Arlington will be a **diverse** and **inclusive** world-class urban community with secure, attractive residential and commercial neighborhoods where people unite to form a caring, learning, participating, **sustainable** community in which each person is important.
Why this matters?

Supports our people
- Young families
- Seniors
- Employees

Improves our neighborhoods
- Stability
- Maintain Diversity
- Investment
- Supporting transit

Strengthens our economy
- Competitiveness
- Supports jobs
- Customer base
- Local spending
<table>
<thead>
<tr>
<th>Year</th>
<th>Task</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013</td>
<td>Information Gathering</td>
<td>Research and Analysis Policy and Strategy Development</td>
</tr>
<tr>
<td>2014</td>
<td>Research and Analysis</td>
<td>Review and Comment</td>
</tr>
<tr>
<td>2015</td>
<td>Policy and Strategy Development</td>
<td>Board Action</td>
</tr>
</tbody>
</table>

- Interim Data Report
- Needs Analysis Report
- Affordable Housing Master Plan And Implementation Framework
### Understanding Area Median Income

<table>
<thead>
<tr>
<th>Income Group</th>
<th>What type of household is this?</th>
<th>How much can they afford to spend on housing? (30% of income)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>0-30% AMI</strong></td>
<td>People who are unable to work due to disability or age. Seniors on fixed income. Low-wage workers, including many retail, restaurant and social service workers.</td>
<td>$0 - $820</td>
</tr>
<tr>
<td></td>
<td>Up to $32K</td>
<td>$0 - $575</td>
</tr>
<tr>
<td></td>
<td>Up to $23K</td>
<td></td>
</tr>
<tr>
<td><strong>30-60% AMI</strong></td>
<td>One person working as an administrative assistant, electrician, or bus driver. Two workers in the retail, restaurant, or social service fields.</td>
<td>$820 - $1,640</td>
</tr>
<tr>
<td></td>
<td>$32K to $66K</td>
<td>$575 - $1,150</td>
</tr>
<tr>
<td></td>
<td>$23 to $46K</td>
<td></td>
</tr>
<tr>
<td><strong>60-80% AMI</strong></td>
<td>One or two workers in entry-level professional service, non-profit, government or health professional jobs.</td>
<td>$1,640 - $2,185</td>
</tr>
<tr>
<td></td>
<td>$66K to $87K</td>
<td>$1,150 - $1,530</td>
</tr>
<tr>
<td></td>
<td>$46K to $61K</td>
<td></td>
</tr>
<tr>
<td><strong>80-100% AMI</strong></td>
<td>One or two workers in entry- or mid-level professional service, non-profit, government, or health professional jobs.</td>
<td>$2,185 - $2,725</td>
</tr>
<tr>
<td></td>
<td>$87K to $109K</td>
<td>$1,530 - $1,915</td>
</tr>
<tr>
<td></td>
<td>$61K to $77K</td>
<td></td>
</tr>
</tbody>
</table>

*Numbers are rounded*
Findings: Supply

- Apartments: 44,845 (42%)
- Condominiums: 23,755 (22%)
- Single-family detached: 28,400 (26%)
- Single-family attached: 11,000 (10%)

Source: Arlington County
Findings: Supply

Inventory of Market Affordable and Committed Affordable Units 2000-2013

MARKs up to 60% AMI

13,500 Net Loss

Source: Arlington County
Findings: Affordability Gap

17,000 renter households with incomes below 60% AMI
9,500 apartments affordable at or below 60% AMI
Condominiums are the housing supply that are somewhat affordable for households with incomes below 120% AMI.
Findings: Forecast

1990, 2000 and 2010 Population by 5-Year Age Group and Sex

2020, 2030 and 2040 Population by 5-Year Age Group and Sex

- Share of Cohort by Household Size
- Headship Rate
- Share of Cohort by Disability Status & Headship Rate

Households by Size
Households by Age of Householder
Households by Disability Status of Householder

Forecasted Jobs by AMI
Share of households without a worker by AMI

Households with a worker by AMI
Households without a worker by AMI

Households by AMI
## Regional Job Forecasts by Industry

<table>
<thead>
<tr>
<th>Industry</th>
<th>2010</th>
<th>2040</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Professional &amp; Business Services</td>
<td>681.9</td>
<td>1,322.0</td>
<td>+640.1</td>
</tr>
<tr>
<td>Education &amp; Health Services</td>
<td>362.4</td>
<td>468.7</td>
<td>+106.3</td>
</tr>
<tr>
<td>Transp., Trade, &amp; Utilities</td>
<td>380.7</td>
<td>407.1</td>
<td>+26.4</td>
</tr>
<tr>
<td>State &amp; Local Government</td>
<td>310.7</td>
<td>366.7</td>
<td>+56</td>
</tr>
<tr>
<td>Leisure &amp; Hospitality</td>
<td>261.1</td>
<td>341.0</td>
<td>+79.9</td>
</tr>
<tr>
<td>Federal Government</td>
<td>380.4</td>
<td>323.9</td>
<td>-56.5</td>
</tr>
<tr>
<td>Construction &amp; Mining</td>
<td>141.0</td>
<td>247.6</td>
<td>+106.6</td>
</tr>
<tr>
<td>Other Services</td>
<td>183.8</td>
<td>208.0</td>
<td>+24.2</td>
</tr>
<tr>
<td>Financial Activities</td>
<td>147.4</td>
<td>168.3</td>
<td>+20.9</td>
</tr>
<tr>
<td>Information</td>
<td>80.8</td>
<td>116.5</td>
<td>+35.7</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>53.3</td>
<td>41.7</td>
<td>-11.6</td>
</tr>
<tr>
<td>Military</td>
<td>72.5</td>
<td>72.4</td>
<td>-0.1</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>3,056.2</td>
<td>4,083.9</td>
<td>+1027.7</td>
</tr>
</tbody>
</table>

Source: IHS Economics and GMU Center for Regional Analysis
Findings: Forecast

Additional 30,500 Households by 2040
At what income levels?

- <30% AMI: +3,700 households
- 30-59% AMI: +3,700
- 60-79% AMI: +3,000
- 80-99% AMI: +2,400
- 100-119% AMI: +3,100
- 120%+ AMI: +14,800

Source: GMU/CHP estimates
Findings: Forecast

- 3+ person households
- Persons w/ disabilities
- Seniors

Source: GMU/CHP estimates

2010 • 2040

Source: GMU/CHP estimates
Affordable Housing Master Plan
Affordable Housing Policy Goals

An adequate **supply** of housing is available to meet community needs.

All segments of the community have **access** to housing.

Affordable housing efforts create a **sustainable** community.
Rental Objective

Produce and preserve a sufficient supply of affordable rental housing to meet current and future needs.

Preserves the economic diversity of households

By 2040, 17.7% of the County’s housing stock will need to be affordable to households with incomes at or below 60% AMI.

22,800 units or 15,800 net new CAFS
Ownership Objective

Produce and preserve a sufficient supply of affordable **ownership** housing to meet current and future needs.

28.4% of ownership housing stock added should be affordable for households below 120% AMI

2,700 units

Preserves the current economic diversity of households
Objectives

1. Fair Housing
2. Access for lower income households
3. Prevent and End Homelessness
4. Aging in Community
5. Independent Living (Disabilities)

Goal 2: Access

All segments of the community have access to housing.
Affordable housing efforts create a sustainable community.

Objectives

1. Safe and Code Compliant
2. Proximity to Transit
3. Energy and Water Efficiency
4. Long-term Affordability/Feasibility
5. Integration with County Plans
Arlington County
Affordable Housing Plan Implementation
Framework

DRAFT January 23, 2015
36 Existing Tools

**Financing**
- Affordable Housing Investment Fund (AHIF)
- Federal and State Funds
- Industrial Development Authority (IDA) Bonds
- Tax Incremental Financing
- Multifamily Rehabilitation Partial Property Tax Exemption
- Transit Oriented Affordable Housing (TOAH) Fund

**Land Use**
- Site Plan
  - Affordable Housing Ordinance
  - Bonus Density
  - Special Affordable Housing Protection District
- Form Based Code
- Area Plans
- Transfer of Development Rights
- Accessory Dwelling (AD) Ordinance

**Services**
- Rental Assistance and Tenant Services
- Homeowner Assistance and Homebuyer Services
- Special Needs and Homeless Services
- Fair Housing Services
- Building Services
Affordable Housing Investment Fund

- Revolving Loan Fund
- Leverages other investment 1:3
- 1,654 CAFs financed from FY2010-2014
Where do the dollars come from to support AHIF?

AHIF Funding Sources FY2010 - FY2014 ($126.5 Million)
Cash Contributions vs. Units

1 On-Site CAF = 3.2 AHIF financed CAFs Elsewhere
Reaching Extremely low-income Households

80% of rental assistance recipients live in CAFs

30% of CAF units are occupied by households with rental assistance
### 15 Potential Tools

#### Financing
- Pooled Equity Fund
- Private/Public Partnership Fund for Development of Permanent Supportive Housing
- Separate Tax Classification

#### Land Use
- Affordable Housing Parking Standards
- Simplified Land Use Approvals
- Affordable by Design Study
- Enabling Home Sharing
- Medium Density Zoning Definitions
- Community Energy Plan goals and targets

#### Services
- Assistance to Low-Income Condo Owners
- Employer-Assisted Housing
- Voluntary Rent Guidelines
- By-right Redevelopment Displacement Mitigation
- Accessible Unit Matching
- Landlord Partnership Agreement and Risk Reduction Fund
AFFORDABLE HOUSING STUDY

Help us build a solid foundation for the future of housing in Arlington.

housing.arlingtonva.us/affordable-housing-study
housingstudy@arlingtonva.us