Affordable Housing Goals and Targets, Part 3

June 27th, 2013
Goal 3: Safe and Decent Housing

Ensure through all available means that all housing in Arlington County is safe and decent.

CODE ENFORCEMENT
Definitions

Major Violation

Life-safety issues that may include a range of fire hazards (such as no functioning smoke detector), lack of heat or hot water, lack of adequate plumbing facilities, overcrowding, accumulation of rubbish, infestation, cracks in exterior walls, problems with the roof or drainage and hazards affecting stairways, decks, porches or balconies.
Major Violation

Goal 3: Safe and Decent Housing

Definitions

Full Code Inspection

Comprehensive inspections by Community Code, Building and Fire Inspectors of:

1) all common areas and
2) either 100% of the units of small projects (70 or fewer units) or 50% of the units at larger complexes.

Additional units may be inspected if warranted
Major Violation

Life-safety issues that may include a range of fire hazards (such as no functioning smoke detector), lack of heat or hot water, lack of adequate plumbing facilities, overcrowding, accumulation of rubbish, infestation, cracks in exterior walls, problems with the roof or drainage and hazards affecting stairways, decks, porches or balconies.

Goal 3: Safe and Decent Housing

Definitions

Full Code Inspection

Common Area Inspection

Inspections of all exterior grounds, trash areas, hallways, stairways, laundry rooms and mechanical rooms. The areas are inspected for violations of the Virginia Uniform Statewide Building Code/Part III. Maintenance of Existing Structures, the International Fire Code, the Arlington Zoning Ordinance, the Arlington Condition of Private Property Ordinance, and the Arlington Abandoned/Junk Vehicle ordinance.”
Goal 3: Safe and Decent Housing

Target 3A Ensure that 100% of multi-family rental housing units have no major violations that are not corrected within the standard time permitted by the appropriate code enforcement agency by FY 2015.
Goal 3: Safe and Decent Housing

Target 3B Conduct annual common area inspections of all multi-family rental complexes over 20 years old.

Percent of Multifamily Complexes Over 20 Years Old Receiving Common Area Inspections

<table>
<thead>
<tr>
<th>Fiscal Year</th>
<th>2005</th>
<th>2006</th>
<th>2007</th>
<th>2008</th>
<th>2009</th>
<th>2010</th>
<th>2011</th>
<th>2012</th>
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</thead>
<tbody>
<tr>
<td>FY 2005</td>
<td>0%</td>
<td>n/a</td>
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<tr>
<td>FY 2006</td>
<td>26%</td>
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<tr>
<td>FY 2007</td>
<td>13%</td>
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<tr>
<td>FY 2008</td>
<td>22%</td>
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<tr>
<td>FY 2009</td>
<td>41%</td>
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<tr>
<td>FY 2010</td>
<td>36%</td>
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<tr>
<td>FY 2011</td>
<td>48%</td>
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<tr>
<td>FY 2012</td>
<td>38%</td>
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**Target 3C** Reduce the rates of major violations in common area inspections of multi-family rental housing by 10% each year.

**Rate of Major Code Violations in Common Area Inspections**

<table>
<thead>
<tr>
<th>Fiscal Year</th>
<th>2005</th>
<th>2006</th>
<th>2007</th>
<th>2008</th>
<th>2009</th>
<th>2010</th>
<th>2011</th>
<th>2012</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>14%</td>
<td>28%</td>
<td>31%</td>
<td>34%</td>
<td>27%</td>
<td>28%</td>
<td>50%</td>
<td>46%</td>
</tr>
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FY 2012 Target 45%
**Goal 3: Safe and Decent Housing**

**Target 3D** Conduct annual **full code** inspections on 5% of all multi-family rental units over 30 years old.

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</thead>
<tbody>
<tr>
<td>2%</td>
<td>1%</td>
<td>1%</td>
<td>3%</td>
<td>5%</td>
<td>3%</td>
<td>4%</td>
<td>3%</td>
</tr>
</tbody>
</table>

**Percent of Multifamily Units Over 30 Years Old Receiving Annual Full Code Inspections**

- FY 2005: 2%
- FY 2006: 1%
- FY 2007: 1%
- FY 2008: 3%
- FY 2009: 5%
- FY 2010: 3%
- FY 2011: 4%
- FY 2012: 3%

**Target** 5%
Goal 3: Safe and Decent Housing

- Intent:
- Issues:
- For consideration:
Goal 9: Home Ownership

Increase the rate of homeownership throughout the County, and increase homeownership education and opportunities for low and moderate income households.
Target 9A: Increase the homeownership rate from 46.4% to 47% with a stretch goal of 50% throughout the County by 2015

Fiscal Year

- FY 2004: 45.3%
- FY 2005: 45.5%
- FY 2006: 46.6%
- FY 2007: 47.1%
- FY 2008: 46.6%
- FY 2009: 46.4%
- FY 2010: 46.5%
- FY 2011: 45.9%
- FY 2012: 45.6%
Ownership rates in the DC Metro Region in 2010

Arlington County: 53.4% (Owner), 46.6% (Renter)
District of Columbia: 57.2% (Owner), 42.8% (Renter)
Alexandria: 55.0% (Owner), 45.0% (Renter)
Fairfax County: 29.00% (Owner), 71.00% (Renter)
Montgomery County: 31.20% (Owner), 68.80% (Renter)
Prince George's County: 35.90% (Owner), 64.10% (Renter)
Goal 9: Homeownership

Other Comparisons

<table>
<thead>
<tr>
<th>City</th>
<th>Owner</th>
<th>Renter</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arlington County</td>
<td>53.4%</td>
<td>46.6%</td>
</tr>
<tr>
<td>San Francisco, CA</td>
<td>62.9%</td>
<td>37.1%</td>
</tr>
<tr>
<td>Oakland, CA</td>
<td>58.1%</td>
<td>41.9%</td>
</tr>
<tr>
<td>Atlanta, GA</td>
<td>53.0%</td>
<td>47.0%</td>
</tr>
<tr>
<td>Boston, MA</td>
<td>65.4%</td>
<td>34.6%</td>
</tr>
<tr>
<td>Brookline, MA</td>
<td>48.7%</td>
<td>51.3%</td>
</tr>
<tr>
<td>Cambridge, MA</td>
<td>64.4%</td>
<td>35.6%</td>
</tr>
<tr>
<td>Portland, OR</td>
<td>45.8%</td>
<td>54.2%</td>
</tr>
<tr>
<td>Philadelphia, PA</td>
<td>45.1%</td>
<td>54.9%</td>
</tr>
</tbody>
</table>

Legend: Owner, Renter
Target 9B

Provide homeownership education to 700 households with incomes below 80% of median

and

annually assist 50 households with incomes below 80% of median to become homeowners.
Target 9B: Provide homeownership education to 700 households with incomes below 80% of median...
Target 9B ... annually assist 50 households with incomes below 80% of median to become homeowners.
**Target 9C** Increase the homeownership rate for minority households from 24.2% to 30% by 2015

![Homeownership Rates Graph]

- **White Non-Hispanic householder:**
  - 2000: 51.6%
  - 2010: 49.4%

- **All others (Minorities):**
  - 2000: 24.1%
  - 2010: 28.8%
Goal 10: Housing Discrimination

Ensure, through all available means, that housing discrimination is eliminated.
**Target 10** Reduce all indications of housing discrimination to zero by FY 2015, as measured by bi-annual fair housing testing.

Retests did not show any indications of discrimination.
Goal 11: Quality Service

Provide housing services effectively and efficiently

Target 11A  Annual Housing Report:  By December of each year, produce the County’s annual affordable housing report for the fiscal year just completed.
• Intent:
• Issues:
• For consideration:
**Target 11B:** The County’s **Code Enforcement** department will provide a publically available, written, **annual report** on housing code inspections completed for the year by complex, listing full code inspections by complex, with a total of violations reported, corrected and pending. Findings will be shared annually in a presentation to the Tenant-Landlord Commission.
Target 11C: Conduct a study of the various Tenant Assistance Funds (TAFs) and make recommendations for a consistent, standard and County-wide program by 2012.
Target 11D: Create an annual report on the outreach, education and assistance to households at risk of foreclosure.
Target 11C: Conduct a study of the various Tenant Assistance Funds (TAFs) and make recommendations for a consistent, standard and County-wide program by 2012.

Target 11E: Conduct an updated housing needs survey.