Kathryn Scruggs**, Civic Federation
- **Stephen Stockwell**, Planning Commission
- **Ori Weisz**, Tenant-Landlord Commission

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*Senior Research Associate, George Mason University Center for Regional Analysis*
The Affordable Housing Implementation Framework is a companion document to the Affordable Housing Master Plan. The Affordable Housing Master Plan is an element of Arlington County’s Comprehensive Plan and defines Arlington’s affordable housing policy. This Affordable Housing Implementation Framework describes the tools and strategies available to be employed to fulfill the goals established by this Affordable Housing Master Plan. A monitoring and evaluation plan will be developed upon adoption of the Affordable Housing Master Plan that will identify the metrics to be used to monitor progress towards achieving the Plan goals.
Affordable Housing Implementation Framework

Introduction

The Affordable Housing Implementation Framework describes the existing and potential tools that will be the mechanisms for fulfilling the goals, objectives, and policies of the Affordable Housing Master Plan (AHMP, an element of the County’s Comprehensive Plan). The Framework provides guidance from the County Manager to County staff for developing and overseeing specific policies and programs to meet the County’s affordable housing needs.

The AHMP defines Arlington County’s affordable housing goals, objectives and policies in response to the County’s housing needs. The AHMP is an element of the Arlington County Comprehensive Plan and is intended to support the land use, transportation, economic development, health and welfare, public facilities and environmental goals of the Comprehensive Plan.

Based on an analysis of current and future housing needs, the County will face growing housing affordability challenges in the years to come, particularly among lower-income households. The housing needs assessment conducted as part of the Affordable Housing Study demonstrated that the County’s rental stock appears to be serving fairly well households with incomes above 80 percent of area median income (AMI), and the homeownership market serves well only higher income households. However, there is insufficient affordable housing to meet the demand of renters—particularly families—with incomes below 60 percent of area median income. In addition, many middle-income households have difficulty purchasing a home in Arlington.

Housing Principles

1. Housing affordability is essential to achieving Arlington’s vision.
2. Arlington County government will take a leadership role in addressing the community’s housing needs.
3. A range of housing options should be available throughout the County affordable to persons of all income levels and needs.
4. No one should be homeless.
5. Housing discrimination should not exist in Arlington.
6. Affordable housing should be safe and decent.

The AHMP was developed around six housing principles that form the foundation of Arlington’s approach to affordable housing policy. These principles provide direction for the goals, objectives and policies outlined in the AHMP.

While Arlington is committed to ensuring an adequate supply of housing to meet the needs of all segments of the community, different strategies will be used to meet the needs of different populations. The overall approach to targeting resources to different segments of the population is based on both the needs analysis as well as the affordable housing principles adopted as part of the study. The County has developed a set of tools that target direct financial assistance to those most in need, particularly very low-income families, seniors and persons with disabilities; and expand the supply of housing affordable to low-income households through financial, land use and regulatory incentives. To meet the housing needs of middle-income households, the County’s affordable housing strategy relies primarily on land use and regulatory policy to incentivize the production of housing affordable to that segment of the community.
Some tools included in the Implementation Framework are currently used by the County to promote affordable housing goals. In some cases, the Framework includes recommendations for modification and/or expansion of existing policies and programs to better meet the County’s future affordable housing needs.

Additional tools included in the Implementation Framework are not currently part of the County’s set of affordable housing programs and policies. The County has the authority to adopt some of the proposed new tools, but others will require new legislative or regulatory authority. As a “Dillon’s Rule” state, Virginia must grant enabling authority before local legislation is allowed. The Commonwealth of Virginia may not have expressly given the authority to Arlington and other local jurisdictions to implement some of the AHMP Implementation Framework recommendations.

Existing and potential tools are presented in three categories:

**A. Financing Strategies**—Financial assistance to support the construction, acquisition and rehabilitation of affordable housing.

**B. Land Use and Regulatory Strategies**—Regulations and incentives that leverage private development activities to increase the supply of affordable housing.

**C. Services**—Programs designed to help low-income and at-risk populations find and maintain safe and affordable housing.

Tools often meet multiple policy objectives. The relevant policies from the AHP are listed under each tool. In addition, each tool is cross-referenced with corresponding policies in the Implementation Matrix (Appendix A). The tools and recommendations described in this framework do not obligate the County to a course of action. Many of the recommendations and all of the potential tools require additional analysis and definition and may or may not be feasible. While this Framework is intended to be comprehensive, it does not preclude the exploration of other tools that may be appropriate for achieving Arlington’s affordable housing goals.

**Collaboration**
The County has a strong record of collaborating with businesses and non-profit organizations to achieve public goals. These relationships will be critical to the County’s success in fulfilling the goals, objectives and policies of the AHMP. The County’s partners include service providers that serve hundreds of homeless and disabled individuals and families annually; non-profit and for-profit developers that build and rehabilitate affordable housing in the community; community and faith-based organizations that provide critical links to populations in need; and the business community that seeks to improve overall quality of life in Arlington.

The need for collaboration extends beyond the County’s borders. While the tools outlined in this Implementation Framework are designed to meet the affordable housing needs of the Arlington community, Arlington County is part of a much larger metropolitan housing market. In spite of Arlington’s long-term commitment to providing and preserving affordable housing, the County and the larger region still face a severe housing shortage. With the adoption of this Implementation Framework, Arlington County is well positioned to take a leading role in collaboration with the Metropolitan Washington Council of Governments (MWCOG) to develop regional affordable housing strategies.
EXISTING TOOLS

The tools described in this section are currently used by the County to promote affordable housing goals. In some cases, there are recommendations for modification and/or expansion of existing policies and programs to better meet the County's future affordable housing needs. These are indicated by shaded boxes after the corresponding tool. Suggested changes and/or modifications to these existing tools will require further research and development of specific proposals.

Financing Strategies

The County provides financial assistance to support the construction, acquisition, and rehabilitation of committed affordable housing (CAF). These units are designed to accommodate renter households earning up to 80 percent of AMI; the majority of units developed under this program are occupied by households earning below 60 percent AMI, primarily in the 41-60 percent AMI range.

1. Affordable Housing Investment Fund (AHIF)

The County’s Affordable Housing Investment Fund (AHIF) is a revolving loan fund that provides gap financing to developers that preserve or build Committed Affordable Housing (CAF) units in the county. AHIF is the key mechanism through which the County funds the construction and redevelopment of housing affordable to low-income renters. AHIF also supports housing that combines housing and services for vulnerable populations.

AHIF has proven to be a valuable tool for funding the development of CAFs in Arlington County. Since its creation in 1988 through 2014, AHIF has helped to create the majority of Arlington’s nearly 7,000 affordable rental units that benefit low-income households. These CAFs are located in neighborhoods throughout the county.

AHIF is funded by several sources; developer contributions obtained through the Affordable Housing Ordinance; general revenue; AHIF loan repayments; CDBG and HOME funds; and a portion of property recordation fees. Between FY2010 and FY2014, AHIF received an average of $8 million in local funding annually. A total of $13 million has been allocated for AHIF for Fiscal Year 2015.

A key strength of AHIF is its ability to use public funds to leverage private investment for affordable housing. For most projects, every $1 of public funds can leverage $3 in private funds. AHIF funds are often used in combination with other financing sources, including Low-Income Housing Tax Credits (LIHTC) and industrial development authority (IDA) bonds.

The AHIF is designed to allow for flexibility in loan terms depending on the characteristics of the affordable housing project (e.g. incomes targeted, affordability term) and conditions in the market.
Recommendation:
- Maintain and seek to increase funding for AHIF.
- Develop mechanisms within the AHIF guidelines to incentivize greater distribution of affordable housing that achieves the 2040 Forecast of the Distribution of Housing Affordable up to 60% AMI, including considerations for accommodating developments in higher cost areas and prioritizing for developments within the Metro and Lee Highway corridors.
- In census tracts areas where the poverty rate exceeds three times the average tract poverty rate of the County designated by the U.S. Department of Housing and Urban Development (HUD) as racially or ethnically concentrated areas of poverty (R/ECAP), AHIF or other County funds would only be used for the preservation or replacement of existing affordable rental units (MARK’s or CAF’s), or for ownership housing.
All Committed Affordable rental units (CAFs) are monitored for compliance with affordability agreements; this includes rent amounts and the verifications of incomes of tenants. Most CAFs are monitored by two separate sets of compliance officers, because a majority of CAF properties have support from both the County and the Virginia Housing Development Authority’s Low-Income Housing Tax Credit (LIHTC) program; both of these conduct monitoring via site visits, reviews of reporting, and unit inspections.

Those CAF properties which are not monitored by any other agency are monitored with a site visit from the Housing Division’s Compliance Officer at least once per year. CAF properties which are monitored by the LIHTC program are typically monitored with a site visit from the Compliance Officer every other year. All properties submit an occupancy report annually listing units, rent amounts, households, and household incomes.

A household moving into a CAF may not have an income exceeding the affordability level of the given unit, which is most often 60% of Area Median Income (AMI). Households already in CAFs may renew their lease, under the LIHTC program rules, if income does not exceed 140% of the move-in maximum.
Understanding the Affordable Housing Investment Fund (AHIF)

Leveraging Investment in Our Community
When the County makes AHIF loans to developers for the production or preservation of affordable housing it stimulates private investment. AHIF loans provide only a fraction of the actual costs for these developments. Loans from private banks and money from private investment partners contribute an even greater share to the cost of producing affordable housing.

Typically, for projects that are financed in conjunction with the federal Low Income Housing Tax Credit (LIHTC) program, less than a quarter of the money needed comes from AHIF.

For acquisition projects (projects that preserve existing housing stock as affordable) without tax credits, the AHIF loan typically accounts for one third of the financing. Each project that the County provides AHIF loans to is unique, and requires detailed analysis and underwriting to ensure that the County’s investment is appropriate to the overall financing of the project.

AHIF is a revolving loan fund. As projects pay back the County loans this money returns to AHIF for investment in other affordable housing developments. The illustration below shows the sources that have contributed to the AHIF fund over the last five fiscal years.
2. Federal and State Funds

*Policies 1.1.1*

Federal and state programs provide significant financial resources for affordable housing. These sources of funding include Low-Income Housing Tax Credits (LIHTC), federal and state historic preservation tax credits, HOME, and CDBG. The LIHTC program encourages affordable housing development by providing a federal income tax credit to property owners, and incentives for private investors to participate in construction and rehabilitation of housing for low-income families. The Virginia Housing Development Authority (VHDA) administers the tax credit program. The 2015 Qualified Allocation Plan (QAP) provide 25 application points for projects located in areas with less than 10% poverty and without other LIHTC developments within the same census tract.

Through the federal and state rehabilitation tax credit programs, property owners are given incentives for private investment in the preservation of historic properties. The CDBG and HOME programs are grants from the U.S. Department of Housing and Urban Development (HUD) that help the County to provide decent and affordable housing, clean and safe neighborhoods and to create economic opportunities.

The County and its affordable housing developer partners have taken advantage of these federal and state programs to preserve and produce affordable housing throughout the county. In most cases, these sources of funding are combined with financing obtained through the County’s AHIF.

Despite strong local support for CDBG and HOME funding, these programs have faced funding cuts in recent years, and there remains uncertainty over current funding levels.

Federal and State programs provide financial resources for homeless services, including federal Continuum of Care Program, state Virginia Homeless Services Program, and state Housing Trust Fund. The Arlington Continuum of Care, the County, and its non-profit homeless services providers continue to access these resources to provide prevention, diversion, rapid re-housing and permanent supportive housing services.

**Recommendation:** Continue to make use of state and federal funding sources. Monitor programs to maximize usage.

*Encourage the Virginia Housing Development Authority, the entity that administers the Low Income Housing Tax Credit program, to evaluate policies that further incentivize affordable units in higher income areas, and to consider revisions to the selection process which could include the creation of “Opportunity Areas” or those areas characterized by such features as higher incomes, lower poverty levels, strong housing markets, among others.*

3. Industrial Development Authority (IDA) Bonds

*Policies 1.1.1, 1.1.7*

Arlington County has made use of IDA bonds for several purposes related to affordable housing including property acquisitions, new construction, and rehabilitation. IDA bonds are repaid by the affordable housing developers from the revenue generated from the affordable housing projects financed with the
bonds. Bonding has been a critical piece of the County’s overall affordable housing program and should be used as needed in the future.

**Recommendation: Continue to make use of IDA bonds.**

4. **Multifamily Rehabilitation Partial Property Tax Exemption**  
   *Policies 1.1.3, 1.1.7*

This program provides an incentive for owners of older multifamily buildings to improve their properties. Under the program’s current structure, eligible owners of older multifamily rental properties (25+ years old, 5+ units) would receive an exemption of property taxes on the additional value created by the renovations for 10 years, and then the exemption is phased out over the following five years. In order to receive this partial property tax exemption, eligible owners must apply for this program prior to undertaking any rehabilitation work.

**Recommendation:** Tie tax exemption to affordable housing.

- Add a requirement that a share of the units in qualifying projects are maintained as committed affordable units (CAFs) for the period of the property tax exemption and
- Remove the five year step-down

5. **Tax Incremental Financing (TIF)**  
   *Policies 1.1.1*

Arlington currently has two Tax Increment Financing (TIF) areas; the Crystal City – Potomac Yard – Pentagon City TIF, which was established in 2010 to support infrastructure investment, and the Columbia Pike TIF, which was established in 2013 to support affordable housing.

The Columbia Pike TIF sets aside 25 percent of the increase in tax revenues above the base year revenue to be used to support the development and preservation of affordable housing in the Columbia Pike area. The Columbia Pike TIF is the funding source for TOAH (described below). The use and effectiveness of the Columbia Pike TIF for developing and preserving affordable housing will be monitored.

A Countywide TIF policy was adopted in July 2014. This policy guides the use of TIF and provides parameters on how and when it can be used.

**Recommendation: Continue to evaluate and monitor the effectiveness of the Columbia Pike TIF and Countywide TIF policy.**

6. **Transit Oriented Affordable Housing (TOAH) Fund**  
   *Policies 1.1.1, 3.2.1, 3.2.2*

One of the biggest challenges faced by Arlington County in achieving its affordable housing goals is to provide affordable housing in transit corridors, where land and properties are most valuable. The Transit Oriented Affordable Housing (TOAH) program provides direct County support for projects that need
additional funding in order to remain within the total development cost restrictions established by the Virginia Housing and Development Authority for the LIHTC. Uses of the fund are limited to costs of infrastructure and County fees. Currently, the TOAH fund is only available within the Columbia Pike planning area and is funded through the Columbia Pike TIF.

Recommendation: Consider expanding the program to other parts of the county that face similar or greater cost challenges, including the Metro corridors and Lee Highway corridor. Expansion of the program county-wide will require:

- Defining eligibility that ties development to access to the Primary Transit Network;
- Considering the financial impacts of creating a countywide TOAH Fund; and
- Identifying the source of funding.

Land Use and Regulatory Strategies

The County has enacted a set of regulations and incentives aimed at increasing the supply of affordable housing. These policies leverage the private investments made in new residential, commercial, and mixed-use development to create or fund the creation or preservation of affordable units. The Zoning Ordinance articulates the Affordable Housing Ordinance (see below) as well as additional land use mechanisms that require or incentivize affordable housing.

7. Affordable Housing Ordinance
   Policies 1.1.1, 1.1.6

The Affordable Housing Ordinance has been a key tool for leveraging private development for affordable housing. The provisions of this ordinance are defined in the County’s zoning ordinance as part of the site plan approval. The ordinance applies to both residential and commercial special exception site plan developments that have a gross density with a floor-area ratio (FAR) in excess of 1.0. The specific details of this ordinance are established in the Code of Virginia and any alterations require legislation at the state level.

Under this ordinance, Affordable Dwelling Units (ADUs) must be affordable to residents earning 60 percent AMI, and this affordability level must be maintained for a 30-year period. Applicants may choose to comply with the ordinance in one of four alternative ways: on-site CAFs, off-site CAFs in proximity, off-site CAFs, or cash contribution to AHIF. The formulas for determining the number of units or amount of contribution are defined by this ordinance. The availability of optional ways to comply with the Affordable Housing Ordinance has been beneficial for meeting multiple affordable housing goals in the County. The provision of on-site units increases the number of affordable units in mixed-income, transit-accessible buildings, while the off-site option allows for a greater number of overall affordable units throughout the County. Contributions to AHIF are leveraged to generate additional public and private sources of funding for affordable housing.

From FY2006 through FY2013 a total of 41 on-site CAFs have been produced and $51.6 million dollars in developer contributions to AHIF have been received as a result of the Affordable Housing Ordinance.¹

Recommendation: Maintain the current provisions of the Affordable Housing Ordinance.

8. **Bonus Density (Affordable Dwelling Units for Height and Density Above General Land Use Plan)**  
   *Policies 1.1.1, 1.1.4, 1.1.5, 1.1.6, 1.1.7, 1.2.1*

In addition to the Affordable Housing Ordinance, the County also uses zoning incentives available through the site plan process to encourage the production of affordable units. As part of site plan projects that involve requests for increased density, the County enters into negotiations with developers about the
Analysis of Developer Contribution Effectiveness

Since the Affordable Housing Ordinance went into effect in 2005 through October 2014 a total of 7,177 residential site plan units have been approved. The number of units this would have yielded if developers had chosen the option to build on site would have been 295. However only 30 units have actually been built on-site and the off-site provision has not been used. Instead of these 265 units the County received $36.2 million in contributions to the Affordable Housing Investment Fund (AHIF) in fulfillment of the provisions of the ordinance.

The $36.2 million contributed to AHIF has financed 426 committed affordable units based on the average amount of AHIF loaned per unit of housing ($85,000). In other words instead of having 265 units designated as affordable as part of these site plan projects the County was able to produce or preserve 426 units of affordable housing.

The Affordable Housing Ordinance requires that the affordability requirement remain for 30 years. However when housing is funded with AHIF these apartments remain affordable for 60 years. This increases the effectiveness of AHIF funded units over on-site units. The true measure of our affordable housing stock is not the number of units alone but the number of units times the number of years that those units will remain affordable. This measure is referred to as “unit-years.”

If the 265 units had been built on-site they would have produced 7,950 unit-years of housing. The cash contributions to AHIF result in 25,550 unit-years of housing, effectively tripling the utility.

| Total Approved Residential Site Plan Units | 7,177 |
| On-Site Unit Option | |
| Unit Years (295 units multiplied by 30 years) | 8,850 |
| Actual On-Site Units (30-year Affordability Restriction) [1] | 30 |
| Unit Years (30 units multiplied by 30 years) | 900 |
| Difference (Foregone On-Site Units) | 265 |
| Foregone Unit Years (265 units multiplied by 30 years) | 7,950 |
| Actual Cash Contribution [2] | $36,195,917 |
| Avg. AHIF/Unit (60-year Affordability Restriction) [3] | $85,000 |
| Estimated # of Units Leveraged via in-lieu Cash Contributions to AHIF | 426 |
| Unit Years (426 units multiplied by 60 years) | 25,550 |
| Difference in Unit Years Leveraged with Cash Contributions minus "Foregone" Unit Years | 17,600 |
| Ratio of units produced via in-lieu cash contribution versus "foregone" on-site units | 3.21 |

[1] Units built or agreed to but not yet completed
[2] Cash received or agreed to but not yet received
[3] AHIF loans are repaid in 20 to 30 years
provision of affordable housing above what is mandated under the baseline Affordable Housing Ordinance. The rationale is that affordable housing can be provided in exchange for the additional height and density granted by the County Board through the special exception site plan process.

Under the current ordinance, the maximum allowable incentives are an additional building height up to six stories/60 feet and a density increase of 25 percent above the underlying maximum density. The County also has specific zoning incentives specific to the Clarendon Revitalization District and the Nauck Village Center Revitalization District.

Bonus Density has proven to be an effective tool for producing affordable housing in the County. It is particularly successful at generating new affordable units during periods when the housing market is strong and prices and rents are rising. From FY2006 through FY2013 a total of 131 on-site CAFs have been achieved through the bonus density provision.²

**Recommendation:** Seek ways to further incentivize the production of affordable housing through the bonus density processes including;

- Consider raising the limits on bonus density above 25 percent (or 0.25 FAR);
- Provide some standardization to reduce uncertainty around the bonus density process, possibly by establishing tiers for the density bonus based on the number of affordable units provided;
- Evaluate the effectiveness of providing bonus density in exchange for affordable housing relative to other developer contributions (LEED, community benefits); and
- Consider a higher affordability income range above 60-80% AMI for condominium or other ownership products.

9. **Special Affordable Housing Protection District (SAHPD)**

   **Policies 1.1.1, 1.1.2, 1.1.3, 1.1.7**

The Special Affordable Housing Protection District (SAHPD) as outlined in the General Land Use Plan identifies existing affordable housing sites within the County’s two Metro Corridors that are planned for site plan projects of 3.24 FAR or higher. The goal of the SAHPD is to retain affordable housing opportunities (through preservation or replacement) in the County’s high-cost Metro corridors. SAHPDs have been established in the Rosslyn, Courthouse, Virginia Square, and Ballston area plans. In instances where redevelopment of these sites is proposed, the higher densities shown on the Plan are intended to be achieved through one-for-one replacement, which has been interpreted as replacing the number of bedrooms or the GFA on a one-for-one basis. Replacement can occur either on-site or at a similar location off-site.

**Recommendation:** Maintain the current Special Affordable Housing Protection Districts and provisions.

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10. Area Plans
   *Policies 3.2.1, 3.5.2*

From time to time the County undertakes land use planning efforts for specific areas. Many of these plans (e.g. Radnor/Ft. Meyer Heights, Crystal City, Clarendon) have included special provisions for affordable housing. These plans respond to the specific contexts, conditions, opportunities and constraints unique to each area.

**Recommendation:** Include directives or policy recommendations around that contribute towards the goals of the Affordable Housing Master Plan when new or updated sector and small area plans are developed.

11. Form Based Code
   *Policies: 1.1.1, 1.1.2, 1.1.3, 1.1.4, 1.1.5, 1.1.6, 1.1.8, 3.2.1, 3.2.2*

A form based code is a land development regulation that uses physical form (rather than uses) as the organizing principle for the code. Form based codes can foster more predictability in the development process and in some places is an attractive alternative to conventional zoning.

Arlington County has adopted two specific form based codes along Columbia Pike that apply to development in commercial centers and in the surrounding multifamily residential neighborhoods.

**Columbia Pike Form Based Code – Commercial Centers.** The Columbia Pike Special Revitalization District Form Based Code (FBC) was originally adopted in 2003 to foster mixed-use development along the commercial centers of Columbia Pike. There are currently no affordable housing requirements under the provisions of the Commercial Centers FBC.

**Columbia Pike Neighborhoods Form Based Code – Neighborhoods.** The County adopted the Columbia Pike Neighborhoods Special Revitalization District Form Based Code (FBC) in 2013. The primary focus of the Neighborhoods FBC is on the multi-family residential areas along the Pike where apartments and multi-family complexes are concentrated.

All development projects under the Neighborhoods FBC are required to set aside between 20 percent and 35 percent of the net new units for affordable housing. The affordable housing units must remain affordable for at least 30 years for households earning 60 percent of AMI. The Neighborhoods FBC is designed to be a key tool to help the County achieve its affordable housing goals.

**Program Modifications/Expansions:**
- Review the income limits and affordability terms to determine whether it is appropriate to modify those requirements for homeownership units (e.g. allow homeownership units up to 80 percent of AMI);
- Evaluate the appropriateness of requiring affordable housing as part of projects developed under the Commercial Centers FBC; and
- Study the appropriateness of adopting FBC with affordable housing provisions in other areas of the County.
12. Transfer of Development Rights (TDR)
   Policies: 1.1.3, 1.1.7

Transfer of Development Rights (TDR) allows for transfer of density from sending sites to receiving sites for the purposes of affordable housing, open space, historic preservation, community recreation and/or community facilities. TDRs can occur only through the site plan process on the receiving site and the County Board must approve all sending and receiving sites.

Recommendation: Encourage an effective TDR market.
- Conduct a study identifying existing potential TDR receiving sites throughout the County;
- Identify areas where additional density obtained solely through TDR may be appropriate; and
- Research other ways to incentivize TDR transactions (i.e. simplified certification process, TDR Bank, etc.)

13. MARKs Preservation Planning
   Policy 1.1.3

The County annually updates a comprehensive inventory of market-rate affordable units (MARKs) located in the community. The data from this inventory is used to evaluate which properties are most likely to transition from being MARKs from rent increases, rehabilitation, or redevelopment, many of these apartments are also listed in the County’s Historic Resources Inventory (HRI). For properties that are identified as being high risk for losing their MARK status, the County will continue to work with property owners to develop plans to maintain affordability and/or rehouse current tenants in alternative locations. In planning for the preservation of MARKs the County will engage community and other stakeholders to study possible changes to zoning code to encourage retention of Market-Rate Affordable Units (MARKs).

Recommendation: Continue to monitor supply of MARKs and plan for preservation of affordability.

14. Accessory Dwelling (AD) Ordinance
   Policies: 1.1.6, 1.1.8, 1.1.9, 1.2.1, 1.2.3, 2.4.1, 3.1.1.

An accessory dwelling (AD) unit is a self-contained apartment in an owner occupied single-family home or lot that is either attached to the principal dwelling or, in some jurisdictions, in a separate structure on the same property. AD units (also known as accessory apartments, guest apartments, in-law apartments, granny flats or secondary units) provide supplementary housing that can be integrated into existing single-family neighborhoods to provide a typically lower-priced housing alternative. AD units can help promote the supply of rental housing for older adults and persons with disabilities. Homeowners can also build AD units to receive additional income and/or to allow them to remain in a home otherwise too big to fit their needs.

Accessory dwelling units can be an effective tool for enabling seniors to age in place. Since its adoption in 2008, from 2009 through 2013 the county has approved 10 accessory dwelling units.

Recommendation: Engage the community in a review the AD ordinance to encourage greater opportunities for AD units.
15. Family/caregiver suite.

Policies: 2.4.1

The Arlington County Zoning Code allows for family/caregiver suites. This provision allows for persons who provide care for the children, elderly or disabled occupants to live in the same dwelling. The suite may consist of not more than two rooms plus a bathroom and "efficiency" kitchen in a dwelling. The suite must be designed so that it can function as an integral part of the dwelling although the occupants may live independently of each other.

Recommendation: Maintain provisions for family/caregiver suite.
Services

Services included in this section include activities that directly benefit individuals and households. The County offers a variety of human services programs to help lower income and at-risk populations find and sustain safe and affordable housing. The County Department of Human Services (DHS) administers many of the housing-related human services programs. Services also include direct assistance to households in the form of rental assistance, homebuyer assistance, tax relief, education and code enforcement.

Rental Assistance and Tenant Services

16. Housing Grants

Policies 2.2.1, 2.2.4, 2.3.4

The Housing Grant program is a County subsidy program that covers part of the rent for low-income adults living in private rental housing. Participating households spend approximately 40 percent of their gross income on rent\(^3\), with the remainder subsidized by the County's grant. The Housing Grant program issues grants to very low-income households with members who are age 65 or older, or who are permanently and totally disabled, or working families with children.

Many clients of other County housing programs rely on Housing Grants to make their housing affordable. For example, transitional housing clients who move to more permanent housing situations often rely on Housing Grants to afford their new housing situation. The Housing Grant program will be critical to meeting the needs of Arlington’s low-income residents in the future.

The Housing Grant program is funded through the County's General Fund; funding for FY 2015 is $8.0 million. In FY 2014 an average of 1,219 households received a grant each month and the average grant amount is $575 a month.

Recommendation: Consider options for increasing funding for the Housing Grants program. Examine mechanisms to provide rental assistance to individuals who are otherwise eligible for Housing Grants but who are unable to sign their own lease.

17. Housing Choice Vouchers

Policies 2.2.1, 2.2.4, 2.3.4

The Federal Housing Choice Voucher (HCV) program is administered by the County and subsidizes the housing costs of low income households, particularly those with children, older adults, and individuals with disabilities. Individuals with a HCV live in private rental housing and pay 30 percent of their income towards their rent. The voucher covers the gap between 30 percent of the household's income and the approved rent for the unit.

The program is primarily designed for residents earning below 30 percent AMI, but serves some residents up to 50 percent AMI. Preferences are given to applicants who are homeless, victims of domestic violence,

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\(^3\) This amount can be greater than 40 percent if the rent exceeds the Housing Grants program’s maximum allowable rent.
How Rental Assistance Programs and Committed Affordable Housing Relate to Each Other.

Arlington County provides direct rental assistance to over 2,500 very- and extremely low-income households through the locally funded Housing Grants program and that federal Housing Choice Voucher program. Generally, renters with Housing Grants have incomes below 40 percent AMI and renters with Housing Choice Vouchers have incomes below 30 percent AMI. Most committed affordable units have rents that are affordable at 60 percent of the Area Median Income (AMI). This means that even committed affordable housing is beyond the ability for these households to pay.

80 percent of households receiving rental assistance live in committed affordable housing.

Federal regulations and local guidelines establish rents limits for these rental assistance programs. Because few market rate affordable units remain in the county, apartments that meet these rent limits are increasingly likely to be committed affordable units. In addition, some private landlords prefer not to lease to tenants receiving rental assistance. However, as part of the conditions when financing committed affordable units, the County requires that these properties must accept HCV or Housing Grants.

If the supply of market rate affordable housing continues to diminish, it can be anticipated that the share of households receiving rental assistance living in committed affordable housing will increase.

Because the vast majority of Housing Grant recipients reside in committed affordable units, creating more committed affordable units at lower affordability levels (at 50% of AMI for example) can provide long-term cost savings for the County.

30% of CAF units are occupied by households with rental assistance
persons with a disability who qualify for Permanent Supportive Housing, and a residency preference for families who live, work, or have an offer of employment in Arlington County.

The program also implements special HUD programs that provide vouchers for homeless veterans, persons with AIDS, youth aging out of foster care, and families at risk of separation due to homelessness. No additional federal funding is expected; this means the program is only able to issue new vouchers when existing vouchers are relinquished or terminated due to death, program violations and evictions.

Housing Choice Vouchers and Housing Grants are both rental assistance programs. Households cannot receive assistance from both programs at the same time.

The total budget for this program in 2015 is $17 million. In terms of budget, this is the largest housing program in Arlington, accounting for about 31% of the County’s housing programs budget. In 2014, the HCV program served 1,356 households.

** Recommendation: Continue to administer the Housing Choice Vouchers program. **

### 18. Affordable Housing Investment Fund Housing Services

The AHIF Housing Services Fund is an annual set aside of the Affordable Housing Investment Fund. It provides up to two years of funding for housing services projects that are new or expanded projects that address an unmet or changing housing need. Projects that have been funded in the past have included stabilizing families at risk of homelessness and resident services for households living in committed affordable housing units.

#### 18.19. Mediation Services and Tenant-Landlord Education

*Policy 3.1.3*

Mediation provides both tenants and landlords with a means of resolving conflicts without litigation. A landlord or a tenant may request these services. Tenant/landlord conflicts have been successfully resolved through the County’s existing mediation services and tenant education services.

** Recommendation: Continue to operate the Mediations Services and Tenant-Landlord Education programs. **

### 19. Tenant Assistance Fund (TAF)

*Policies 2.2.2*

A Tenant Assistance Fund (TAF) is a temporary, project-based program that provides income-qualified vested tenants with rental assistance if rents increase as a result of redevelopment. The fund is designed to mitigate the possible negative effects of increased rents resulting from the redevelopment, renovation, or acquisition of CAF properties. The County Board adopted a comprehensive Tenant Assistance Fund Policy in December 2013.

Private developers that redevelop or renovate an existing affordable multi-family residential building to preserve or create CAFs are required to submit a formal tenant relocation plan and administer the County
tenant assistance fund (TAF) as part of the process of obtaining approvals and permits for the redevelopment project.

TAFs are usually funded via the Affordable Housing Investment Fund (AHIF), although they have been funded with developer contributions or investment earnings in select cases. There have been a total of six TAFs enacted in Arlington County since its inception, with a total of 111 households receiving rental assistance.

Recommendation: Continue to operate the Tenant Assistance Fund program.

20.21. Tenant Relocation Program
Policies 2.2.2, 2.2.3

The County has established guidelines regarding tenant displacement when residential rental properties are proposed for demolition, rehabilitation or conversion through the site plan process. When tenants must be relocated due to redevelopment, they may be entitled to relocation payments or other benefits. The goal is to assist displaced tenants to move directly to safe and affordable replacement with minimal disruption to their daily lives. Providing tenant relocation assistance is voluntary for projects redeveloped by right.

Recommendation: Continue operation of the Tenant Relocation Program.

Homeowner Assistance and Homebuyer Services

21.22. Real Estate Tax Relief
Policies 2.4.1, 2.5.1

A real estate tax relief program is a program or incentive that reduces the amount of property tax owed by an individual homeowner. For low-income homeowners and those on fixed incomes, a reduction in real estate taxes can enable them to afford to remain in their home. Arlington's Real Estate Tax Relief program offers tax relief to homeowners who are age 65 or older or who are permanently disabled. Applicants for tax relief must meet income and asset limits (with the primary residence not counted towards total assets). Homeowners who qualify for a partial exemption may defer the balance due until the property changes ownership.

Due to the high asset level and value of Arlington homes, there is concern that exemptions are provided in some cases where a household might have sufficient resources to pay their taxes. A review of the goals of the program, profile of the current households receiving the benefit, and the income and asset limits may be in order.

The program served 997 households in FY 2014 and $4.2 million in property taxes due were deferred or exempted that year.

Recommendation: Continue to operate the Real Estate Tax Relief Program, review the program goals and guidelines, and consider redefinition of income levels, asset levels, and criteria for exemption or deferral.

22.23. Home Improvement Program (HIP)
The Home Improvement Program provides low-interest loans of up to $130,000 to homeowners with household incomes below 80 percent of AMI to assist with home repairs and updates. HIP also includes an accessibility barrier removal grant program that provides up to $3,000 to qualifying households to fund grab bars, stair lifts, ramps, and other related improvements. As the population ages and wants to age in place, the need for home modifications will increase.

**Recommendation:** Monitor the need and consider expansion of funds available under the barrier removal grant program.

### 23.24. Assistance for Condominium Associations

**Policies** 3.1.5, 3.3.5

Lack of technical knowledge may hinder condominium associations and their owners when pursuing maintenance, renovations and energy efficiency improvements of their buildings. Technical assistance materials for condominium associations help them to address challenges to long-term financial viability.

**Program Modifications/Expansions:**

Consider implementing an outreach program to owners and associations of moderately priced condominiums to address such issues as deferred maintenance and energy efficiency improvements. Explore possibilities for financial assistance to condominiums that are primarily owned by moderate income households for major maintenance or retrofit needs.

### 24.25. Moderate-Income Homebuyer Assistance Program (MIPAP)

**Policies** 2.2.5, 2.4.1

The County’s primary homeownership tool is the Moderate Income Purchase Assistance Program (MIPAP), a shared equity, soft second mortgage program that provides prospective first-time homebuyers with up to 25 percent of the purchase price of homes in Arlington. MIPAP assistance is available to households with incomes up to 80 percent of AMI. CDBG is the primary source of funding for the MIPAP program.

Arlington’s supply of ownership housing that is affordable to moderate income households is almost exclusively in condominiums.

**Recommendation:** Monitor and evaluate to improve effectiveness of the program.

### 25.26. Federal and State Programs for Low- and Moderate-Income Homebuyers

**Policies:** 2.2.5

Both the federal and state government offer programs that help low- and moderate-income households buy homes. The Federal Housing Administration (FHA) provides mortgage insurance on loans made by FHA-approved lenders throughout the United States. FHA loans have become the primary means by which low- and moderate-income households and first-time homebuyers purchase a home. FHA loans can have lower down payment requirements and higher allowable loan-to-value ratios than conventional loans. In high-cost areas, including Arlington County, the FHA’s maximum loan limit was $625,500 in 2015.
The Virginia Housing Development Authority (VHDA) offers loan programs targeting first-time homebuyers. Homebuyers must meet program income and home sale price limits and must complete VHDA’s homeownership class. The maximum loan limit to receive a VHDA loan is $500,000 in Arlington County.

Recommendation: Continue to educate potential homebuyers about federal and state homeownership programs.
26.27. Homebuyer Education and Foreclosure Prevention Counseling  
*Policies 2.2.5*

Homebuyer education enables first-time homebuyers to understand the complexities of purchasing a home. Participation in this program is mandatory for participants in MIPAP, but is available to anyone interested in purchasing a home. Homeowner education is delivered via free, six-hour courses taught by a nonprofit partner. The County also provides one-on-one counseling through its Housing Information Center.

*Recommendation: Continue to educate potential homebuyers.*

Special needs and homeless services

27.28. Case Management  
*Policies: 2.1.1, 2.2.2, 2.3.1, 2.3.3, 2.4.1, 2.5.1*

DHS offers a range of case management services that directly help households obtain and maintain housing, including linking them to support services and other resources. Rental assistance alone is not always sufficient for households to become stable in housing. These services are provided through DHS Economic Independence Division, Child and Family Services Division, Aging and Disability Services Division, Behavioral Healthcare Division, and community non-profit organizations.

*Recommendation: Continue to provide case management services.*

28.29. Homeless Services  
*Policies 2.3.1, 2.3.2*

The Arlington Continuum of Care provides a range of services for persons and households who are homeless or at risk of homelessness including prevention, diversion, shelter (for those with no access to a safe housing placement), and rapid re-housing.

- The County’s new Homeless Services Center, replacing the existing hypothermia shelter, will move to its new location in the Fall of 2015. This shelter will have 50 year-round beds and 5 medical respite beds. It will also have 25 additional sleeping slots from November 1 to March 31 to prevent hypothermia for those in need of shelter. Both the HSC and the County’s other shelter for individuals will implement procedures that provide integrated, comprehensive services to move individuals out of shelter as quickly as possible into permanent housing or an alternative safe and stable housing placement.

Diversion is a new service that is showing initial success. When households are diverted from shelter they are linked to the services they need to address the housing and service needs they are facing. Families and individuals who must go into shelter, are rapidly re-housed with the assistance of housing location and case management services. Once in housing the family is linked to the resources and services, such as financial literacy and employment that will help them sustain housing. Individuals who are chronically homeless and have a disabling condition are referred to Permanent Supportive Housing.

All services are funded through a combination of Federal, State, County, and private resources. In 2015 the County provided $4.4 million dollars to operate five year-round shelters with 199 beds, rapid re-
housing, and prevention programs. In 2014, 266 people were served in family shelters; 173 in shelter for adults; and 464 adults were served in the County’s hypothermia shelter; in 2014, 682 persons received rapid re-housing and prevention services in programs funded with State and County funds. In 2014, Federal funds supported rapid re-housing and permanent supportive housing services.

DHS is the lead agency for the Arlington Continuum of Care, an amalgam of non-profit organization who are participating in the implementation of the County’s 10 Year Plan to End Homelessness.

Much progress has been made in ending homelessness. Arlington County experienced a 39% decrease in the number of homeless persons counted in 2014.

**Recommendation:** Continue to support the County Continuum of Care and the organizations providing services to Arlington’s homeless households.

### 29.30. Permanent Supportive Housing (PSH)

**Policies:** 2.3.1, 2.3.2, 2.3.3, 2.5.2, 2.5.3

Permanent Supportive Housing (PSH) is a successful, cost-effective combination of affordable housing with services that helps people live more stable, productive lives. PSH is for persons with disabilities including serious mental illness, substance abuse, intellectual disabilities, and youth aging out of foster care who are homeless or at-risk of homelessness and have a serious housing need. Services are flexible and voluntary and not a condition of the lease. PSH is a proven model for disability populations in which the lease is held by adult(s) in the household and apartments are scattered across the County, primarily in CAF units.

Research has shown that PSH improves stability for chronically homeless individuals while at the same time reduces public expenditures on health care, prisons and other social services. Ninety-four percent (94%) of individuals remain in PSH for at least a year and 81% of PSH tenants served since 2004 have remained in permanent housing. As of June 2014 there were 230 PSH units. The County’s goal to meet the need for this service is 425 units. The FY 15 budget is $2.0 million.

**Recommendation:** Continue to commit CAF units as PSH units to reach the goal of 425 units, provide rental assistance to help PSH tenants pay their rent, and provide sufficient case management services to help tenants maintain their housing.

### 30.31. Supportive Housing with Services

**Policies:** 2.3.1, 2.3.2

Because not all persons with disabilities can hold a lease in their own name and/or may need more supports than provided in PSH, the County offers a range of supportive housing for disability and special needs populations. Supportive housing combines housing and support services for the most vulnerable populations. Examples of housing types include group homes, transitional housing, supervised apartment

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living, congregate housing, and supportive studios. The County supports aging in place and assisted living services at Culpepper Garden and Mary Marshall Assisted Living residence. In total the County has about 389 supportive housing beds/units.

A) The County maintains group homes for persons with Intellectual disabilities and adults with serious mental illness. There is a need to develop two additional group homes for Arlingtonians with Intellectual and Developmental Disabilities living in State Training Centers. This is mandated by the 2012 Settlement Agreement between Virginia and the U.S. Department of Justice to increase community living opportunities for persons with intellectual and developmental disabilities. The State has provided the County with one-time funds to develop the group homes which may be supplemented with AHIF loans. Services will be provided mainly with funding from Medicaid Waivers. The need for additional group homes or capacity will need to be monitored, considering actual waiting lists.

B) Supportive Studio Apartment for Single Homeless Adults. Supportive studio apartments are efficiency units clustered together that include on-site supports to monitor tenancy and assist residents to maintain their housing. The Arlington 10 Year Plan to End Homelessness conducted a review and a local feasibility analysis for development of Supportive Studio Apartments for homeless individuals with high leasing barriers. A local needs assessment documents a need for about 50 units. The County should plan to include supportive studio apartments in the continuum of housing options. This model is targeted for people who have been homeless or are at risk of homelessness, with or without a defined disability, whose incomes are less than 30% AMI and who have very high leasing barriers often preventing them from leasing housing without supports and rental subsidy. This model also works well for low-income wage earners.

C) Supportive transitional housing for youth aging out of foster care. Youth aging out of foster care often need assistance transitioning into adulthood including income supports and supportive services. Transitional housing can provide the environment where youth can get the support they need in stable housing. For youth the transitional housing option could be individual apartments clustered together or a congregate living environment. The need for this type of housing is about 6 to 8 individuals annually.

D) Supportive housing substance abuse and mental health disorders. Persons with serious mental illness or substance abuse often need temporary housing after experiencing a housing crisis and/or while waiting for entry into PSH or other permanent housing. Transitional housing is congregate living where individuals have their own bedroom but share kitchen and other space. Individuals are engaged in mental health and substance abuse services, but minimal or no services are provided on site. There is a need for two transitional facilities with 4 to 8 beds.

Recommendation: Continue to operate existing County supportive housing programs. Support the development of two group homes. Seek federal and state resources and supplement with local resources as may be needed. Opportunities for expanding transitional housing and supportive studio apartments should be considered as housing is developed. The model of supportive transitional housing for youth aging out of foster care should also be considered for young adults with serious mental illness and autism spectrum disorders.

31.32. Housing Stabilization and Eviction Prevention Services
**Policy 2.3.3**

DHS provides short-term financial assistance and case management to low-income households who are at risk of homelessness and can be diverted from shelter. The financial assistance allows households to become current on their rent, pay utility bills, and avoid or stop eviction proceedings. Case management services include financial literacy and budget management, employment counseling and/or job readiness and vocational education. These services are provided by DHS and the non-profit organization Arlington Thrive.

In 2014, 614 households (1,395 persons) received eviction prevention services; total budget was $510,030.

**Recommendation: Continue to operate housing stabilization and eviction prevention services.**

**Building Services**

**32.33. Code Enforcement**  
*Policies 3.1.1, 3.1.2, 3.1.3*

Arlington County Code Enforcement enforces the Virginia Maintenance Code and the Arlington Condition of Private Property Ordinance to ensure the safety of Arlington residents and visitors. Code enforcement inspections are conducted both proactively and in response to resident complaints. Owners whose properties are in violation will receive notices of violation specific to the type of violation found. The notice will allow a specified period of time to correct violations; in some cases, repairs may require a building permit.

**Recommendation: Continue to proactively and responsively enforce all building and maintenance codes in the County.**

**33.34. Education on Universal Design and “Visitability”**  
*Policies 2.4.2, 2.5.3*

The County’s housing stock should embrace the concept of universal design for all residents, not just seniors or people with disabilities. Universal design means the development of housing and surrounding areas so that they can be used by the widest range of people possible. Educational materials, including information on the County’s “Smart Choice Homes” initiative and the universal design language in the Virginia Uniform Statewide Building Code, should be disseminated to homebuilders’ property owners, real estate agents, architects and other interested parties to increase the understanding and the benefits of incorporating universal design features in homes. Information and current Arlington examples of best practices in the design of new homes and home renovation that incorporate the “liveable” features of universal design should also be distributed. The County’s housing stock should be accessible not only by its residents, but also by those visiting their homes. Educational materials regarding best practices in the design of homes and multi-family buildings, disseminated to homebuilders, property owners, realtors, architects, and other interested parties, expand awareness of these needs.

**Recommendation: Continue to inform and educate the public and builder community.**
Fair Housing Services

**34.35. Affirmative Fair Housing Marketing Plans**
*Policies 2.1.1*

The County promotes non-discrimination and seeks to ensure fair and equal housing opportunities for all of its residents. In addition to Federal laws that require non-discrimination in housing, the County is committed to promoting access to housing to promote diversity and inclusivity. As such, all AHIF supported CAF developments provide an affirmative fair housing marketing plan that outlines steps it will take to promote its units to a diverse set of low- and moderate-income households.

*Recommendation: Continue Affirmative Fair Housing Marketing Plan requirement.*

**35.36. Resources on Non-Discrimination in Housing**
*Policy 2.1.1*

Educational materials about fair housing practices targeted to landlords and property managers could expand awareness of fair housing issues. These materials could include resources for developing affirmative fair housing marketing plans and other strategies for reaching and serving a diverse set of potential renters, including those with potential leasing barriers.

**36.37. Fair Housing Testing**
*Policies 2.1.1*

Fair housing testing is a method of comparing how two persons of different protected classes (e.g., of different races) are treated by a housing provider under similar circumstances, all other factors being held constant. Court decisions have held that tests done under properly controlled conditions can be used as evidence of discrimination. There are two types of testing, targeted testing and random testing. Targeted testing is conducted in order to investigate a fair housing complaint or to determine if an agency that previously discriminated is still engaging in discriminatory practices. Random testing involves testing a sample of housing providers. The County’s office of Human Rights investigates housing discrimination complaints as they are received, and conducts a random fair housing test every two years.
POTENTIAL TOOLS

In order to meet the County’s affordable housing needs and to achieve the goals, objectives and policies set out in the Affordable Housing Master Plan, the County will need to pursue new strategies that go beyond the current set of tools. These potential tools will require further research and development by County staff in coordination with other stakeholders. While this section presents the most promising tools to expand the County’s ability to meet its affordable housing goals. The County will continue to research and look for best practices that might be effective in addressing the community’s affordable housing needs. This listing of potential tools does not preclude the exploration or development of other tools.

Financing Strategies

A. Pooled Equity Fund
   Policy 1.1.1

There is some interest from private and non-profit interests in Northern Virginia to collaborate in order to increase the supply of affordable housing throughout the region. A pooled equity fund could leverage various sources of funding to achieve fund objectives and could involve area foundations, banks and other lenders. The County could partner with Metropolitan Washington Council of Governments and other entities to undertake a study to examine the scope, benefits, players/entities and other components of pursuing a pooled investment fund that can acquire sites and properties for affordable housing.

B. Separate Tax Classification for Multi-Family Affordable Housing or Payment in Lieu of Taxes (PILOT)
   Policies 1.1.1, 1.1.6

Requires State enabling legislation.

A request could be made to the Virginia state legislature for authorization to create a separate affordable housing property classification for multi-family and congregate affordable properties that would then be taxed on less than 100 percent of the assessed value or assess a lower base real estate tax rate as long as the property meets the affordability requirements.

Under a PILOT program at the time of approval of a development the county would agree to exempt the property from property tax through an agreement between the County and an owner of an affordable housing development. The agreement would specify a payment in lieu of taxes to compensate the local government for the services provided to the affordable housing complex. The program should include specifics about the affordability requirements, the number of affordable units, and the types of property owners eligible to participate in the program.
C. **Philanthropic Support**

**Private/Public Partnership Fund for Development of Permanent Supportive Housing**

*Policy 2.3.2*

- **Private/Public Partnership Fund for Development of Permanent Supportive Housing**
  
  Private sector members of Arlington’s 10 Ten Year Plan to End Homelessness Consortium have expressed interested in helping finance PSH units for chronically homeless individuals. During the 100 Homes Campaign to house the most vulnerable homeless individuals, the County matched a significant contribution from the private sector; the funds were used to buy down rents of 10 County CAF units for 20 years and to provide rental subsidy to tenants for 7 years. The result is that 10 homeless persons have been housed and the lower rents of the units has reduced the cost of the rent subsidies resulting in cost savings for the County. The feasibility of creating a permanent fund for continuing this approach to funding PSH should be studied and should recommend the most appropriate entity for administration of the fund; foundation, existing non-profit, new single purpose non-profit, governmental entity or other.

- **Voluntary “Giving Back” Fund**
  
  Many homeowners have experienced significant increases in the value of their homes over the years. Establishing a fund through a foundation that provides a means for homeowners to give back to the community a portion of the proceeds from the sale of their homes to provide housing opportunities for others should be explored.

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**Land Use and Regulatory Strategies**

**C.D. Affordable Housing Parking Standards**

*Policies 1.1.6, 3.5.2*

National and local precedents have demonstrated that there are reduced parking needs for occupants of affordable units.\(^5\) Non-profit affordable housing providers have indicated that parking utilization rates in their properties tend to be less than one space per unit.\(^6\) In 2013, the County conducted a commercial parking study and adopted a new parking policy for office buildings approved by site plan.

Evidence based research is needed to “right-sized” parking in the Arlington context. A parking study of affordable housing would provide a basis for recommendations on parking policy for affordable housing across the county. The affordable housing parking study could be conducted as a component of a countywide residential parking study or as a separate study.

**D.E. Simplified Land Use Approvals**

*Policies 1.1.1, 1.1.6*

Providing a simplified approvals process that eliminates uncertainty and costs associated with re-zoning can be a significant incentive to providing affordable housing. Two options exist for achieving this objective:

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\(^5\) Institute of Transportation Engineers, ITE Journal, December 2010.

\(^6\) Columbia Pike Neighborhood Plan, p. 4.34
- The County’s Form-Based Code (FBC) regulatory approach for Columbia Pike is one option that allows for the streamlining of the approval process for developments that comply with the code. The FBC approach could be applied elsewhere in the county as appropriate.
- Identifying opportunities within the site plan and re-zoning process to expedite review periods for affordable residential projects. Specific steps to streamline the process should be developed in collaboration with the affordable housing development community.
E.F. Affordable by Design Study  
*Policies 1.1.6, 1.1.9, 1.2.1, 1.2.2, 1.2.3*

Creative solutions will need to be developed in order to enable ownership opportunities for middle income households. An Affordable by Design Study would look for opportunities to enable greater flexibility in housing type. The study could investigate the possible applications for duplex, triplex, smaller unit or lot sizes, and accessory dwellings, among other methods (e.g. form based codes) to provide greater affordability. Pilots for these ideas could be appropriate in the context of “edge zoning” addressing the need for transition from higher to lower density.

F.G. Enabling Home Sharing  
*Policies 2.1.1, 2.1.2, 2.4.1*

Home sharing has been successful in some communities in enabling Seniors to age in place and to expand affordable living for both seniors and others. The County Zoning Ordinance currently limits occupancy through its definition of family. The current definition excludes some household types and could present an obstacle to home sharing. A process to revise the definition of family should be undertaken to consider the impacts of revising zoning on the basis of a definition of “family” to provide for greater flexibility of household types for households with more than four unrelated persons.

G.H. New Density Definitions in Medium Density Zoning Categories  
*Policies 1.1.6, 1.2.1*

Changing the basis for zoning from units per acre to floor area ratio could create more opportunities for affordability. Currently, the density allowed in medium density residential zoning categories is defined in terms of units per acre rather than in terms of FAR. The units per acre approach can incentivize larger and less affordable housing, while an FAR approach can make it easier to build smaller units. This change will allow greater flexibility for the development of smaller, more affordable units in these zoning districts.

H.I. Community Energy Plan goals and targets  
*Policies 3.3.1, 3.3.2, 3.3.3, 3.3.4, 3.5.3*

To reduce the overall housing costs of tenants as a means of achieving affordable living. As part of the development or redevelopment of affordable housing properties, the County should encourage developers to significantly increase building energy efficiency by educating them about Federal resources for energy efficient investments, providing guidance materials on building and maintaining energy efficient buildings, encouraging energy efficient elements during the site plan review process, and expanding the density bonus potential associated with developing affordable LEED, EarthCraft, Living Building Challenge or other “green” certifications.

Consideration of actions that will help achieve environmental benefits could include:

- Requiring benchmarking of energy and water use in new and renovated affordable housing;
- Promoting and supporting benchmarking of energy and water use in existing affordable housing;
- Requiring the installation of ENERGY STAR products in all new and renovated affordable housing and promoting the installation of ENERGY STAR products in existing affordable housing,
• Requiring the installation of WaterSense\textsuperscript{7} products in all new and renovated affordable housing, and
• Promoting net zero energy affordable housing development.

\textbf{J.J. Coordination with Arlington Public Schools}

The County will proactively share information regarding new affordable housing development work with Arlington Public Schools (APS) and will explore the development and/or use of community space in CAF projects that could be used for services, including services that help children succeed in school. These could include preschool, before-and-after-school programs that could be operated by APS or the nonprofit housing provider that might aid in reducing demands on existing school facilities.

\textbf{Services}

\textbf{J.K. Assistance to Low-Income Condominium Owners.}

\textit{Policy 2.4.1}

Escalating condominium fees can contribute to unsustainable housing cost burdens for low-income elderly condominium owners with fixed incomes. Similar to Housing Grants, direct assistance to offset this portion of housing costs could enable seniors to age in place.

\textbf{K.L. Voluntary Rent Guidelines}

\textit{Policy 1.1.3}

A voluntary rent guideline would be an annually published recommended rent increase for existing tenants; it would not be enforceable and would be intended to provide guidance. This would be updated annually based on market conditions. Albeit a voluntary guideline, this could aid in the County’s efforts to prevent the loss of market affordable housing. From time to time the County Housing Division receives inquiries from landlords seeking guidance on rent increases, a voluntary rent guideline would provide a basis for advising landlords on rent increases.

\textbf{L.M. By-right Redevelopment Displacement Mitigation}

\textit{Policy 2.2.3}

The county has adopted Relocation Guidelines that are applicable for site plan developments and has put in place a Tenant Assistance Fund to help mitigate impacts to low-income renters in CAF developments. When by-right redevelopment occurs many times tenants who have lower incomes face serious challenges as a result of their displacement. Measures to help mitigate this hardship include:

• Establishing a Relocation Hardship Fund. The Fund would provide a one-time relocation payment, following the financial levels defined in the County’s existing Relocation Guidelines, for tenant households earning below 60\% AMI, adjusted for family size. The Relocation Hardship Fund would only apply in cases where displacement of low-income renters would result from by-right redevelopment. Developers should be encouraged to contribute towards these relocation costs but cannot be required.

\textsuperscript{7} WaterSense is a partnership program of the U.S. Environmental Protection Agency similar to Energy Star. WaterSense products are water-efficient contributing to water conservation.
• Developing a system to share information with tenant associations when permits are issued that would likely cause displacement of tenants.
• Providing or sponsoring a Housing Locator. This Locator could be engaged in a range of activities from providing basic information about tenants’ rights, and available housing, to credit counseling and financial counseling and working with the developer on phasing issues.

M.N. Accessible Unit Matching

Policy 2.5.3

The accessible units built in both affordable and market rate units are often rented to households that do not require the accessible features. On the other hand persons with disabilities requiring housing with accessibility features often have difficulty in finding suitable housing units. Further study is needed to achieving a more efficient means of matching persons with disabilities to accessible units. Currently there is a statewide clearinghouse for accessible units and locally there is a list-serve that distributes information on these housing opportunities.

N.O. Employer-Assisted Housing

Policies 1.1.1, 2.2.1, 2.2.5, 3.5.2

Encourage public and private employers to provide financial assistance to their workers to enable them to live closer to their work.

O.P. Landlord Partnership Agreement and Risk Reduction Fund

Policies 2.2.4, 2.3.1

The Landlord Partnership agreement would be between landlords and service providers representing homeless individuals and families with high housing barriers and case management needs. All individuals housed through this Partnership would receive housing focused case management. Landlords participating in this partnership would have access to a “risk reduction fund”, which will assist in compensating landlords for lost rent or damages should a tenant vacate a unit. In turn, participating landlords will relax some of their screening criteria for program participants to aid in housing homeless individuals and families with high leasing barriers and service needs. The risk reduction fund could be established and held by a non-profit and funded through various fundraising activities.
Q. Home Ownership Models for Supportive Housing with Services.

Some of the potential residents of supportive housing with service programs could be served by home ownership models. The County will explore strategies to facilitate property acquisition, and renovation of homes to provide supportive housing with services for very low-income persons with disabilities, including intellectual and developmental disabilities and severe mental illness. Examples of programs that might be supported include existing models, such as group homes and supervised apartments, as well as innovative models, such as microboards and sponsored placements.
### Affordability Tools to AHMP Goals and Objectives

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<td>14. Accessory Dwelling (AD) Ordinance Review of the AD ordinance to enable greater use</td>
<td>CPHD/Planning</td>
<td>ST</td>
<td></td>
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<tr>
<td>15. Family/caregiver Suite</td>
<td>CPHD/Planning</td>
<td>O</td>
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<tr>
<td><strong>Existing</strong></td>
<td></td>
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<tr>
<td>D. Affordable Housing Parking Standards</td>
<td>DES, CPHD/Planning and Housing</td>
<td>ST</td>
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<tr>
<td>E. Simplified Land Use Approvals</td>
<td>CPHD/Planning</td>
<td>ST</td>
<td></td>
<td></td>
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<tr>
<td>F. Affordable by Design Study</td>
<td>CPHD/Planning and Housing</td>
<td>MT</td>
<td></td>
<td></td>
</tr>
<tr>
<td>G. Enabling Home Sharing</td>
<td>CPHD/Planning</td>
<td>MT</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

O-Ongoing; ST - Short Term (1-2 years); MT - Mid Term (3-5 years); LT - Long Term (5 years or longer)
## Implementation Schedule

**Appendix B**

### Implementation Schedule

<table>
<thead>
<tr>
<th>H</th>
<th>New Density Definitions in Medium Density Zoning Categories</th>
<th>CPHD/Planning</th>
<th>MT, LT</th>
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<tbody>
<tr>
<td>I</td>
<td>Community Energy Plan goals and targets</td>
<td>DES and CPHD/Housing</td>
<td>ST</td>
</tr>
<tr>
<td>J</td>
<td>Coordination with Arlington Public Schools</td>
<td>CPHD</td>
<td>ST</td>
</tr>
</tbody>
</table>

### Rental Assistance and Tenant Services

| 16 | Housing Grants                                      | DHS/Housing Assistance Bureau | O      |
| 17 | Housing Choice Vouchers                              | DHS                          | O      |
| 18 | Affordable Housing Investment Fund Housing Services   | CPHD/Housing                 | O      |
| 19 | Mediation Services and Tenant-Landlord Education     | CPHD/Housing                 | O      |
| 20 | Tenant Assistance Fund (TAF)                         | CPHD/Housing                 | O      |
| 21 | Tenant Relocation Program                            | CPHD/Housing                 | O      |

### Homeowner Assistance and Homebuyer Services

| 22 | Real Estate Tax Relief                               | DHS                          | O      |
| 23 | Home Improvement Program (HIP)                       | CPHD/Housing                 | O      |
| 24 | Assistance for Condominium Associations               | CPHD/Housing                 | ST     |
| 25 | Moderate-Income Homebuyer Assistance Program (MIPAP)  | CPHD/Housing                 | O      |
| 26 | Federal and State Programs for Low- and Moderate-Income Homebuyers | CPHD/Housing | O |
| 27 | Homebuyer Education and Foreclosure Prevention Counseling | CPHD/Housing | O |

### Special Needs and Homeless Services

| 28 | Case Management                                      | DHS                          | O      |
| 29 | Homeless Services                                    | DHS                          | O      |
| 30 | Permanent Supportive Housing (PSH)                   | DHS                          | O      |
| 31 | Supportive Housing with Services                     | DHS and CPHD/Housing         | O      |
|    | A. Intellectual and Developmental disabilities       | O, NT                        |
|    | B. Supportive Studio                                  | O                            |
|    | C. Transitional housing for foster youth             | O, MT                        |
|    | D. Transitional housing for mental Health            | O, MT                        |
| 32 | Housing Stabilization and Eviction Prevention Services | DHS                          | O      |

### Building Services

| 33 | Code Enforcement                                     | CPHD/Inspection Services     | O      |

### Education on Universal Design and “Visitability”

| 34 | Affirmative Fair Housing Marketing Plan              | CPHD/Housing                 | O      |

O-Ongoing; ST - Short Term (1-2 years); MT - Mid Term (3-5 years); LT - Long Term (5 years or longer)
## Implementation Schedule

### Resources on Non-Discrimination in Housing
- **CPHD/Housing and Human Rights Office**
- **O**

### Fair Housing Testing
- **OHR**
- **O**

### Assistance to Low-Income Condominium Owners.
- **DHS**
- **MT**

### Voluntary Rent Guidelines
- **CPHD/Housing Commission**
- **TL**
- **ST**

### By-right Redevelopment Displacement Mitigation
- **CPHD/Housing**
- **ST**

### Accessible Unit Matching
- **CPHD/Housing**
- **ST**

### Employer-Assisted Housing
- **CPHD/Housing**
- **ST**

### Landlord Partnership Agreement and Risk Reduction Fund
- **DHS**
- **ST**

### Home Ownership Models for Supportive Housing with Services.
- **DHS/Housing**
- **MT**

---

O - Ongoing; ST - Short Term (1-2 years); MT - Mid Term (3-5 years); LT - Long Term (5 years or longer)
GOAL 1: Arlington County shall have an adequate supply of housing available to meet community needs.

Objective 1.1: Produce and preserve a sufficient supply of affordable rental housing to meet current and future needs.

By 2040, CAFs will need to account for 17.7% of the County's housing stock in order to achieve a sufficient supply of rental housing that is affordable to households with incomes at or below 60% AMI.

1.1.1 Encourage the construction and preservation of affordable rental housing through land use/zoning policy, financial and technical assistance.
1.1.2 Prevent the loss of committed affordable housing.
1.1.3 Make every reasonable effort to prevent the loss of market-rate affordable rental housing.
1.1.4 Encourage and incentivize the distribution of affordable housing throughout the County.
1.1.5 Encourage affordability periods of 60 years or more for committed affordable rental projects where the County provides financial assistance.
1.1.6 Incentivize affordability below 60% AMI in committed affordable rental projects.
1.1.7 Remove barriers to the production of moderately-priced rental housing, including non-subsidized housing.
1.1.8 Encourage production and preservation of family-sized (e.g. 3+ bedroom) market-rate and committed affordable rental units.
1.1.9 Produce committed affordable rental units within transit corridors consistent with the County’s adopted land use plans and policies.
1.1.10 Explore flexibility in housing types and residential uses in single-family neighborhoods.

Objective 1.2: Produce and preserve a sufficient supply of affordable ownership housing to meet future needs.

2,700 ownership units affordable to households between 80% and 120% AMI will need to be created by 2040 to fulfill the forecasted need.

1.2.1 Incentivize the production of moderately-priced ownership housing through land use and zoning policy.
1.2.2 Encourage production and preservation of family-sized (e.g. 3+ bedroom) moderately-priced ownership units.
1.2.3 Explore flexibility in housing types and residential uses in single-family neighborhoods.
**GOAL 2: Arlington County shall ensure that all segments of the community have access to housing.**

**Objective 2.1: Affirmatively further fair housing**
- 2.1.1 Eliminate housing discrimination.
- 2.1.2 Allow for flexibility in the definitions of family and household for occupancy purposes.

**Objective 2.2: Ensure low- and moderate-income individuals and families can access housing.**
- 2.2.1 Enable access to housing through direct rental assistance to create access to housing for households with incomes below 40 percent of the area median income.
- 2.2.2 Avoid displacement of low-income residents out of the community during construction and redevelopment of CAF projects.
- 2.2.3 For private projects, encourage owners/developers to provide assistance to displaced tenants and provide County assistance to affected tenants.
- 2.2.4 Incentivize landlords to provide housing to individuals and families with leasing barriers.
- 2.2.5 Provide assistance to create access to ownership housing for moderate-income first-time homebuyers.
- 2.2.6 Provide preference to Arlington residents and workers in leasing committed affordable housing units and home-buyer assistance resources

**Objective 2.3: Prevent and end homelessness**
- 2.3.1 Proactively pursue access to affordable housing for homeless individuals and families using an approach that centers on providing housing quickly. When temporary shelter is necessary as an interim step, provide individual housing-oriented services to move homeless persons to permanent housing as quickly as possible.
- 2.3.2 Provide permanent supportive housing (PSH) for persons with disabilities who are homeless or at-risk of homelessness.
- 2.3.3 Prevent homelessness through safety net supports and social services to enable residents to maintain their housing.

**Objective 2.4: Enable Arlington residents to age in the community.**
- 2.4.1 Provide support so that older adults can age in place or age in community through a combination of affordable and accessible housing with linkages to services.
- 2.4.2 Incorporate universal design principles in new and rehabilitated housing to facilitate access for aging adults.

**Objective 2.5: Enable persons with disabilities to live as independently as possible in the community.**

*By 2040 10% of all CAFs will be accessible to and occupied by person with disabilities.*

- 2.5.1 Provide support so that individuals with disabilities can live in community through a combination of affordable and accessible housing with linkages to services.
- 2.5.2 Use Committed Affordable (CAF) units to provide permanent supportive housing (PSH) for persons with disabilities.
- 2.5.3 Maintain a sufficient supply of committed affordable housing that are accessible for persons with physical and sensory disabilities.
GOAL 3: Arlington County shall ensure that its housing efforts contribute to a sustainable community.

Objective 3.1: Ensure that all housing is safe and code compliant.
3.1.1 Fully enforce housing and property maintenance codes.
3.1.2 Ensure that all Committed Affordable (CAF) housing is code compliant.
3.1.3 Foster greater awareness and understanding of tenant and landlord rights and responsibilities, and housing safety.
3.1.4 Provide education and financial assistance to landlords and homeowners for the maintenance of low- and moderate-income housing.

Objective 3.2: Promote affordable housing close to transit.
3.2.1 Coordinate transportation, land use and Affordable Housing Master Planning efforts.
3.2.2 Ensure that committed affordable rental units have high levels of access to transportation options consistent with the Master Transportation Plan and transit-oriented development.

Objective 3.3: Ensure energy and water efficiency in affordable housing.
3.3.1 Encourage energy efficiency in new and renovated affordable housing to advance the goals of the Community Energy Plan (CEP).
3.3.2 Encourage water conservation in affordable housing.
3.3.3 Encourage the conservation of natural resources by reducing or eliminating waste throughout the building’s entire life cycle, including the development phase, the usage phase and the building’s end-of-life stage.
3.3.4 Provide education to landlords, tenants and homeowners on energy efficiency, water conservation, recycling, and waste reduction activities.

Objective 3.4: Promote long term affordability and financial feasibility of Committed Affordable Units.
3.4.1 Implement affordability restrictions for the maximum length of time that is feasible on a project-by-project basis.
3.4.2 Ensure financial feasibility in the underwriting of County loans for affordable housing.

Objective 3.5: Ensure that the County’s affordable housing goals are integrated into other County plans and policies where appropriate.
3.5.1 Integrate affordable housing goals and policies into County sector plans, economic development strategies, Master Transportation Plan and other County planning efforts.
3.5.2 Consider affordable housing needs and goals when planning for major capital investment in new or redeveloping existing major community facilities, taking into account the neighborhood context. The County Board does not support the placement of stand-alone affordable housing in officially designated parks or existing natural areas.
3.5.3 Develop work plans and metrics to ensure implementation of affordable housing goals and to evaluate the success of implementation efforts.
2040 Forecast of the Distribution of Housing Affordable up to 60% of AMI

<table>
<thead>
<tr>
<th>Area</th>
<th>2040 Forecast</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Metro Corridors</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roslyn Baisden</td>
<td>7200</td>
<td>32%</td>
</tr>
<tr>
<td>Jefferson Davis</td>
<td>5800</td>
<td>22%</td>
</tr>
<tr>
<td>Columbia Pike</td>
<td>6300</td>
<td>22%</td>
</tr>
<tr>
<td>Western Pike</td>
<td>2300</td>
<td>12%</td>
</tr>
<tr>
<td>Central Pike</td>
<td>1400</td>
<td>6%</td>
</tr>
<tr>
<td>Eastern Pike</td>
<td>1320</td>
<td>6%</td>
</tr>
<tr>
<td>Foxcroft Heights</td>
<td>90</td>
<td>10%</td>
</tr>
<tr>
<td>Other Areas</td>
<td></td>
<td></td>
</tr>
<tr>
<td>I-395</td>
<td>5,000</td>
<td>12%</td>
</tr>
<tr>
<td>Lee Highway / East Falls Church</td>
<td>2,600</td>
<td>10%</td>
</tr>
<tr>
<td>Remaider</td>
<td>1,900</td>
<td>10%</td>
</tr>
<tr>
<td>Burchfield</td>
<td>1,550</td>
<td>7%</td>
</tr>
<tr>
<td>Westover</td>
<td>1,500</td>
<td>4%</td>
</tr>
<tr>
<td>Arlington and Washington Blvd</td>
<td>1,500</td>
<td>6%</td>
</tr>
<tr>
<td>Landscapes</td>
<td>1,300</td>
<td>7%</td>
</tr>
<tr>
<td>Total</td>
<td>22,600</td>
<td>100%</td>
</tr>
</tbody>
</table>

Note: Numbers may not sum due to rounding.

Unknown units include: remaining housing units and units not allocated through future sector and area plans.
Accessible Unit – Housing units built in conformance to the International Code Council International Building Code specifications for Type A accessible units or meeting the Uniform Federal Accessibility Standards (UFAS). New housing units covered under the Fair Housing Act Amendments Accessibility Guidelines [FHAAG] must meet the following specific accessibility criteria – 1] public and common use areas must be readily accessible to and usable by people with disabilities; 2] all doors "designed to allow passage into and within all premises are sufficiently wide to allow passage by handicapped persons in wheelchairs" [24 CFR 100.205].

Affordable Housing Ordinance – Amendment to the Arlington County Zoning Ordinance adopted December 15, 2005 to implement affordable housing requirements for site plan approved projects. These provisions can be found in the Arlington County Zoning Ordinance §15.6.8. Affordable dwelling units for increased density within General Land Use Plan.

Area Median Income (AMI) for Families – The income at which half of the families of a particular household size have incomes higher and half have incomes lower. The US Department of Housing and Urban Development estimated the median family income for a family of four for the Washington Metropolitan Area for 2013 was $107,500.

Committed Affordable Units (CAFs) – Units that – 1) are wholly owned by nonprofits, excepting any units planned to serve households with incomes above 80% of median family income; or 2) are guaranteed by agreement with the federal, state, or county government to remain affordable to low and moderate income households for a specified period of time through mechanisms such as site plan requirements, contracts with private owners, or Internal Revenue Service (IRS) regulations governing tax-exempt financing; or 3) received government subsidy to assist with the purchase.

Comprehensive Plan – The Code of Virginia requires all governing bodies in the Commonwealth to have an adopted Comprehensive Plan and for the local planning commission to review the plan at least once every five years. The Comprehensive Plan was established in order that Arlington County may remain a safe, healthy, convenient and prosperous community and an attractive place in which to live, work and play, with stable or expanding values and potentialities for growth and continued economic health. The purpose of the Comprehensive Plan is to guide the coordinated and harmonious development of Arlington County through the provision of high standards of public services and facilities.

Since its original adoption in 1960, Arlington’s Comprehensive Plan has been continually updated and expanded and now comprises eleven elements including the General Land Use Plan, the Master Transportation Plan, the Storm Water Master Plan, the Water Distribution System Master Plan, the Sanitary Sewer System Master Plan, the Recycling Program Implementation Plan and Map, the Chesapeake Bay Preservation Ordinance and Plan, the Public Spaces Master Plan, the Historic Preservation Master Plan, the Community Energy Plan, and the Affordable Housing Master Plan.

Condominium – A housing unit in a multi-family building that can be owned individually. Individual ownership of a housing unit is combined with collective ownership of common property that is owned by an association of property owners.

Cost Burden (housing cost burden) – A household is designated as cost burdened when it pays more than 30% of its gross income for housing.
Disability – A person has a disability if he or she is unable to independently carry out one or more of the major life activities of walking, ambulating, eating, sleeping, breathing, seeing, hearing or thinking. (Source: Americans with Disabilities Act)

Dwelling Unit – An occupied or vacant house, apartment, or a single room that is intended as separate living quarters. One or more rooms designed, arranged, used or intended for occupancy by one family for living purposes and having separate cooking facilities, and separate entrance either by an exterior door, or common hall way, stair or entry way. (Source: Arlington County Zoning Ordinance)

Family – (a) An individual, or two or more persons related by blood, marriage or adoption, or under approved foster care; (b) A group of not more than four persons (including servants) whether or not related by blood or marriage living together and sharing living areas in a dwelling unit; or (c) A group of up to eight mentally ill, mentally retarded or developmentally disabled persons who are residing with one or more resident counselor(s) or other staff person(s) in a licensed facility. (Source: Arlington County Zoning Ordinance)

Family-sized unit – A housing unit with two or more bedrooms.

First Time Home Buyer – An individual or family who has not owned a home during the three-year period preceding the assisted purchase of a home that must be used as the principal residence of the homebuyer.

Green Building – A structure designed to use resources efficiently and to minimize environmental impacts. There are several certifications, such as Earth Craft and LEED, that verify a building’s environmental performance.

Older Adult – Sometimes also referred to as seniors. Some County programs are designed for the needs of this population, however the minimum age requirements vary according to each program. Minimum age for eligibility range from 55 to 65 years of age.

HUD – U.S. Department of Housing and Urban Development

Homeowner – An owner-occupant of residential property who holds legal title to the property and who uses the property as his/her principal residence.

Housing Affordability – The ability for households to secure housing at a cost commensurate with their income such that they are not cost burdened.

Household – A household consists of all the people who occupy a housing unit. A house, an apartment or other group of rooms, or a single room, is regarded as a housing unit when it is occupied or intended for occupancy as separate living quarters; that is, when the occupants do not live with any other persons in the structure and there is direct access from the outside or through a common hall.

A household includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit such as partners or roomers, is also counted as a household. The count of households excludes group quarters. (Source – U.S. Census Bureau)
**Housing Choice Vouchers** (formerly Section 8 Rent Assistance) – A federally funded rent assistance program for low income households. Households must meet income eligibility criteria. Each pays a minimum of 30% of income for rent. The Housing Choice Vouchers are administered locally by the Arlington County Department of Human Services.

**Housing Grants Program** – A County-funded rent assistance program serving low income working families, elderly persons and persons with disabilities. Rent subsidies typically reduce participant’s share of the rent to 40% of income.

**Housing Unit** – Same as dwelling unit. An occupied or vacant house, apartment, or a single room that is intended as separate living quarters. One or more rooms designed, arranged, used or intended for occupancy by one family for living purposes and having separate cooking facilities, and separate entrance either by an exterior door, or common hall way, stair or entry way. (Source – Arlington County Zoning Ordinance)

**Income/Household Income (Extremely Low, Lower, Very low, Low, Moderate, Middle)** – The amount of money that a household receives from all sources in a given year. Income thresholds are adjusted for household size and are revised annually based on the area median income.

<table>
<thead>
<tr>
<th>Income Category</th>
<th>AMI Range</th>
<th>Income Threshold</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely Low-income</td>
<td>Below 30% AMI</td>
<td>$32,100*</td>
</tr>
<tr>
<td>Lower-income</td>
<td>Below 40% AMI</td>
<td>$42,800</td>
</tr>
<tr>
<td>Very Low-income</td>
<td>Between 30% AMI and 50% AMI</td>
<td>$53,500</td>
</tr>
<tr>
<td>Low-income</td>
<td>Between 50% and 60% AMI</td>
<td>$64,480</td>
</tr>
<tr>
<td>Moderate-income</td>
<td>Between 60% and 80% AMI</td>
<td>$85,600</td>
</tr>
<tr>
<td>Middle-income</td>
<td>Between 80% and 120% AMI</td>
<td>$128,400</td>
</tr>
</tbody>
</table>

* Incomes in 2014 for a family of four

**Market Affordable Units (MARKS)** – Housing units that have market rents that are affordable to low- and moderate-income households by virtue of the age, location, condition and/or amenities of the property. These units are not regulated by the County or any other public agency, so there is no assurance that lower-income households live in these lower-rent housing units. In addition, there is no guarantee that these homes will remain affordable to lower-income households.

**Median Home Sale Price** – The midpoint price for all home sales, or all home sales of a specific type of housing (single family, townhome, condominium); such that half of homes sold have a higher price and half have a lower sales price.

**Ownership Unit** – A housing unit that can be sold as a single unit of housing allowing for the owner of the unit to also be the occupant.

**Permanent Supportive Housing** – Integrated permanent (rental) housing linked with support services for persons with special needs.
**Rental Assistance** – Financial subsidies provided by government to assist households in paying their monthly rent. Rent assistance programs in Arlington include the locally-funded Housing Grants program and the federally-funded Housing Choice Voucher program (formerly Section 8) and Housing Opportunities for Persons with AIDS (HOPWA).

**Renter Unit** – An occupied housing unit that is not owner occupied, including units rented for cash, and those occupied without payment of cash rent.

**Sector Plan** – A planning document resulting from a detailed planning process which examines a Metro Station area, usually within a larger County planning area such as the Rosslyn-Ballston Corridor or Jefferson-Davis Corridor. The plan makes specific recommendations on land use, zoning, transportation, utilities, urban design and community facilities. Such plans serve to guide development in the area under consideration and are used by citizens, property owners, the development community, staff, advisory groups and elected officials in the review of specific projects.

**Site Plan Projects** – In certain districts within the County’s Zoning Ordinance, a site plan option is available. This form of Special Exception allows more flexibility in development form, use, and density than that permitted By-right in a zoning district. Site plan districts are written to give the County Board flexibility to approve modifications based on the individual characteristics of each site. In each site plan district, there are standards set forth. Unless otherwise stated within the site plan district, all standards within site plan districts can be modified using Zoning Ordinance Section 15.6.7.A. The majority of site plan review proposals are for hotel, residential, office and mixed-use development in certain high density zoning districts and typically within the Metro Station corridors.

**Transit** – Any type of local public transportation (i.e., bus system, passenger rail, shuttle services, etc.).

**Transit Corridor** – A geographic band that follows a general directional flow or connects major sources of trips served by public transportation.

**Transit-oriented development** – An approach to physical development that maximizes access to public transportation by permitting greater residential and commercial density in proximity to transit infrastructure.

**Universal design** – The design of buildings and spaces so that they can be used by the widest range of people possible.

**Zoning or zoning code** – The Arlington County Zoning ordinance establishes and defines the land use regulations for all land in Arlington County. The Code of Virginia Title 15.2 Chapter 22 provides the basis for these land use regulation.
Arlington County thanks the following individuals and organizations for contributing to this project. This report could not have become a reality without the time and effort of numerous people.

**Arlington County Board**  
Mary Hughes Hynes, Board Chair  
J. Walter Tejada, Vice-Chair  
Jay Fisette, Member  
Libby Garvey, Member  
John E. Vihstadt, Member

**Affordable Housing Study Working Group**  
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**Michael Spotts**, Vice-Chair, Community Development Citizens Advisory Commission  
**Umair Ahsan**, Tenant Representative (Arlington Voice/BRAVO)  
**Shelynda Burney Brown**, Non-profit Housing Developer (Community Preservation and Development Corporation)  
**Robert Bushkoff**, Economic Development Commission (Dittmar Company)  
**Richard Donohoe**, Homeownership Working Group (Fidelity Bank)  
**Doris Topel-Gantos**, For-profit Housing Developer (Bozzuto Development Company)  
**John S. Grant**, Transportation Commission  
**Linda Y. Kelleher**, Community Service Board  
**Matthew de Ferranti**, Housing Commission  
**Joan Lawrence**, Historic Affairs Landmark Review Board  
**David Leibson**, Ten-Year Plan to End Homelessness Task Force  
**David Peterson**, Disability Advisory Commission  
**Saul Reyes**, Community Based Organization Representative (BU-GATA)  
**Candice Rose**, Commission on Aging  
**Kathryn Scruggs**, Civic Federation  
**Stephen Sockwell**, Planning Commission  
**Ori Weisz**, Tenant-Landlord Commission

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Keith Frederick, *Frederick Polls*  
David Versel  
*Senior Research Associate, George Mason University Center for Regional Analysis*
Amend the General Land Use Plan booklet to remove the affordable housing section and to revise language that references the Affordable Housing Master Plan as follows:

(PAGE 7)

***

PURPOSE AND SCOPE OF THE GENERAL LAND USE PLAN

The General Land Use Plan is one of several separate elements of Arlington County's Comprehensive Plan. Since its original adoption, the Comprehensive Plan has been continually updated and expanded and as of June 30, 2014, comprises the Chesapeake Bay Preservation Ordinance and Plan; the General Land Use Plan; the Master Transportation Plan (including eight subelements: Goals & Policies, Map, Bicycle, Pedestrian, Transportation Demand & System Management, Transit, Parking & Curbspace Management and Streets); the Public Spaces Master Plan (including three subelements: Urban Forest Master Plan, the Public Art Master Plan and Natural Resources Management Plan); the Historic Preservation Master Plan; the Recycling Program Implementation Plan; the Sanitary Sewer System Master Plan; the Storm Water Master Plan; the Water Distribution System Master Plan; and the Community Energy Plan; and the Affordable Housing Master Plan.

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AFFORDABLE HOUSING

The County’s vision of being a diverse and inclusive community underlies its commitment to providing affordable housing opportunities for its residents. A key step in achieving affordable housing is adopting County wide and area specific goals and targets and using the necessary planning mechanisms for implementation.

Arlington Goals and Targets for Affordable Housing

In December 2000, the County Board adopted the original nine Affordable Housing Goals and in December 2003, the County Board adopted targets for those Affordable Housing Goals. In March 2011, the County Board voted to revise the County’s affordable housing goals and targets, adding the prevention/ending of homelessness and sustainable development as goals and adopting targets to meet those goals. The goals and targets establish a long-term vision and articulate ideal parameters for affordable housing. The targets offer a quantitative way to measure progress toward achievement of the goals. Arlington County’s Affordable Housing Goals are:

1. Balance support for the elderly and persons with disabilities with a transitional safety net for families with children.
2. Prevent and end homelessness.
3. Ensure through all available means that all housing in Arlington County is safe and decent.
4. Ensure that consistent with Arlington’s commitment to sustainability, the production,
conversion and renovation of committed affordable housing is consistent with goals set by
the County to reduce greenhouse gas emissions in Arlington County.
5. Permit no net loss of committed affordable housing and make every reasonable effort to
maintain the supply of affordable market rate housing.
6. Reduce the number of households in serious housing need (defined as those earning below
40 percent of median income who pay more than 40 percent of their income for rent).
7. Increase the number of housing units with two or more bedrooms in order to match the
needs of households with children.
8. Distribute committed affordable housing within the County, neighborhoods, and projects.
9. Increase the rate of home ownership throughout the County and increase home
ownership education and opportunities for low- and moderate-income households.
10. Ensure, through all available means, that housing discrimination is eliminated.
11. Provide housing services effectively and efficiently.

Affordable Housing Ordinance
In December of 2005, the Arlington County Board approved amendments to the County Zoning
Ordinance that are used in the approval process of site plan projects to increase the supply of
affordable housing and to streamline the approval process. The developer chooses whether to
provide a cash contribution or to provide units using a percent of the increased gross floor area
(GFA) above 1.0 Floor Area Ratio (F.A.R.). For on-site units, the requirement is 5% of the GFA; for
off-site units nearby, 7.5%; for off-site units elsewhere in the County, 10%. Cash contribution
amounts are indexed to the Consumer Price Index for Housing in the Washington Baltimore
Metropolitan Statistical Area (MSA).

Planning Mechanisms for Implementation
The following mechanisms are used to implement affordable housing goals and tar-
gets adopted by the County Board:

• Zoning Ordinance and the Special Exception Site Plan Process (see Implementation);
• Special Affordable Housing Protection District (see Special Planning Areas);
• Coordinated Multiple Family Conservation and Development District (see Special Planning
 Areas).

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(Page 33)

***

IMPLEMENTATION

***

Site Plan Process
In addition to the Affordable Housing Goals and Targets (revised in March 2011) which establish a long-term vision and articulate ideal parameters for affordable housing, the County Board (in December 2005) approved amendments to the Affordable Housing Ordinance that are used in the approval process of site plan projects to increase the supply of affordable housing. This is referenced in the Affordable Housing Master Plan, and to streamline the process.

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RELATED PUBLICATIONS AND DOCUMENTS

***

Comprehensive Plan

The Code of Virginia requires all governing bodies in the Commonwealth to have an adopted Comprehensive Plan. The Comprehensive Plan was established in order that Arlington County may remain a safe, healthy, convenient and prosperous community and an attractive place in which to live, work and play, with stable or expanding values and potentialities for growth and continued economic health. The purpose of the Comprehensive Plan is to guide the coordinated and harmonious development of Arlington County through the provision of high standards of public services and facilities. Arlington’s Comprehensive Plan includes the following adopted elements by the County Board:

- Chesapeake Bay Preservation Ordinance and Plan
- General Land Use Plan
- Historic Preservation Master Plan
- Master Transportation Plan (including eight subelements: Goals & Policies, Map, Bicycle, Pedestrian, Transportation Demand & System Management, Transit, Parking & Curbspace Management and Streets elements)
- Public Spaces Master Plan (including three subelements: Urban Forest Master Plan, Public Art Master Plan and Natural Resource Management Plan)
- Plan, Public Art Master Plan and Natural Resource Management Plan
- Recycling Program Implementation Plan
- Sanitary Sewer System Master Plan
- Storm Water Master Plan
- Water Distribution System Master Plan
- Community Energy Plan
- Affordable Housing Master Plan
Geographic Distribution of Affordable Housing Survey Results

August 2015
As a result of the June 2015 Arlington County Board meeting, Housing Division staff was directed to gather further feedback from the community on certain areas of the Affordable Housing Master Plan (“Master Plan”) and Implementation Framework (“IF”).

Between July 25 and August 1, Arlington County offered residents an opportunity to provide feedback on issues within the Affordable Housing Master Plan such as the criteria that dictates where to locate affordable housing and the proposed forecast for the geographic distribution of affordable housing within the County. Staff hosted three in-person Open Houses (Saturday, July 25, Monday, July 27 and Tuesday, July 28) and an online Virtual Forum (open Saturday July 25 through Saturday, August 1).

Staff presented a series of poster boards to provide background on the Affordable Housing Master Plan including why affordable housing is important to Arlington County, specific goals within the Master Plan, more detailed information about previous goals and targets, and proposed forecasts for geographic distribution of affordable housing. The boards were created as a visual aide to assist residents in providing feedback on two specific survey questions, which were answered via a Likert Scale (Strongly Agree, Agree, Neutral, Disagree, Strongly Disagree).

In total, 192 survey responses were collected, which included 26 responses from the in-person Open Houses and 166 responses via the online Virtual Forum.

**Support for Policies that Impact Location**

The first question asked whether the participants agreed with stated Master Plan policies to determine where affordable housing should be located in the future. These policies include:

- a. Make every reasonable effort to prevent the loss of market-rate affordable rental housing (MARKs)
- b. Produce committed affordable rental units (CAFs) within transit corridors consistent with the County’s adopted land use plans and policies
- c. Integrate affordable housing goals and policies into County sector plans, economic development strategies, Master Transportation Plan and other County planning efforts.

About 63 percent of respondents (121 total responses) selected Strongly Agree or Agree when asked whether they agreed with the aforementioned policies. To contrast, about 33 percent (64 total responses) selected Disagree or Strongly Disagree.
Support for Forecast of Future Distribution of Affordable Housing

The second question asked respondents whether they agreed with the County’s forecast for the future distribution of affordable housing, which is represented on the below map.

A total of the 192 survey responses, a total of 117 respondents (61 percent) selected Strongly Agree or Agree when asked whether they thought the proposed distribution was reasonable. A total of 65 respondents (34 percent) said they either Disagree or Strongly Disagree with the proposal.

Respondents were asked to explain why they selected “Strongly Disagree” or “Disagree”. The most common reasons that respondents disagreed with the County’s proposed distribution goals were:

Schools:

“More effort needs to be made to tie distribution [of affordable housing] to the school districts [within] the County”

“Location [of affordable housing]...should be correlated to school capacity and availability of other services”

“I’d like to see the County limit growth in South Arlington until the problems of school overcrowding can be solved”
Geographic Distribution Survey Results

“By failing to...analyze school performance as it relates to the distribution of affordable housing, the draft [AHMP] misses the mark.”

Geographic Distribution:

“R-B corridors and Jefferson Davis corridors have Metro, and should have higher proportional shares [of affordable housing] than Columbia Pike, which only has buses.”

 “[The proposed distribution is] missing the Glebe Road corridor and Lee Highway / [East Falls Church] is far below where it should be.”

“There seems to be more opportunity for development along Lee Highway and opportunity to repurpose space in Crystal City and the Jefferson Davis corridor.”

Cost to County

“The absolute numbers appear to be drawn from a hat without regard for the costs to the County.”

“I am deeply disappointed that the Housing Study ignores issues of cost, which are considerable, both in terms of direct financial impact and on impact of other county services..”

Overall, the majority of respondents (56 percent) responded that they either strongly agreed or agreed that the Affordable Housing Master Plan’s stated policies for achieving geographic distribution were appropriate and that the proposed forecast for how affordable housing will be distributed was reasonable.

“Arlington’s affordable housing is why so many of us call Arlington home: [it] is because affordable housing paved the way for our families to live, learn, and continue to grow in its rich diversity.”

“Strongly agree [that] we need to be especially committed to affordable housing along transit corridors.”

“I think the pie chart [depicting forecasted distribution in] 2040 looks terrific...[but I would like to see] concrete plans about how the County plans to achieve this distribution.”

“I am happy to see that, in the long term (2040), there are plans [for affordable housing to be located in] North Arlington, [and that affordable housing will be expanded] in many parts of the County.”

“[It makes sense to] preserve the units we currently have. As we create new CAFs, [the County should] increase the term of affordability beyond 60 years.”

“Affordable housing is part of the fabric that makes Arlington what it is.”

“The proposed forecast [looks balanced to me].”
Geographic Distribution Survey Results

“I think this looks like a fair plan to spread affordable housing across Arlington and within corridors where there is access to transit and the costs are not prohibited.”

“While I think the goal of distributing affordable housing throughout Arlington is ideal, transportation options, current single family zoning and other factors mean that some areas make more sense in the planning process than others. As we continue to plan, I would like to see options such as two family housing and ‘tiny houses’ in some of the North Arlington neighborhoods where more density might not make sense.”

“It makes sense to place affordable housing in transit corridors, but [it also makes sense] to create transit opportunities everywhere, thus making the entire County more connected and allowing for people to live [everywhere].”

“I really value the diversity of our schools and the community, and think it’s great that we pride ourselves on providing a vibrant, equal opportunity community for everyone.”

“Affordable housing, both rental and owned, is crucial if Arlington wants to stay a vibrant community.”

“This is an important plan for maintaining our County’s diversity and continuing to welcome long-term rental households who are being stressed by rising real estate costs.”

“The AHMP is a good plan to address the serious loss of affordable units. It is an opportunity to take charge of the direction we want the county to move to take care of all of its citizens, to do our part in reducing the ever growing income gaps, to maintain our inclusive, diverse population. It’s a plan to be proud of.”

About the Data

Surveys were collected both at in-person Open House events as well as via the online Virtual Forum, which was distributed using the online survey platform known as SurveyMonkey. Nearly 70 participants attended the Open House events, yet less than half of these participants chose to fill out the survey. Thus, the County received a greater number of surveys collected electronically versus those collected in-person at the Open House sessions, 166 responses as opposed to 26 responses respectively.

The online survey could not be restricted to Arlington residents given the constraints of the online platform that was used. Thus, it is difficult to determine whether all responses were submitted by Arlington residents. In addition, it is hard to determine whether there were any duplicate survey responses from respondents who participated in the online survey more than once or from respondents who participated in the survey at both the in-person Open House and via the online survey.

Finally, this summary provides quotes from comments received. Quotes may be edited slightly to correct spelling or insert words in brackets for clarity. Opinions expressed in the forum or summarized in this document do not reflect the opinions of any government agency or elected official.
### Comment and Response Matrix

<table>
<thead>
<tr>
<th>Comment #</th>
<th>Comment</th>
<th>Source</th>
<th>Staff Response</th>
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<tbody>
<tr>
<td>Rental Supply Goal 17.7%</td>
<td>1</td>
<td>17.7% Goal for affordable rental is too high.</td>
<td>email public meetings</td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>15,800 additional units seems unrealistic to me when considering the actual impact on our county which includes school enrollment and other county services.</td>
<td>email public meetings</td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>A comprehensive fiscal impact analysis should be done pertaining to achieving the 17.7% target</td>
<td>email public meetings</td>
</tr>
<tr>
<td>Comment #</td>
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| Location  | Make County-wide geographic distribution the number one priority in the Plan and in the Investment Fund application guidelines. | email public meetings July survey | The distribution of affordable housing is an important policy, however it does not elevate to the level of a goal under the plan’s organization. This important aspect relates to the housing supply goal and further relates to the objective for the affordable rental supply. The policy for geographic distribution is appropriately placed in the overall context of the plan.

The Implementation Framework recommends that mechanisms be incorporated into the AHIF guidelines to incentivize greater distribution of affordable housing throughout the County. |
<p>| 5         | Reincorporate the Neighborhood Service Area Map and Geographic Targets. | email public meetings July survey | Neighborhood Service Areas are geographies that do not reflect the County’s extensive land use planning efforts. Much of the multi-family areas of the County have gone through planning studies and public processes that include unique geography and affordable housing goals. These plans can and should be used to track the County’s progress. Going forward, in order to provide a wide base of opportunities for lower income households and achieve a broader distribution of affordable housing; new or updated area and sector plans will address how these plans further the goals of the Affordable Housing Master Plan. By using established land use planning boundaries the County’s affordable housing policy will be better aligned with its land use planning. A map indicating future geographic distribution of affordable housing has been included in the AHMP to guide future housing decisions. As stated above, the AHMP will be reviewed and potentially amended every 5 years to reflect updated and/or newly created sector plans. |</p>
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<tr>
<td>6</td>
<td>Create a task force to recommend additional specific mechanisms to achieve affordable housing targets in neighborhoods where adequate transit already exists or can be developed, such as North Glebe Road, Wilson Boulevard, Lee Highway, Pentagon City, and Rosslyn.</td>
<td>email</td>
<td>Staff largely concurs with this comment. However, the Housing Commission is the appropriate entity for oversight of the implementation of the AHMP. Future implementation work will be addressed in more detail in the to be prepared “Monitoring and Evaluation Plan”.</td>
</tr>
<tr>
<td>7</td>
<td>Implement the recommendation from the Working Group’s Geographic Distribution Taskforce to measure CAFs added in each of the following areas Lee Highway/Falls Church; Rosslyn-Ballston Corridor; Route 50 Corridor; Columbia Pike Corridor; Pentagon City; Crystal City; and Four Mile Run.</td>
<td>email</td>
<td>See above - after approval of the AHMP staff will prepare a Monitoring and Evaluation Plan. Policy 1.1.4 related to geographic distribution refers to the forecast map (Appendix C) that will likely be the guide for evaluating progress.</td>
</tr>
<tr>
<td>8</td>
<td>Establish a tiered interest rate structure for the Affordable Housing Investment Fund (“AHIF”) loans to facilitate geographical distribution. Apply lower interest rates for development projects in areas that fall below targets or are within attendance zones of low-poverty neighborhood schools.</td>
<td>email</td>
<td>The terms of each AHIF loan is based on the needs of each project as well as other financing (i.e. private mortgage, tax credits, etc.). The Implementation Framework recommends that the AHIF guidelines incorporate mechanisms to incentivize greater distribution of affordable housing. Recommending interest rates to incentivize one location over another could be considered.</td>
</tr>
<tr>
<td>9</td>
<td>Enact a moratorium on projects producing additional committed affordable units in neighborhoods on the West End of Columbia Pike (notably Glencarlyn, Arlington Mill, Barcroft, and Douglas Park) and other neighborhoods with similar concentrations of CAFs.</td>
<td>email</td>
<td>Staff concurs with the goal to distribute affordable housing throughout the County. However, the AHMP is a long-range policy plan and is not the appropriate means for achieving a moratorium. The Implementation Framework (IF) recommends that AHIF funds not be used to finance new construction of affordable housing in areas of concentrated poverty (census tracts where the poverty rate is greater than three times the average tract poverty rate).</td>
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<tr>
<td>10</td>
<td>Within the attendance zones of neighborhood schools with more than 40% free-and reduced-lunch students, bar the use of AHIF or other county funds for affordable housing projects producing additional units affordable below 80% AMI.</td>
<td>email</td>
<td>Committed affordable housing provides stable housing and greater stability for families. The income eligibility for free and reduced lunch programs for 2014/2015 was $44,123 for a family of four this equates to an income level of 45% of the area median income. This recommendation would effectively remove a large portion of the County as potential sites for affordable housing and would limit the County’s ability to achieve previously adopted goals in the Columbia Pike Neighborhoods Area Plan.</td>
</tr>
<tr>
<td>11</td>
<td>There needs to be a direct tie between these goals and elementary school districts when it comes to the placement of additional CAFS. There should be no additional CAFS placed in districts that have more than double the county average of free and reduced lunch students</td>
<td>July Survey</td>
<td>Same as above.</td>
</tr>
<tr>
<td>12</td>
<td>Institute an affordable housing element in the commercial sectors of Neighborhood Service Areas that otherwise cannot attain their target goals</td>
<td>email</td>
<td>Essentially, staff concurs; as area plans (“commercial sectors”) are developed, each will address affordable housing. As stated above, staff believes the recommended distribution of current and future affordable housing best reflects the County’s planning activities as the appropriate place to show its geography.</td>
</tr>
<tr>
<td>13</td>
<td>Remove the recommendation to consider the appropriateness of an affordable housing element in the Commercial Form Based Code</td>
<td>email</td>
<td>The recommendation in the Implementation framework is to evaluate the appropriateness of requiring affordable housing in the Columbia Pike Commercial Centers form based code. This may or may not be deemed appropriate based on that evaluation. Changes to the Form Based Code (FBC) will require County Board action if recommended by staff.</td>
</tr>
<tr>
<td>14</td>
<td>Encourage affordable housing within walking distance to Metro</td>
<td>email public meetings</td>
<td>Staff concurs as locating affordable housing within walking distance to metro is feasible; Policies 1.1.9 and 3.3.2 encourage affordable housing to be near transit; both Metro</td>
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<tr>
<td>15</td>
<td>The AHMP should make clear that Arlington County also encourages production and preservation of affordable housing in areas accessible to good bus transportation.</td>
<td>email public meetings</td>
<td>Staff concurs. Policies 1.1.9 and 3.3.2 encourage affordable housing to be near transit; both Metro and the County's Primary Transit Network identified in the Master Transportation Plan.</td>
</tr>
<tr>
<td>16</td>
<td>Encourage affordable housing in areas that have not traditionally contained affordable housing.</td>
<td>email public meetings</td>
<td>Staff concurs. A policy statement (1.1.4) on the geographic distribution of affordable housing is included in the draft AHMP and recommendations for achieving this policy have been included under the AHIF tool in the Implementation framework.</td>
</tr>
<tr>
<td>17</td>
<td>Opportunities to build affordable housing on private land should be explored.</td>
<td>email public meetings</td>
<td>Staff concurs. Nearly all of the County's affordable housing is preserved or created on private land and will continue to be in the future.</td>
</tr>
<tr>
<td>18</td>
<td>Focus on Transit corridors in the affordable housing forecast makes more sense than the Neighborhood Service Areas.</td>
<td>July survey</td>
<td>Staff concurs; the AHMP and IF as recommended reflect this change.</td>
</tr>
<tr>
<td>19</td>
<td>Confining the production of affordable rental units within &quot;current&quot; transit corridors continues to locate it geographically in areas with infrastructure already stressed by the specific needs of certain affordable housing communities. Why not strengthen and enlarge the transit corridors in other areas of the county to allow for placement in all areas of the county?</td>
<td>July survey</td>
<td>The AHMP policy to develop affordable housing with access to transit references the Master Transportation Plan’s Primary Transit Networks (PTN). Consistent with this comment, future changes to the PTNs would not require changes to the AHMP policy.</td>
</tr>
<tr>
<td>20</td>
<td>Affordable housing should not be limited to transit corridors, but should be more evenly distributed through all areas of the county. The County can run an ART bus anywhere.</td>
<td>July survey Public meetings</td>
<td>Locating higher density residential uses on or with close/easy access to transit corridors is a practice consistent with the County’s practice of sustainable lands use planning to achieve its vision. The AHMP relies on the County’s Master Transportation Plan for defining the Primary Transit Network.</td>
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<tr>
<td>21</td>
<td>The forecast for the distribution of affordable housing in 2040 has too much affordable housing along Columbia Pike.</td>
<td>public meetings July survey</td>
<td>The number of affordable units in the forecast (AHMP, Appendix C) is consistent with the current, County Board adopted Columbia Pike plans (Commercial nodes and Neighborhoods Areas Plan).</td>
</tr>
<tr>
<td>22</td>
<td>Locating housing in proximity to transit contradicts the Housing Study's principle calling for &quot;distribution of affordable housing throughout the county.&quot;</td>
<td>July survey</td>
<td>Multi-family housing relies on the land use designations in the General Land Use Plan which aligns with the County's Master Transportation Plan. Other tools such as accessory dwelling units and home sharing would provide for opportunities beyond current transportation corridors.</td>
</tr>
<tr>
<td>23</td>
<td>More affordable housing should be located near Lee highway. Lee highway has excellent bus service to metros and other parts of the county with lots of jobs. The county pretends that Lee Highway isn't a &quot;transit corridor.&quot;</td>
<td>public meetings July survey</td>
<td>Staff concurs. Lee Highway is designated as part of the County’s Primary Transit Network in the Master Transportation Plan. The AHMP highlights locating affordable housing with access to the Primary Transit Network. Anticipated future planning along the Lee Highway corridor offers opportunities to add a wider range of housing options than currently exist.</td>
</tr>
<tr>
<td>24</td>
<td>There should be no more CAFs on Columbia Pike.</td>
<td>July survey</td>
<td>The Board adopted plans for Columbia Pike call for affordable units along the entire corridor; some may be CAF’s; others may be MARKS. The AHMP does not conflict with the adopted Columbia Pike Neighborhoods Area Plan which envisions preserving affordable housing in the Columbia Pike Area.</td>
</tr>
<tr>
<td>25</td>
<td>The proposed policies will keep the CAFs in a few concentrated areas.</td>
<td>July survey</td>
<td>Staff disagrees with this assessment. CAF’s are spread amongst both market rate affordable and market rate housing along transit corridors throughout the County (see AHMP Appendix C). Proposed policies, especially on the planning side, attempt to expand this distribution.</td>
</tr>
</tbody>
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**Accessory Dwelling Units**

<p>| 26        | The accessory dwelling unit ordinance (ADU) is too restrictive and needs to be liberalized. | email public meetings | Staff concurs. The implementation framework recommends a process for reexamining the ADU ordinance. |</p>
<table>
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<tr>
<td>27</td>
<td>Modifications to the Accessory Dwelling Ordinance could result in de facto conversion of entire neighborhoods to different zoning. Modifications should be strictly limited.</td>
<td>email public meetings</td>
<td>The implementation framework recommends a process for reexamining the ADU ordinance.</td>
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**Affordable Housing Ordinance**

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<tr>
<td>28</td>
<td>Indicate the County’s commitment to attain appropriate revisions to the Affordable Housing Ordinance that will facilitate Arlington’s ability to achieve specific goals of geographic distribution when the political climate becomes more amenable to attaining such revisions.</td>
<td>email</td>
<td>The Implementation Framework intentionally does not recommend seeking changes to the Virginia Code pertaining to the Affordable Housing Ordinance. Staff recommends reviewing the Bonus provision for Affordable Housing in the Zoning Ordinance, with the intent to both increase its effectiveness (i.e. achieve more on site units) and income range (i.e. allow on-site units ranging from 40% to 80% of the Area Median Income (AMI) or potentially more). Other mechanisms could be used to direct contributions to AHIF closer to the origin of the funds. The recently Board adopted Rosslyn Sector Plan calls for this approach.</td>
</tr>
</tbody>
</table>

<p>| 29        | Developers do not contribute the full value of the cost of an apartment to AHIF when they choose the cash option for site plan projects | email | This is true. As structured, the payment option in affordable housing ordinance was not intended to be equal to the cost of construction of a housing unit, but to approximate the level of subsidy to provide affordability. It should also be noted that the County does not finance the full value of apartments when providing an AHIF loan for the development of affordable housing, and that the average AHIF cost per unit has been less than the per unit cash contribution. (see page 11 of the IF). |</p>
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<th>Staff Response</th>
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<tbody>
<tr>
<td>30</td>
<td>Conclusion that the County is better off receiving cash contributions than on-site units is wrong.</td>
<td>email Virtual forum</td>
<td>The Implementation Framework provides an analysis that compares the tradeoffs of cash contributions resulting from the affordable housing ordinance to demonstrate the tradeoff for converting a cash contribution to units elsewhere. No judgement is made as to whether this is better or worse for the County. There are positive benefits to on-site units, off-site units and the cash contribution. The ordinance allows the developer to choose (on-site, off-site or cash). Because the cash contribution has been the primary means of compliance staff felt that this merited an analysis of its benefit to the County.</td>
</tr>
<tr>
<td>31</td>
<td>County Board should reevaluate the Affordable Housing Ordinance to compel developers to provide affordable housing on-site, ownership of the affordable units should be conveyed to the County.</td>
<td>email public meetings</td>
<td>The Affordable Housing Study Working Group considered modifications to the ordinance but concluded that the ordinance as it stands is effective and that the risks involved in changing the ordinance and State Code greatly outweighed potential benefits. Revisiting the Ordinance could occur as conditions change.</td>
</tr>
<tr>
<td>Density</td>
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<tr>
<td>32</td>
<td>Opposed to use of density for affordable housing.</td>
<td>email Public meetings</td>
<td>Staff believes the use of density for affordable housing is a viable tool and should be retained (as has been demonstrated by its production of affordable housing, both on-site and off-site). The County’s Zoning Ordinance has long contained provisions for limited bonus density in exchange for negotiated community benefits, including affordable housing among other benefits.</td>
</tr>
<tr>
<td>33</td>
<td>Opposed to higher density development because it favors corporate ownership.</td>
<td>email</td>
<td>The plan does not change the densities allowed under the County’s General Land Use Plan or Zoning. Some recommendations for existing tools and potential tools in the implementation framework could have impacts on density. These will require further study and definition and community consultation prior to actual implementation.</td>
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<tr>
<td>34</td>
<td>Provide tax incentives for affordability</td>
<td>email</td>
<td>Staff will examine this as it is proposed as a potential tool in the implementation framework.</td>
</tr>
<tr>
<td>35</td>
<td>Tax on affordable housing should be based on the income generated rather than the value of the property.</td>
<td>email</td>
<td>Staff concurs. Arlington currently assesses affordable properties based on their income, which is one measure of its value.</td>
</tr>
<tr>
<td><strong>Other Comments</strong></td>
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<tr>
<td>36</td>
<td>Require a specific commitment to affordable housing as strong as that reflected in the Pike Neighborhoods Plan in all current and future neighborhood sector plans.</td>
<td>email</td>
<td>Establishing the AHMP as an element of the County’s Comprehensive plan will establish County policy that will guide future sector plans to adopt specific recommendations to achieve affordable housing.</td>
</tr>
<tr>
<td>37</td>
<td>Seek changes to the Low Income Housing Tax Credit (“LIHTC”) point system administered by the Commonwealth of Virginia to encourage mixed-income and less than 100% affordable projects.</td>
<td>email</td>
<td>A recommendation has been added to the implementation framework to encourage VHDA to evaluate policies to further incentivize affordable housing in higher income areas.</td>
</tr>
<tr>
<td>38</td>
<td>Enact zoning changes to allow more affordable housing opportunities in single family neighborhoods with school attendance zones having less than 25% of students receiving free and reduced benefits.</td>
<td>email</td>
<td>Staff supports policies to expand affordable housing opportunities in lower density areas, including those containing primarily single family neighborhoods. Staff does not recommend “Enact zoning changes to allow more affordable housing opportunities . . . .and reduce benefits.”</td>
</tr>
<tr>
<td>39</td>
<td>Establish specific targets for the percentage of total CAFs at various income levels in each Neighborhood Service Area.</td>
<td>email</td>
<td>Staff believes the current recommendation for the distribution of affordable housing, largely at a level of 60% of the AMI, provides sufficient policy guidance. Serving very low-income and extremely low income households has been achieved primarily through rental assistance programs that do not limit the location of where this assistance can be used.</td>
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<td>40</td>
<td>Employ performance metrics that evaluate the intended and unintended effects of the plan’s policies to demonstrate that the County is or is not moving away from socio-economic segregation.</td>
<td>email</td>
<td>After approval of the AHMP staff will prepare a monitoring and evaluation plan to measure performance towards achieving the AHMP goals.</td>
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<td>41</td>
<td>CAFs do not have a life of 60 years. They typically need reinvestment after 25-30 years</td>
<td>email</td>
<td>Staff expects CAF’s to last longer than 60 years. However, it is likely that the developments will need to refinance or renovate before the end of the 60-year affordability period. This refinancing and/or renovation may involve a request for additional AHIF. If additional AHIF is requested and the County Board concurs, the County typically extends the affordability period as part of the new AHIF loan.</td>
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<td>42</td>
<td>Needs analysis bases need on renter households under 60% of AMI (17,136 households). This differs from Virginia Tech data of 21,767 housing cost burdened households.</td>
<td>email</td>
<td>These are different measures. Housing cost burdened households includes renters as well as homeowners and does not reflect the income level of the household. (A family with an income of 200% AMI could be housing cost burdened).</td>
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<td>43</td>
<td>Lack of regional perspective in the AHMP and IF</td>
<td>email</td>
<td>Additional language was added to the AHMP regarding the regional housing context with reference to regional housing reports. A separate report as part of the Affordable Housing Study looked at other jurisdictions in the region and their housing programs.</td>
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<td>44</td>
<td>The County should address the gap in senior housing. There are only low income and high income senior housing options, nothing in between.</td>
<td>email</td>
<td>Naturally Occurring Retirement Communities (NORCs) may provide a means for middle income seniors to age in Arlington. The Wildwood apartments is one example where additional services have been included to aid the older adult population in a &quot;vertical village&quot; concept. While no age restricted units exist for middle income seniors, housing in market rate rental housing is an option.</td>
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<td>45</td>
<td>The plan omits nursing homes and skilled nursing facilities</td>
<td>email</td>
<td>The AHMP and IF do not address nursing homes and skilled nursing facilities. Because these facilities are more in the domain of healthcare than housing.</td>
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<td>46</td>
<td>Opposed to taking parkland for affordable housing and the location of affordable housing on facilities located in parks. Reference to policy 3.5.2</td>
<td>email Public meetings Virtual forum</td>
<td>The AHMP does not propose taking parkland for affordable housing. The statement in policy 3.5.2 was adopted by the County Board (January 27, 2015) and therefore is established County policy.</td>
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<td>47</td>
<td>Identify and plan for any impacts of change in net density of affordable housing on schools and other public facilities</td>
<td>email</td>
<td>The implementation framework calls for coordination with Arlington Public Schools including sharing information regarding new affordable developments that enable APS to anticipate and plan for possible additional students. Affordable housing development is one of several types of residential development that contributes to overall growth within the County. The County is undertaking a Public Facilities Study to identify the public facilities needs for current and future population.</td>
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<td>48</td>
<td>Work with APS to develop insights regarding both market rate and committed affordable housing and its effects on schools.</td>
<td>Staff concurs and is seeking Information from APS to aid in developing these insights.</td>
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<td>49</td>
<td>The land use and regulatory strategies in the IF underscore that only Columbia Pike corridor prescribes affordable housing, while other areas suggest what could be.</td>
<td></td>
<td>The AHMP and IF establish that all sector and area plans address affordable housing. Adoption of the AHMP as a comprehensive plan element ensures that future planning throughout the County will address affordable housing.</td>
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<td>50</td>
<td>Before there is any reduction in parking for affordable housing development, there should be adequate free parking for the residents and their visitors.</td>
<td>Any reductions in parking requirements would be based on a residential parking study. (Implementation Framework page 27)</td>
<td></td>
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<td>51</td>
<td>Opposed to revision of the definition of “family” in the zoning ordinance. Exceptions should be case by case.</td>
<td>The recommendations in the Implementation Framework will require further study. Any changes to the definition of “family” in the Zoning Ordinance would be done with opportunity for community comment and will require the County Board approval.</td>
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<td>52</td>
<td>No County action is needed to preserve diversity and multiculturalism.</td>
<td>Census data for Arlington between 2000 and 2010 has shown a decline in racial/ethnic diversity as well as economic diversity.</td>
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<td>53</td>
<td>Opposed to the &quot;privatization&quot; of public land for affordable housing</td>
<td>The plan does not support privatization of public land.</td>
<td></td>
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<td>54</td>
<td>Policy does not address &quot;micro units&quot;</td>
<td>Micro units may be a mechanism to achieve the plan goals. At present micro units could be built in the County. Parking standards generally are one barrier to the feasibility. The residential parking study recommended in the Implementation Framework could make micro units more feasible.</td>
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<td>55</td>
<td>Policy does not address conversion of commercial buildings to residential condominiums</td>
<td>Neither the AHMP or the Implementation Framework address conversion of commercial buildings to residential uses. In some areas zoning may allow this in other areas rezoning may be required to change use. This is an area that could use further research. The proposed policies do not preclude this type of conversion to happen.</td>
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<td>56</td>
<td>Focus should be converting existing housing stock to affordable</td>
<td>Staff concurs that this would be one of the main ways to achieve affordable housing. Preservation of existing housing as affordable housing has been the primary means of producing affordable housing in Arlington.</td>
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<td>57</td>
<td>Is there a way that housing stabilization and eviction prevention services could be made available when they go to court?</td>
<td>email</td>
<td>Yes, tenants should contact DHS for emergency assistance prior to a court date for eviction prevention services.</td>
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<td>58</td>
<td>Preserving MARKs where they currently exist does nothing to address the existing disparity, and does not make Arlington a more inclusive or diverse community.</td>
<td>July survey</td>
<td>Preservation of the affordability of market affordable housing avoids displacement of residents and contributes to neighborhood stability and helps to preserve diversity that is decreasing at the County level.</td>
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<td>59</td>
<td>Support for a moratorium on residential building until schools and other facilities are able to support the population.</td>
<td>email</td>
<td>Staff does not support a moratorium on residential building. The County is undertaking a facilities study to determine the needs for various public facilities including schools apart from the Affordable Housing Study.</td>
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<td>60</td>
<td>The Implementation Plan should recommend exploration of the possibility of development of preschool space in the same building or near development/preservation of affordable housing</td>
<td>email</td>
<td>Staff concurs and this is included in potential tool J of the Implementation Framework.</td>
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<td>61</td>
<td>The Implementation Plan should recommend exploration of mixed-income housing [for rich people and for low- and moderate-income people] in the same building or same neighborhood when affordable housing is being developed or preserved.</td>
<td>email</td>
<td>The County has supported mixed-income projects in the past and nothing in the AHMP or Implementation Framework preclude the County from supporting mixed-income projects in the future. Mixed-income projects present a unique set of challenges and can result in higher costs to the County overall. Income mix is generally assessed on a project by project basis.</td>
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<tr>
<td>62</td>
<td>The plan should address student debt burdens.</td>
<td>email</td>
<td>Student debt is an important factor for overall affordability, however it is beyond the scope of the AHMP.</td>
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<tr>
<td>63</td>
<td>The plan should address how affordable housing address impacts climate change</td>
<td>email</td>
<td>The Plan does include policies that support Arlington’s Community Energy Plan, however a full analysis of the potential impact (potentially positive) of affordable housing is beyond the scope of the AHMP.</td>
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<td>64</td>
<td>The plan needs to focus on parking. Neighborhoods that border affordable housing complexes are overrun with cars from the complexes. If you are going to provide affordable housing you should also provide sufficient parking.</td>
<td>email</td>
<td>The Implementation Framework proposes a residential parking study to aid in identifying appropriate parking standards for affordable housing.</td>
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| 65        | With the full realization of this plan, we'll have around 12,000 new students for APS schools. Where are we going to put at least 12 new schools? | July survey  | The AHMP goals are based on the overall forecasts for growth in the County over the next 25 years that are based on land use capacity. These forecasts exist on their own and apart from the AHMP. The housing needs analysis was designed to identify and quantify the community's future affordable housing needs. The plan responds to this anticipated growth.  

The County is undertaking a Community Facilities Study to identify the various community facility needs. |
| 66        | The Plan should be looking at affordability above the 60% AMI threshold as that important segment of the population needs to be retained in the county as well. | July survey   | Staff concurs. The results of the housing needs analysis found that the greatest unmet housing need was for renter households with incomes under 60% AMI. Housing staff will continue to monitor rental housing supply overall with attention to the 60% to 80% AMI affordability range.  

The AHMP contains an objective for ownership housing supply for middle income households (between 80% and 120% AMI). |
<p>| 67        | Subsidized housing is a form of income redistribution. I believe it is profoundly unethical. | email        | Affordable housing is essential to achieving Arlington's vision. All members of the community benefit from the presence of affordable housing. Housing subsidies are present at all income levels. The single largest housing subsidy received by Arlington residents is the federal mortgage tax deduction. In 2012 Arlington homeowners claimed $510 million for this deduction (<a href="http://www.irs.gov/uac/SOI-Tax-Stats-County-Data">http://www.irs.gov/uac/SOI-Tax-Stats-County-Data</a>).  This |</p>
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<tr>
<td>68</td>
<td>Arlington County should stop subsidizing housing and let the market run its course.</td>
<td>July survey</td>
<td>See previous response.</td>
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<td>69</td>
<td>The subsidy for housing at the 61% to 80% AMI level requires a lower subsidy per unit, the county could come closer to reaching its target if the target were to include the 61%–80% AMI income segment. One question for staff would be to ask how many CAFs could be produced at 40% AMI, at 60% AMI and at 80% AMI, given the funding mechanisms identified in the implementation framework.</td>
<td>email</td>
<td>It actually costs the County more to subsidize units above 60% AMI because low income housing tax credit equity cannot be obtained for those units. At Arlington Mill, for example, APAH received $182,160 per unit in private tax credit equity; to include 80% AMI units would have resulted in a funding gap of approximately $112,160 for each of those units. It is true that the loss of tax credit equity would be somewhat offset by greater debt capacity under the first mortgage, but not in its entirety. There are many variables in determining the appropriate amount of subsidy for an affordable unit. A rough estimation is that it costs approximately $35,000 in additional up-front capital subsidy to finance each 10% AMI increment. So, to write down a unit from 60% AMI to 40% AMI would cost an estimated additional $70,000 in AHIF per unit.</td>
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<td>70</td>
<td>Maximum CAF rents are based on HUD’s area median income (AMI) figures, which typically rise each year. So even though market-rate rents dropped between 2013 and 2014 (see p. 41 of 2014 Targets Report), allowable rents for CAF units have continued to rise (see attached tables for 2014 and 2015). This disconnect makes the county’s “affordable” units even less so and increases the reliance on rent subsidies. Going forward, rent subsidies will come predominately from local-taxpayer-supported county housing grant funding because the housing choice voucher (federal) funding is a capped block grant that is not currently accepting applications.</td>
<td>email</td>
<td>In general, CAF rents have risen lower than the market. Since 2000, CAF maximum rents allowed have increased by 31.8%, while the average market rent has increased by 91%. Additionally, Section 8 is a much larger rental subsidy than the County’s Housing Grants; $17m vs. $7.9m in FY 2015 [<a href="http://arlingtonva.s3.amazonaws.com/wp-content/uploads/sites/18/2014/08/FY15A_Budget-Summaries.pdf">http://arlingtonva.s3.amazonaws.com/wp-content/uploads/sites/18/2014/08/FY15A_Budget-Summaries.pdf</a>]. The growth in Housing Grants vs. Section 8 was not larger in FY 2014 either: $18.2m for Sec. 8 vs. $8.0m for Housing Grants [<a href="http://arlingtonva.s3.amazonaws.com/wp-content/uploads/sites/15/2013/11/Housing-Programs-Budget-FY2014.png">http://arlingtonva.s3.amazonaws.com/wp-content/uploads/sites/15/2013/11/Housing-Programs-Budget-FY2014.png</a>].</td>
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<td>Also of note, HUD’s FY2015 budget request makes key investments in rental programs and proposes an increase in Tenant Based Rental Assistance to above $20 billion to serve 2.2 million low-income families (see Page 12 at <a href="http://portal.hud.gov/hudportal/documents/huddoc?id=FY2015BudgetPresFINAL.pdf">http://portal.hud.gov/hudportal/documents/huddoc?id=FY2015BudgetPresFINAL.pdf</a>).</td>
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<td>71</td>
<td>CAF rents are not the only monthly charge for residents. In new CAF units, specifically The Jordan, residents must pay additionally for parking and for utilities above a certain threshold. This was not true for The Jordan’s progenitor—the garden-style Jordan Manor—and the rents for The Jordan are significantly higher than for Jordan Manor as well. Only 3 households out of 22 households from Jordan Manor returned to The Jordan.</td>
<td>email</td>
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<td>This is true of parking for some properties. However, the estimated cost of utilities is backed out of monthly rent. Jordan Manor, like its replacement The Jordan, had most of its units (14 out of 24) restricted at 60% of AMI. Jordan Manor also had 5 units set to 50% AMI; the remaining 5 could have been set up to market rate. Jordan Manor was demolished in February 2009 as part of a land swap deal with JBG which allowed the construction of The Jordan and the addition of the 66 CAFs to the County’s stock. The Jordan opened to tenants 2½ years later, in September 2011; normal turnover in this time, even without the construction, would have resulted in a significant change in the resident population. The Jordan, in part because it is over three times larger, offers more units at 50% AMI (18 units). Also, The Jordan is 100% affordable, with no market-rate units.</td>
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| 72 | County staff and others continue to insist that the development/construction cost per CAF unit is lower, the development cost for Arlington Mill (with “free” public land) exceeded $250,000/unit according to a 2015 report (p. 11) by the Urban Land Institute. (See [http://washington.uli.org/wp-content/uploads/sites/56/2015/02/ULI_PublicLandReport_Final020615.pdf](http://washington.uli.org/wp-content/uploads/sites/56/2015/02/ULI_PublicLandReport_Final020615.pdf)). It is unclear whether this cost figure also includes the pro-rata cost for the county-built parking garage or the county’s contribution of covering shared infrastructure, including utilities, streetscape improvements, and storm-water management systems.

The per-unit cost for The Springs (hard and soft construction costs only) was higher at over $270,000/unit, according to a 2014 County Board report. (See p. 3 at [http://arlington.granicus.com/MetaViewer.php?view_id=2&clip_id=2708&meta_id=117462](http://arlington.granicus.com/MetaViewer.php?view_id=2&clip_id=2708&meta_id=117462).” |
| Source | email |
| Staff Response | The cost to the County is not the full development/construction cost of a unit because the County’s AHIF loan is only one component of a project’s financing package. In the case of Arlington Mill, there was no AHIF loan. The savings to the project because of the use of public land and some shared costs with the County because of co-development with the Arlington Mill Community Center was calculated at $75,000 per unit, but this was not cash to the developer APAH. APAH paid its pro-rata share of the garage and other infrastructure costs; some savings were realized because of economies of scale. The $75,000 is not included in the $253,373/unit total development cost (TDC). If it were, the TDC would have been $328,373.

By contrast, the 2013 Virginia Housing & Development Authority (VHDA) tax credit cost limits for new construction projects with underground parking in Northern Virginia was $372,750. This standard is based on market-based Marshall & Swift cost factors. VHDA adjusts the figure annually in accordance with Marshall & Swift; in 2015 those limits had increased to $408,534. At the time of County Board approval in early 2014, the total development cost for The Springs was projected to be $367,351/unit. Of this total, $79,874 per affordable unit was financed by AHIF. The project is now under construction. |

<p>| 73 | The GMU Assessment states that there will be a reduction in loan repayments going forward—staff now estimates repayments will generate just $5 million/year for AHIF (p. 2). Over the past 5 years, the county has contributed and average of $8.1 million annually to AHIF; developer contributions have averaged $3.2 million (p. 2). Including ALL funding sources, the average affordable housing development budget for the past 5 years has been $24 million/year (p. 2).” |
| Source | email |
| Staff Response | The repayment projections are correct. It should be noted that the stated average of $8.1M in County contributions to AHIF seems to include federal funds (the average is $7.17M annually if we look solely to local sources). For developer contributions, staff has calculated a $3.7M annual average between the years 2010-2014. The average annual budget is $24M/year. |</p>
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| 74      | The Implementation Framework seems to rely predominately on achieving higher densities countywide through significant rezoning and land-use changes. Staff is not waiting to implement these changes and is already poised to add a new zoning district to the High-Medium Residential Mixed Use (HMRMU) GLUP-designated sites, including the 750 N. Glebe (Mazda) site, to add affordable housing bonus density. (See [http://arlingtonva.s3.amazonaws.com/wp-content/uploads/sites/5/2015/04/LRPC_List-of-Reference-Docs_20150430Revised.pdf](http://arlingtonva.s3.amazonaws.com/wp-content/uploads/sites/5/2015/04/LRPC_List-of-Reference-Docs_20150430Revised.pdf).)  
In staff’s presentation to the Long-Range Planning Commission in April, it noted the “implications” that this zoning/land-use change would have on multiple sites in Courthouse, Va. Square and Ballston, including sites within the recently re-planned Quincy Street Addendum area. (See slides 16–22 at [http://arlingtonva.s3.amazonaws.com/wp-content/uploads/sites/5/2015/04/Presentation_LRPC_750-N-Glebe_1504202.pdf](http://arlingtonva.s3.amazonaws.com/wp-content/uploads/sites/5/2015/04/Presentation_LRPC_750-N-Glebe_1504202.pdf).) | email  | 750 N Glebe is a site plan application that has been submitted for consideration by the developer. It is unrelated to the draft Affordable Housing Master Plan. An LRPC meeting was held in April to receive feedback on the question of whether it is appropriate to rezone the 750 N. Glebe site from C-2 to RA-4.8. This re-zoning would not change the GLUP designation.  
The two zoning districts both provide for 3.24 base density and the same ADU bonus density provisions would apply to both “RA4.8” and “R-C.” The only distinction is that “RA4.8” provides for greater building height, and would also allow for bonus height through ADU bonus, whereas “R-C” would not allow for bonus height. But the density bonuses would be exactly the same.  
The Affordable Housing Study Draft Implementation Strategy does recommend land-use planning tools to achieve affordable housing. However, these tools are part of an overall implementation strategy that also include recommendations for a variety of financial and services tools. Planning and land-use implementation strategies will address neighborhood appropriate opportunities to incentivize affordable housing. |
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<td>75</td>
<td>How many CAFs today and in the future have been or can be built or operated without federal/state support?</td>
<td>email</td>
<td>The number of units financed with County funds over the coming 25 years will very likely be lower than the 15,800 unit forecast. The private market may provide some amount of affordable units, thereby reducing the maximum forecasted projection of 15,800 CAF units. Planning tools will continue to be used to obtain CAF units. Currently, about 9% of approved or developed CAFs were obtained through planning tools. The Affordable Housing Study Implementation Framework contains recommendations that could further increase the number of units obtained through planning tools, especially for moderately-priced ownership units. Since the early 1980's, the County has either partially funded or fully funded 31 affordable housing projects with federal CDBG or HOME funds. The County receives approximately $1.8 million in federal dollars annually and approximately $600,000 of those annual entitlement funds are used for affordable housing development, in addition to program income from previous federal projects. Over the past 5 years, federal funding has decreased significantly (CDBG by more than 30% and home by more than 50%) and therefore, federal funds are usually only a small portion of the funding needed for affordable housing projects.</td>
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