

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.

Objective 1: Produce and preserve a sufficient supply of affordable rental housing to meet future needs.

It shall be the policy of Arlington County to:

- a) Support the construction and preservation of affordable rental and ownership housing through land use/zoning policy, direct subsidies, financing and technical assistance.
- b) Prevent the loss of committed affordable housing.
- c) Make a reasonable effort to prevent the loss of market rate affordable housing.
- d) Give priority for subsidy/assistance to committed affordable rental projects that have affordability periods of 60 years or more.
- e) Give priority for subsidy/assistance to committed affordable rental projects that serve households with incomes below 60% of area median income.
- f) Remove barriers to the production of moderately-priced rental housing, including non-subsidized housing.
- g) Encourage production and preservation of 3+ bedroom market-rate and committed affordable rental units.

Objective 2: Produce and preserve a sufficient supply of affordable ownership housing to meet future needs.

It shall be the policy of Arlington County to:

- a) Remove barriers to the production of moderately-priced ownership housing, including non-subsidized housing.
- b) Incentivize the production of moderately-priced ownership housing.
- c) Encourage production and preservation of 3+ bedroom market-rate and committed affordable ownership units.

GOAL 2: Arlington County shall ensure that all segments of the community have access to housing.

Objective 1: Prevent and end homelessness

It shall be the policy of Arlington County to:

- a) Proactively pursue access to affordable housing for homeless individuals and families using an approach that centers on providing housing quickly and then services as needed.
- b) Where temporary shelter is necessary as an interim step, provide individual housing-oriented services to move homeless persons to permanent housing as quickly as possible.
- c) Use Committed Affordable Units to provide permanent supportive housing for persons with disabilities who are homeless or at-risk of homelessness.
- d) Prevent homelessness through safety net supports and social services to enable residents to maintain their housing.

Objective 2: Ensure low- and moderate-income families and individuals can access housing.

It shall be the policy of Arlington County to:

- a) Provide direct rental assistance to create access to housing for households with incomes below 42% of area median income.
- b) Make every reasonable effort to expand direct rental assistance to households with incomes between 42 and 60% of area median income.
- c) Increase awareness of fair housing issues and vigorously enforce fair housing laws, including regular and rigorous testing.
- d) For CAF projects, avoid displacement of eligible residents out of the community during construction.
- e) For private projects, encourage owners/developers to provide assistance to displaced tenants and provide County technical assistance to affected tenants.
- f) Leverage County programs to incentivize landlords to provide housing to individuals and families with leasing barriers.
- g) Provide financial and other assistance to create access to ownership housing for moderate income first-time homebuyers.

Objective 3: Enable Arlington residents to age in the community.

It shall be the policy of Arlington County to:

- a) Provide support so that older adults can age in place or age in community.
- b) Incorporate universal design principles in new and rehabilitated housing to facilitate access for aging adults with disabilities.

Objective 4: Enable persons with disabilities to live as independently as possible in the community.

It shall be the policy of Arlington County to:

- a) Provide support so that disabled individuals can live in community.
- b) Use Committed Affordable Units to provide permanent supportive housing for persons with disabilities.
- c) Incorporate universal design principles in new and rehabilitated housing to facilitate access for people with physical and sensory disabilities.

Objective 5: Provide opportunities for Arlington workers to live in the county.

It shall be the policy of Arlington County to:

- a) Consider affordable housing needs when formulating economic development and workforce development plans and strategies.
- b) Provide financial and other assistance to expand housing opportunities for those who work in Arlington County.

GOAL 3: Arlington County shall ensure that its housing efforts create a sustainable community.

Objective 1: Ensure that all housing is safe and code compliant.

It shall be the policy of Arlington County to:

- a) Fully enforce housing and property maintenance codes.
- b) Assist and educate tenants about housing safety and tenancy issues.
- c) Foster greater awareness and understanding of tenant and landlord rights and responsibilities.
- d) Provide education and financial assistance to landlords and homeowners for the maintenance of low and moderate-income housing.

Objective 2: Promote affordable housing close to transit.

It shall be the policy of Arlington County to:

- a) Coordinate transportation, land use and affordable housing planning efforts.
- b) Employ transit-oriented development principles in development of new affordable housing.
- c) Ensure that committed affordable rental units have high levels of access to public transportation, and bicycle and pedestrian infrastructure.

Objective 3: Promote environmental quality in affordable residential development.

It shall be the policy of Arlington County to:

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

Objective 4: Promote long term affordability and financial feasibility of Committed Affordable Units.

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 long-term affordability.

Objective 5: Ensure sustainable single-family neighborhoods that meet a broad set of housing needs.

It shall be the policy of Arlington County to:

- a) Allow for flexibility in housing types and residential uses in single-family neighborhoods.
- b) Allow for flexibility in the definitions of family and household for occupancy purposes.

Objective 6: Ensure that the County's affordable housing goals are integrated into other County plans and policies where appropriate.

It shall be the policy of Arlington County to:

- a) Consider affordable housing needs and goals when planning for major capital investment in new or redeveloping existing major community facilities.
- b) Integrate affordable housing goals and policies into County sector plans, economic and workforce development strategies, and other County planning efforts.
- c) Provide opportunities for broad public input on affordable housing policy decisions.
- d) Work across County agencies on affordable housing policy decisions.
- e) Develop work plans and metrics to ensure implementation of affordable housing goals and to evaluate the success of implementation efforts.