

## Memorandum

**To:** Members, Arlington County Board                      **Date:** December 7, 2012  
**From:** Barbara Donnellan, County Manager  
**Subject:** Charge for Affordable Housing Study

The County Board directed staff to seek additional comments on the Affordable Housing Study Charge at its October 23, 2012 meeting. Staff posted the request for additional comments on the Housing Study webpage, and sent emails out to the Housing Commission distribution list, attendees of the September housing forum, nonprofit partners, and the following County Commissions and Committees:

- 10-Year Plan to End Homelessness Implementation Task Force
- Community Development Citizens Advisory Committee
- Tenant Landlord Commission
- Historical Affairs and Landmarks Review Board
- Commission on Aging
- Community Services Board
- Commission on Long-Term Care Residences
- Disability Advisory Commission

A summary of the comments received and staff responses is attached (Attachment 2). Staff also presented the proposed charge to the Planning Commission on November 7, 2012, and to the Housing Commission on November 8, 2012. A letter to the County Board from the Planning Commission summarizing their discussion is attached (Attachment 3).

In response to the comments received, the Charge's wording was changed to better reflect the commitment to inform and educate the community, and the composition of the Working Group was expanded to include representation from the Civic Federation and the Transportation Commission. The Study includes an Interim Data Report on housing conditions based on currently available data, to be completed by the summer of 2013 (see Attachment 4 for a description of the Report and the sources of data that will be compiled to complete that Report). That report also will lay out gaps in data needed to fully update and assess housing needs in Arlington, which will be filled by the housing needs survey and other data collection.

As has been stated previously, the multi-year study effort is not meant to preclude action the County may take to achieve housing goals and targets in the interim. Indeed, the Study will build on actions in the interim on two related efforts:

1. The Columbia Pike Financial Implementation Team Review Committee will begin its work to further examine, develop and implement several recommendations of the Neighborhoods Plan. Developing additional financial tools that preserve or increase affordable housing along Columbia Pike will be the Committee's focus over the next 6-9 month period. The financial tools include partial tax exemptions, a new property tax classification, a new preservation loan program, a pooled equity loan program, a Tax Increment Finance (TIF) and Tax Increment Public Infrastructure Fund (TIPIF). I will be bringing recommendations to the Board based on the Committee's work. Going forward, these recommendations and tools for Columbia Pike will be incorporated into the work of the Study.
2. In accordance with County Board direction in March 2012, staff will be presenting a report on affordable homeownership by the end of calendar year 2012. The Board directed the Manager to undertake several affordable homeownership initiatives and to work with the community to develop recommendations on alternatives "to further enhance the effectiveness and production of the Moderate Income Home Ownership Program in concert with the County Board's Goals and Targets for Homeownership." In addition to updating the Board on progress to date, the report will contain preliminary findings and recommendations that will serve to inform the Affordable Housing Study and outstanding issues will be incorporated into the work of the Study.

Attached is a recommended revised Charge for the Affordable Housing Study (Attachment 1), which outlines a scope, community engagement structure, and timeline for the final product, a new Affordable Housing Element of Arlington's Comprehensive Plan.

I will be reporting on the Affordable Housing Study as part of the County Manager's report at the afternoon recessed Board meeting on December 11, 2012. Upon County Board endorsement of this charge, staff will proceed to implement the study. Next steps include forming the Working Group, and procuring consultants.

**Staff Recommendation:** Staff recommends that the County Board endorse the Affordable Housing Study Charge.

# CHARGE

## AFFORDABLE HOUSING STUDY

*December 7, 2012*

**PURPOSE:** The purpose of the Study is to create a shared community vision of Arlington's affordable housing as a key component of our community sustainability. The result will be an updated set of housing principles, goals, targets, strategies, and priorities that can be adopted by the County Board as the Affordable Housing Element of Arlington's Comprehensive Plan.<sup>1</sup> Although the focus of the Study will be on affordable housing ("affordable" to be defined as part of the Study), reference to the entire housing stock will be necessary to serve as a framework or context for the affordable housing component, and some goals and targets may relate to broader housing objectives.

**SCOPE:** County staff and community stakeholders will assess existing goals, programs and resources; identify needs and gaps; develop short, mid- and long-term goals; identify policy issues, funding priorities and strategies; and present to the County Board recommended housing principles, goals, targets, strategies, and priorities. County staff may engage consultants to carry out one or more elements of the Study. There are three major elements of the Study:

1. **Community Housing Needs.** In order to provide the most up-to-date information about the current housing situation in Arlington, the following steps will taken:
  - a. Conduct a housing needs survey to update the housing needs of the current and projected County population, broken down by existing and potential need categories;
  - b. Incorporate data from a range of data sources, including:
    - i. Census Bureau reports and data;
    - ii. Local data bases, including permitting, code enforcement, rent & vacancy, homelessness, and special populations data;
    - iii. Academic and regional population, housing, and economic experts;
    - iv. Information on unmet needs and gaps from current housing providers, service providers serving target populations, and other community groups;
  - c. Develop a preliminary report summarizing the data and making preliminary conclusions on current conditions and needs.

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<sup>1</sup> The Code of Virginia calls for the comprehensive plan to "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 element will fulfill that mandate.

- 2. Strategies/Programs to Address Housing Needs.** Both current approaches employed in Arlington as well as best practices in other areas will be assessed.
  - a. Assess current program approaches to meeting affordable housing needs in Arlington, in terms of effectiveness in meeting goals and targets, costs, and other evaluation criteria (this is not meant to involve detailed program-by-program evaluation);
  - b. Update the review of best practices to determine other promising strategies to meet needs, including assessment of barriers to meeting needs and feasibility of strategies and program approaches in the Arlington environment;
  - c. Estimate in broad terms the resources (funding, staff effort, program/administrative structure) needed to address affordable housing needs;
  - d. Review current and potential funding and financing strategies, including taxing districts, tax increment financing, bonding approaches, and public-private partnerships.
  
- 3. Housing Principles/Goals/Targets.** Current adopted principles, goals and targets will be evaluated and new and/or revised ones will be recommended to serve as guidance for the next generation of affordable housing efforts.
  - a. Re-examine the current Housing Principles and consider whether any changes are needed;
  - b. Establish relative priorities based on need, community goals, and other factors;
  - c. Evaluate the current Goals in light of updated information on needs, plans adopted and actions taken since the Goals were last examined, and the County's vision for a sustainable community; develop new and/or revised long-term, mid-term, and short-term Goals.
  - d. Evaluate past and current (to 2015) Targets; develop new and/or revised Targets that will direct actions and resources and measure progress toward the Goals.
  - e. Develop document to be adopted as the Affordable Housing Element of the Comprehensive Plan, with appropriate references to other elements that address other aspects of the County's housing, such as the General Land Use Plan.

## **COMMUNITY ENGAGEMENT STRUCTURE**

- 1. Community Engagement Plan.** County staff shall develop a plan to engage all sectors of the community interested in the Study effort throughout the Study process, especially traditionally uninvolved populations such as low-income residents, persons with limited English proficiency, and workers who do not live in the County. County staff may engage consultants to assist with development and

implementation of the Community Engagement Plan. In the course of outreach and engagement, opportunities shall be sought to provide information and education about affordable housing programs.

**2. Working Group.** The County Manager shall appoint a Working Group of community persons, to advise County staff during the Study process and have input into process implementation and recommendations. The Working Group should be comprised of the representatives of the following advisory commissions and other key stakeholder groups:

- Housing Commission
- Planning Commission
- Community Development Citizen Advisory Committee
- Commission on Aging
- Tenant-Landlord Commission
- Disability Advisory Commission
- 10 Year Plan to End Homelessness Leadership Consortium or Task Force
- Community Services Board
- Historic Affairs and Landmark Review Board
- Economic Development Commission
- Nonprofit Housing Developer
- For-profit Housing Developer or Owner
- Civic Federation
- Transportation Commission

The County Manager shall ask for nominations from each of the commissions and groups and shall appoint members from among the nominees. The County Manager shall appoint a Chair of the Working Group. In appointing the members, the County Manager shall also take into account, to the maximum extent possible, the need for the Working Group to reflect the diversity of interests in the community at large and be representative of:

- Racial/ethnic minorities;
- Low and moderate-income persons;
- Immigrant communities;
- Faith communities;
- Housing finance/banking/economic development professionals;
- Businesses and major employers;
- Tenants.

If the membership does not adequately reflect the diversity of interests in the community, the County Manager may appoint additional members to meet that objective.

**3. Stakeholder Network.** County staff shall identify major stakeholders and interested parties who should be kept informed of the process, preliminary results, draft recommendations, and solicited for input at key points in the process. A contact list of such stakeholders shall be maintained and added to as persons express interest in being involved in the Study. County staff shall ensure that the Network includes the full range of community sectors with an interest or stake in the Study.

4. **County Board Liaison.** The County Board shall appoint one of its members to serve as a liaison. County staff will regularly update the Liaison on progress, discuss process issues, and keep the Liaison informed on direction and policy issues. The Liaison shall update other County Board members as needed or request that staff brief the other Board members at key points in the process. The Liaison will coordinate with the County Manager and the County Board Chair on issues or actions that need to be brought before the County Board.

## **STUDY PROCESS AND TIMELINE**

### **Year 1: July 2012-June 2013**

- Hold community forum on Housing Study Scope and Process (September 22 - completed)
- Develop Charge for the Study and report to County Board
- Hire consultants
- Establish staff Technical Working Group
- Develop Community Engagement Plan
- Develop Stakeholder Network
- Conduct housing needs survey; compile and analyze results
- Collect and analyze other data, including gaps and unmet needs
- Review best practices
- Begin assessment of current strategies/program approaches; determine evaluation criteria and methodology

### **Year 2: July 2013-June 2014**

- Complete preliminary report on housing needs, with community review;
- Complete assessment of strategies/program approaches, with community review;
- Develop plan for community review of Housing Principles, Goals and Targets

### **Year 3: July 2014-June 2015**

- Develop recommended Housing Principles, Goals and Targets;
- Implement community review of recommendations;
- Develop final report of Housing Principles and Goals to be adopted by County Board as Affordable Housing Element of Comprehensive Plan;
- Develop recommendations for funding; incorporate into County Manager's proposed FY 2016 budget.

## Summary of Comments Received on the Affordable Housing Study Charge

<b>Group</b>	<b>Issue</b>	<b>Staff Recommendation</b>
Alliance for Housing Solutions	In community engagement section change language from “may be sought” to “shall be sought”	The wording was changed in the Charge
	Recommend a small working group/large plenary group be used like Columbia Pike	That is basically the structure proposed but with a wider stakeholder group rather than a plenary group.
	Representatives of the Fiscal Affairs Advisory Commission and the Civic Federation should be added to the stakeholders list	Changed Charge to add a representative from the Civic Federation to the working group and the Fiscal Affairs Advisory Commission will be part of the larger stakeholder group.
	Complete an interim data and trends report completed within one year (September 2013)	Staff will develop a report that summarizes data that is currently available from local, regional and Federal sources that will be completed by the Summer of 2013. See the Interim Data Report attachment for more information.
Arlington Partnership for Affordable Housing – Nina Janopaul	Protracted three year timeline could reduce participation among groups targeted for inclusion, particularly low income families working multiple jobs	A longer timeframe allows us to reach out to more people.
Habitat for Humanity – Rev. Jon Smoot	Affordable homeownership opportunities	Already included
Commission on Aging	Charge should examine the supportive service needs of the population utilizing affordable housing, especially those aging in place and those with special needs	This will be undertaken during the first part of the study, determining community housing needs.
	Consider universal design features in new single family homes	Will continue to market the voluntary Smart Choice Home program.

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Commission on Long-Term Care Residences	Aging in place initiatives	Will be assessed during the study.
Culpepper Gardens/Erica Wood	Scope should include an examination of the service needs of the populations utilizing affordable housing especially seniors	This will be undertaken during the first part of the study, determining community housing needs.
Commission on Aging/ Commission on Long-Term Care Residences/ Culpepper Gardens/Erica Wood	Add the Commission on Long Term Care Residences to the working group	The working group already has representation from the Commission on Aging and the Disability Advisory Commission which can speak to the needs of this population.
Housing Commission – Alice Hogan	Have the Commission select a representative and the representative could be a past member appointed as the Commission liaison.	Up to the Commission to recommend a representative.
	Nobody from the Civic Federation/civic association is on the working group.	Changed Charge to add a representative from the Civic Federation.
	Look at graduates from the Neighborhood College for diversity.	Will look at the Neighborhood College for participation in the study.
	Disagree with not having the affordable housing advocate on the working group.	Housing Commission recommended not having this position on the working group and staff agreed that an advocate position would be represented through the other groups identified, such as the Housing Commission and nonprofit developer.
	Develop a preliminary report on what we have and don't have to help make decisions along the way.	Staff will develop a report that identifies what current data is available.
Housing Commission – Doris Ray	Someone with a disability be added to the working group	Already have representation from the Disability Advisory Commission.
Planning Commission	The Planning Commission made no official recommendation. However, the Commission had an extensive conversation about the Charge that included comments that some Commission members	The Planning Commission will have a representative on the working group and will receive updates from the representative and

## Summary of Comments Received on the Affordable Housing Study Charge

	thought that the Planning Commission should serve as the lead for the study if it is to be an element of the Comprehensive Plan. The full Planning Commission letter is attached.	staff and will have many opportunities for input and review on the progress of the study.
Carrie Johnson	The housing needs survey should include an inventory of existing housing resources countywide, including all types of housing (single- and multi-family) at all cost levels. The survey should also identify what additional housing resources are called for in adopted sector plans and in projects approved but not yet built. This baseline information on housing supply may be contemplated in the proposed survey but the description in part 1 doesn't make that clear.	The housing needs survey is part of a larger data collection effort that will contain information on the housing stock and adopted sector plans.
	It is also not clear to what extent the survey will identify the housing needs of people who work in Arlington but live elsewhere	The study will identify the needs of people who work in Arlington but live elsewhere.
	Should there also be an assessment of how well the current goals and targets align with current affordable housing needs? Or is that covered under part 3?	This assessment will be undertaken during the study.
	Clarify role of the working group	Will incorporate her questions to develop a more detailed role of the working group.
	It is not clear how these outreach and contact efforts relate to the broad community engagement efforts in part 1. Is the distinction that part 1 is aimed mainly at consumers and beneficiaries of affordable housing, while part 3 focuses on providers and advocates?	Part one is our overall community engagement plan and part three provides more specifics on who we will reach out to.
	How will this effort reach out to parts of the Arlington community, such as many prosperous residents, who have not been engaged in affordable housing issues but will be asked to support future investments?	This outreach will be part of the community engagement plan.
Erica Wood	Housing must not only be affordable but accessible	This will be addressed by the study.
Peter Owen	Get rid of the for-profit and non-profit developer slots on the working group, move to stakeholder group	Need to hear from all interests especially those directly impacted by the study.

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	<p>I recognize that the very next paragraph lists some other stakeholder groups that are supposed to have "representation" in the membership of the Task Force, but it is again unclear whether this is meant to be a formal reporting relationship, or just persons the Manager believes to be "exemplary" of those groups. This should be clarified. For example, it might be better to have a "Chamber of Commerce representative" rather than "an employer".</p>	<p>The stakeholder network is intended to reach a broad representation of the community for input into the study.</p>
	<p>Add representatives from the housing advocacy groups, neighborhood civic associations, the Civic Federation and Homeless</p>	<p>Already have a representative from the 10 Year Plan to End Homelessness and an advocate position would be represented through the other groups identified, such as the Housing Commission and nonprofit developer. Changed Charge to add a representative from the Civic Federation.</p>
	<p>Recommend the chair of the working group be appointed by County Manager and that it not be the chair of the Housing Commission</p>	<p>The County Manager will consider who the best possible fit is to chair the working group.</p>
	<p>Is it expected that the Working Group will take votes on its recommendations? Or operate by consensus? Or report majority and minority views to the manager? If so this should be made clear in advance. Often with these groups there is anxiety about some stakeholder set being "outnumbered" (on the one hand) or a stakeholder group being able to "filibuster" (on the other). If it is clear at the outset that the group is merely advisory and that minority views will also be presented to the Manager, I think the tension over this can be diminished.</p>	<p>The role of the working group is still being worked out and the Manager will take these suggestions into consideration.</p>
	<p>No mention of transportation in charge. Typically, transportation is the next largest household expense after housing, especially for lower-income families. If the Working Group is going to consider the relationship between housing and transportation costs (which I recommend), then there should be a member of the Transportation Commission on the working group.</p>	<p>Changed Charge to add a representative from the Transportation Commission.</p>

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	<p>No mention in the charge about adjustments to our development plans. For over 15 years, housing advocates in Arlington, led by the for-profit and non-profit developers, have advocated for (sometimes massive) density increases above then-current plans in order to be able to build and/or finance affordable housing. I would recommend that this issue be addressed more explicitly in the Charge and, if it is expected to be addressed by the Working Group, stakeholders affected by changes in development density should be brought into the Working Group from the outset.</p>	<p>The study won't take the place of current planning efforts within the community.</p>
	<p>"Bonding strategies" is listed within the Working Group's scope, it is not clear whether this is meant to include IDA bonds, but if so, the IDA should probably be involved in the discussion.</p>	<p>The Financial Implementation Team for Columbia Pike will review these tools in more detail and the results of their analysis will inform the study.</p>



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CLERK

November 14, 2012

Arlington County Board  
2100 Clarendon Boulevard  
Suite 300  
Arlington, Virginia 22201

**Subject: Affordable Housing Study Charge**

Dear County Board Members:

At its October 23, 2012 meeting the County Board asked the County Manager to allow for an additional month of public review on the proposed Charge for the Affordable Housing Study. Housing Division staff requested that the Planning Commission provide comments on the Charge by November 14, 2012, prior to the Charge being presented to the County Board at its November 27, 2012 recessed meeting. The Planning Commission discussed the Charge at its November 7, 2012 carry-over meeting. Marsha Allgeier, County Manager's Office, and Ken Aughenbaugh, CPHD Housing, were present. Chair Sockwell requested Commissioner Cole to distribute an outline of questions to be used for discussion purposes, and asked staff to brief the Commission on the purpose and general outline of the Affordable Housing Study.

Commissioner Cole commented that a three-year Housing Study will entail significant time and resources and, given that affordable housing targets were established only 18 months ago, asked if enough time has passed to determine the appropriateness of the targets. Mr. Aughenbaugh explained that two (2) new goals have been identified to address sustainability and involuntary displacement of tenants. The County does not intend to revisit in great detail the other nine (9) existing goals. While some goals have been difficult to meet, such as the goal to produce 400 newly committed affordable units per year, there is no data to support that this goal is realistic and attainable.

Commissioner Cole inquired about the difference between a housing needs survey and a formal housing program evaluation, as he views the study as a housing needs survey and sees nothing in the charge that would suggest a formal evaluation of housing programs. He sought clarification of the intent of Element #2 (Strategies/Programs to Address Housing Needs), to "assess" current approaches in Arlington as well as best practices. Ms. Allgeier responded that the intent is not to conduct a detailed program evaluation with output standards. The focus would be to review program approaches. For example, the study may ask if housing production, and the creation of new committed affordable units, is the primary way the County should meet its affordable housing goals; or, in the case of supportive housing, whether more services are needed, such as case management, in addition to rental assistance. The intent of Element #2 is to assess the efficacy, efficiency, and

effectiveness of various program approaches. Commissioner Cole inquired about the measurement tools that will be used, to which Ms. Allgeier responded that the County's housing needs survey will be the primary data collection tool to characterize the housing needs in Arlington. Based on the survey findings, the County will consider different approaches and programs that address the housing needs.

Commissioner Malis sought clarification of the hierarchy and definitions of targets, goals, strategies and principles, and how they will be incorporated into Arlington's Comprehensive Plan. With regard to the structure of the comprehensive plan, she stated that it should identify and address the bigger housing policies and questions, such as "what is Arlington's range of housing; or, what should our housing stock look like." She asked how the charge and study would address these larger policy questions. Ms. Allgeier responded that there has to be a determination as to what is appropriate for a comprehensive plan element. The targets may be too specific, as they are annual production standards and may be more appropriate as implementation strategies. The organization and content of the targets, goals and principles adopted by the County Board will need further discussion as to what is appropriate as an element of the comprehensive plan.

Commissioner Monfort stated that if the intent is to develop a new element of the comprehensive plan, then the charge should explicitly state that instead of referring to it as a study. There is a process for developing and reviewing comprehensive plan elements that the Planning Commission leads. Clarification is needed on the process, the timeline for the study, and ultimately community engagement process for the comprehensive plan element that will result in a draft plan that the Planning Commission will be responsible for reviewing.

Commissioner Klein stated that the study should identify the tools needed by the Planning Commission to effectively evaluate and make good decisions regarding special exception proposals that include bonus density for affordable housing. She wants to be able to determine, for example, whether the proposed number of affordable units, in exchange for the requested bonus density, is sufficient.

Commissioner Harner concurred with Commissioner Monfort. If the process will lead to a comprehensive plan element, then he is not ready to provide input on the charge. He would prefer that there be discussion through the Long Range Planning Committee (LRPC) of what the comprehensive plan element should contain. For example, the charge addresses an Affordable Housing Element of the comprehensive plan, but perhaps it should address a Housing Element instead. Element #3 of the charge, Housing Principles/Goals/Targets, contains the items that should be considered if this is to become an element of the comprehensive plan. Commissioner Harner suggested that the Planning Commission consider now the broader issues that would be addressed at the comprehensive plan level, as suggested by Commissioner Malis, before the study begins to allow the Commission the opportunity to raise key fundamental questions.

Commissioner Cole concurred with Commissioner Harner and added that this provides an opportunity for the Planning Commission to collaborate with the Housing Commission.

Commissioner Fallon inquired if other jurisdictions, locally or nationally, have conducted similar studies resulting in comprehensive plan updates. He noted that there is strong local community

support for the preservation and creation of affordable units, but the County needs a coordinated strategy to address these issues. Expanded resources and the greater exposure which a study would bring would benefit our efforts. Mr. Aughenbaugh responded that many jurisdictions have conducted similar studies, but he is unaware of any being incorporated into local comprehensive plans.

Commissioner Fallon asked if any issue considered, but excluded, from the scope of the study. Mr. Aughenbaugh referred to the broad topic of affordable housing and what it could entail, noting that while some jurisdictions have policies on “work force housing”, the County’s policies are geared toward meeting the needs of households at or below 80% of the median income level which is tied to state law. Commissioner Fallon inquired whether the charge’s language could limit the ability to modify or adjust the study’s scope, (after the preliminary work begins), if additional data is needed to craft an appropriate comprehensive plan element. Ms. Allgeier responded that the charge was crafted to be as flexible as possible, allowing the process to consider the full range of concerns while at the same time providing sufficient focus to complete it in a timely manner. If, through the working group process, it is determined that a modification(s) is needed, it will be presented to the County Board. She added that the County has been working with the existing housing targets and goals for up to 20 years, and there is a need to address them within the context of the comprehensive plan and consider their interrelationship with the other elements of the comprehensive plan.

Commissioner Iacomini stated that the charge describes the Affordable Housing Study as becoming bigger and weightier, as it becomes a part of the comprehensive plan. She agreed with Commissioner Klein that it would be helpful to have better tools to evaluate site plan proposals with affordable housing bonus density to determine what County goals would be most appropriate, such as, for example, provision of additional affordable dwelling units or provision of a financial contribution to a housing grant program to help subsidize rents. Commissioner Iacomini stated that she prefers a leaner more dynamic charge that provides for detailed program evaluations that address program efficacy in order to establish funding priorities and identify effective programmatic and operational strategies. She added that the charge does not address future planning and land use efforts, and opportunities for addressing affordable housing as new areas are re-planned.

Commissioner Cole suggested ways to streamline the process and be more responsive to the community needs, so that the study could be completed in half the projected time, including:

- 1) Providing a general understanding of the population that the study proposes to serve, and identifying the population trends to understand future housing needs, through the use of 2010 Census data.
- 2) Identifying the current housing stock in Arlington through the use of studies and maps available in CPHD.
- 3) Determining local housing needs through the use of the annual American Community Survey, which will be available on December 6, 2012.

Mr. Aughenbaugh responded that staff has found, in their 30 years of working with the American Community Survey, that the data is very inaccurate and has caused Arlington and other Northern Virginia communities to lose an average of \$5-10 million per year in tax credits. This is the reason Arlington is conducting its own surveys. Ms. Allgeier added that Arlington has to determine its local definition of housing and severe housing needs. The more detailed and granular the data, the

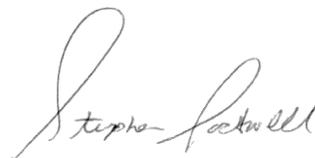
more helpful it is to the analysis and establishment of goals and priorities. The Arlington surveys and data collection would supplement the American Community Survey and other resources.

Commissioner Harner stated that in his opinion the dilemma is that there is a charge for a study that will eventually become an element of the comprehensive plan. If the study ultimately is to become an element of the comprehensive plan, he will want to consider other impacts, such as the distribution of affordable housing throughout the County, its location relative to schools and open spaces, its relationship to transportation infrastructure, whether rental affordable units should be one-hundred percent parked, sustainability, historic preservation, etc. While he is not opposed to streamlining the scope of the study to improve and enhance current programs, if the Planning Commission is interested in and charged with considering how the study should be integrated with the comprehensive plan, then the Commission needs to be clear about the direction of the study. As an element of the comprehensive plan, there are certain implications that must be addressed, and this discussion should occur at LRPC.

Commissioner Fallon agreed that the Planning Commission typically takes the lead on many elements of the comprehensive plan, but not always. The Housing Commission has the primary charge from the County Board on affordable housing issues. He inquired about the Planning Commission's role and if they should take ownership of the study as a long range planning issue and future element of the comprehensive plan.

Commissioner Malis stated that this is not just a housing issue, but also a planning issue. There needs to be an understanding of the study's scope with respect to the planning issues and there should also be a discussion with the Housing Commission about the planning implications. With the Columbia Pike Neighborhoods Area Plan, the Housing Commission's interests had more to do with housing tools and programs rather than planning issues. She welcomed the opportunity to engage in discussion with the Housing Commission on planning issues. There should be a discussion of the higher-level policy implications before the programs and implementation strategies are identified. Commissioner Malis added that she is struggling with the difference between housing vision as would be expressed in the comprehensive plan, and housing needs. Her sense is that the Planning Commission is seeking clarity about the end product - the comprehensive plan - and whether it needs to be discussed with the Housing Commission, the role of the Planning Commission, and whether the Planning Commission has jurisdiction. There are a lot of questions, but the key is where the study is going in terms of the comprehensive plan.

Respectfully Submitted,  
Arlington County Planning Commission

A handwritten signature in cursive script that reads "Stephen Sockwell".

Stephen Sockwell  
Planning Commission Chair

## Attachment 4

### **Affordable Housing Study Interim Data Report**

Staff will develop a report that summarizes data currently available from local, regional and Federal sources. It will provide an initial picture of housing conditions and housing needs, and will identify gaps in data that will be collected through efforts such as the housing needs survey. This report will be completed by the summer of 2013.

Below is a preliminary list that will be used to develop the interim report, as well as the study.

- Affordable Housing Goals and Targets Progress
  - Homelessness
  - Safe and Decent Housing
  - Sustainability
  - Committed Affordable Housing (CAF) Production
  - Housing Grants, Section 8 and Permanent Supportive Housing
  - Family Sized CAFs
  - CAF Distribution
  - Homeownership
  - Housing Discrimination
- U.S. Census Data
  - Race and Ethnicity
  - Age
  - Households and Families
  - Language
  - Foreign Population
  - Employment
  - Education
  - Income
  - Poverty
  - Journey to Work
  - Housing
- Housing the Region's Future Workforce: Policy Challenges for Local Jurisdictions – George Mason University Center for Regional Analysis
- Employment Statistics – U.S. Bureau of Labor Statistics
- Housing Burden – U.S. Department of Housing and Urban Development
- Population Migration – Internal Revenue Service
- Population, Housing and Employment Forecasts
- Real Estate Assessments
- Code Enforcement Statistics
- County's Rent and Vacancy Report including market affordable units
- Residential Development Tracking
- Homelessness Data
- Regional Data
- School Enrollment
- Commuting Information