An Expanded Approach to an Equitable, Stable, Adaptive Community

Program Overview
A sustainable community relies on a balance of interconnected elements, such as a diverse population, an effective mix of land uses, access to resources, affordable child care, a stable economy, transportation options and more.

Why NOW?

Arlington’s housing community is under pressure.

• Growing, changing population
• Rising housing costs
• Increasing needs
• Shortfalls in housing supply and range of types
• Changing economy and employment growth
• Limited resources, facilities, and infrastructure
Changing economy and employment growth
Growing, changing population

- **1%** Annual Growth Rate Since 2000
- **+58,000 by 2040** estimated additional population
  - Growth in older households (over 65)
  - Shrinking share of households with incomes under $100K
Rising housing costs: examples

- Home sale prices and rents continue to rise
- Arlington has one of the highest housing costs in the region

**Condominiums**
- Key and Nash
- Year Built: 2018
- $950,000
- Three Bedroom
- 1,943 SF

**Single Family Detached**
- Year Built: 2018
- $1,665,000
- Six Bedroom
- 5,457 SF
Rising housing costs: examples

• Home sale prices and rents continue to rise
• Arlington has one of the highest housing costs in the region

Arlington Row Townhomes
Year Built: 2017
$875,000
Two Bedroom
2,115 square feet

The Rixey
Year Built: 2017
Rents starting at
One Bedroom: $1,983
Two Bedroom: $3,379
Shortfalls in housing supply

Renter Households with incomes below 60% AMI

Apartments Affordable up to 60% AMI

CAFs         MARKs         Unmet Need: 9,000 units
Affordable Housing Master Plan (2015)

Affordable 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.
Affordable Housing Master Plan (2015)

**Affordable Housing Goals:**

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

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

3. Arlington County shall ensure that its housing efforts contribute to a sustainable community.
How do we ensure that “living in Arlington” is synonymous with an equitable, stable, adaptive community?

An umbrella initiative that strategically tackles the interwoven housing affordability issues from multiple and cross-disciplinary angles while maximizing resources and elevating innovation.
What is Housing Arlington?

• New, umbrella program encompassing six individual housing affordability initiatives

• Aims to tackle interwoven issues from cross-disciplinary angles

• Its goal is to bridge resources to generate more holistic and creative solutions

• Housing Arlington will:
  • Expand existing array of finance, planning & policy tools
  • Add new approaches to expand and strengthen existing tool box
  • Support the creation of more housing at wider levels of affordability
Six Initiatives

- Land Use Tools
- Financial Tools
- Institutional Partnerships
- County Employee Housing
- Condominium Initiative
- Affordable Housing Master Plan Review
Land Use Tools

Zoning Ordinance Amendments

• **Accessory Dwelling** (5/19) Allow stand-alone accessory dwellings up to 750 SF in the rear yard on single-family lots

• **Bonus Density Cap** (11/19) – Eliminate the bonus density cap (currently 25%) to provide the County Board with additional flexibility to approve bonus density within the height specified for each zoning district [to be “advertised” at 10/19 County Board meeting]

• **Elder Care** (9/19 and 12/19) – Allow assisted living as a use in multi-family and mixed use districts; and provide additional regulations and guidance
Land Use Studies

- **Housing Conservation District [HCD]** (2020) – planning study to develop zoning and policy recommendations to preserve affordability and create redevelopment options for 12 multifamily areas throughout the County where market rate affordable units (MARKs) are concentrated.

https://housing.arlingtonva.us/affordable-housing/housing-conservation-district/
Land Use Tools

Land Use Studies (cont.)

- **Lee Highway Study** (2021) – to develop a comprehensive vision and policy framework to guide future public and private investment.

  [https://projects. Arlingtonva.us/plans-studies/land-use/lee-highway/](https://projects. Arlingtonva.us/plans-studies/land-use/lee-highway/)
Land Use Tools

Land Use Studies (cont.)

- “Missing Middle” Study (TBD) – planning study to examine how to achieve a greater range of housing types, particularly those that are affordable to households earning 80% - 120% of area median income (AMI).
## Area Median Income (AMI)

<table>
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<th>Family Size</th>
<th>Area Median Income (AMI)</th>
<th>120% of AMI</th>
<th>80% of AMI</th>
<th>60% of AMI</th>
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*Area Median Income is determined annually by the US Department of Housing & Urban Development*

*Missing Middle*
Financial Tools

- Goal is to grow and expand current County resources for affordable housing:
  - Attract private capital to County programs and projects
  - Use existing County funds in new ways to stretch dollars further
  - Identify additional sources via tax tools or other mechanisms to increase available funding
Institutional Partnerships

Making Connections…

- Faith-based institutions
- Academic Institutions
- Community serving institutions

Affordable Housing Developers

Enterprise

The Alliance for Housing Solutions

…to expand housing supply.
County Employee Housing

More rental and home ownership opportunities for public servants
Condominium Initiative

- Technical and other assistance to older condominium associations
- Strengthens and prepares for long term sustainability
In 2020 the Affordable Housing Master Plan will be 5 years old.

• Update the Needs Analysis
• Review Affordable Housing Policies
Challenges / Goals:
• Preserve affordability
• Minimize County expenditure
• Minimize displacement
• Introduce new housing types
• Work w/in neighborhood scale
• Adjacencies / historic considerations
What’s Happening?

Preliminary Proposal:
- 294+ affordable units
- 156 Townhouses
- 267 Condos

Community Meeting @ Fairlington Community Center on November 13th at 7:00pm

Anticipated County Board review: June/July 2020
What’s Next?

• Affordable Housing Month / HCD Bus Tour Saturday, October 26th, 10am – 1pm

• Condominium and Community Association Training: Best Practices for Reserves Saturday, November 2nd, 10am – 12pm
Housing Arlington Community Conversation Series

Three panel discussions on Facebook Live:

- **October 21, 6:30pm**
  - Housing and Economics

- **October 28, 6:30pm**
  - Housing and Environment

- **November 12, 6:30pm**
  - Housing and Equity
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