



AFFORDABLE HOUSING STUDY

Community Engagement Sessions
Summer + Fall 2014

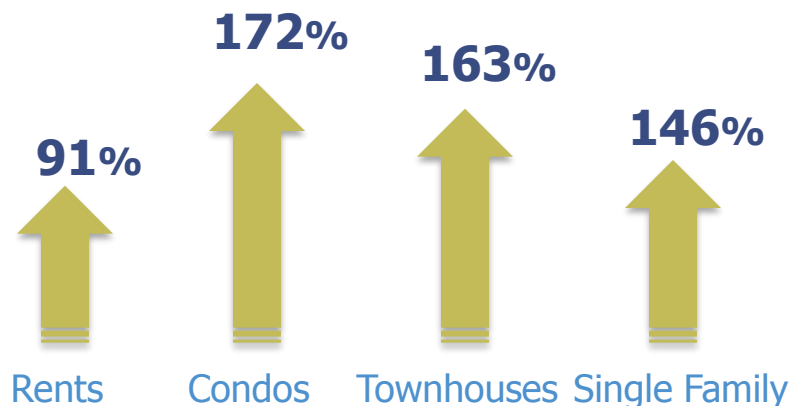
Our conversation today

- Why are we doing a study?
- Scope of study
- Findings.
- Where are we in the process?
- How can you get involved?
- Your questions, concerns and interests.

Why are we doing a study?

- Current affordable housing policy adopted in 2000
- Changes in the population
- Changes in the housing market
 - Loss of over 11,000 affordable apartments since 2000
 - Housing costs have outpaced income growth.

Housing costs between 2000 and 2013 rose by:



Why are we doing a study?

STUDY PURPOSE

To create a shared vision
of Arlington's affordable housing
as a key component of
our community sustainability.

What is the scope?

THREE AREAS OF FOCUS

- 1** Define and quantify housing needs
- 2** Examine strategies to meet housing needs
- 3** Develop housing principles/goals/targets

What will result from the effort?

Comprehensive Plan Element

Defines **policy**.

Organized as goals, objectives and policies.

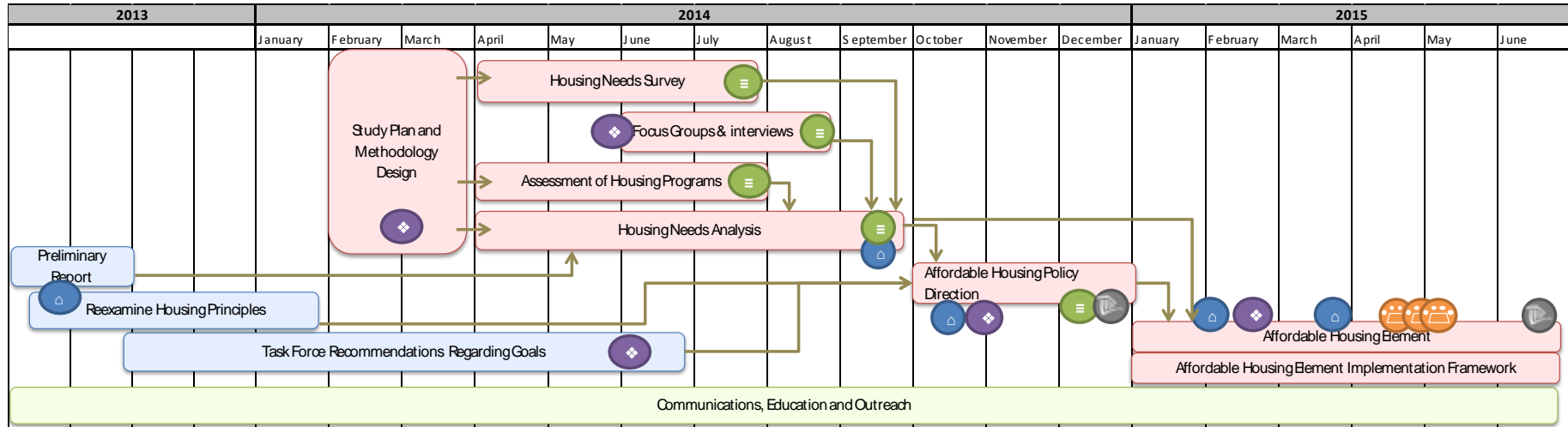
Implementation Framework

Defines programs, tools, and targets.

Monitoring and Evaluation Plan

Establishes reporting requirements and defines specific indicators

Study Process



- Collaboration with Working Group
- Report for Working Group Review and Comment
- Community Involvement (forum or workshop)
- Review by Commissions
- County Board

- Consultant Scope of Work
- Working Group and County Staff
- Working Group, Staff and Consultant

Study Plan and Methodology Design - The methodologies will identify the types and sources of data to determine existing conditions and trends in the County's housing and specify how the information will be obtained by the Contractor.

Housing Needs Survey - A survey of 1700 Arlington residents will help identify current and future housing needs in the County.

Focus Groups and Individual Interviews will provide a means of gaining further insight into the housing needs of targeted groups with similar characteristics.

Affordable Housing Programs and Policies Assessment will incorporate data from existing County studies and plans, assess current policies and program approaches to meeting housing needs, in terms of effectiveness of meeting the County's current goals and targets, cost effectiveness and other evaluation criteria defined in the assessment framework.

Housing Needs Analysis - The housing needs analysis shall incorporate the results from the housing needs survey, the most recent American Community Survey data available, data from existing County studies and plans, and additional sources as needed to provide an overview of existing conditions and observable trends and analysis of housing need for distinct segments of the population.

Communication - Communications, outreach and civic engagement are elements that shall support the development of the affordable housing study throughout the process.

Affordable Housing Policy Direction will contain recommendations for updated Housing Principles, Goals and Targets, including policy and funding priorities, and outlined in terms of short- (1-2 years), mid- (3-5 years) and long- (6-10 years) term strategies.

Affordable Housing Element will define the goals and policies that the County will employ to ensure a sufficient supply of affordable housing to meet the current and future needs of residents of all levels of income.

Affordable Housing Element Implementation Framework will establish targets, strategies, existing and potential tools for realizing the goals and policies established in the Affordable Housing Element.

"Affordable" for who?

Households at 60% AMI

Household Size	Annual income	Affordable Rent
1	\$45,180	\$1,130
2	\$51,600	\$1,290
3	\$58,080	\$1,452
4	\$64,500	\$1,613

Examples:

Administrative assistant, home health aide, bus driver, retail clerk, food service worker, or social service workers.

Types of affordable housing

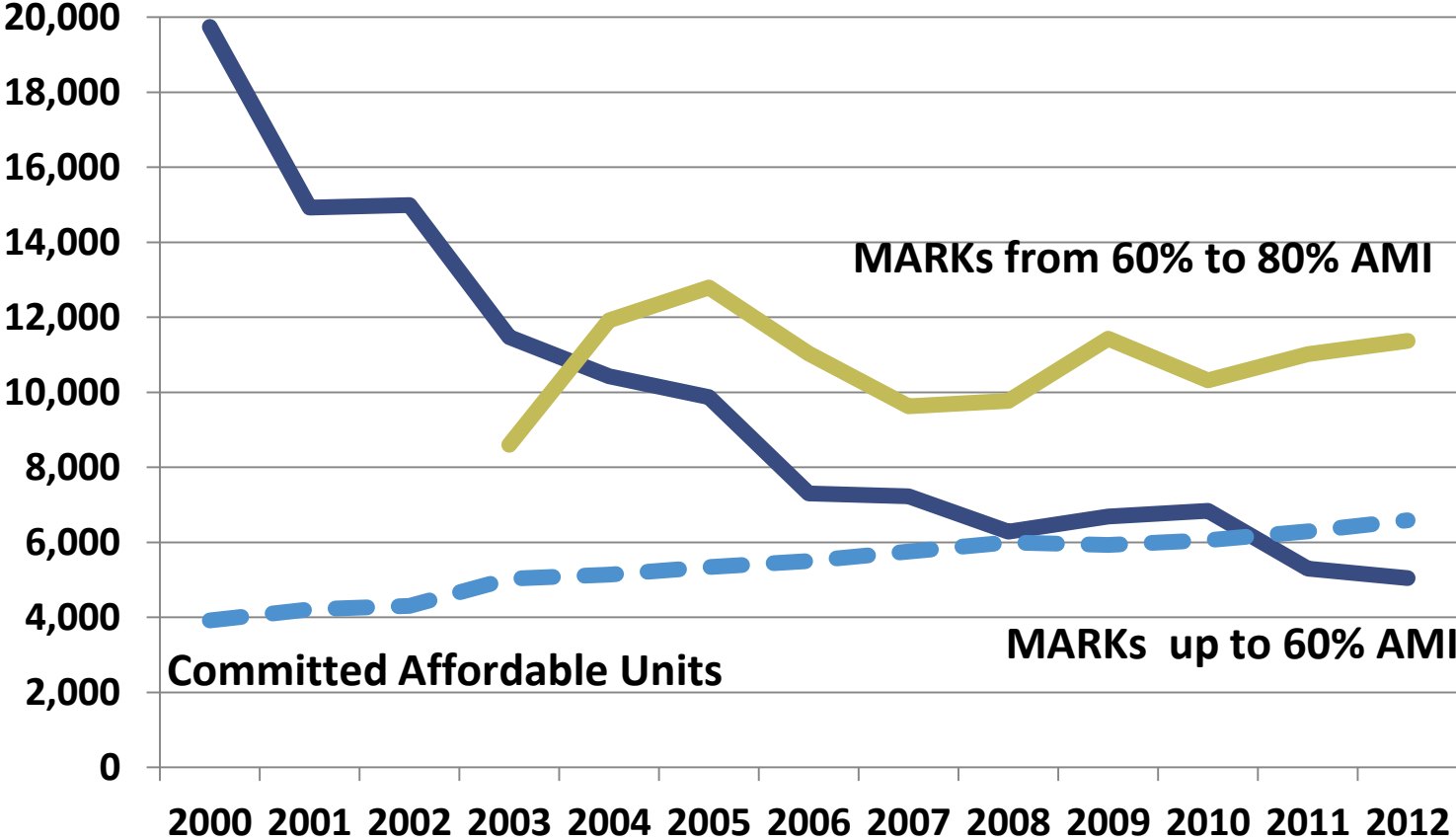
MARK - Market Rate Affordable Unit

- Lower rent units in the private market which receive no County assistance.
- The owners have made no commitment to remain as affordable in the future.
- Tenants may have higher incomes (no income limits).

CAF - Committed Affordable Unit

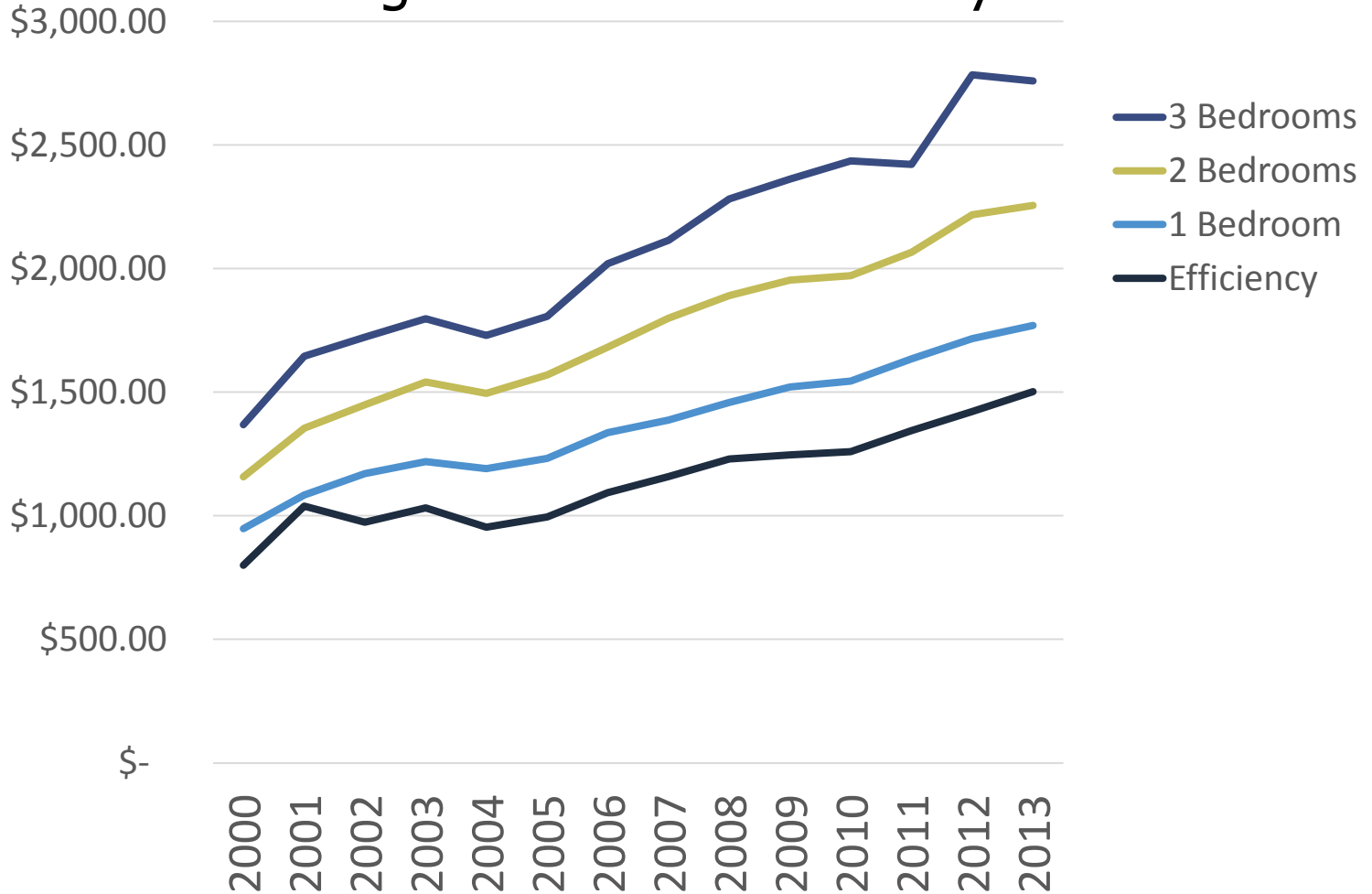
- Legally binding agreement with the federal, state, or County Government to remain affordable to low and moderate income households for a specified period of time;
- Tenants must be within established income limits.

Inventory of Market Affordable and Committed Affordable Units 2000-2012



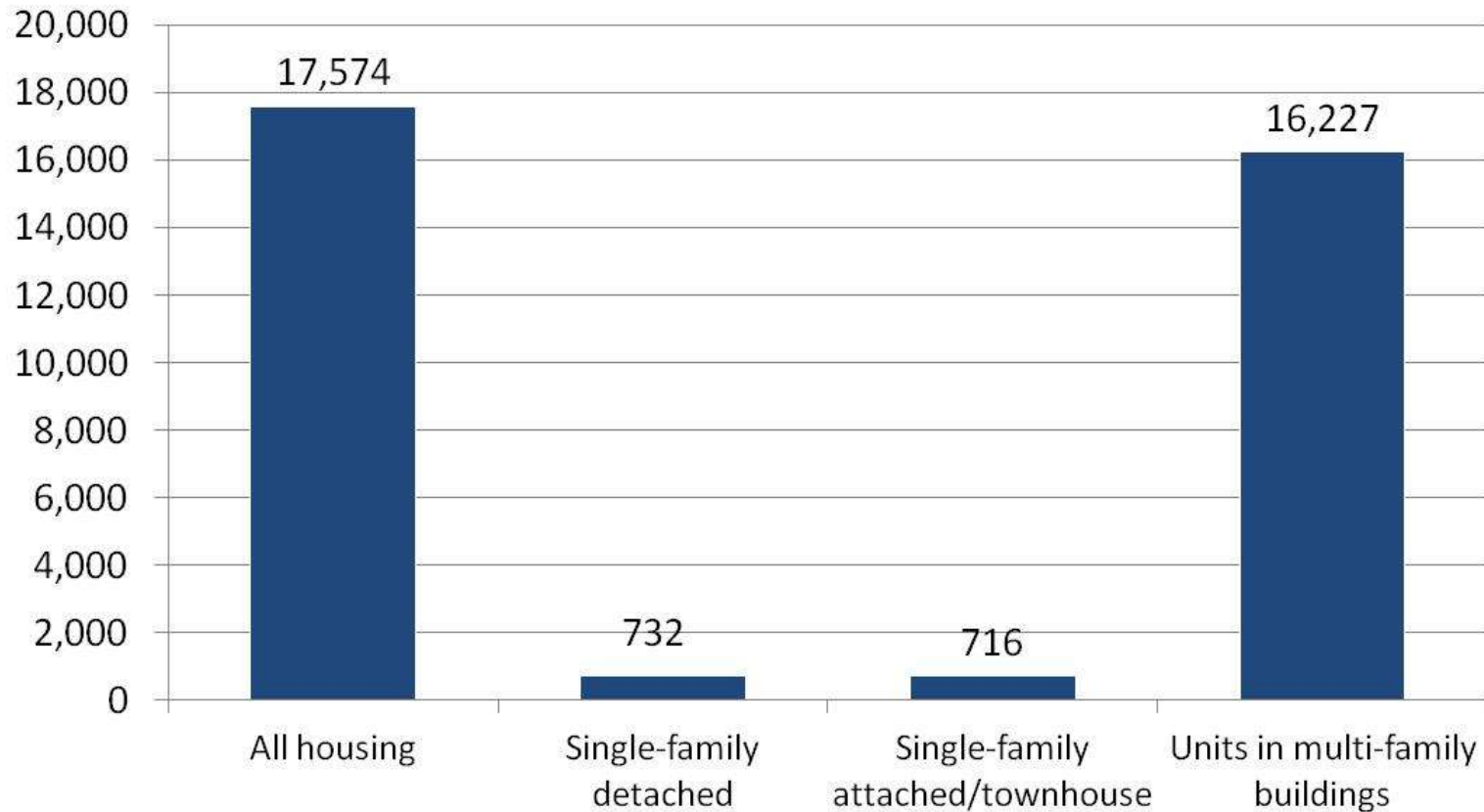
Source: Arlington County

Average Market-Rate Monthly Rent



Findings: Change in Housing Units

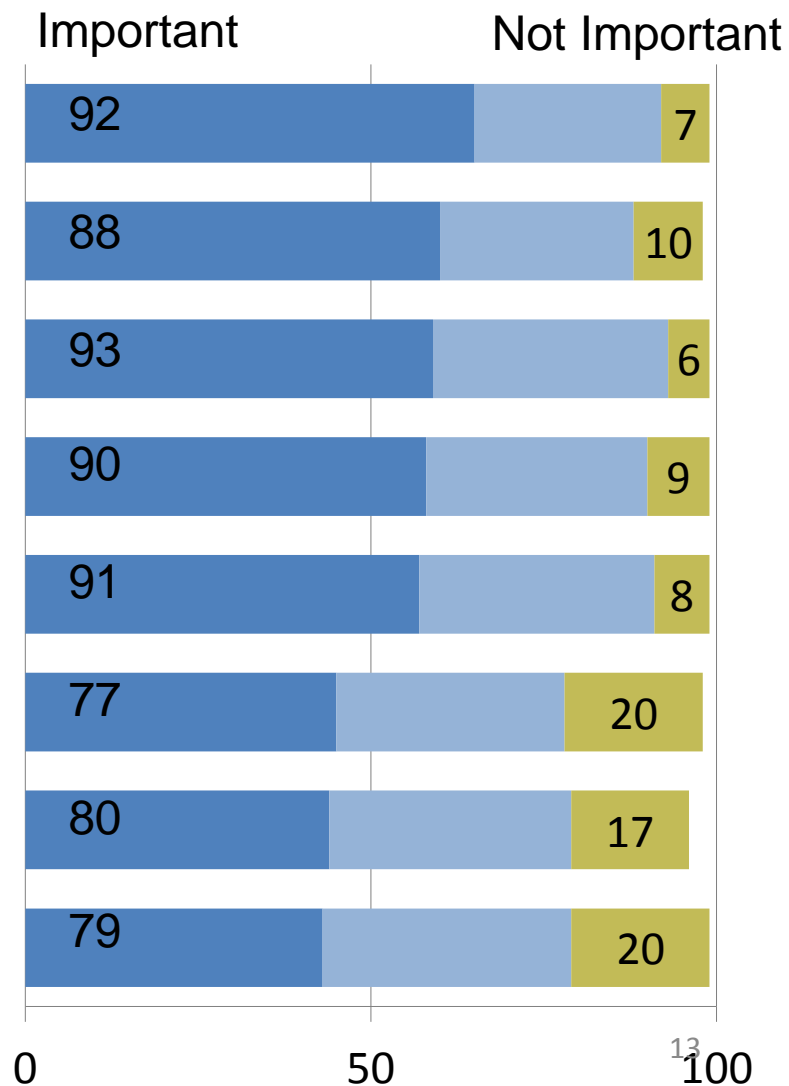
2000-2013



Source: U.S. Census Arlington County
Planning Division

Housing Objectives

Help seniors age-in-place
Affordable housing options for the County's workforce
Housing assistance for disabled persons
Moderate and low-income families with children in Arlington schools
Shelter / housing for homeless persons
Diversity by race & ethnicity
Diversity by income & occupation
Financial assistance for first-time homebuyers



Who will live in Arlington in 2040?



Low-income individuals and families

An additional 3,700 households with incomes below 30% of AMI and 3,700 households with incomes between 30 and 60% AMI

Larger households, including families with children

An additional 7,700 households with 3 or more people



Who will live in Arlington in 2040?



Seniors

An additional 9,200 households headed by a person age 65 or older

Persons with disabilities

An additional 3,900 households that include a person with a disability

Includes 2,500 households with people having multiple physical and/or cognitive difficulties



Who will live in Arlington in 2040?



Moderate-income households

An additional 5,500 households with incomes between 80 and 120% AMI, including many potential first-time homebuyers

Homeless people

The County has pledged to reduce the homeless population by 50% by 2015



Who will live in Arlington in 2040?

Household Type	Change	Percent Change
All Households	30,500	31%
Household Income		
<30% AMI	3,700	37
30-60% AMI	3,700	37
60-80% AMI	3,000	33
80-100% AMI	2,400	24
100-120% AMI	3,100	34
120%+ AMI	14,800	30
Household Size		
1-person	12,000	30
2-person	11,000	35
3-person	3,400	29
4+-person	4,300	30
Age of Household Head		
65 or older	9,200	75
Under 65	21,400	25
Disability Status		
With a disabled member	3,900	43
With no disabled member	26,600	30

- Geographic distribution of affordable housing
 - Areas lacking affordable housing
 - Areas with concentrations of CAFs
- Land use issues
 - Use of public land for affordable housing
 - Density Bonus vs. other community benefits
 - Transfer of Development Rights
 - Accessory Dwelling units

How can you get involved?

Community Workshop

October 11, 9 a.m. to 12 p.m.

Fairlington Community Center

- Focus on affordable housing policy



How can you get involved?

Visit our website to

- Learn more about affordable housing
- Read past meeting notes and documents
- Subscribe to study updates
- See upcoming meeting schedules
- Share your ideas with us



AFFORDABLE HOUSING STUDY

Help us build a solid foundation for
the future of housing in Arlington.

housing.arlingtonva.us/affordable-housing-study

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ARLINGTON
VIRGINIA