AFFORDABLE HOUSING STUDY

Community Forum
March 28, 2015
Breakout session
Proposed 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
Produce and Preserve Rental Housing so that 17.7% of our housing is affordable rental by 2040

### Supply

<table>
<thead>
<tr>
<th>Year</th>
<th>Affordable Rental (MARKS + CAFs)</th>
<th>All Other Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>26%</td>
<td></td>
</tr>
<tr>
<td>2013</td>
<td>9%</td>
<td></td>
</tr>
<tr>
<td>2040</td>
<td>17.7%</td>
<td></td>
</tr>
</tbody>
</table>

Percent of Affordable Rental Housing = Share of Forecasted Renter HH below 60% AMI
Supply

17.7% by 2040
Is the 17.7% target for a sufficient supply of affordable rental housing appropriate?
Proposed Rental Supply Policies

1.1.2. Prevent the loss of committed affordable housing.

1.1.3. Prevent the loss of market-rate affordable rental housing.
Geographic Distribution
Proposed Rental Supply Policies

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.

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.
Geographic Distribution

Master Transportation Plan Primary Transit Network

Legend
- MTP Primary Transit Network
- 1/2 mile to PTN

General Land Use Plan
- Coordinated Mixed-Use, Development District
- High Office-Apartment-Hotel
- High Resid. 1/2 & High OAH 1/2
- High Residential
- High-Med Resid. 1/3 & Med OAH 2/3
- High-Med Resid. 2/3 & Med Med OAH 1/4
- High-Medium Residential
- High-Medium Residential/Mixed-Use
- Low Office-Apartment-Hotel
- Low-Medium Residential
- Med Resid. 1/3 & Low OAH 2/3
- Medium Density Mixed-Use
- Medium Office-Apartment-Hotel
- Medium Office-Apartment-Hotel
- Medium Residential

0 0.5 1 1.5 2 Miles
What are your thoughts regarding the approach to the geographic distribution of committed affordable housing?
Proposed Policy

2.2.6 Provide preference to Arlington residents and workers in leasing committed affordable housing units and home-buyer assistance resources.
Preferences

• One out of five private- and public-sector workers in Arlington live in the County.

• 75% of CAF residents were living or working in Arlington prior to move-in.

• 25 percent of Arlington County government workers and

• 45% of Arlington Public School workers live in the County.
Preferences

Should Arlington County residents receive a preference for committed affordable housing?

Should people who work in Arlington receive a preference for committed affordable housing?
1.2.1. Incentivize the production of moderately-priced ownership housing through land use and zoning policy.

1.2.2. Encourage production and preservation of family-sized (e.g. 3+bedroom) market-rate ownership units.
### Middle Income Ownership

**How much can they afford to spend on purchasing housing?**

<table>
<thead>
<tr>
<th>80-120% AMI</th>
<th>Estimate of Home Purchase Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>$87K to $132K</td>
<td>$310K to $471K</td>
</tr>
<tr>
<td>$79K to $118k</td>
<td>$282K to $421K</td>
</tr>
<tr>
<td>$70K to $98K</td>
<td>$250K to $650K</td>
</tr>
<tr>
<td>$61K to $92K</td>
<td>$218K to $328K</td>
</tr>
</tbody>
</table>

*Numbers are rounded*
## Middle Income Ownership

### 2013 Home Sales by Affordability Level*

<table>
<thead>
<tr>
<th>Affordability Level</th>
<th>Sales</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;80% AMI</td>
<td>271</td>
<td>9.3%</td>
</tr>
<tr>
<td>80-99% AMI</td>
<td>283</td>
<td>9.7%</td>
</tr>
<tr>
<td>100-119% AMI</td>
<td>386</td>
<td>13.3%</td>
</tr>
<tr>
<td>120%+ AMI</td>
<td>1,965</td>
<td>67.6%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>2,905</td>
<td>100.0%</td>
</tr>
</tbody>
</table>

32.4% affordable under 120% AMI

MRIS DATA
Middle Income Ownership

Is it appropriate for this plan to address middle income ownership housing demands?

Should we be using public funds for higher income households?

Would it be more appropriate to address this demand through land use provisions rather than financing?
Flexibility in Housing Types
Beyond the Urban Corridors

Rental Objective
1.1.9. Explore flexibility in housing types and zoning in single-family neighborhoods.

Ownership Objective
1.2.3. Explore flexibility in housing types and residential uses in single-family neighborhoods.

Aging-in-place Opportunities for middle income households
Accessory Dwelling Units

Production of ADUs has been less than anticipated (10 approved since 2009), suggesting ordinance requirements may be too restrictive.

- Examine relaxing some of the constraints in the ADU ordinance to enable wider usage of this tool

- Can increase affordability for both owner and tenants
- Facilitate the ability to age in place
Duplex, triplex, others

Explore broadening the range of options with small scale, context sensitive, multi-family housing options in single-family neighborhoods.
Should opportunities for creating greater flexibility of housing types beyond the urban corridors that support both rental and ownership options be further studied?
AFFORDABLE HOUSING STUDY

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

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