

Affordable Housing Study

Proposed Affordable Housing Policy Structure

The current format of Arlington County's affordable housing policy is set forth in a set of Board adopted goals and targets covering a broad range of issues related to affordable housing. The County produces an annual report on the progress towards the fulfillment of the goals and targets. The Affordable Housing Study is charged with examining these goals and targets and developing recommendations for affordable housing through an Affordable Housing Element of the Comprehensive Plan.

The structure of this revised affordable housing policy will have three components;

- Affordable Housing Element
- Affordable Housing Implementation Framework
- Affordable Housing Monitoring and Evaluation Plan

The **Affordable Housing Element** will be part of the County's Comprehensive Plan in accordance with the Code of Virginia. As a Comprehensive Plan Element it will provide the policy direction for affordable housing. It will provide the context for the Housing Element and establish goals, objectives and policies.

Goals define the purpose or desired outcome in a broad topical area. Goals should be within the County's ability to influence outcomes and **define the result** that we are trying to achieve, rather than the actions necessary to achieve the result.

Objectives describe the actions necessary to achieve a goal. Objectives are more precise and measurable than goals.

Policies are statements of intent that guide and direct the implementation of programs and projects related to the Affordable Housing Element.

The **Implementation Framework** is an accompanying document to the Comprehensive Plan Element that identifies strategies, programs, and tools to be employed in order to implement specific policies and to contribute to the fulfillment of an objective. Quantifiable targets for goals and objectives may be included in the Framework.

A **Monitoring and Evaluation Plan** will establish the set of indicators that will be used on an ongoing basis to track the County's progress towards the goals and objectives established in the Affordable Housing Element

Additional indicators related to housing that are not tied to County programs may also be included as a means of monitoring housing conditions generally.

[An excerpt from the City of Los Angeles Housing Element is attached as an example of structure]

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Goal 1: Housing Production and Preservation

Provision of an adequate supply of both rental and ownership housing for all income levels is paramount to minimizing housing problems such as overcrowding and overpayment that are common in the City. As Los Angeles is renter-dominated, programs to assure an adequate supply of rental housing are needed in addition to helping to facilitate ownership where possible. Due to the advanced age of the City's housing stock, programs to address building conditions will facilitate the upkeep of housing for the benefit of resident health. In addition, current and future City households comprise a diverse set of needs that can only be met by providing a wide variety of housing types. Serving City residents also requires that housing options be equitably distributed across the City to promote access to job opportunities and services. As such, in order to meet this goal, the following City policies and programs provide mechanisms to minimize barriers and provide financial incentives where possible to promote the production and preservation of a diverse, safe, healthy and affordable housing stock.

Objective 1.1

Produce an adequate supply of rental and ownership housing in order to meet current and projected needs.

Policies:

- 1.1.1 Expand affordable home ownership opportunities and support current homeowners in retaining their homeowner status.
- 1.1.2 Expand affordable rental housing for all income groups that need assistance.
- 1.1.3 Facilitate new construction and preservation of a range of different housing types that address the particular needs of the city's households.
- 1.1.4 Expand opportunities for residential development, particularly in designated Centers, Transit Oriented Districts and along Mixed-Use Boulevards.
- 1.1.5 Develop financial resources for new construction of affordable housing.
- 1.1.6 Facilitate innovative models that reduce the costs of housing production.
- 1.1.7 Strengthen the capacity of the development community to develop affordable housing.

Objective 1.2

Preserve quality rental and ownership housing for households of all income levels and special needs.

Policies:

- 1.2.1 Facilitate the maintenance of existing housing in decent, safe and healthy condition.
- 1.2.2 Encourage and incentivize the preservation of affordable housing, including non-subsidized affordable units, to ensure that demolitions and conversions do not result in the net loss of the City's stock of decent, safe, healthy or affordable housing.
- 1.2.3 Rehabilitate and/or replace substandard housing with housing that is decent, safe, healthy and affordable and of appropriate size to meet the City's current and future household needs.
- 1.2.4 Develop financial resources for the long-term affordability of publicly assisted rental and ownership housing.
- 1.2.5 Provide incentives that extend affordability to existing market rate housing units.
- 1.2.6 Provide incentives for the preservation of historic residential structures.
- 1.2.7 Strengthen the capacity of the development community to preserve and manage affordable housing.
- 1.2.8 Preserve the existing stock of affordable housing near transit stations and transit corridors. Encourage one-to-one replacement of demolished units.

Objective 1.3

Forecast and plan for changing housing needs over time in relation to production and preservation needs.

Policies:

- 1.3.1 Monitor and report on the production and preservation of the housing supply.
- 1.3.2 Advocate and collaborate for the production of data necessary for the City's planning purposes, particularly with regard to special needs populations.
- 1.3.3 Collect, report and project citywide and local housing needs on a periodic basis.