

**Members Present:** Leonard L. Hamlin, Michael Spotts, Umair Ahsan, Shelynda Brown, Robert Bushkoff, Richard Donahoe, John Grant, Linda Kelleher, Joan Lawrence, Dave Leibson, Joe Onyebuchi, Dave Peterson, Candice Rose, Kathryn Scruggs, Steve Sockwell, Dorris Topel-Gantos, Ori Weisz.

**Staff Present:** David Cristeal, Melissa Cohen, Russell Danao-Schroeder, Joel Franklin, Cynthia Stevens.

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## 1. Welcome and introductions

## 2. Approval of March 14th meeting notes

Kathryn Scruggs requested that the notes reflect statements made by working group members regarding their concern for housing that is affordable for county and Arlington Public Schools' staff.

John Grant motioned that the meeting notes be adopted as amended, the motion was seconded by David Peterson and the motion was passed by acclamation.

## 3. Subcommittee reports

a. The Needs Analysis subcommittee completed their review of the scope of work for consultant services for the Affordable Housing Study. The main elements of the scope of work are:

- Designing and carrying out a housing needs survey
- Conducting targeted focus groups
- Conducting an assessment of Arlington County's affordable housing policies and programs
- Producing a housing needs analysis
- Drafting an Affordable Housing Element of the County comprehensive plan.
- Facilitating community forums.

### b. Civic Engagement

The Civic Engagement subcommittee met prior to the Working Group meeting and adopted goals for the subcommittee which are attached to these notes (Attachment 1).

The subcommittee welcomed members of the Working Group to contribute any suggestions for dissemination of Affordable Housing Study information.

The subcommittee also recommended that after each meeting a summary of key points be prepared to aid Working Group members as they report back to their respective commissions and constituencies.

## 4. Overview of Affordable Housing Goals and Targets #4,5,7 and 8.

Staff delivered a presentation on housing goals and targets pertaining to the production of affordable housing.

<http://www.arlingtonva.us/departments/CPHD/housing/pdf/file89459.pdf>

- Regarding the loss of MARKs, members asked if staff knew the cause for the loss. A combination of low vacancy and market conditions for higher rents and to a lesser degree demolition of units for new development were cited.

- Dave Liebson asked whether other jurisdictions tracked their MARKs and if it might be useful to compare. Alexandria does keep track of their stock of MARKs, however staff was unaware of other jurisdiction tracking MARKs.
- Ori Weisz brought to the group's attention that Alexandria has a Voluntary Rent Guideline for landlords and asked if Arlington has considered a similar. Staff responded that Arlington has not considered this to date.
- For Goal 5B staff asked that the group consider if this is the most appropriate measure or if a percentage of rental units or percentage of rental units built might be more appropriate.
- For Goal 7A staff suggested that, in light of demographic changes, if this goal is still pertinent. Dr Hamlin requested that census data and population projections be presented to the Working Group at some time. Staff informed the group that the interim data report scheduled for July will provide this context.
- Robert Bushkoff raised the issue that Goal 7B (regarding larger units) could be in conflict with the goal to produce a specified number of units.
- David Liebson reflected that the County has struggled for a long time between the issues of depth of affordability (reaching lower income populations) verses breadth (serving the greatest number of persons).
- Regarding Goal 8 and Target 8A staff suggested that the geography used to determine the three areas in the county be revisited. It was noted that the Columbia Pike Neighborhoods Plan would focus more county housing resources in that area which would be in conflict with this goal. It was also noted that the General Land Use Plan restricts where multi-family housing can be built. Ori Weisz asked if the goal/target could be revised, staff responded that this was within the scope of the study. Dave Leibson provided historical background on the development of the target which was established based on the task forces awareness of the actual distribution of affordable housing rather than on a formula. He also pointed out that at the time of the last revision of the Goals in 2010/11 it was decided to wait until data from the 2010 census became available to adjust this goal. Michael Spotts commented that, although not necessarily an issue for Arlington county, nationwide the geographic concentration of affordable housing is a fair housing issue contributing to concentration of poverty. Also noted was the need to balance this issue with the financial efficiency of producing affordable housing. A member asked where are we concentrating units that are deeply affordable. Dr. Hamlin requested that information on the free and reduced school lunch program be brought before the group at some point in the study.

5. Overview of programs and tools associated with Goals #4,5,7 and 8; Affordable Housing Investment Fund (AHIF); Site Plan approvals and Bonus Density; Affordable Housing Ordinance (presentation link is the same as above).

- Michael Spotts commented regarding the Low Income Housing Tax Credit Program (LIHTC) that this program finances 90% of all affordable housing produced nationwide and that current efforts in congress to lower the corporate tax rate could put the LIHTC program at risk.
- The group requested that staff look into what is driving up the cost per unit.
- Question was raised whether receiving cash contributions to AHIF in lieu of built units has helped or hurt overall for the production of affordable housing.
- It was highlighted that AHIF funds are leveraged considerably.

6. Wrap-up and adjournment.

Members reflected on highlights from the meeting contributing points that they felt were most important (attachment 2).

**Arlington County Affordable Housing Working Group**

**Community Outreach Committee**

Proposed Goals – DRAFT 4/25/13

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The Community Outreach Committee is charged with assisting Arlington County staff and the housing study research consultant to seek input, build awareness regarding the Housing Study and broadly disseminate information at key times to assure that

1. All populations are represented in the needs data collection
2. Key audiences are contacted and encouraged to provide input at various times on interim reports
3. There is broad dissemination of the final report to the Arlington community that increases awareness and understanding of Arlington’s housing needs, strategies to address those needs and Arlington’s newly adopted housing principles/goals/targets.

Tasks – DRAFT 4/25/13

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Housing needs research – Fall 2013

1. Recommend audiences to be included in focus group participation.
2. Assist in recruiting focus group participation during the data collection process, as needed.

Principles, goals and principles development – Spring 2014

1. Recommend audiences where we should solicit input on draft report.
2. Targeted audience presentations to solicit input on priorities in draft document.

Housing study – Summer 2014

1. Broad outreach to communicate about report and encourage comment on recommendations.

Final Report and Affordable Housing Element – Late 2014 and 2015

1. Disseminate and communicate final report to the Arlington community.

## April 25<sup>th</sup>, 2013 Take-Away

### Definitions

#### CAF - Committed Affordable Unit

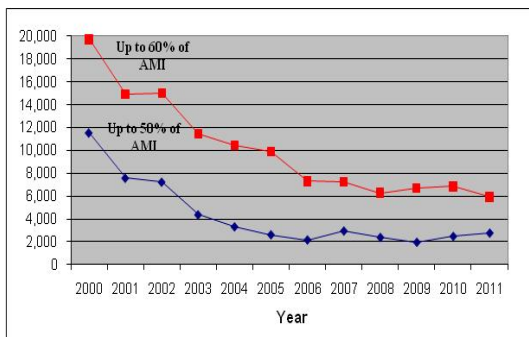
- Wholly owned by nonprofits; or
- Legally binding agreement with the federal, state, or County Government to remain affordable to low and moderate income households for a specified period of time; or
- Unit owner received government subsidy to assist with the purchase.
- Tenants must be within established income limits.

#### MARK - Market Rate Affordable Unit

- Lower rent units in the private market which receive no County assistance.
- The owners have made no commitment to retain as affordable in the future.
- MARKS have rents that are less than 30% of income for households at 80%, 60% and 50% of Area Median Income (AMI).
- Tenants may have higher incomes (no income limits).

### Tools

Financing Tools	Planning tools
<ul style="list-style-type: none"> <li>• Affordable Housing Investment Fund (AHIF)</li> <li>• Federal HOME &amp; CDBG</li> <li>• Bonds</li> <li>• Credit Facility</li> <li>• Partial Tax Exemptions</li> </ul>	<ul style="list-style-type: none"> <li>• Site Plans – Affordable Housing Ordinance requirement of units or cash                             <ul style="list-style-type: none"> <li>▪ Bonus Density negotiable units or cash</li> <li>▪ Special Affordable Housing Protection District</li> </ul> </li> <li>• Use Permits</li> <li>• Columbia Pike Form Based Code</li> <li>• Transfer of Development Rights</li> </ul>



Since 2000 the County has experienced a significant loss in MARKS.

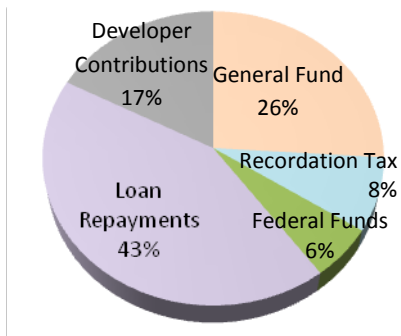
Average rent has doubled since 2000.

Between FY 2003 and FY 2012 Arlington county has added 2,933 Committed Affordable Units.

The County's financial participation in affordable housing projects leverages other financing including private equity and private financing.

AHIF is made up many sources.

FY 2012 AHIF = \$17.3M



#### Cash Contributions to AHIF from Planning Tools

Year Board Approved - Anticipated and Paid

