Affordable Housing Study Working Group
Kick-off meeting

Affordable HOUSING Study

March 14, 2013
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 valued.
How do we ensure diversity and inclusion?

The types of housing available; more specifically the housing available and affordable to a full spectrum of income levels is essential to maintaining an economically diverse community.

While economic and cultural diversity are not synonymous there exists correlation
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 valued.
Sustainable Development

- Economic
- Environment
- Social Equity

Intersection of Economic, Environment, and Social Equity forms Sustainability.
For many workers, long treks to offices

More than 25% of U.S. ‘mega-commuters’ live in Washington area

New census data detail ‘mega-commuters’

CENSUS FROM B1

34 and a half minutes in 2011, when the information was collected.

The census figures reflect a sprawling region in which more than half of all residents work outside the county or city where they live. Sociologists and demographers say that is significant.

for Akash Jayaprakash, who spends two hours or more traveling to and from work.

“A lot of these folks are making these long trips to get affordable housing, particularly young families needing space,” said Ronald Kirby, director of transportation planning for the Metropolitan Washington Council of Governments.

Other options make equally long commutes, in reverse.

Brian Benjamin drives 55 miles between his home in Ballston and his construction management job in Frederick. He spends the one-hour trip listening to podcasts. Sometimes the dialect of the region in which he lives is one of the farthest edges of the region in order to find affordable housing. That’s why you have a lot of people who are employed downtown and they’re forced to the farthest edges of the region in order to find affordable housing. That’s why.

I can’t afford to leave this job, and I can’t afford to move,” said Barber, 46, who has been making the commute for nine years. “I have a good job. It’s just 74 miles from home.”

Barber is one of a growing number of ‘mega-commuters’ whose daily trip to work spans more than 50 miles and 90 minutes, according to census figures released Monday. About 600,000 Americans endure an extreme commute, and r than a quarter of them live in the Washington area. Almost 4 percent of commuting patterns and trends. “So you have a lot of people who are employed downtown and they’re forced to the farthest edges of the region in order to find affordable housing. That’s why...
Hasn’t this been done already?

January 1999 – December 2003
• Development of the Affordable Housing Goals and Targets

Fall 2008 – March 2011
• Updated the Affordable Housing Goals and Targets
Why are we doing this again?

New Realities

Changes in demographics

+ Changes in housing market

= Change in housing need
Scope of the Study

- Define Affordable Community Housing Needs
- Examine Strategies/Programs to Address Housing Needs
- Housing Principles/Goals/Targets
Expected Outcomes

- Redefined priorities based on current housing need
- Recommendations to improve existing policies and programs
- New policy recommendations
- Revised principles, goals and targets
- Affordable housing element of comprehensive plan
Comprehensive Plan

• Purpose
  – “to guide the coordinated and harmonious development of Arlington County through the provision of high standards of public services and facilities.”
Comprehensive Plan
Housing Element

• Virginia Code
  – “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.”
## Study Process

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**2013**
- Information Gathering
- Interim Data Report

**2014**
- Research and Analysis
- Needs Analysis Report

**2015**
- Policy and Strategy Development
- Presentation of Recommendations and Implementation Planning
- Study Recommendations & Draft Housing Element
Who’s involved?

County Staff
Affordable Housing Study Working Group
Consultant - Housing Needs Survey
Stakeholder Network
Community Forums
What is the Working Group’s role?

• Advisory to staff in the preparation of the study
• Collaboration in the development of affordable housing policy recommendations
• Review materials prepared by housing staff and consultants
• Liaison from/to your commissions
• Provide outreach to stakeholders and wider community
Housing Policy Structure

• Principles
• Goals
• Targets
Goals and Targets
Current Affordable Housing Principles

1. Affordable housing should be a County priority.

2. Market rate affordable housing should be the primary means of providing affordable housing. The County should continue to support efforts to maintain and preserve that affordable housing supply and the surrounding neighborhoods.
3. A range of housing choices should be available throughout the County to accommodate households of all income levels, sizes and needs.

4. In providing housing assistance, priority should be targeted to the lowest-income households – low income households with children and low income households with members who are elderly or have disabilities.
Current Affordable Housing Principles

5. Affordable housing should be used to help prevent homelessness and promote a diverse community.

6. Equal housing opportunity should be a reality. Housing discrimination should not exist in Arlington.

7. Households with children should never be homeless.