What’s been done

• Additional materials prepared on geographic distribution of affordable housing
• Open Houses in July
• Virtual open house and survey
• Additional meetings with community groups
• Request to Arlington Public Schools for information
• Arlington County Fair
• Review of AHMP and IF revisions with Working Group
• Revised redline versions (8.0) released August 18
What’s been done
Survey Results

Agreement with AHMP policies

- Prevent loss of MARKs
- Produce CAFs primarily in transit corridors
- Integrate affordable housing goals into County planning - sector and area plans

Survey Results

- Strongly Agree, 45%
- Agree, 18%
- Neutral, 4%
- Disagree, 16%
- Strongly Disagree, 17%
Reasonableness of Forecast

Survey Results

Reasonableness of Forecast

- Strongly Agree, 31%
- Agree, 30%
- Disagree, 15%
- Strongly Disagree, 19%
- Neutral, 5%
- Other Areas, 46%
AHMP and IF Revisions

- Historical context (page 2-3).
- Region context (p. 5 and 13)
- Future of MARKs (p. 6 and 20)
- Commission on Aging recommendations (AHMP p. 7, 17, 27 and IF p. 26)
- Planning Commission recommendations (AHMP p. 7 and IF p. 15)
- Appendix B and C (p. 37 - 41)
- Form Based Code recommendation deleted
AHMP and IF Revisions
Geographic Distribution

AHMP

- Affordable Housing Forecast map included
- Distribution policy 1.1.4 –link the policy to the forecast map

Implementation Framework

- Reference to the 2040 Forecast of Housing Affordable up to 60% AMI as guidance for AHIF guidelines (p. 5)
- R/ECAP Map removed
- No net new affordable units in census tracts with concentrated poverty
- Explanation of current LIHTC incentives for production in low poverty areas.
- Recommendation to encourage VHDA to further incentivize production in higher income areas.
- Linkage of Area Plans to AHMP goals
Outstanding Issues

- Affordable Rental Supply Goal
- Distribution of Affordable Housing
- Cost of Implementation
- Monitoring and Evaluation
- Near-term Implementation Priorities
### Affordable Rental Supply Goal

**Alternative Definition of Affordability**

**Housing + Transportation costs**

**H+T Index 45%**

**Housing Alone 30%**

<table>
<thead>
<tr>
<th></th>
<th>Median Income 100% AMI</th>
<th>Moderate Income (80% AMI)</th>
<th>Low Income ~60% AMI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing</td>
<td>29%</td>
<td>36%</td>
<td>49%</td>
</tr>
<tr>
<td>Transportation</td>
<td>11%</td>
<td>14%</td>
<td>16%</td>
</tr>
<tr>
<td>H+T</td>
<td>40%</td>
<td>50%</td>
<td>65%</td>
</tr>
</tbody>
</table>
Basis for Target

Virginia Code § 15.2-2223 D.
The comprehensive plan shall include the designation of areas and implementation of measures for the construction, rehabilitation and maintenance of affordable housing, which is sufficient to meet the current and future needs of residents of all levels of income.

Draft AHMP  Objective 1.1
Produce and preserve a sufficient supply of affordable rental housing to meet current and future needs.
## Determining Current and Future Needs

<table>
<thead>
<tr>
<th>Household Income Range</th>
<th>2010 Renter</th>
<th>2010 Owner</th>
<th>2010 Total</th>
<th>2013 Renter</th>
<th>2013 Owner</th>
<th>2013 Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Up to 60% AMI</strong></td>
<td>16,500</td>
<td>4,000</td>
<td>20,500</td>
<td>17,136</td>
<td>4,757</td>
<td>21,893</td>
</tr>
<tr>
<td><strong>60% to 80% AMI</strong></td>
<td>5,900</td>
<td>3,100</td>
<td>9,000</td>
<td>6,034</td>
<td>3,738</td>
<td>9,772</td>
</tr>
<tr>
<td><strong>80-120% AMI</strong></td>
<td>12,300</td>
<td>6,900</td>
<td>19,200</td>
<td>12,711</td>
<td>8,138</td>
<td>20,849</td>
</tr>
<tr>
<td><strong>Over 120% AMI</strong></td>
<td>20,900</td>
<td>28,500</td>
<td>49,400</td>
<td>21,696</td>
<td>33,890</td>
<td>55,586</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>55,600</td>
<td>42,500</td>
<td>98,100</td>
<td>57,577</td>
<td>50,523</td>
<td>108,100</td>
</tr>
</tbody>
</table>

**Affordable Rental Supply Goal**

10
## Determining Current and Future Needs

### 2040 forecast

<table>
<thead>
<tr>
<th>Household Income Range</th>
<th>Renter</th>
<th>Owner</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Up to 60% AMI</td>
<td>22,800</td>
<td>4,800</td>
<td>27,600</td>
</tr>
<tr>
<td>60% to 80% AMI</td>
<td>8,200</td>
<td>3,800</td>
<td>12,000</td>
</tr>
<tr>
<td>80-120% AMI</td>
<td>16,600</td>
<td>7,800</td>
<td>24,500</td>
</tr>
<tr>
<td>Over 120% AMI</td>
<td>29,100</td>
<td>35,400</td>
<td>64,500</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>76,600</td>
<td>52,000</td>
<td>128,600</td>
</tr>
</tbody>
</table>

Therefore...

By 2040, 17.7% of the County’s housing stock should be affordable rentals to meet the needs of renter households with incomes at or below 60% AMI.
17.7% Target is long-range and aspirational

CAFs up to 60% AMI
+ MARKS up to 60% AMI
= Housing Affordable at 60% AMI
Affordable Rental Supply Goal

Discussion
Distribution of Affordable Housing: MARKs at 60% in 2000

Market Affordable Housing (MARKs)
Affordable up to 60% of Area Median Income

- 60% MARK in 2000
- 60% MARK in 2014

60% AMI Marks in 2000

- Columbia Pike: 6,210 (37%)
- I-395: 3,009 (18%)
- Jefferson Davis: 1,397 (8%)
- Rosslyn/Ballston: 2,471 (15%)
- Remainder: 2,091 (13%)
- Lee Highway/East Falls Church: 1,534 (9%)

Map showing distribution of affordable housing in different areas of the region.
Distribution of Affordable Housing: MARKs at 60% in 2014

Market Affordable Housing (MARKs)
Affordable up to 60% of Area Median Income

- 60% MARK in 2000
- 60% MARK in 2014

60% AMI Marks in 2014

- Rosslyn/Ballston: 97 (3%)
- Columbia Pike: 1,608 (48%)
- I-395: 83 (2%)
- Lee Highway/East Falls Church: 288...
- Jefferson Davis: 33 (1%)
- Remainder: 1,224 (37%)

Map showing distribution of affordable housing areas in Arlington County, Virginia.
Distribution of Affordable Housing
MARKs up to 80% in 2014

Current Affordable Housing
Committed Affordable (CAFs) and Market Affordable up to 80% AMI
(Includes MARKs up to 60%)

- 80% MARK in 2014
- CAF in 2015

MARKs up to 80% AMI in 2014
Distribution of Affordable Housing
CAFs in 2015

Current Affordable Housing
Committed Affordable (CAFs) and Market Affordable up to 80% AMI
(Includes MARKs up to 60%)

- 80% MARK in 2014
- CAF in 2015

Committed Affordable Housing in 2015

- Lee Highway/East Falls Church
  - 266 / 4%
- I-395
  - 557 / 8%
- Columbia Pike
  - 2,149 / 30%
- Rosslyn/Ballston
  - 2,034 / 28%
- Remainder
  - 1,721 / 24%
- Jefferson Davis Corridor
  - 455 / 6%
Distribution of Affordable Housing: 2040 Forecast Affordable up to 60% AMI

Where would this housing be located?

<table>
<thead>
<tr>
<th>Areas</th>
<th>Today</th>
<th>2040</th>
<th>Share</th>
</tr>
</thead>
<tbody>
<tr>
<td>Metro Corridors</td>
<td>2,619</td>
<td>7,200</td>
<td>32%</td>
</tr>
<tr>
<td>Rosslyn Ballston</td>
<td>2,131</td>
<td>5,000</td>
<td>22%</td>
</tr>
<tr>
<td>Jefferson Davis</td>
<td>488</td>
<td>2,200</td>
<td>10%</td>
</tr>
<tr>
<td>Columbia Pike</td>
<td>3,757</td>
<td>5,000</td>
<td>22%</td>
</tr>
<tr>
<td>Western Pike</td>
<td>2,300</td>
<td>1,400</td>
<td>10%</td>
</tr>
<tr>
<td>Central Pike</td>
<td>1,250</td>
<td>6%</td>
<td></td>
</tr>
<tr>
<td>Eastern Pike</td>
<td>50</td>
<td>0%</td>
<td></td>
</tr>
<tr>
<td>Foxcroft Heights</td>
<td>50</td>
<td>0%</td>
<td></td>
</tr>
<tr>
<td>Other Areas</td>
<td>4,139</td>
<td>10,600</td>
<td>46%</td>
</tr>
<tr>
<td>I-395</td>
<td>640</td>
<td>3,000</td>
<td>13%</td>
</tr>
<tr>
<td>Lee Highway/East Falls Church</td>
<td>554</td>
<td>2,500</td>
<td>11%</td>
</tr>
<tr>
<td>Remainder</td>
<td>2,945</td>
<td>5,100</td>
<td>22%</td>
</tr>
<tr>
<td>Buckingham</td>
<td>1,500</td>
<td>7%</td>
<td></td>
</tr>
<tr>
<td>Westover</td>
<td>700</td>
<td>3%</td>
<td></td>
</tr>
<tr>
<td>Arlington and Wash. Blvds</td>
<td>1,400</td>
<td>6%</td>
<td></td>
</tr>
<tr>
<td>Unidentified*</td>
<td>1,500</td>
<td>7%</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>10,515</td>
<td>22,800</td>
<td>100%</td>
</tr>
</tbody>
</table>

In 2015, 60% of area median income (AMI) for a family of four is $65,520. For a one-person household, 60% AMI is $45,900.
Distribution of Affordable Housing: Past-Present-Future

The following charts represent the past, current and projected future distribution of housing units (MARKs and CAFs) affordable to households earning 60% of Area Median Income (AMI)* or less.

*60% of Area Median Income (AMI) is approximately $65,500 for a family of four.
Distribution of Affordable Housing: School Attendance Areas

Committed Affordable Housing by Elementary School Attendance Areas

Legend
- Committed Affordable Units: 236-364, 5-25
- Elderly Housing CAFs: 236-364, 5-25
- Elementary School Attendance Area

<table>
<thead>
<tr>
<th>Elementary School</th>
<th>Total Housing Units</th>
<th>CAF Units</th>
<th>Elderly Housing</th>
<th>Non-Elderly CAF's</th>
<th>Share of Housing that are CAF's (non-elderly)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arlington</td>
<td>9,205</td>
<td>934</td>
<td>934</td>
<td>934</td>
<td>6%</td>
</tr>
<tr>
<td>Ashland</td>
<td>11,847</td>
<td>272</td>
<td>272</td>
<td>272</td>
<td>3%</td>
</tr>
<tr>
<td>Barcroft</td>
<td>3,499</td>
<td>333</td>
<td>333</td>
<td>333</td>
<td>7%</td>
</tr>
<tr>
<td>Barrett</td>
<td>4,310</td>
<td>1,296</td>
<td>506</td>
<td>787</td>
<td>18%</td>
</tr>
<tr>
<td>Carlin Springs</td>
<td>3,234</td>
<td>1,148</td>
<td>238</td>
<td>913</td>
<td>25%</td>
</tr>
<tr>
<td>Discovery</td>
<td>2,581</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>0%</td>
</tr>
<tr>
<td>Drew Model</td>
<td>1,895</td>
<td>221</td>
<td>221</td>
<td>221</td>
<td>12%</td>
</tr>
<tr>
<td>Green</td>
<td>4,074</td>
<td>56</td>
<td>56</td>
<td>56</td>
<td>1%</td>
</tr>
<tr>
<td>Henry</td>
<td>5,345</td>
<td>62</td>
<td>62</td>
<td>62</td>
<td>1%</td>
</tr>
<tr>
<td>Hoffman-Boston</td>
<td>3,638</td>
<td>97</td>
<td>97</td>
<td>97</td>
<td>3%</td>
</tr>
<tr>
<td>Janesview</td>
<td>2,440</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>0%</td>
</tr>
<tr>
<td>Key - Science Focus</td>
<td>18,971</td>
<td>1,322</td>
<td>1,322</td>
<td>1,322</td>
<td>7%</td>
</tr>
<tr>
<td>Long Branch</td>
<td>5,426</td>
<td>519</td>
<td>519</td>
<td>519</td>
<td>10%</td>
</tr>
<tr>
<td>McKinley</td>
<td>2,345</td>
<td>208</td>
<td>208</td>
<td>208</td>
<td>8%</td>
</tr>
<tr>
<td>Nottingham</td>
<td>1,745</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>0%</td>
</tr>
<tr>
<td>Oakridge</td>
<td>17,445</td>
<td>765</td>
<td>765</td>
<td>765</td>
<td>4%</td>
</tr>
<tr>
<td>Randolph</td>
<td>2,830</td>
<td>249</td>
<td>249</td>
<td>249</td>
<td>8%</td>
</tr>
<tr>
<td>Taylor</td>
<td>5,588</td>
<td>242</td>
<td>74</td>
<td>168</td>
<td>3%</td>
</tr>
<tr>
<td>Tuckahoe</td>
<td>2,645</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>0%</td>
</tr>
</tbody>
</table>

* Includes units approved but not yet completed
Distribution of Affordable Housing

Discussion
Cost of Implementation

Affordable Housing Investment Fund (AHIF)
$12,456,017 (FY 2016)

Housing Grants
$8,913,507 (FY 2016)

Real Estate Tax Relief Program
$4,500,000 (FY 2016)
AHIF  Achieving Goal 1: Housing Supply

$12,456,017 (FY 2016)

Factors impacting the number of units that will need to be financed
1) Presence of MARks
2) Production of CAFs through land use tools
3) The overall amount of growth that is realized

Factors affecting the amount of General Fund needed
1) Loan repayments
2) Developer contributions
3) Other funding sources (federal funds, recordation fees)
4) AHIF cost per unit

$12 to $20 million annually in General Fund resources estimated to meet the 2040 rental objective
Cost of Implementation

AHIF Funding Sources FY2010 - FY2014 ($126.5 Million)

AHIF leverages other investments $1:\$3
Housing Grants  Goal 1: Access
$8,913,507 (FY 2016)

Factors impacting the number of Housing Grants
1) Number of eligible households
2) Number of Housing Choice Vouchers
3) Availability of housing within rental limits
4) Willingness of landlords to accept Housing Grants

Factors impacting the cost of Housing Grants
1) Availability of CAFs at lower affordability levels
   (50% AMI and 40% AMI)
Cost of Implementation

Housing Grants  Goal 1: Access

Relationship between Housing Grants and CAFs

80% of rental assistance recipients live in CAFs

30% of CAF units are occupied by households with rental assistance
Cost of Implementation

Reaching 40% and below

Full cost of housing

- AHIF and LIHTC Development Assistance
  One Time Allocation
  60 years affordable to 60% AMI Households

- Housing Grant
  Direct Housing Assistance
  Year by Year Allocation
  Reduces housing cost to 40% of income.

- Tenant Pays 40% of income
Reaching 40% and below

Full cost of housing

With 50% AMI CAF

AHIF and LIHTC
Development Assistance
One Time Allocation
60 years affordable to 50% AMI Households

Housing Grant
Direct Housing Assistance
Year by Year Allocation
Reduces housing cost to 40% of income.

Tenant Pays 40% of income
### Cost of Implementation

#### Housing Grants and 50% AMI CAFs

<table>
<thead>
<tr>
<th></th>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Average monthly Housing Grant assistance</td>
<td>$590</td>
</tr>
<tr>
<td>B</td>
<td>Average yearly assistance</td>
<td>$7,080</td>
</tr>
<tr>
<td>C</td>
<td>Difference between 60% and 50% CAF monthly rent</td>
<td>$220</td>
</tr>
<tr>
<td>D</td>
<td>Estimated yearly cost savings to housing grant of a 50% unit</td>
<td>$2,640</td>
</tr>
<tr>
<td>E</td>
<td>Estimated cost of additional AHIF required to attain 50% AMI Affordability (per unit)</td>
<td>$35,000</td>
</tr>
<tr>
<td>F</td>
<td>Annualized AHIF cost ($35,000/30)</td>
<td>$1,167</td>
</tr>
<tr>
<td>G</td>
<td>Potential annual savings per housing grant including additional AHIF cost (D – F)</td>
<td>$1,473</td>
</tr>
<tr>
<td>H</td>
<td>Potential savings over 30 years</td>
<td>$44,190</td>
</tr>
</tbody>
</table>
Real Estate Tax Relief

$4,500,000 (FY 2016)

Factors impacting cost of RETR program
1) Number of eligible households
2) Locally established eligibility requirements
3) Exemption or Deferment
# Cost of Implementation

## Real Estate Tax Relief

<table>
<thead>
<tr>
<th>Year</th>
<th>All 65+</th>
<th>Increase over 10 years</th>
<th>Cummulative increase</th>
<th>Estimate of RETR recipients</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010</td>
<td>8,400</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2014</td>
<td></td>
<td></td>
<td></td>
<td>1,130</td>
</tr>
<tr>
<td>2020</td>
<td>12,100</td>
<td>44%</td>
<td>44%</td>
<td>1,634</td>
</tr>
<tr>
<td>2030</td>
<td>13,500</td>
<td>12%</td>
<td>61%</td>
<td>1,823</td>
</tr>
<tr>
<td>2040</td>
<td>13,600</td>
<td>1%</td>
<td>62%</td>
<td>1,836</td>
</tr>
</tbody>
</table>

## Goal 2: Access

- 31
Discussion

Cost of Implementation
Monitoring and Evaluation Plan

• To be prepared by staff and presented to the County Board.

• Definition of indicators to be used in measuring progress towards achieving the AHMP goals and objectives.

• Reports will be completed annually.
Discussion
Near Term Priorities

• **AHIF** – revising guidelines to reflect geographic distribution policy

• **Accessory Dwelling Ordinance**

• **Affordable by Design Study**

• **Assistance for Condominium Associations**
Near Term Priorities

Discussion
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