

Draft

Affordable Housing Goals, Objectives and Policies

This document is for the purpose of discussion to aid in the development of goals, objectives and policies that may be recommended as part of a future Affordable Housing Element of Arlington County's Comprehensive Plan.

GOAL 1: Arlington County shall have an adequate supply of housing available to meet community needs, particularly for low- and moderate income households *(Former Goal 5)*

Objective 1: Production of affordable rental housing

It shall be the policy of Arlington County to:

- a) Provide subsidies, financing and technical assistance to support the construction, acquisition, and rehabilitation of committed affordable housing.
- b) Distribute committed affordable rental units throughout the County. (GEO) *(Former Goal 8)*
- c) Incentivize and remove barriers to the production of moderately priced rental housing through land use policy and other regulatory mechanisms
- d) Consider whether affordable housing is an appropriate use in the construction or redevelopment of public facilities.
- e) When negotiating committed affordable housing projects, maximize the time period that units are committed as affordable housing.
- f) Negotiate a portion of Committed Affordable Units as Permanent Supportive Housing for persons with disabilities, including families, who have a critical housing need and need services.
- g) Achieve a mixture of unit sizes and types commensurate with community housing needs and goals.

[This could address the need for family-sized units (currently goal 7) however this should be informed by the needs analysis]

Objective 2: Preservation of affordable rental

It shall be the policy of Arlington County to:

- a) Make every reasonable effort to prevent the loss of committed affordable housing.
- b) Make every reasonable effort to prevent the loss of market rate affordable housing.
- c) Preserve market affordable units throughout the County wherever they are when opportunities arise. (GEO).

Objective 3: Production of affordable ownership housing

It shall be the policy of Arlington County to:

- a) Incentivize the production of moderately priced housing (particularly housing affordable to households at 80 to 120% AMI) through land use policy and other regulatory mechanisms

Objective 4: Preserve affordable ownership housing

It shall be the policy of Arlington County to:

- a) Support and strengthen existing condominium developments where low- and moderate-income households reside. (HO)
- b) Provide assistance for lower income permanently disabled persons and elderly households who own their own homes to remain in their homes.

Objective 5: Land use plans and policies. (GEO)

It shall be the policy of Arlington County to:

- a) Ensure that affordable housing is a component of all new or updated land use plans.
- b) Make effective use of the General Land Use Plan, Zoning Ordinance, and other regulations affecting land use to provide for a diversity of housing types and sizes, and household types, within approved land use categories and densities and development constraints.

GOAL 2: Arlington County shall ensure that its housing is inclusive of all segments of the community

[Alternative] All segments of the community have access to housing.

Objective 1: Access to housing

It shall be the policy of Arlington County to:

- a) Provide direct rental assistance to create access to housing for lower income households. *(Derivative of Former Goal 1 and 6)*
- b) Promote acceptance of tenants who have leasing barriers.
- c) Provide direct and indirect financial assistance to create access to ownership housing for moderate income first-time homebuyers.
- d) Vigorously enforce fair housing laws, including regular and rigorous testing. *(Former Goal 10)*
- e) Require CAF developments to implement an affirmative fair housing marketing plan
- f) Increase awareness of fair housing issues and encourage best practices in non-discriminatory housing.

Objective 2: Prevent and end Homelessness

- a) Facilitate access to affordable housing for homeless individuals and families.
- b) Provide temporary shelter as an interim step in securing permanent housing solutions for homeless persons.
- c) Negotiate a portion of Committed Affordable Units as Permanent Supportive Housing for persons with disabilities, including families, who have a critical housing need and need services.
- d) Support safe affordable housing options for survivors of domestic violence.
- e) Maintain safety net supports to enable residents to maintain their housing and prevent homelessness
- f) Enable the provision of supportive services.

Objective 3: Universal design

It shall be the policy of Arlington County to:

- a) Incorporate universal design principles in new and rehabilitated housing to facilitate access for people with physical and sensory disabilities and aging adults.

Objective 4: Arlington residents remain in the community.

It shall be the policy of Arlington County to:

- a) Support aging in community for elderly households and permanently disabled householders (HO)
- b) Minimize displacement of residents out of the community during redevelopment for the preservation of affordable housing.

Objective 5: Live where you work

It shall be the policy of Arlington County to:

- a) Provide opportunities for those who work in Arlington to also live in Arlington to reduce commuting.

GOAL 3: Arlington County shall ensure that its housing efforts are sustainable

Objective 1: Safe and code compliant housing. *(Formerly Goal 3)*

It shall be the policy of Arlington County to:

- a) Ensure through all available means that all housing is safe and compliant with code standards.
- b) Assist tenants to resolve their complaints related to housing safety and tenancy.
- c) Ensure code compliance of older low and moderate cost rental complexes through proactive means.
- d) Foster greater awareness and understanding of tenant and landlord rights and responsibilities
- e) Provide assistance for the maintenance of low and moderate-income housing.

Objective 2: Housing close to jobs and transit.

It shall be the policy of Arlington County to:

- a) Employ transit-oriented development principles in development of new housing.
- b) Ensure that committed affordable rental units are accessible to public transportation, and bicycle and pedestrian infrastructure. (GEO)

Objective 3: Environmental quality (Goal 4)

It shall be the policy of Arlington County to:

- a) Encourage energy efficiency in all new, renovated, and existing housing.
- b) Encourage water efficiency in all new, renovated, and existing housing.

Objective 4: Long term affordability and financial feasibility of CAFs.

It shall be the policy of Arlington County to:

- a) Implement affordability restrictions for the maximum length of time that is feasible on a project-by-project basis.
- b) Take into account long-term financial feasibility in the underwriting of County loans for affordable housing.
- c) Utilize the leverage of public land to ensure affordability in perpetuity.

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