DRAFT AFFORDABLE HOUSING PLAN:
COMPREHENSIVE PLAN ELEMENT & IMPLEMENTATION FRAMEWORK

Affordable Housing Study Working Group
December 16, 2014
Review of Affordable Housing Plan

• Goals for tonight’s meeting
  – Approve structure of comprehensive plan element
  – Review Goals, Objectives and Policies through a discussion of cross-cutting issues
    • Offer support of Goals, Objectives and Policies and/or
    • Provide suggestions for broad revisions
  – Present preliminary Implementation Framework matrix
Review of Affordable Housing Plan

• Working Group - Review of the Plan
  – November meetings (Code enforcement, Targets, Developer Contribution formula)
  – December Working Group meeting
  – January meetings (Implementation framework)

• Other Opportunities for Review
  – LRPC
  – Housing Commission

• County Board Work Session – February 3
Review of Affordable Housing Plan

- Structure of Affordable Housing Plan
  - Chapter 1. Context
  - Chapter 2. Needs Analysis
  - Chapter 3. Goals, Objectives and Policies
  - Chapter 4. Implementation Framework

Monitoring and Reporting Plan (2015)
Cross-cutting Issues in the Affordable Housing Plan

1. Flexibility of housing types in single-family neighborhoods
2. Geographic distribution of multi-family affordable housing
3. Consideration of use of public land for affordable housing
4. Preferences for county residents/workers
5. Housing needs of middle-income households
Flexibility of Housing Types in Single-Family Neighborhoods
Flexibility of Housing Types in Single-Family Neighborhoods

1.1.9. Allow for flexibility in housing types and zoning in single-family neighborhoods.

The County’s land use policy to limit density to transit corridors means that affordable rental housing is located in these areas that support multi-family housing. Vast areas of the county are not zoned for multi-family development and as a result do not provide opportunities for lower income households. Providing opportunities within single-family neighborhoods is a challenge that will require greater flexibility in housing types.

The County will pursue land use and zoning policies that allow and promote a wider diversity of housing types in single-family neighborhoods that help meet the need for new definitions of families and households.
Flexibility of Housing Types in Single-Family Neighborhoods

1.2.3. Allow for flexibility in housing types and residential uses in single-family neighborhoods.

Due to Arlington’s limited supply of land and very high housing costs, it is increasingly difficult for moderate-income homeowners or prospective homeowners to purchase and maintain single-family homes in the County. Additionally, the changing structure of households and families is creating demand for different types of housing units to serve multi-generational households, older individuals living on their own, young working people, and other populations.

The County will pursue land use and zoning policies that allow and promote a wider diversity of housing types in single-family neighborhoods that help meet the need for new definitions of families and households.
Flexibility of Housing Types in Single-Family Neighborhoods

ARLINGTON AFFORDABLE HOUSING STUDY
Flexibility of Housing Types in Single-Family Neighborhoods

2.1.2. Allow for flexibility in the definitions of family and household for occupancy purposes.

In response to the changing structure of families and households, the County will consider changes to the Zoning Ordinance to allow for a broader definition of family and household for occupancy purposes. These changes will allow for nontraditional families, extended families and unrelated individuals (including seniors and persons with disabilities) to live together to reduce their housing costs and, in some cases, more efficiently access services.
Geographic Distribution of Multi-Family Affordable Housing
Geographic Distribution of Multi-Family Affordable Housing

ARLINGTON AFFORDABLE HOUSING STUDY
Geographic Distribution of Multi-Family Affordable Housing

1.1.2. Prevent the loss of committed affordable housing.

There are currently 7,000 committed affordable (CAF) units in 70+ separate properties in the County. In order to maintain a sufficient supply of affordable housing the County must retain the actual inventory of CAFs to the extent feasible while continuing to support the development of CAFs.

The preservation of CAFs will be accomplished either by ensuring the extension of the affordability period for expiring CAF units or by replacing expired CAF units with new units.
Geographic Distribution of Multi-Family Affordable Housing

1.1.3. Make every reasonable effort to prevent the loss of market-rate affordable rental housing.

For unregulated, unsubsidized rental housing, the County will pursue policies and partnerships to preserve as much market-rate affordable rental housing as possible, given constraints in authority and resources.

Based on market trends, the supply of MARKs affordable to households below 60% of AMI will diminish, so the emphasis will be on preserving 60-80% MARKs and ensuring long term affordability by converting MARKs to CAFs.

The preservation of market-rate affordable rental housing can include both on-site and off-site alternatives. The County will consider models of replacement (e.g. unit for unit, bedroom for bedroom) in developing preservation strategies.
1.1.6 Remove barriers to the production of moderately-priced rental housing, including non-subsidized housing.

The ability to meet the rental housing needs of low- and moderate-income individuals and families depends on the overall supply of housing in the County. In order to increase the supply of non-subsidized as well as subsidized housing, the County will consider revisions to land use and zoning regulations and changes to the development review and approval processes that can reduce the overall cost of development and encourage more housing production. This will require collaboration with both the nonprofit and for-profit housing development community in order to ensure that the County is addressing key concerns.
1.1.8. Produce committed affordable rental units in the County consistent with the County’s adopted land use plans and policies along or near current transit corridors.

Affordable housing objectives should be integrated into future land use plans for specific areas within the county as they are developed or updated to ensure the broad distribution of committed affordable housing.
3.2.2. Ensure that committed affordable rental units have high levels of access to transportation options consistent with the Master Transportation Plan and transit-oriented development.

Arlington’s vision of transportation is a system that provides access to all users, to promote a high quality of life for Arlington residents and workers. The County will adopt and strengthen policies and programs to ensure that residents of CAFs have access to transportation options as outlined in the Master Transportation Plan and are able to benefit from the County’s successful transit-oriented development.
Consideration of Use of Public Land for Affordable Housing

ARLINGTON AFFORDABLE HOUSING STUDY
Consideration of Use of Public Land for Affordable Housing

3.5.1. Consider affordable housing needs and goals when planning for major capital investment in new or redeveloping existing major community facilities.

3.5.2. Integrate affordable housing goals and policies into County sector plans, economic development strategies, Master Transportation Plan and other County planning efforts.

Affordable housing goals will be incorporated into other County plans. Policies adopted in economic development, transportation, land use and affordable housing plans should be consistent and reinforcing.
## Preferences for County Residents and/or Workers

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<th>Program</th>
<th>Target Income</th>
<th>Resident</th>
<th>Work in Arlington</th>
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<tbody>
<tr>
<td>Housing Choice Vouchers</td>
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<tr>
<td>Housing Grants</td>
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<tr>
<td>MIPAP</td>
<td>Below 80% AMI</td>
<td>No</td>
<td>No</td>
</tr>
</tbody>
</table>
Preferences for County Residents and/or Workers

2.1.1 Eliminate housing discrimination.

Through education and enforcement, the County will eradicate housing discrimination (as defined by the Federal Fair Housing Act), thereby increasing housing options available to all.
Preferences for County Residents and/or Workers

Does a policy need to be added regarding preferences generally or specifically in CAF developments?

Options:

– Expression of preference
– Expression of no preference
– Silence on the issue
Housing needs of Middle-Income Households

1.1.6. Remove barriers to the production of moderately-priced rental housing, including non-subsidized housing.

The ability to meet the rental housing needs of low- and moderate-income individuals and families depends on the overall supply of housing in the County. In order to increase the supply of non-subsidized as well as subsidized housing, the County will consider revisions to land use and zoning regulations and changes to the development review and approval processes that can reduce the overall cost of development and encourage more housing production. This will collaboration with both the nonprofit and for-profit housing development community in order to ensure that the County is addressing key concerns.
Housing needs of Middle-Income Households

1.2.1. Incentivize the production of moderately-priced ownership housing through land use and zoning policy.

The General Land Use Plan, Zoning Ordinance and other regulations affecting land use will be used to encourage the production of ownership housing affordable to households with incomes between 80 and 120% of AMI.
1.2.2. Encourage production and preservation of family-sized (e.g. 3+bedroom) market-rate ownership units.

To ensure a sufficient supply of housing for the County’s growing number of families and larger households, the County will encourage production and preservation of family-sized ownership units through land use tools. These efforts will include working proactively with condominium developers. It should also include exploring potential reuse of underutilized properties for affordable housing developments.
Housing needs of Middle-Income Households

3.1.4. Provide education and financial assistance to landlords and homeowners for the maintenance of low- and moderate-income housing.

Housing occupied by low- and moderate-income households are more likely to suffer from safety and maintenance issues than housing serving higher incomes. As part of the effort to ensure safe and decent housing for all residents, the County will encourage adequate maintenance for market rate affordable housing developments through education and financial assistance to landlords and property owners.
Implementation Framework Matrix

- Financing Strategies
- Land Use and Regulatory Strategies
- County Services
- Partnerships

- Existing Tools
- New / Expanded Tools
  - State authority