



An Expanded Approach to an Equitable, Stable, Adaptive Community

Program Overview

October 15, 2019

Presentation to the Arlington Civic Federation

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

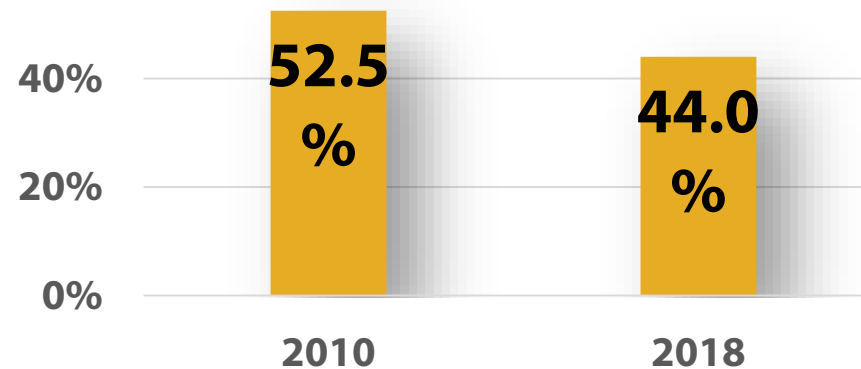


Booz | Allen | Hamilton



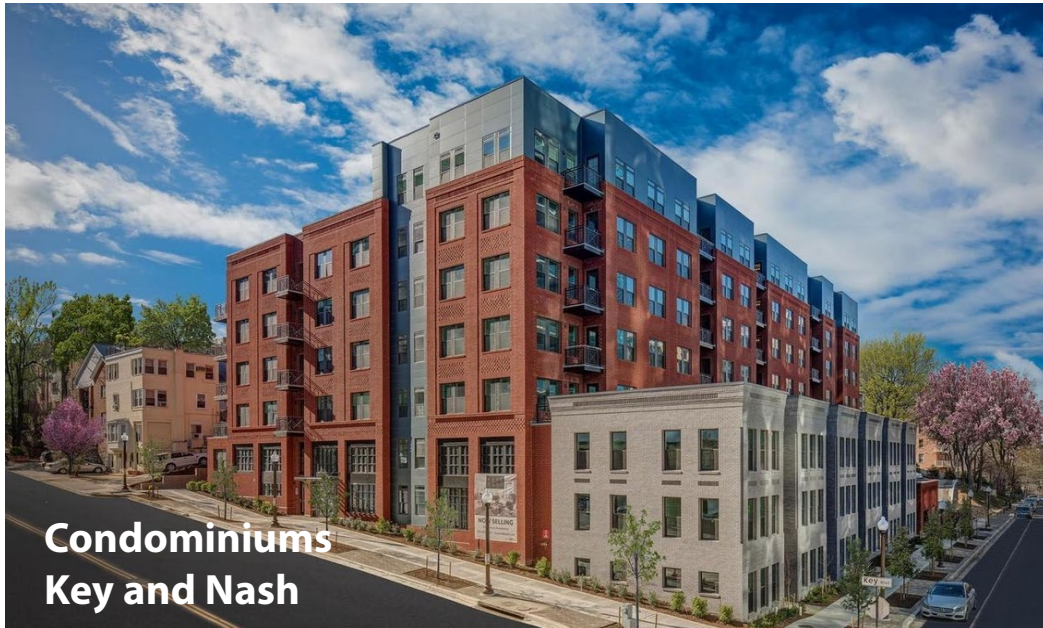
Growing, changing population

- **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

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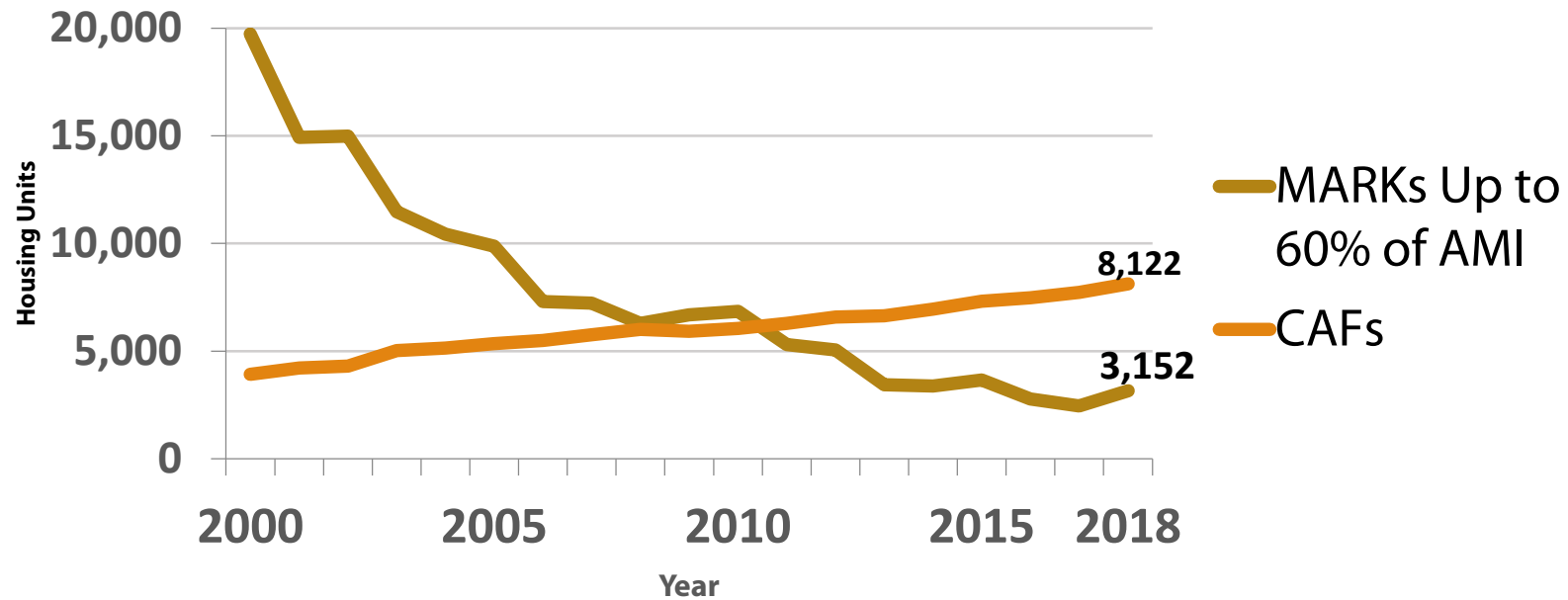


Year Built: 2017
\$875,000
Two Bedroom
2,115 square feet



Year Built: 2017
Rents starting at
One Bedroom: **\$1,983**
Two Bedroom: **\$3,379**

Shortfalls in housing supply



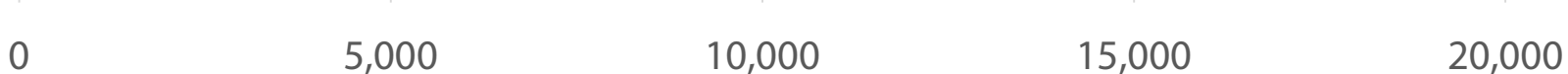
Renter Households with incomes below 60% AMI



Apartments Affordable up to 60% AMI

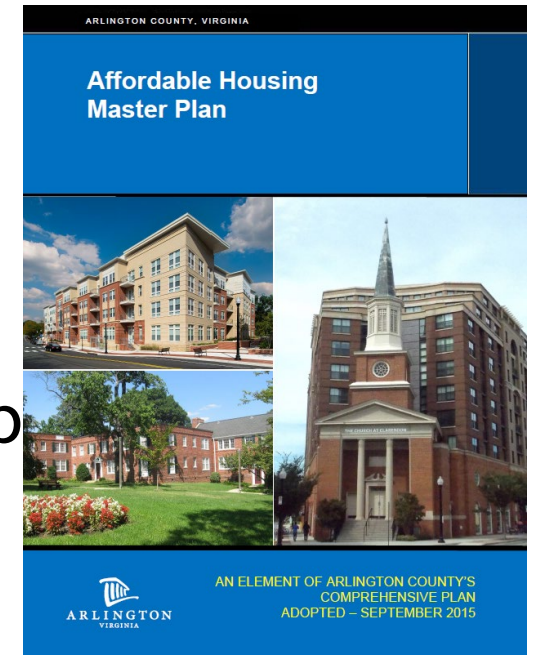


Unmet Need: 9,000 units



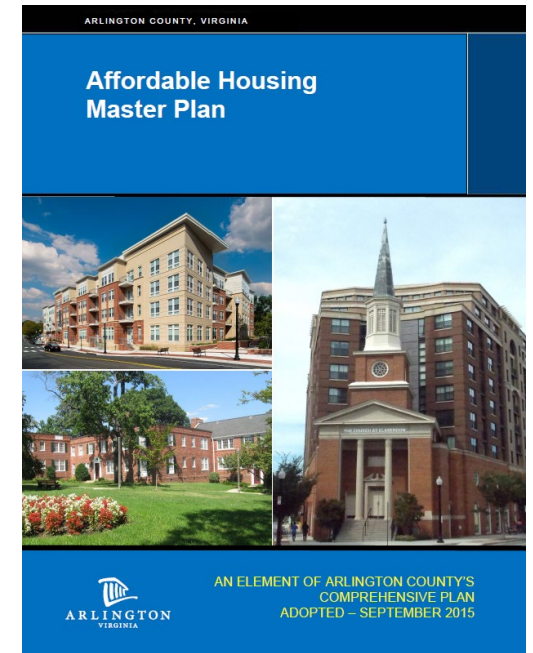
Affordable Housing Principles:

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 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.



A timely response

Q:

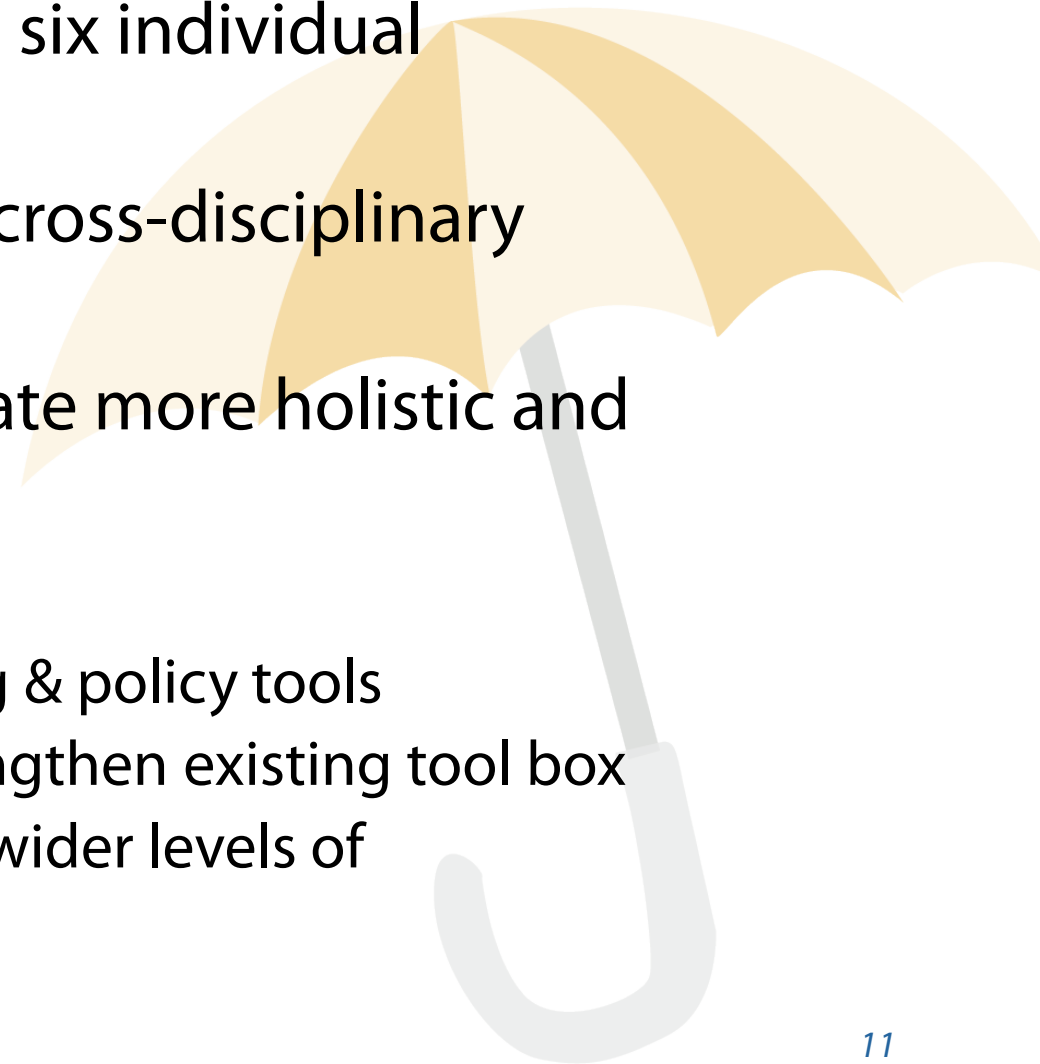
How do we ensure that “living in Arlington” is synonymous with an equitable, stable, adaptive community?

A:

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



HOUSING ARLINGTON

Land Use Tools

Financial Tools

Institutional Partnerships

County Employee Housing

Condominium Initiative

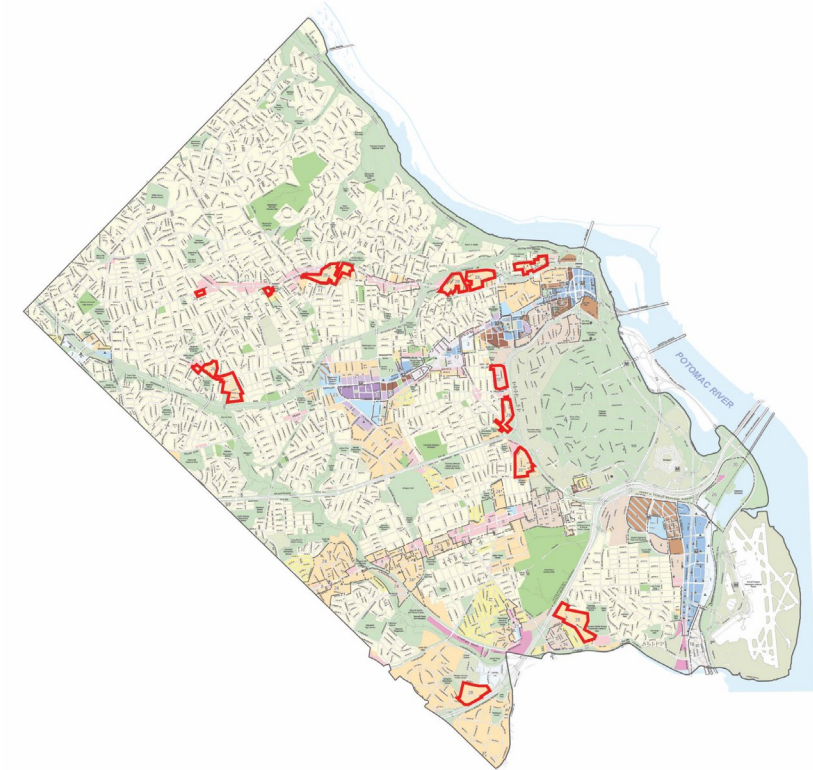
Affordable Housing Master Plan Review

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

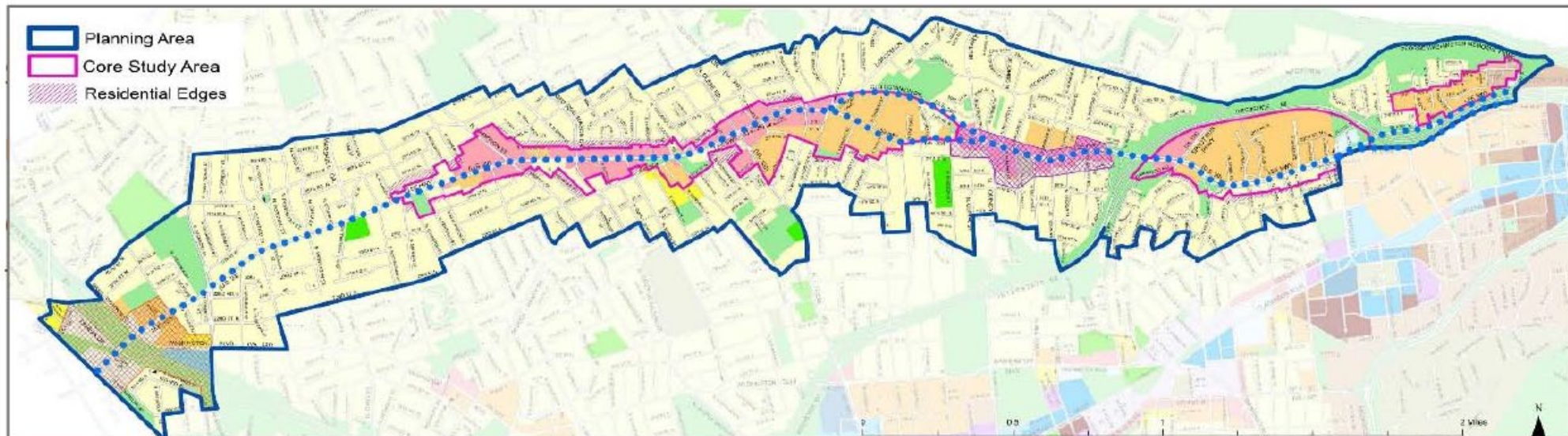
- **Housing Conservation District [HCD]** (2020) – planning study to develop zoning and policy recommendations to preserve affordability and create redevelopment options for 12 multifamily areas throughout the County where market rate affordable units (MARKs) are concentrated.



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/>



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)

Family Size	Area Median Income (AMI)	120% of AMI	80% of AMI	60% of AMI	30% of AMI
1	\$85,000	\$102,000	\$68,000	\$51,000	\$25,500
2	\$97,100	\$116,520	\$77,680	\$58,260	\$29,150
3	\$109,200	\$131,040	\$87,360	\$65,520	\$32,800
4	\$121,300	\$145,560	\$97,040	\$72,780	\$36,400

Missing Middle

Area Median Income is determined annually by the US Department of Housing & Urban Development



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**



...to expand housing supply.

**HOUSING
ARLINGTON**

County Employee Housing



More rental and home ownership opportunities for public servants

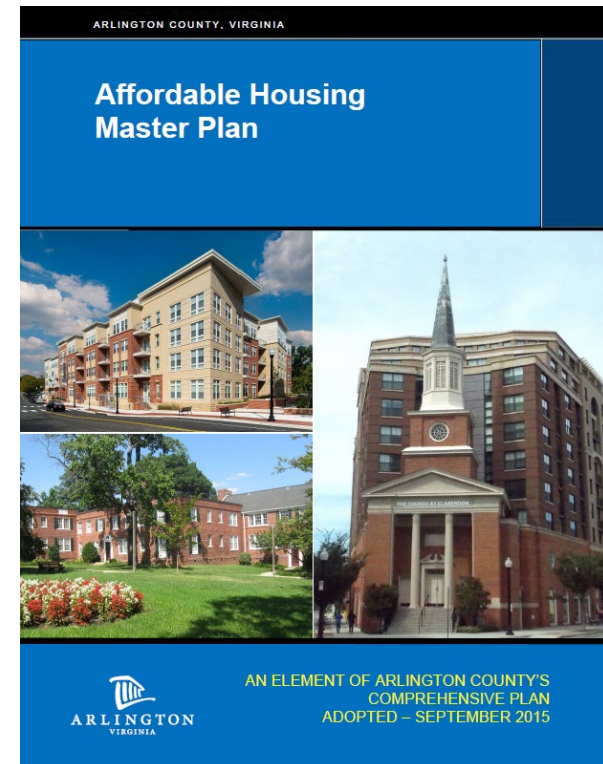
Condominium Initiative

- 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



What's Happening?



Challenges / Goals:

- Preserve affordability
- Minimize County expenditure
- Minimize displacement
- Introduce new housing types
- Work w/in neighborhood scale
- Adjacencies / historic considerations

What's Happening?



Park Shirlington – Preliminary Concept

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

- 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



What's Next?

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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