

Arlington County Affordable Housing Study

Assessment of Programs and Policies

July 24, 2014

Housing Programs and Policies

- Rental Housing Development Assistance
- Land Use Policies
- Tenant Assistance Funds
- Homeownership Programs
- Housing Services Programs

Rental Housing Development Assistance

- Target is 350 rental CAFs per year
- Produced average of 189 from FY10-FY14
- Majority of funding from developer contributions
- Meeting goals for family units, but few 3BR
- Most CAFs since 2009 in Columbia Pike corridor, but most replaced MARKs
- Challenged by likely future funding reductions and rising subsidy costs.

Land Use Policies

- 3,137 CAFs produced since adoption of new Affordable Housing Ordinance in 2006
- 95% of new units via cash contributions to AHIF; only 41 units were on-site ADUs
 - Nearly all CAFs are in separate projects, few in Metro corridors
- Cash contribution amount clearly too low to steer developers to ADU option

Tenant Assistance Funds

- New policy established in 2013 standardizes future TAFs
- Provided assistance to 100% of qualified households in six projects; average support of \$141/month
- Very effective at preventing displacement

Homeownership Programs

- No dedicated funding for programs
- Target is 50 per year, has averaged about 10
- Little available supply due to maximum purchase price of \$362,790
 - Nearly all purchases have been of condos
- County discontinued LNYW, APS still has it
- HIP wasn't widely used, is on hiatus
- Homebuyer education is popular and effective

Housing Services Programs

- Information center processes more than 1,000 calls per year
- Mediation services have resolved 90% of disputes before trial
- Neighborhood Strategic Area program resolves hundreds of code violations each year
- These services reinforce other housing programs at a modest cost

Human Services Programs

- Housing Choice Voucher (Section 8)
- Housing Grants
- Real Estate Tax Relief
- Permanent Supportive Housing
- Homeless Services
- Carter-Jenkinson Memorial Homelessness Prevention Fund
- Group Homes and Transitional Housing: Mental Health Populations
- Transitional Housing for Substance Abusers
- Residential Services and Housing for Individuals with Intellectual Disabilities
- Senior Independent Living and Assisted Living

Housing Grants

- Housing Choice Voucher program is not going to expand, waiting list remains closed
- Housing Grants are critical to retain nearly 1,200 low-income senior households
- Provides average of \$575/month in assistance

Real Estate Tax Relief

- More than 1,000 households use exemption, 73% claim full exemption
- Essential tool for seniors to remain in their homes
- Not a “free” program: \$5.2M in revenue was foregone
- Demand will increase as population ages

Permanent Supportive Housing (PSH)

- County goal is to have 425 PSH units
- Current total: 193, but 66 added since 2011
- Critical for preventing homelessness, particularly for intellectually disabled
- Very hard to convince landlords to participate
- No transition program for youths aging out of foster care

Homeless Services

- 2008 county goal was to reduce homeless population 50% by 2015, eliminate by 2018
- Expanded services and PSH units have reduced homelessness, but more resources and regional information sharing needed
- Carter-Jenkinson Fund is critical to provide immediate assistance, especially for non-rent costs

Group Homes and Transitional Housing for Mentally III

- County operates four group homes and two transitional homes
- Served 79 individuals in FY13
- Very long waiting list, as it is difficult to place departing residents
 - More PSH units would relieve pressure

Transitional Housing for Substance Abusers

- Independence House: 14-bed facility, up to 12-month stay
- Served 26 individuals in FY13
- Very hard to find landlords willing to take those leaving the program

Residential Services and Housing for Intellectually Disabled

- County operates 12 group homes for ID populations
- Served 21 residents, placed 9 more in PSH units
- Very hard to find locations for more group homes
- Group homes no longer eligible for VHDA loan program—classified as “institutional”

Senior Independent Living and Assisted Living

- Culpepper Garden: 340-unit independent and assisted living
- Mary Marshall Residences: 52-unit assisted living for ID/mentally ill populations
- Provides alternative to nursing homes for nearly 400 residents
- Has freed up space in group homes

Profile of Affordable Housing Programs in Other Jurisdictions

- Alexandria
- District of Columbia
- Fairfax County
- Montgomery County
- Prince George's County

Summary: Other Jurisdictions

Jurisdiction	Local Housing Authority?	Local Rental Assistance *	Inclusionary Zoning	Home-ownership	Local Funding Sources
Alexandria	Yes, owns 1,150 units	Yes	Optional, achieved via proffers	Up to 80% AMI	Developers, bonding, dedicated tax assessment, loan repayments
District of Columbia	Yes, owns 8,363 units	Yes	Mandatory, must be on-site if no economic hardship	Up to 80% AMI for most, DC gov't worker limit is higher	Recordation tax, condo conversion fees, loan repayments, bonding, special appropriations
Fairfax	Yes, owns 1,060 units	No	Mandatory for new multi-family	Up to 70% AMI	No dedicated source; trust fund capitalized by proffers
Montgomery	Yes, but phasing out public housing	Yes	Mandatory for all projects of 20+ units	Up to 120% AMI	Appropriations, developers, bonding, loan repayments, condo conversion tax
Prince George's	Yes, owns 376 units	Yes, but temporary and only up to 30% AMI	None	Up to 120% AMI	No dedicated source

*Local supplements to Housing Choice Vouchers for low-income renter households