LETTER FROM
THE DIRECTOR

IT HAS BEEN FIVE YEARS SINCE ARLINGTON ADOPTED THE AFFORDABLE HOUSING MASTER PLAN (AHMP), the County’s long-range vision and policy for addressing housing needs through 2040. As an element of Arlington County’s Comprehensive Plan, the AHMP supports housing goals and policies related to land use, economic development, transportation, public facilities and the environment.

This five-year milestone provides an opportunity to look back at the progress we have made towards achieving our goals and objectives, and to reflect on future actions to achieve the County’s vision to be a diverse and inclusive community. As you’ll see from this report, significant progress has been made on many fronts, thanks to enormous support by County leadership, staff and community partners.

The past five years have shifted the economic and political landscape in ways that we could not have predicted: Amazon locating a new headquarters in Arlington, the COVID-19 pandemic, and turbulent racial tensions have shaped the County’s approach to meeting community needs.

• In 2019, the County launched Housing Arlington, an umbrella program that expands the County’s approach to addressing housing affordability. The efforts under Housing Arlington, while still underway, provide an important contribution to the County’s overall efforts to achieve the goals of the Affordable Housing Master Plan. We hope that you will get involved with Housing Arlington by participating in upcoming online engagement opportunities and subscribe to program updates in your inbox to stay informed.

• Also in 2019, the Arlington County Board adopted an Equity Resolution, affirming a commitment to address racial disparities that contribute to poorer outcomes in health, housing and other areas for black and brown populations. In 2020, the County Board adopted a resolution reaffirming its commitment to Affirmatively Furthering Fair Housing, acknowledging that today’s housing crisis is disproportionately impacting these communities.

• Beginning in March 2020, many Arlington residents were thrown into crisis because of the COVID-19 pandemic. Arlington has marshalled resources in unprecedented ways, supporting more than 1,500 residents with eviction prevention assistance, nearly 400 small businesses with financial assistance, and continuing to support housing programs and services almost entirely virtually.

I am proud of Arlington County’s work in creating and preserving an affordable supply of housing for its residents, ensuring access to stable housing and services, and supporting the long-term financial and environmental sustainability of Arlington’s housing stock. Key to this success, and Arlington’s equity initiatives, is ensuring all Arlington residents are welcome and supported, regardless of their income, race or other household characteristics. We still have a lot of work to do though to meet our goals. We invite you to join us in continuing the efforts of the AHMP, and to participate in the next stages of planning. You can sign up here for more information and updates.

Best,

ANNE VENEZIA
HOUSING DIRECTOR

Affordable Housing Master Plan (AHMP) 5 Year Report
EXECUTIVE SUMMARY

**Supply**

- **8,650** Total Committed Affordable Housing units
- **Net increase of +1,433 CAFS** Since 2015
- **Extended affordability for 845 CAFS** Since 2015
- **Added 18 affordable homeownership units since 2015**

**Access**

- **2,697 HOUSEHOLDS** assisted through Housing Grants and Housing Choice Vouchers in FY2020
- **85 HOUSEHOLDS** were able to secure housing despite leasing barriers through the Arlington Landlord Partnership
- **Target to reduce homelessness to 200 individuals by 2020**
- **was achieved, 199 persons were homeless in the 2020 point in time count**
- **79 Permanent Supportive Housing units were added through CAF development**
1,555 households received emergency rental assistance in 2020 as requests for rental assistance skyrocketed due to the effects of the COVID-19 pandemic.

914 homeowners age 65 and older received real estate tax relief since 2015.

First solar energy installation in CAF property in 2020.

100% of County loans for CAF projects were in compliance with the financial terms and obligations between FY 2015 - FY 2020.

100% of CAFs added between FY 2015 - FY 2020 were within 1/2 mile of Premium and Primary Transit Networks.

Accessible units were added to the CAF inventory (8% of the net new CAFs) since 2015.

Occupancy of accessible units by persons with a disability increased from 48.4% in 2015 to 55.4% in 2020.

Sustainability

Solar energy installation in CAF property in 2020.
THE 2015 AHMP INCLUDED 3 GOALS:
Supply, Access, and Sustainability. The 3 sections that follow will provide an overview of the objectives within these 3 goals, key strategies the County used to implement these objectives, a summary of results since 2015, and plans for future action to continue our progress in these areas.

GOAL 1: SUPPLY
ARLINGTON COUNTY SHALL HAVE AN ADEQUATE SUPPLY OF HOUSING AVAILABLE TO MEET COMMUNITY NEEDS.

OBJECTIVE 1.1:
PRODUCE AND PRESERVE A SUFFICIENT SUPPLY OF AFFORDABLE RENTAL HOUSING TO MEET CURRENT AND FUTURE NEEDS.

The private market has provided sufficient rental housing for households with incomes above 80% of AMI. It is anticipated that the rental housing needs for households in this income range will continue to be met by the private market without public intervention. However, renter households with incomes under 60% AMI have been most underserved by the housing market. This group makes up 17% of households in Arlington, but as of 2013 only 9% of the housing stock (both CAFs and MARKs) was rental units affordable to households at or below 60% of AMI.

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.

IMPLEMENTATION

AFFORDABLE HOUSING INVESTMENT FUND AND COUNTY LOAN FUND

In FY 2018, a Notice of Funding Availability (NOFA) process was established for projects seeking financing through AHIF and other County loan funds. Unlike the previous rolling application process, this approach enabled concurrent review of proposals to improve decision making, while encouraging competitive applications to leverage County funds based on clear criteria designed to achieve the Affordable Housing Master Plan policies.
AREA MEDIAN INCOME (AMI)
The income at which half of the families of a particular household size have incomes higher and half have incomes lower in a defined area. The US Department of Housing and Urban Development estimated the median family income for a family of four for the Washington Metropolitan Area for 2020 was $126,000.

COMMITTED AFFORDABLE UNITS (CAFS)
These units are guaranteed by agreement with federal, state, or County government, or through mechanisms such as tax-exempt financing, to remain affordable to low- and moderate-income households for a specified period of time; generally, 30 to 60 years. Rents in most cases are affordable to households earning 60% or less of the area median income, although some CAFs have rents affordable to households earning up to 80% AMI.

MARKET-RATE AFFORDABLE UNITS (MARKS)
These units are privately owned, but are still affordable because of factors such as apartment type, location or amenities. Affordability fluctuates with factors impacting housing market conditions, including employment trends, economic stability and basic supply and demand. Affordability of these units ranges from 50-80% AMI.

HOUSING CONSERVATION DISTRICT
In 2017, Arlington County established a Housing Conservation District in 12 areas with significant market rate affordable housing. The district is intended to prevent the loss of market rate affordable housing, encourage and incentivize the distribution of affordable housing throughout the County, and preserve and enhance existing apartment neighborhoods, consistent with adopted policies from both the Affordable Housing Master Plan and General Land Use Plan. Work is continuing on development of appropriate land use incentives for the district.

BONUS DENSITY
In 2019, the County Board moved to spur the creation of more affordable housing and meet public infrastructure and facility needs by revising bonus density maximums for site plan projects that would provide additional mitigation and improvements. The Board also approved a redefinition of “low or moderate income” to allow greater flexibility to consider a higher affordability income range. The Zoning Ordinance was amended to remove the maximum bonus of 25 percent above that allowed for residential projects, or an additional 0.25 FAR for office projects in return for providing affordable housing and/or community facilities. This will provide flexibility to consider more density for residential, commercial or hotel developments that propose to further address the community’s affordable housing or community facilities goals.

The AHMP implementation framework identified 14 existing tools and 8 potential tools to assist in the production and preservation of affordable rental housing. See the Implementation Matrix for more details.
RESULTS

COMMitted Affordable Housing

Over the last five fiscal years, the County has added 1,640 to its supply of committed affordable housing for a total of 8,650 units. 1,422 of these units resulted from County financing and 218 resulted from land use mechanisms, such as bonus density, General Land Use Plan changes and the Columbia Pike Neighborhoods Form Based Code. During this period, 39 CAFs were lost due to expiring affordability commitments; all due to site plan or use permit conditions. Further adjustment to the gross number of CAFs produced account for previously existing CAFs that are removed and replaced through redevelopment; 207 CAFs units were redeveloped. Accounting for these losses and units redeveloped, the net increase of CAFs was 1,433 units, or about 287 units per year.

![Graph showing the progress towards the rental supply objective]

The metric for this objective is that the share of the County’s housing stock that is rental housing affordable at or below 60% AMI should be 17.7% by 2040. This measure combines both CAFs and MARKs within this affordability threshold. The share of rental housing affordable up to 60% AMI has increased from 8.4% in FY 2016 to 9.8% in FY2020, a 1.4 percentage point increase over five years. If this increase could be sustained over the next twenty years, the result would be 15.4% in 2040.

While the AHMP does not set an annual target, the plan estimated that an additional 15,800 CAFs would be needed by 2040 to meet the needs of renter households with incomes below 60% AMI. When the plan was adopted in 2015, an annual production of 632 CAFs would have been needed to meet the identified housing needs. Because actual production over the last five years was lower, the County would have to produce 731 CAFs per year going forward to meet the established target.
The tables below detail the developments supported through County financing or land use tools that have produced committed affordable rental housing over the last five fiscal years.

### CAFs from County Financing

<table>
<thead>
<tr>
<th>Property</th>
<th>Year</th>
<th>Number of CAF Units</th>
<th>Previous Existing CAF</th>
<th>Net new CAF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arlington View Terrace (Redevelopment)</td>
<td>2020</td>
<td>77</td>
<td>30</td>
<td>47</td>
</tr>
<tr>
<td>The Cadence (New Construction)</td>
<td>2020</td>
<td>97</td>
<td>-</td>
<td>97</td>
</tr>
<tr>
<td>American Legion (New Construction)</td>
<td>2019/2020</td>
<td>160</td>
<td>-</td>
<td>160</td>
</tr>
<tr>
<td>Queen's Court (Redevelopment)</td>
<td>2018/2019</td>
<td>249</td>
<td>39</td>
<td>210</td>
</tr>
<tr>
<td>Park Shirlington (Acquisition)</td>
<td>2018</td>
<td>294</td>
<td>-</td>
<td>294</td>
</tr>
<tr>
<td>Ballston Station/CUMC (New Construction)</td>
<td>2017</td>
<td>48</td>
<td>-</td>
<td>48</td>
</tr>
<tr>
<td>Westover/Fisher House II (Acquisition/Rehab)</td>
<td>2017</td>
<td>68</td>
<td>-</td>
<td>68</td>
</tr>
<tr>
<td>The Apex (Redevelopment)</td>
<td>2017/2018</td>
<td>256</td>
<td>138</td>
<td>118</td>
</tr>
<tr>
<td>Gilliam Place (New Construction)</td>
<td>2016</td>
<td>173</td>
<td>-</td>
<td>173</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>1,422</strong></td>
<td><strong>207</strong></td>
<td><strong>1,215</strong></td>
</tr>
</tbody>
</table>

### CAFs from Land Use Mechanisms

<table>
<thead>
<tr>
<th>Property</th>
<th>Year</th>
<th>Number of CAF Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>River House</td>
<td>2020</td>
<td>35</td>
</tr>
<tr>
<td>Verizon Site (400 11th St S)</td>
<td>2020</td>
<td>12</td>
</tr>
<tr>
<td>1122 N Kirkwood</td>
<td>2019/2020</td>
<td>20</td>
</tr>
<tr>
<td>The Wellington</td>
<td>2017</td>
<td>105</td>
</tr>
<tr>
<td>Clarendon West</td>
<td>2016</td>
<td>6</td>
</tr>
<tr>
<td>672 Flats</td>
<td>2016</td>
<td>7</td>
</tr>
<tr>
<td>Pentagon Centre</td>
<td>2016</td>
<td>11</td>
</tr>
<tr>
<td>750 N Glebe</td>
<td>2016</td>
<td>22</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>218</strong></td>
</tr>
</tbody>
</table>

Five additional affordable units were approved as part of the 11th and Vermont site plan. It is still unclear whether these units will be ownership or rental units, or whether the affordable housing requirement may be fulfilled offsite. Therefore, these units are not included in the table above.
**EXTENDING AFFORDABILITY**

Affordability requirements were extended for 845 apartments at five properties through additional County investment and the renewal of federal Housing Assistance Payments (HAP): Clarendon Court, Culpepper Garden, The Carlin, Colonial Village West, and Claridge House.

**DISTRIBUTION OF CAFS**

Overall, new CAFs produced over the last five years were disbursed geographically throughout the County. The area that had the largest share of new or preserved CAFs was the I-395, or Shirley Highway, area where both Park Shirlington and The Apex (formerly The Berkeley) are located. The CAFs included in the “other areas” are adjacent to the Rosslyn Ballston Corridor, but outside of the planning corridor boundary. Notably, no CAFs were added to the Lee Highway/East Falls Church area.

**DISTRIBUTION OF NET CAFS FY2016 - FY2020**

As part of the NOFA, first implemented in FY 2018, a point system was developed to encourage CAF development in lower poverty areas, thereby distributing affordable housing in higher opportunity neighborhoods. The geographic distribution score represented the largest number of points available within the policy category of the NOFA.

Of County financed CAFs added over the last five years, 78% were in census tracts with poverty rates below the average poverty rate for the region, and only 3% of these CAFs were in tracts with two to three times the poverty rate.¹ No CAFs were added to high poverty areas (2016 was the last year that the County had “high poverty” census tracts, defined as above three times the average poverty rate). Maps in the appendix depict the CAFs created from FY2016 through FY2020, and their relationship to the planning corridors and census tract poverty rates.

¹ Based on 2018 American Community Survey data, the most recent Census data available
LENGTH OF AFFORDABILITY

With the exception of Park Shirlington, all of the CAFs financed by the County had affordability requirements of at least 60 years, many with 75-year affordability commitments. Park Shirlington’s County financing was considered interim, allowing the affordable housing developer to acquire the site and to develop a long-term affordable housing plan, which is anticipated to provide long-term affordability once developed.

DEEPER AFFORDABILITY

Most of the CAFs produced over the last five years have been at the 60% AMI affordability level. However, Housing Virginia (formerly Virginia Housing Development Authority) has recently allowed projects to use income averaging for Low Income Housing Tax Credits as a means of achieving deeper affordability in some projects. The County’s NOFA also awards points for projects that provide units with deeper affordability (50% AMI or lower).

While most CAF units are developed with an affordability level of 60%, there is a significant need for households with incomes below 30% AMI (AHMP, pages 39 and 41). The American Legion, Ballston Station CUMC, and Arlington View Terrace redevelopment all include some units affordable to households with incomes at or below 30% AMI. At Culpepper Garden and Claridge House, affordability commitments were extended in conjunction with HUD Housing Assistance Payment (HAP) contracts, which provide greater subsidies based on the actual incomes of tenants and can serve households with incomes below 30% AMI. In addition, funding provided by the Arlington Community Foundation has bought down affordability to 30% of AMI for ten existing CAFs, split evenly between the Gates of Ballston and Whitefield Commons (not reflected in the chart above).
FAMILY Sized UNITS

Over half (57%) of the new CAFs were two bedroom or larger, and 11% were three-bedroom apartments. For comparison, only 6% of all apartments in the County are three-bedrooms. One four-bedroom CAF was added as part of the 672 Flats development. These units are important for supporting larger Arlington households.

MARKET RATE AFFORDABLE HOUSING

The County financed the acquisition of 362 market rate affordable housing units (MARKs) at risk in Westover (Fisher House II, 68) and in Fairlington (Park Shirlington, 294) in order to permanently preserve affordability as CAFs. Market rate affordable housing, affordable to households with incomes up to 60% AMI, had been decreasing since 2000, primarily because of increasing rents. When the AHMP was adopted in 2015, it seemed likely that 60% AMI MARKs would eventually become nonexistent. In 2017, the supply of 60% AMI MARKs hit its lowest point with only 2,445 units, with more than half of those units in one apartment complex. The last three years, however, have seen a reversal of the downward trend: as of June 30, 2020, there were 4,180 60% AMI MARKs. This is due to a combination of factors; a higher area median income in recent years has resulted in higher rent thresholds, and (for FY2020) the impact of the COVID-19 crisis has led to lower average asking rents countywide. Because the objective is neutral as to whether housing needs are met by CAFs or MARKs, increases in 60% MARKs help to achieve the objective's measure that rental housing affordable to households with incomes below 60% AMI should constitute 17.7% of all housing. The increase in 60% AMI MARKs from 2016 to 2020 was greater than the production of CAFs. The future trajectory of 60% MARKs remains uncertain.

NEW CAF UNIT SIZE

- 3-bedroom: 11%
- 2-bedroom: 46%
- 1-bedroom: 32%
- Efficiencies: 11%

Market rate affordable housing, affordable to households with incomes up to 60% AMI, had been decreasing since 2000, primarily because of increasing rents. When the AHMP was adopted in 2015, it seemed likely that 60% AMI MARKs would eventually become nonexistent. In 2017, the supply of 60% AMI MARKs hit its lowest point with only 2,445 units, with more than half of those units in one apartment complex. The last three years, however, have seen a reversal of the downward trend: as of June 30, 2020, there were 4,180 60% AMI MARKs. This is due to a combination of factors; a higher area median income in recent years has resulted in higher rent thresholds, and (for FY2020) the impact of the COVID-19 crisis has led to lower average asking rents countywide. Because the objective is neutral as to whether housing needs are met by CAFs or MARKs, increases in 60% MARKs help to achieve the objective's measure that rental housing affordable to households with incomes below 60% AMI should constitute 17.7% of all housing. The increase in 60% AMI MARKs from 2016 to 2020 was greater than the production of CAFs. The future trajectory of 60% MARKs remains uncertain.
FUTURE ACTION

The County will continue to explore how to create an enabling environment for the production of ownership units through land use and zoning tools. Through the Housing Arlington initiative, launched in 2019, the County will continue to explore methods for increasing the supply of affordable housing, particularly through the financial tools, land use tools and institutional partnership efforts. For example, the County is exploring ways to expand and further leverage County financial resources for affordable housing. Components include identifying resources developers may access directly, as well as exploring new tools for the County such as:

1. ATTRACTING PRIVATE CAPITAL TO COUNTY PROGRAMS AND PROJECTS,

2. USING EXISTING COUNTY FUNDS IN NEW WAYS TO STRETCH DOLLARS FURTHER, AND

3. IDENTIFYING ADDITIONAL SOURCES TO INCREASE AVAILABLE FUNDING

In addition to direct financial assistance, land use tools are used by the County to leverage housing affordability opportunities. Through Housing Arlington, staff will explore the creative use of new and existing land use and zoning mechanisms to expand housing options. The continuing Housing Conservation District work is also part of these ongoing efforts.

An effort focused on institutional partnerships encourages collaboration and potential new partnerships between affordable housing developers, the faith community, County, schools, local colleges and universities, and other community-serving institutions with support from local and national technical assistance organizations. Staff will also identify potential sites for colocation or joint development and investigate zoning/land use hurdles.
Based on analysis of needs, it is estimated that the County will need to add over 9,500 net new ownership units to the stock between 2010 and 2040. It has become increasingly challenging for households earning below 80% of AMI to find affordable homeownership opportunities. Demand for ownership units for households below 120% AMI is projected to be 2,700 units between 2010 and 2040, equivalent to 28.4% of new ownership stock. This is a segment of the market that will continue to be undersupplied without public policies to stimulate and incentivize production of lower cost ownership housing.

**28.4 percent of new ownership stock added by 2040 should be affordable to households between 80% and 120% AMI. Based on the forecast, 2,700 units of the housing stock added would need to be affordable to this income range.**
MISSING MIDDLE HOUSING STUDY

The ownership supply objective was envisioned to be accomplished through private sector activity enabled by Zoning Ordinance modifications to encourage more affordable housing stock to be delivered. As part of Housing Arlington, the Missing Middle Housing Study began in fall 2020. The goals of the study are to examine how/whether new housing types can be introduced / re-introduced in Arlington to increase housing supply and variety. In summer 2020, prior to the kickoff of the study, a set of five bulletins comprising the Missing Middle Research Compendium was released providing data and analysis related to the study.

ACCESSORY DWELLINGS

Additional revisions to the existing accessory dwelling unit regulations were adopted in November 2017, intended to encourage greater use and expanded housing options. Then, in 2019, the County Board adopted standards that permitted the establishment of new detached accessory dwellings (ADs) and increased flexibility for homeowners to convert their existing accessory buildings.

ACCESSORY DWELLINGS

The number of accessory dwellings approved increased from a cumulative total of 30 at the end of FY2019 to 60 by the end of FY2020. This sudden increase is most likely due to the zoning ordinance amendments adopted at the end of FY2019.

HOMEOWNERSHIP DEVELOPMENT

The overall production of ownership units has been low in comparison to rental units. Over the last five years, 18 affordable ownership units, referred to as Affordable Dwelling Units, have been approved (8 of these are still under construction). In total, 388 net new ownership units were built since 2015. The forecast referenced in the objective indicated that 9,500 ownership units would be needed, or 1,583 units every five years. A large part of this deficit is due to the market preference to build rental apartments rather than condominiums. There are indications that the condominium market may be returning, as several site plans in recent years have been approved that are proposed as condominiums; some are currently under construction.
AFFORDABLE DWELLING UNITS TABLE

<table>
<thead>
<tr>
<th>Development</th>
<th>Year</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000 Clarendon</td>
<td>2019</td>
<td>4</td>
</tr>
<tr>
<td>Axumite Village</td>
<td>2019</td>
<td>4</td>
</tr>
<tr>
<td>Key and Nash</td>
<td>2018</td>
<td>4</td>
</tr>
<tr>
<td>Carver Homes</td>
<td>2017</td>
<td>6</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>18</strong></td>
</tr>
</tbody>
</table>

AFFORDABLE DWELLING UNITS

Land use tools with provisions for affordable housing apply to both rental and ownership projects. Over the last five years, 18 units of affordable ownership units, referred to as Affordable Dwelling Units, have been produced (8 of these are still under construction). These units provide ownership opportunities to income qualified households, and also restrict the future resale of the property to income qualified households, which means that they remain a permanent part of the County’s affordable housing stock. Affordable Dwelling Units accounted for 5% of the net new ownership housing.

FUTURE ACTION

The County will continue to explore how to create an enabling environment for the production of ownership units through land use and zoning tools.
GOAL 2: ACCESS
ARLINGTON COUNTY SHALL ENSURE THAT ALL SEGMENTS OF THE COMMUNITY HAVE ACCESS TO HOUSING.

OBJECTIVE 2.1:
AFFIRMATIVELY FURTHER FAIR HOUSING

Arlington County will promote non-discrimination and ensure fair and equal housing opportunities for all of its current and future residents. In addition to Federal laws that require non-discrimination in housing, the County is committed to promoting access to housing in order to promote diversity and inclusivity within the community.

IMPLEMENTATION

The County’s efforts to affirmatively further fair housing are primarily focused on raising public awareness, enforcement, and testing. Activities related to public awareness include workshops, training, individual consultations through the Housing Information Center, and conducting an analysis of impediments to fair housing as part of the Consolidated Plan. The Human Rights Commission handles complaints of housing discrimination in Arlington County, and the County Office of Human Rights conducts periodic fair housing tests.

The Housing Division has a full-time Housing Outreach Program Coordinator who visits apartment buildings and complexes to provide information on fair housing and ensure that fair housing posters are displayed in leasing offices. The coordinator also organizes workshops regarding fair housing for both tenants and property owners and managers.

In addition to its federal requirements to affirmatively further fair housing, Arlington County has affirmed a strong commitment toward reducing disparities and increasing equity in its policies. Recent efforts include the following:

1. COUNTY BOARD RACIAL EQUITY RESOLUTION
2. DESTINATION 2027, A PLAN TO ACHIEVE HEALTH EQUITY
3. MISSING MIDDLE HOUSING STUDY
4. A REGIONAL PARTNERSHIP WITH THE METROPOLITAN WASHINGTON COUNCIL OF GOVERNMENTS TO EXAMINE IMPEDIMENTS TO FAIR HOUSING
RESULTS

FAIR HOUSING TESTING

Fair Housing tests were conducted in fiscal years 2015, 2017 and 2019 to determine whether differences in treatment were accorded to potential renters based on race or national origin. Of the 300 tests conducted, only one test showed that there were differences in treatment based on national origin. This apartment complex was re-tested to determine if there were any subsequent problems. There were no differences in treatment found in the re-test.

LEGISLATION

An ongoing barrier to low-income renters who participate in rental assistance programs has been that many private landlords were unwilling to accept tenants with a Housing Grant or a Housing Choice Voucher. Virginia passed legislation in 2020 that makes “source of income” discrimination illegal.

Also, in 2020, the Arlington County Board added “gender identity” to its Human Rights Ordinance, thereby prohibiting discrimination on the grounds of gender identity.

FUTURE ACTION

Progress has not been achieved in advancing the policy (2.1.2) to “allow for flexibility in the definitions of family and household for occupancy purposes.” The AHMP states that “In response to the changing composition 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.” The proposed tool in the Implementation Framework that would have achieved this was labeled “enable home sharing” and was identified as a mid-term implementation priority. Due to competing priorities and resources, Zoning Ordinance amendments to the definition of “family” remain an unresolved policy matter.
OBJECTIVE 2.2:
ENSURE LOW- AND MODERATE-INCOME INDIVIDUALS AND FAMILIES CAN ACCESS HOUSING

Even if a sufficient supply of affordable housing is provided, extremely low- and very low-income individuals and families will have difficulty accessing housing due to the disparity between housing cost and actual income. In many cases CAFs created through the development process have rents that are still not low enough for the lowest income households. In addition, low-income individuals and families are most vulnerable to displacement, and are most likely to be blocked from housing options as a result of leasing barriers. Finally, moderate-income households may face barriers to homeownership, including lower credit ratings and ability to meet down payment requirements. Increasing access to housing for lower income households builds on the County’s values of diversity and inclusivity.

IMPLEMENTATION

RENTAL ASSISTANCE
The County’s rental assistance programs have been the primary means by which the County enables access to housing for very low-income households. These programs consist of the federally funded Housing Choice Voucher program and the locally funded Housing Grants and Permanent Supportive Housing programs (which will be discussed in further detail in the next section on homelessness). These programs are administered by the Department of Human Services’ Housing Assistance Bureau.

In October 2018, the County accepted nearly $464,000 from HUD for a Housing Choice Mainstream Voucher Grant. This is a specialized voucher program that will help non-elderly persons with disabilities who are transitioning out of institutional settings, at risk of institutionalization, homeless, or at risk of being homeless. In 2020 the Housing Choice Voucher program accepted nearly an additional $155,000 from HUD in Mainstream Vouchers to assist this specialized non-elderly and disabled population.

In 2019, the County increased the funding for the Housing Grant program to better respond to rising rents by raising maximum allowable rents (MARs), which had not changed since 2010.

HOUSING GRANTS PROGRAM

The Housing Grants Program provides rental assistance to low-income Arlington residents who are:
- 65 years or older
- Totally and permanently disabled
- Working families with at least one child under age 18
- Clients and patients of a County-operated or County-supported mental health program.

HOUSING CHOICE VOUCHER

The Housing Choice Voucher program is the federal government’s major program for assisting very low-income families, the elderly, and people with disabilities to afford decent, safe, and sanitary housing in the private market.
Rental Assistance – Housing Grants and Housing Choice Vouchers

The number of households served through the combined rental assistance programs has remained fairly stable over the past five years: 2,695 households in FY2016 and 2,697 households in FY2020. A strong relationship exists between these programs and the County’s inventory of Committed Affordable Housing (CAF). For example, in FY2020, 95% of housing grant recipients and 81% of Housing Choice Voucher recipients lived in CAF units. Given that only 3.2 percent of the CAF inventory has

<table>
<thead>
<tr>
<th></th>
<th>2016</th>
<th>2017</th>
<th>2018</th>
<th>2019</th>
<th>2020*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Grants</td>
<td>1,396</td>
<td>1,516</td>
<td>1,504</td>
<td>1,479</td>
<td>1,456</td>
</tr>
<tr>
<td>Housing Choice Vouchers</td>
<td>1,299</td>
<td>1,299</td>
<td>1,234</td>
<td>1,196</td>
<td>1,241</td>
</tr>
</tbody>
</table>

HOMEBUYER ASSISTANCE

Arlington provides financial assistance to homebuyers with incomes up to 80% of the area median income through a shared equity loan known as MIPAP, the Moderate-Income Purchase Assistance Program. The County also supports homebuyer education and coordinates with Virginia Housing (formerly VHDA) to enable access to low interest loans.

RESULTS

RENTAL ASSISTANCE – HOUSING GRANTS AND HOUSING CHOICE VOUCHERS

When a household's rental expense exceeds the MAR, the household is responsible for the additional amount, in addition to their set portion of the rent, forcing households to spend more overall. The increased MARs reflect the rents available at 60 percent of the Area Median Income (AMI). This index was again increased for Housing Grant participants in 2020.

HOMEBUYER ASSISTANCE

Arlington provides financial assistance to homebuyers with incomes up to 80% of the area median income through a shared equity loan known as MIPAP, the Moderate-Income Purchase Assistance Program. The County also supports homebuyer education and coordinates with Virginia Housing (formerly VHDA) to enable access to low interest loans.

REPORT HOUSING ARLINGTON

RACE AND ETHNICITY OF HOUSING CHOICE VOUCHER PARTICIPANTS

<table>
<thead>
<tr>
<th>Race/Ethnicity</th>
<th>2020*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Black</td>
<td>82%</td>
</tr>
<tr>
<td>Non-Latinx</td>
<td>18%</td>
</tr>
<tr>
<td>Asian</td>
<td>7%</td>
</tr>
<tr>
<td>Multi Race</td>
<td>1%</td>
</tr>
<tr>
<td>White</td>
<td>31%</td>
</tr>
</tbody>
</table>

HOMEBUYER ASSISTANCE

Arlington provides financial assistance to homebuyers with incomes up to 80% of the area median income through a shared equity loan known as MIPAP, the Moderate-Income Purchase Assistance Program. The County also supports homebuyer education and coordinates with Virginia Housing (formerly VHDA) to enable access to low interest loans.
affordability restrictions at 40% AMI or below and that half of the identified need is for households with incomes below 30% AMI additional direct rent subsidies are needed for extremely low-income households. The combination of unit subsidies through development and direct rental assistance helps Arlington meet the needs of very low-income households, who otherwise would be grossly overburdened with rental costs.

**ARLINGTON LANDLORD PARTNERSHIP**

The goal of the Arlington Landlord Partnership (ALP) is to increase access to rental housing for homeless individuals and families with high leasing barriers. Since its inception in FY2017, the ALP has enabled 85 households with leasing barriers such as previous evictions, poor credit and criminal history to secure housing. An important component of the ALP is the County’s Risk Reduction Fund, which provides financial coverage to landlords in the event of physical damage or lost rent due to tenant’s neglect and/or eviction.

**TENANT ASSISTANCE FUND**

Tenant Assistance Funds (TAFs) are project-based rent assistance programs, designed to be of limited duration, which allow existing tenants to remain at a housing complex when redevelopment or renovation involving Committed Affordable rental units (CAFs) results in increased rents.

Four Tenant Assistance Funds that were in existence prior to FY2016 continued to aid 35 tenants that faced higher rents as a result of CAF development activity. New Tenant Assistance Funds were established to assist households impacted by the acquisition and rehabilitation of Fisher House II in Westover (one tenant) and the redevelopment of the Berkeley/Apex (38 tenants) and Queen’s Court (a fund was established but no tenants applied).

**HOMEBUYER ASSISTANCE**

Through MIPAP, the County has provided 20 loans to qualified homebuyers over the last five years and has a portfolio of 151 active loans at present. By targeting moderate-income households, the program helps to address the homeownership gap. However, due to rising house prices, it is becoming increasingly difficult to find housing that is within the program limits for families needing a two- or three-bedroom unit.

**FUTURE ACTION**

Arlington will continue to provide direct rental assistance through the Housing Grants, Permanent Supportive Housing, and Housing Choice Voucher programs, and regularly assess whether existing resources are meeting the need of low-income Arlingtonians, while focusing on racial equity. Because of new state legislation banning discrimination on the basis of source of income, new opportunities should now provide greater choice to households with Housing Choice Vouchers. Arlington will continue to assess approaches to enabling homeownership for moderate income households.
OBJECTIVE 2.3: PREVENT AND END HOMELESSNESS

The goal of the County’s 10-year Plan to End Homelessness is to prevent and end homelessness. This will be achieved through access to affordable housing, improving incomes, integrated support services and prevention. While there may always be individuals and families who for many reasons become homeless, ending homelessness means averting the loss of a home whenever possible and getting those without a place to live into permanent housing as rapidly as possible.

THE COUNTY WILL REDUCE THE NUMBER OF HOMELESS PERSONS TO 200 BY 2020.

IMPLEMENTATION

Arlington County has a core network of interconnected programs and services, called a Continuum of Care, to assist people who are homeless or at risk of becoming homeless. The Continuum of Care includes County government, nonprofit agencies, the business community, faith groups, and individual interested citizens. It provides a foundation for the broader community partnership working toward the shared goals of preventing homelessness before it occurs and returning homeless individuals and families to stable housing as quickly as possible.

Arlington County Continuum of Care program areas include street outreach and engagement, shelter diversion and targeted prevention emergency shelters, rapid re-housing, transitional housing, and permanent supportive housing.
RESULTS

POINT IN TIME COUNT

The AHMP target to reduce the number of homeless persons in the County to 200 by 2020 was surpassed with 199 homeless persons identified during the most recent Point in Time Count. A seven-year analysis shows Arlington County has reduced the reported number of persons experiencing homelessness by a total of 58% since 2013, with unsheltered persons declining by 77% and persons sheltered by 50%.

RAPID REHOUSING

Rapid Re-housing and Permanent Supportive Housing provide core pathways to permanent housing for individuals and families that experience homelessness. Rapid Re-housing programs move households quickly out of shelter into housing with short-term rental support and services to help families maintain housing.

From FY2016 through FY2020 an average of 160 households were served annually through federal, state and local rapid rehousing funding. In 2020, 84% of persons served through short-term rapid rehousing funding sources were able to successfully move-on to sustain housing through maximizing income or obtaining an ongoing permanent rental subsidy.

SHELTERS

Five Arlington County homeless shelters provide a safe, structured environment for singles and families who are Arlington residents experiencing homelessness. In 2015, Arlington opened a Homeless Services Center providing additional year-round shelter space, hypothermia (winter shelter) space, medical respite beds, and coordinated drop-in services for persons living unsheltered. The chart below shows the number of persons served through the different shelter types provided by the County.
PERMANENT SUPPORTIVE HOUSING

Permanent supportive housing programs provide rental assistance and case management services for households who are homeless and have a disabling condition or a family member with a disabling condition. A portion of new CAFs are typically dedicated to Permanent Supportive Housing (PSH), a combination of affordable housing and support services for people with disabilities. Over the last five years, an additional 79 PSH units resulted from CAF development, bringing the total number of PSH units to 356 units. Permanent Supportive Housing is provided through dedicated CAF units and also in other housing. Through a combination of federal, state, local, and public/private funding, Permanent Supportive Housing is provided to 421 households.

HOMELESSNESS PREVENTION

Arlington provides support to tenants to prevent evictions, including emergency rental assistance. This assistance has been critical to help households retain their housing through financial difficulties. With the COVID-19 crisis, many households faced a sudden loss of income. This demand increased substantially, from 827 households receiving eviction prevention assistance in FY2019 to 1,555 households in FY2020.

FUTURE ACTION

In FY 2018, the County completed its Ten-Year Plan to End Homelessness and launched a new three-year strategic plan, “Within Our Reach”. This plan lays out three-year strategies for Arlington County’s Continuum of Care’s work to reduce the number of persons who experience homelessness, and to be able to assist those who do become homeless to return to housing stability as quickly as possible. The five goals of this plan focus on affordable housing, comprehensive supportive services, homelessness prevention, income maximization, and evaluation. The plan also identifies the need to address the finding that a disproportionate number of African American persons are in need of homeless services.
Beginning in March 2020, the COVID-19 pandemic and its associated economic impact created a dramatic shift in the needs and resources for homelessness prevention. By the end of the fiscal year, more than three times the typical number of households was provided with emergency rental and utility assistance.

**SOME HIGHLIGHTS OF FY 2020 EVICTION PREVENTION EFFORTS:**

1. **$2,703,651 SPENT IN FEDERAL, STATE AND LOCAL FUNDS**
2. **1,555 UNDUPlicated HOUSEHOLDS SERVED**
3. **HOUSEHOLDS WERE ASSISTED 1.7 TIMES ON AVERAGE**
4. **AVERAGE ASSISTANCE AMOUNT PER HOUSEHOLD: $1,001**
OBJECTIVE 2.4:
ENABLE ARLINGTON RESIDENTS TO AGE IN THE COMMUNITY.

The number of households headed by a person age 65 or older is forecasted to increase by 75% between 2010 and 2040, or three times as fast as the growth in the number of households headed by someone under age 65. The older adult population will have a variety of housing needs and preferences, and many will want to age in place (e.g. in their current homes) or in their communities. In order to promote a diverse and inclusive community, the County will adopt and strengthen policies that help Arlington’s older adults remain in the community building on Arlington’s Elder Readiness Plan.

IMPLEMENTATION

AFFORDABLE INDEPENDENT LIVING COMPLEXES

The County provided financing to support the renovation of two age-restricted independent living facilities, Culpepper Garden I in FY2016 and the Carlin in FY2019. Culpepper Garden I is a 210-unit independent living facility for low-income seniors age 62 years and older built in 1975. The Carlin is a 162-unit, 10-story tower that was built in 1995. Both projects resulted in physical renovations as well as extended affordability periods. Additionally, in 2019 the owners of Claridge House, a 300-unit affordable independent living residence located near Amazon’s new HQ2 headquarters, renewed their federal Housing Assistance Payments (HAP) contract for another ten years.

AFFORDABLE ASSISTED LIVING

The County provides annual funding to Culpepper Garden Assisted Living facility to provide assisted living level of care to low-income residents needing assistance with one to three activities of daily living. In addition, the County funds the Mary Marshall Assisted Living Residence which provides assisted living housing for low-income seniors (55+) with serious mental illness or intellectual or developmental disabilities.

REAL ESTATE TAX RELIEF

Real Estate Tax Relief supports the goal of aging in place by providing exemption and/or deferral of real estate taxes for qualified Arlington homeowners age 65 and older and certain totally and permanently disabled homeowners who meet eligibility requirements. In FY 2017, County staff and a working group developed a set of recommendations to improve the Real Estate Tax Relief program. These recommendations included revising application materials, increasing outreach and technical assistance, enhancing data and feedback collection efforts, and amending local code to adjust income and asset levels.

ELDER CARE ZONING ORDINANCE AMENDMENT

The Zoning Ordinance was amended in December 2019 to allow elder care uses in an additional 18 zoning districts through site plan approval. Elder care uses include independent living facilities, assisted living facilities, nursing homes and continuing care retirement communities. The current inventory of 2,541 units is already insufficient and the need for elder care units is projected to increase in the near future.
SUPPORT SERVICES

An array of services and supports are provided through, and/or supported by, the County’s Area Agency on Aging, Aging and Disability Services Division and Community organizations. These services are designed to help enable older Arlington residents to live as an integral part of the community safely, independently and with dignity, a concept known as aging in place. Services include nutrition programs and home delivered meals; legal assistance and money management assistance; in-home services and personal care; and transportation services.

RESULTS

EXTENDED AFFORDABILITY OF INDEPENDENT LIVING PROJECTS

Arlington has maintained the 1,111-age restricted CAFs, and affordability periods have been extended at three properties: Culpepper Garden I, The Carlin, and Claridge House. In total, 672 units extended their affordability periods, accounting for 60% of the age-restricted CAF inventory. In addition to age-restricted CAFs, all non-age-restricted CAFs also provide opportunities for the older adult population within their prescribed income restrictions.

RENTAL ASSISTANCE

In Arlington, more than half of older renters spend 30 percent or more of their income on rent and are rent burdened. 13.1 percent, of Arlington residents living in poverty, representing 2,430 households, are part of the aging population. Arlington offers Housing Grants to help subsidize the rent for adults age 65 and above who meet financial eligibility. Through the County’s various rental assistance programs, 1,031 households over the age of 65 received rental assistance, accounting for 31% of households assisted through these programs.

REAL ESTATE TAX RELIEF

In calendar year 2019, 914 households received real estate tax relief. This program serves 6% of Arlington homeowners 65 years of age and older.

FUTURE ACTION

The County will continue to support the existing age restricted CAFs and evaluate proposals for future age restricted affordable developments as they are proposed. The County will also continue to provide financial assistance for low-income persons age 65+ to help mitigate housing costs through rental assistance and tax relief; and promote home modifications, home repairs and universal design features to facilitate aging in place. The County will also study how best to address affordability concerns raised through the 2019 Elder Care zoning code amendment process.
IN 2020 THE COUNTY RELEASED "BUILDING AN AGE FRIENDLY COMMUNITY", AN ACTION PLAN FOR 2020-2023. THE PLAN OUTLINES GOALS AND OBJECTIVES AND DEFINES FUTURE ACTIONS IN FURTHERMORE OF THOSE GOALS AND OBJECTIVES. THE THREE HOUSING GOALS ARE TO;

1. Advance housing policies and programs that focus on affordability and accessibility

2. Promote supportive services and tools to help Arlingtonians remain in the homes of their choice, living safely and independently

3. Promote the development of affordable assisted living facilities in Arlington
Objective 2.5:
Enable persons with disabilities to live as independently as possible in the community

The number of households in Arlington with a person with a disability is expected to increase 43% between 2010 and 2040, nearly one and a half times faster than the number of households with no individuals with disabilities. The rise in the population with disabilities is related to the increase in the older adult population, which is more likely to have a disability. Affordable housing that has accessible features can increase housing opportunities for persons with disabilities.

By 2040 10% of all CAFs will be accessible to, and occupied by, persons with disabilities.

Implementation

In FY 2018, a Notice of Funding Availability (NOFA) process was established for projects seeking financing through AHIF and other County loan funds. The NOFA encourages projects to fulfill the policies of the Affordable Housing Master Plan. Consideration is given to how many and what percentage of proposed units are Type-A Accessible as well as units designed for persons with sensory impairments (hearing/visual). NOFA points are also awarded if the proposed projects will contain lease provisions that permit a non-disabled person occupying an accessible unit to be transferred to another unit to allow a household requiring the accessible features to occupy the accessible unit.
RESULTS

ACCESSIBLE UNITS
Over the last five years, 113 accessible units were added to the CAF inventory, including six additional accessible units incorporated into the Culpepper Garden I renovations. This represents 8% of the net new CAF units, counting Park Shirlington (an existing apartment complex that was acquired and is pending a final affordable housing plan, which should address accessibility).

OCCUPANCY OF ACCESSIBLE UNITS
Improvements have been made in aligning accessible units with persons in need of accessible units. In 2010, only 34.5% of the accessible units were occupied by persons with disabilities. This increased to 48.4% in 2015 and 55.4% in 2020. This number is likely to increase as more CAF providers include lease provisions that require non-disabled tenants to relocate to another unit when an application from a person with a disability needing an accessible unit is received.

HOUSING FOR PERSONS WITH INTELLECTUAL DISABILITIES AND MENTAL HEALTH NEEDS
In 2016, the County leveraged an award of $1.5 million from the Commonwealth of Virginia to open two new group homes. Through a combination of group homes, supervised apartments and intensive care facilities, the County provided supportive housing resources to 105 individuals with intellectual disabilities and 31 persons with mental health needs in FY2020. In addition, the County funds the Mary Marshall Assisted Living Residence which provides assisted living housing for 52 low-income seniors (55+) with serious mental illness or intellectual or developmental disabilities.

PERMANENT SUPPORTIVE HOUSING
Over the last five years, an additional 79 PSH units resulted from CAF development, bringing the total number of PSH units in CAFs to 356 units.

RENTAL ASSISTANCE
Through the County’s various rental assistance programs, 1,299 households with a person with a disability received rental assistance, accounting for 39% of households assisted.

FUTURE ACTION
The County will continue to support developments and services that enable persons with disabilities to live as independently as possible in the community.
Safe and decent housing serves as a platform for positive outcomes for individuals, families and neighborhoods. Families need safe, code compliant housing to remain healthy. In addition to increasing the supply of and access to affordable housing, Arlington County is committed to creating and maintaining safe, healthy, well-maintained housing and neighborhoods for residents of all needs and income levels.

GOAL 3: SUSTAINABILITY
ARLINGTON COUNTY SHALL ENSURE THAT ITS HOUSING EFFORTS CONTRIBUTE TO A SUSTAINABLE COMMUNITY.

OBJECTIVE 3.1:
ENSURE THAT ALL HOUSING IS SAFE AND CODE COMPLIANT.

Safe and decent housing serves as a platform for positive outcomes for individuals, families and neighborhoods. Families need safe, code compliant housing to remain healthy. In addition to increasing the supply of and access to affordable housing, Arlington County is committed to creating and maintaining safe, healthy, well-maintained housing and neighborhoods for residents of all needs and income levels.

IMPLEMENTATION

CODE ENFORCEMENT

Arlington’s Inspection Services Division has a team of Code Enforcement inspectors certified by the Virginia Department of Housing and Community Development and the International Code Council. To meet local needs, more than half of Code Enforcement staff speak multiple foreign languages. The Code Enforcement team enforces the Virginia Maintenance Code (Building Code), the Condition of Private Property (COPP) Ordinance, the Noise Control Ordinance, and the Sidewalk Snow Removal Ordinance.

Code Enforcement investigates emergency complaints within 24 hours. If the inspector finds a violation that poses a serious and imminent threat to the life and safety of the owner and/or occupants, immediate corrective action may be ordered.

PHYSICAL COMPLIANCE INSPECTIONS

Arlington conducts physical compliance inspections to ensure that committed affordable units and housing provided in conjunction with Housing Choice Vouchers are healthy and safe for the residents who live in them. Inspections assess the physical condition of the property based on HUD’s established Housing Quality Standards (HQS).
RESULTS

PHYSICAL COMPLIANCE INSPECTIONS

From FY2018 through FY2020, 680 CAF units were inspected by Housing Division staff for compliance with Housing Quality Standards. All violations that were cited through the inspections were addressed and brought into compliance. In addition, in FY2020, 1168 housing units associated with Housing Choice Vouchers were inspected; 81 percent of Housing Choice Vouchers are used in CAF Properties and these HCV inspections are additive to CAF unit inspections.

CODE ENFORCEMENT

The estimated total number of code enforcement cases from FY2016 through FY2020 is 15,530 cases. This includes cases related to commercial, industrial and residential properties, as well as noise control and snow removal. The average number of cases for the five-year period is 3,106, and the number of cases per year is trending downward.

FUTURE ACTION

The County will continue carrying out physical compliance inspections of CAFs, Code Enforcement and educational activities to ensure a healthy and safe living environment.

*Estimate
OBJECTIVE 3.2:

PROMOTE AFFORDABLE HOUSING CLOSE TO TRANSIT.

Arlington County has a long history of coordinated land use and transportation policies that encourage higher intensity development within transit corridors. Housing and transportation costs are both important in achieving overall household affordability in any given location. Given Arlington’s rich public transit system, locating affordable housing close to public transit aids lower income households in lowering overall living costs.

IMPLEMENTATION

Access to transit is considered as part of the Notice of Funding Availability (NOFA) application process. Points are awarded to projects in closer proximity to the County’s Primary Transit Network. The County’s Transit Element of the Master Transportation Plan (MTP) was updated in December 2016, adding a Premium Transit Network in Crystal City and along Columbia Pike and expanding the Primary Transit Network.

RESULTS

TRANSIT ACCESS OF COMMITTED AFFORDABLE HOUSING

All of the Committed Affordable housing added to the County inventory from FY2016 through FY2020 was located within a distance of ½ mile from the County’s Premium and Primary Transit Networks.

FUTURE ACTION

Access to transit will continue to be a consideration when evaluating future CAF developments.
OBJECTIVE 3.3:
ENSURE ENVIRONMENTAL SUSTAINABILITY PRACTICES ARE INCORPORATED INTO AFFORDABLE HOUSING DEVELOPMENTS.

Arlington has a long-time commitment to sustainability in community planning and development. With a focus on transit-oriented development, walkability, and green building, Arlington focuses on providing safe, accessible, healthy, and cost-efficient housing for residents. Providing energy and water efficient homes contributes to overall housing affordability by lowering the costs of monthly utility bills. Opportunities for incorporating environmentally sustainable practices exist in the County’s existing affordable stock through renovations, as well as when new developments are planned. This focus on “affordable living” reduces ongoing costs for residents and landlords and aligns with Arlington’s sustainability goals.

IMPLEMENTATION

AFFORDABLE HOUSING INVESTMENT FUND AND COUNTY LOAN FUND

To better accomplish County policy goals and objectives, a Notice of Funding Availability (NOFA) process was established for projects seeking financing through AHIF. Three sections include additional points related to environmentally sustainable building features (either LEED Gold or Earthcraft Gold), incorporation of renewable energy and other green building innovations. Developer experience in green design and construction is also considered.

RESULTS

COMMITTED AFFORDABLE HOUSING

Affordable housing projects are encouraged to incorporate sustainable building and building operation into their design. Nearly all of the new County financed developments were anticipated to receive a sustainable building certification: EarthCraft, Leed or EnergyStar. These certifications generally include minimum standards for energy efficiency and water conservation. The table that follows on the subsequent page details the types of environmental features for each county financed project.
## SUSTAINABLE FEATURES OF CAF PORTFOLIO

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Arlington View Terrace</td>
<td>2020</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>The Cadence</td>
<td>2020</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>American Legion (Terwilliger Place)</td>
<td>2019</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Queen’s Court</td>
<td>2018</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Ballston Station/ CUMC</td>
<td>2017</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Westover/Fisher House II</td>
<td>2017</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>The Apex</td>
<td>2017</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Gilliam Place</td>
<td>2016</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Park Shirlington</td>
<td>2018</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(pending final affordable housing plan)

## FUTURE ACTION

The County will continue to encourage affordable housing developments to incorporate energy efficiency, renewable energy, water conservation and other green building innovations.
OBJECTIVE 3.4:
PROMOTE LONG TERM AFFORDABILITY AND FINANCIAL FEASIBILITY OF COMMITTED AFFORDABLE UNITS

One measure of a sustainable community is the extent to which low-and moderate-income residents are able to find affordable housing and are able to remain in the County. A key mechanism to promote housing and neighborhood stability is to pursue strategies that promote long term affordability and financial sustainability of CAFs.

IMPLEMENTATION

ASSET MANAGEMENT OF THE COUNTY LOAN FUND PORTFOLIO

The County reviews and monitors active County loans to ensure compliance with loan provisions and repayment terms. As part of this process, loans are identified that may need adjustments in order to maintain and secure long-term financial feasibility. In some cases, interest rate adjustments have been implemented after a thorough review of the underlying conditions and performance of a loan. These adjustments keep the County’s CAFs financially sound so that they can continue to provide healthy and safe homes to our residents.

Photo Credit: Arlington Partnership for Affordable Housing, artist rendering of Terwilliger Place
LONG-TERM AFFORDABILITY OF COMMITTED AFFORDABLE HOUSING

The resources required to add CAFs to the County’s housing supply are substantial. Therefore, ensuring that the affordability achieved through CAF developments are a long-term benefit is an essential component of sustaining the County’s affordable housing supply. The table at right details the new CAF projects financed through County loans over the past five years. All of the projects, with the exception of Park Shirlington, have affordability requirements that will be in effect for at least 60 years. (A final affordable housing plan is anticipate for Park Shirlington that will also be in line with the County’s policies.) In addition, affordability requirements were extended for 845 apartments at four properties through additional County investment and the renewal of federal Housing Assistance Payment (HAP) contracts: Clarendon Court, Culpepper Garden, The Carlin, Colonial Village West, and Claridge House.

<table>
<thead>
<tr>
<th>Property</th>
<th>Fiscal Year</th>
<th>Term of Affordability</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arlington View Terrace</td>
<td>2020</td>
<td>75 years</td>
</tr>
<tr>
<td>The Cadence</td>
<td>2020</td>
<td>60 years</td>
</tr>
<tr>
<td>American Legion</td>
<td>2019</td>
<td>75 years</td>
</tr>
<tr>
<td>Queen’s Court</td>
<td>2018</td>
<td>75 years</td>
</tr>
<tr>
<td>Ballston Station/CUMC</td>
<td>2017</td>
<td>60 years</td>
</tr>
<tr>
<td>Westover/Fisher House II</td>
<td>2017</td>
<td>60 years</td>
</tr>
<tr>
<td>The Apex</td>
<td>2017</td>
<td>60 &amp; 70 years</td>
</tr>
<tr>
<td>Gilliam Place</td>
<td>2016</td>
<td>60 years</td>
</tr>
<tr>
<td>Park Shirlington</td>
<td>2018</td>
<td>Pending final plan</td>
</tr>
</tbody>
</table>

LOAN COMPLIANCE

All County loans for CAF projects were in compliance with the financial terms and obligations during each of the past five fiscal years.

INTEREST RATE REDUCTIONS

The interest rates were reduced on five County affordable housing project loans: the Berkeley, Shelton and Cameron Commons (in FY2016), and Park Rosslyn and Leckey Gardens (in FY2017). The initial interest rates were established based on market interest rates at the time the loans were originated as well as financial underwriting that forecasted the level of debt the properties could support. The County loans secured by these properties had interest rates that were greater than the Federal Housing Administration (FHA) 35-year fixed rates and/or could no longer support the rate of interest accumulation based on projected cash flow. The County Board approved reduced interest rates to slow the pace of the debt accruing on the County loans, which will reduce the amount of debt on the property in case of future refinancing or redevelopment.

FUTURE ACTION

The County will continue to monitor its portfolio of loans for CAFs to ensure long term fiscal health and compliance with loan terms. The evaluation of future CAF proposals will take into account the length of affordability.
OBJECTIVE 3.5:
ENSURE THAT THE COUNTY’S AFFORDABLE HOUSING GOALS ARE INTEGRATED INTO OTHER COUNTY PLANS AND POLICIES WHERE APPROPRIATE.

Arlington’s Affordable Housing Master Plan should be consistent and integrated with other plans, particularly land use, transportation, economic development, and environmental plans and policies. By integrating affordable housing and other planning efforts, Arlington can build a more sustainable community and local economy.

IMPLEMENTATION

AREA PLANS

The Plan Lee Highway planning study began in 2019 and is ongoing. The charge for the study included a goal to “expand housing options to achieve a diverse mix of types, affordability, and tenure” and to “strive to achieve the goals set forth in the Affordable Housing Master Plan.”

The area within the Four Mile Run Valley Area Plan contained limited opportunity for housing redevelopment, except for sites which currently have hotel uses. If those sites develop via Site Plan in the future, it is expected that the redevelopment will be subject to the affordable housing provisions of the Zoning Ordinance.

RESULTS

RESIDENTIAL PARKING STUDY

In November 2017, the Arlington County Board adopted off-street residential parking guidelines for new, multi-family residential projects approved by special exception in Arlington’s Metro corridors. A key element of the guidelines includes reduced parking ratios for properties containing CAFs affordable at 60 percent of and 50 percent of AMI that are set at 70 percent and 50 percent of the market-rate minimums respectively.

FUTURE ACTION

As planning processes are carried out the County will consider how the goals, objectives and policies of the Affordable Housing Master Plan can be integrated into these planning efforts.
The Affordable Housing Implementation Framework describes the existing and potential tools that the County could employ to fulfill the goals, objectives, and policies of the AHMP. The Framework provides guidance from the County Manager to County staff for developing and overseeing specific policies and programs to meet the County’s affordable housing needs. The table below includes all of the tools described in the Implementation Framework along with a status update. Tools that existed in 2015 are identified by reference numbers, while potential tools (not-yet-implemented) have reference letters. Recommendations that were included in the Implementation Framework for existing tools are noted underneath the name of the tool.
| **1** Affordable Housing Investment Fund (AHIF) | In FY 2018, staff implemented a competitive Notice of Funding Availability (NOFA) process to apply for AHIF loan funds. The goals include:  
• Concurrent review of proposals to improve decision making,  
• Encouraging competitive applications to better leverage AHIF  
• Clarifying the process and schedule for all developers, and  
• Consistency with the Affordable Housing Master Plan  
An advisory group was created to provide feedback on staff recommendations as the NOFA was being developed. The 10-member NOFA Advisory Group included representation from the development community, Fiscal Affairs Advisory Commission, Housing Commission, Affordable Housing Master Plan Working Group, and other community stakeholders. |
| **2** Federal and State Funds | Arlington continues to make use of the federal funding sources available to finance the construction and preservation of committed affordable housing. From FY2016 through FY2020, the County allocated $8.5 million in CDBG funds and $9.5 million of HOME funds to support four projects: The Carlin, The Cadence, American Legion, and Clarendon Court. Also, a previous HOME loan for the Berkeley was rolled over into the financing for its replacement, The Apex.  
The County also allocated CDBG funds received from the CARES Act to support direct rental assistance as part of the response to the COVID-19 crisis, as well as additional CDBG entitlement funds. |
| **3** Industrial Development Authority (IDA) Bonds | Two CAF rehabilitation projects used IDA bonds as part of their financing. A bond issuance of $20.5 million was approved in FY2018 for the acquisition, construction, and rehabilitation of The Carlin apartments. Another $13 million bond issuance was approved in FY2019 for the acquisition, construction, and rehabilitation of the Colonial Village West apartments. The IDA bonds are secured by the net revenues of the project and payable solely by the developer (i.e., are not a financial obligation of the County). |
| **4** Multifamily Rehabilitation Partial Property Tax Exemption | Staff explored various options to modify this tax tool including the addition of affordability requirements as part of the incentives for the Housing Conservation District. Ultimately the program was recommended to be eliminated due to increasing fiscal impacts and no evidence of direct benefit for housing affordability. The section of the County Code related to this exemption was repealed by the County Board in 2020. |
5 Tax Increment Financing
The Columbia Pike Tax Increment Financing Area (CPTIFA) received $1.7 million in revenue from FY2016 through FY2020. The CPTIFA funds support qualifying expenses for affordable housing development through the Transit Oriented Development Fund.

6 Transit Oriented Affordable Housing (TOAH) Fund
The TOAH fund contributed $745,298 to the development costs for Gilliam Place, a 173-unit CAF building on the site of the Arlington Presbyterian Church. The fund also supported the digital equity pilot program at Arlington Mill Residences ($95,400) and around $984,000 was allocated to Arlington View Terrace East (AVTE) in February 2020.

A Pooled Equity Fund
Staff evaluated the pooled equity fund as part of the financial tools component of Housing Arlington and found through interviews with affordable housing developers that there was not a need for this type of fund. Other equity funds already exist in the region including the Washington Housing Initiative Impact Fund. The County will continue to explore mechanisms to better leverage County funds for affordable housing through the Housing Arlington Financial Tools Initiative.

B Separate Tax Classification for Multi-Family Affordable Housing or Payment in Lieu of Taxes (PILOT)
No action has been taken. Affordable Housing is assessed based on the revenue generated from rents received. Because rents are restricted and generate less revenue than market rents, this results in a lower property tax assessment. Alternative means for lowering property taxes would have a negative fiscal impact to the County’s General Fund which is a significant source for the Affordable Housing Investment Fund.

C Private/Public Partnership Fund for Development of Permanent Supportive Housing
A private donation in conjunction with a commitment of County supportive services helped deepen the affordability of 10 units at the Marbella apartments to 30% AMI; these units are still functioning as Permanent Supportive Housing. Meanwhile, funding provided by the Arlington Community Foundation has deepened affordability to 30% of AMI for ten existing CAFs, split evenly between the Gates of Ballston and Whitefield Commons.

7 Affordable Housing Ordinance
In 2020, the Arlington Community Foundation’s Shared Prosperity Initiative began an effort to develop an amendment to the Commonwealth of Virginia’s enabling legislation for the ordinance with the objective of increasing resources for affordable housing. County staff is participating in this effort. Additional analysis will determine the relative value of the onsite units option versus the cash contribution option.
In 2019 the County Board revised the bonus density maximums for site plan projects to incentivize the creation of more affordable housing and to meet public infrastructure and facility needs by revising bonus density maximums for site plan projects that would provide those public benefits. The Board also approved a redefinition of “low or moderate income” to allow flexibility to consider a higher affordability income range. The Zoning Ordinance was amended to remove the current maximum combined bonus of 25 percent above that allowed in the respective zoning district for residential projects, or an additional 0.25 FAR for office projects in return for providing affordable housing and community facilities. This will give the County the flexibility to consider more density, within the heights specified for each zoning district, for residential, commercial or hotel developments that propose to contribute affordable housing or community facilities.

The County Board adopted a SAHPD as part of the amendment to site plan #233 (commonly referred to as the Best Western site) in 2019. This site plan amendment incorporated an existing 14-unit market-rate affordable apartment building that would be demolished through redevelopment of the site. Because the developer proposes condominiums rather than rental housing, an in-lieu cash contribution was approved to fund more affordable units. Staff estimates that the in-lieu contribution could produce about 31 affordable units affordable up to 60% AMI through future projects.

The Plan Lee Highway planning study began in 2019 and is ongoing. The charge for the study included a goal to “expand housing options to achieve a diverse mix of types, affordability, and tenure” and to "strive to achieve the goals set forth in the Affordable Housing Master Plan."
In 2020, the Columbia Pike Neighborhoods Area Form Based Code was amended to allow for a cash contribution into the Affordable Housing Investment Fund (AHIF) when the proposed development includes commercial uses. This is consistent with the provision for site plan projects and will generate additional funds for affordable housing when not redeveloped with a residential use.

A Zoning Ordinance amendment related to increasing income limits and extending the affordability term for homeownership units was indefinitely deferred by the County Board in 2020. Hearings on this matter will be held in October 2021.

Feedback received from the Columbia Pike Civic Association Presidents group during the AHMP approval process indicated a strong opposition to expanding the affordability requirements to the Commercial Centers FBC.

Transfer of development rights were considered in the development of recommendations for the Housing Conservation District (HCD). It was determined that TDR would not be viable as a tool to transfer density between sites within HCD areas, since transferred rights, which would have to be purchased, would be in competition with density already available on redevelopment sites through the proposed Zoning Ordinance amendment.

The sites identified in the Columbia Pike Neighborhoods Area Plan for potential use of TDR as a means of both historic preservation and preservation of affordable housing have not taken advantage of the potential TDR.

In March 2017, the County published “Market-Rate Affordable Housing: An Approach for Preservation.” The report included an overview of Arlington’s past efforts in preserving market rate affordable housing; an inventory and analysis of MARKs in the non-planned areas of the County; a review of existing and potential tools for preservation; and recommendations for further analysis and potential actions.

In 2017, the Arlington County Board established a Housing Conservation District in 12 areas with market-rate affordable housing. The district is intended to prevent the loss of market-rate affordable housing, to encourage and incentivize the distribution of affordable housing throughout the County, and to preserve and enhance existing apartment neighborhoods, consistent with adopted policies from both the Affordable Housing Master Plan and General Land Use Plan. While considering possible zoning amendments to achieve the HCD goals, it has become clear that there is a need for new multifamily development standards that improve affordability and respect neighborhood character in all multifamily communities with older, existing apartment buildings – not just in HCD areas. A new Multifamily Reinvestment Policy/Zoning Tool will implement HCD policy goals while also modernizing standards for other areas of Arlington County planned and zoned for multifamily. Work on the Multifamily Reinvestment Policy/Zoning Tool is ongoing.
14 Accessory Dwelling (AD) Ordinance
Review of the AD ordinance to enable greater use

In 2017, the Arlington County Board adopted amendments to the Zoning Ordinance to facilitate creation of accessory dwellings in single-family neighborhoods. An additional amendment was approved in 2018 to allow residents to build new detached accessory dwellings and enable conversion of existing accessory buildings into accessory dwellings.

15 Family/ Caregiver Suite

During the update to the accessory dwelling regulations, the size of the family/caregiver suite was increased to a maximum of 750 square feet, to align with the size of the accessory dwelling, making it easier to convert a family/caregiver suite to an accessory dwelling.

D Affordable Housing Parking Standards

In 2017, the Arlington County Board adopted off-street residential parking guidelines for new, multi-family residential projects approved by special exception in Arlington’s Metro corridors. A key element of the guidelines includes minimum parking ratios for 60 percent and 50 percent of Area Median Income (AMI) committed affordable units set at 70 percent and 50 percent of the market-rate minimums, respectively.

E Simplified Land Use Approvals

Process improvements to the site plan review process have been implemented by the County. County staff now conducts a thorough review of site plan projects in the preliminary stage prior to formal acceptance of site plan application. This allows the developer to address issues with the project earlier in the process. Upon acceptance of a Site Plan application all Site Plan Review Committee (SPRC) meetings are scheduled. The number of SPRC meetings has been normalized to three meetings. The scheduling of these meetings at the time of the site plan application acceptance provides for greater certainty with regards to the time for projects to complete the Site Plan review and to be considered for action by the Planning Commission and County Board.

F Affordable by Design Study

A Missing Middle Housing Study is a key component of Housing Arlington’s Land Use Tools initiative. This study will explore how new housing types could help address Arlington’s shortfall in housing supply and gaps in housing choices, and is closely related to the “affordable by design” concept.

G Enabling Home Sharing

As described in the Implementation Framework this would look at the Zoning Ordinance definition of “family” to provide for greater flexibility of household types for households with more than four unrelated persons. This has not risen to a priority and has not been part of the Planning workplan. The draft Analysis of Impediments to Fair Housing identifies this as a barrier to fair housing in Arlington.
New Density Definitions in Medium Density Zoning Categories

As a result of the bonus density amendments to the Zoning Ordinance enacted in 2019, a review of the RA zoning districts was undertaken to understand the impact of those amendments on RA districts between the two. Due to considerable overlap with the Housing Conservation District, an overall approach to the RA districts is being studied.

Community Energy Plan Goals and Targets

An update to the Community Energy Plan was adopted in 2019 setting ambitious targets for transforming the County’s energy sector. With a goal of lowering total building energy use in Arlington by at least 38 percent from 2016 levels, despite the growth in the number of households and corresponding economic activity, the plan calls for numerous steps, including:

- More stringent energy codes that make renovated buildings more energy efficient, incenting new buildings to be designed, built and operated more efficiently than is required by code,
- Expanding investment in energy efficiency programs and land use and transportation approaches that promote energy efficiency, among other measures, and
- Pursuing funding opportunities and partnerships for energy efficiency programs and projects that reflect local and regional needs.

Coordination with Arlington Public Schools

The County shares data on residential development with Arlington Public Schools (APS) to enable APS to plan. The Joint Facilities Advisory Commission was established to provide input to the Boards on capital facilities needs assessment, capital improvement plans and long range facility planning.

16 Housing Grants

The County’s FY 2020 budget increased the funding for the Housing Grant program to respond to rising rents by raising maximum allowable rents (MARs), which had not been adjusted since 2010. When a household’s rental expense exceeds the MAR, the household is responsible for the additional amount, in addition to their set portion of the rent, forcing households to spend more overall. The 2020 adjustment reflected the rents available at 60 percent of the Area Median Income (AMI).

17 Housing Choice Vouchers

The County continues to administer the Housing Choice Voucher program. In 2018, the County accepted nearly $464,000 from HUD for a new Housing Choice Mainstream Voucher Grant. This specialized voucher program will help to house non-elderly persons with disabilities who are transitioning out of institutional settings, at risk of institutionalization, homeless, or at risk of being homeless.
<table>
<thead>
<tr>
<th>Number</th>
<th>Service Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>18</td>
<td><strong>Affordable Housing Investment Fund Housing Services</strong></td>
</tr>
<tr>
<td></td>
<td>The County sets aside $200,000 annually of AHIF funds for new or expanding housing services. This is a grant for up to two years of funding to address an unmet or changing housing need.</td>
</tr>
<tr>
<td>19</td>
<td><strong>Mediation Services and Tenant-Landlord Education</strong></td>
</tr>
<tr>
<td></td>
<td>The County provides information about the rights and responsibilities of tenants and landlords to assist with resolution of tenant-landlord disputes. In addition, the County's Tenant-Landlord Commission provides information, referrals and advice for tenant-landlord issues. The County no longer provides mediation services. County staff provide free educational seminars/workshops that cover a variety of different topics, which have included the nuts and bolts of landlord-tenant law, lease requirements, tenant screening, tenant rights, mediation and the Virginia Fair Housing Law.</td>
</tr>
<tr>
<td>20</td>
<td><strong>Tenant Assistance Fund (TAF)</strong></td>
</tr>
<tr>
<td></td>
<td>Tenant Assistance Funds continued to support residents at Union on Queen, The Springs and William Watters. Fisher House II and The Apex (The Berkeley redevelopment) are new projects with a TAF component. 59 households benefited from the TAF over the last five years.</td>
</tr>
<tr>
<td>21</td>
<td><strong>Tenant Relocation Program</strong></td>
</tr>
<tr>
<td></td>
<td>CAF projects financed by the County and site plan projects that result in the displacement of tenants require a tenant relocation plan, which provides relocation benefits to affected tenants. Thirteen projects had active relocation plans monitored by County staff during the last five years, affecting 1,603 households.</td>
</tr>
</tbody>
</table>

**SERVICES • HOMEOWNER ASSISTANCE AND HOMEBUYER SERVICES**

<table>
<thead>
<tr>
<th>Number</th>
<th>Service Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>22</td>
<td><strong>Real Estate Tax Relief</strong></td>
</tr>
<tr>
<td></td>
<td>In 2018, the Arlington County Board approved changes to the County Real Estate Tax Relief for the Elderly program, including extending the application deadline; allowing for retroactive real estate tax relief under extreme circumstances; increasing and annually adjusting the exemption asset limit; and revising the method for calculating applicants’ assets.</td>
</tr>
<tr>
<td>23</td>
<td><strong>Home Improvement Program (HIP)</strong></td>
</tr>
<tr>
<td></td>
<td>The Home Improvement Program was discontinued in 2015. Through the Community Development Fund, Arlington supports Rebuilding Together, a nonprofit organization that makes critical repairs to homes of elderly and disabled residents.</td>
</tr>
</tbody>
</table>
24 Assistance for Condominium Associations
Explore possible financial assistance

Housing Arlington’s Condominium Initiative focuses on strategies to ensure that condominium owners can preserve and maintain their homes, as existing condominiums provide the most likely source of affordable ownership opportunities to low- and moderate-income households in Arlington.

This initiative includes three major elements:

- Build organizational capacity by providing resource materials, classes, workshops, direct technical assistance, and conducting outreach to association management, prioritizing condos primarily owned by low- or moderate-income owners;
- Promote capital improvements by developing strategies and programs that help support maintenance and renovation needs in existing affordable condos; and
- Develop programmatic approaches for direct support by establishing cost-effective methods to provide direct assistance to financially vulnerable low- and moderate-income owners in the context of rising fees and capital expenses.

25 Moderate-Income Homebuyer Assistance Program (MIPAP)

The County has provided 20 loans to qualified homebuyers through MIPAP over the last five years and had a portfolio of 151 active loans as of June 30, 2020.

26 Federal and State Programs for Low- and Moderate-Income Homebuyers

The County continues to educate potential homebuyers about federal and state homeownership programs.

27 Homebuyer Education and Foreclosure Prevention Counseling

From FY 2016 through FY 2020, 1,277 persons with low- and moderate-incomes completed homebuyer education classes. Homebuyer education classes are provided through a partnership with the Latino Economic Development Center.

SERVICES • SPECIAL NEEDS AND HOMELESS SERVICES

28 Case Management

The County offers a range of case management services that directly help households obtain and maintain housing, including linking them to support services and other resources.
29 **Homeless Services**

Arlington County has a core network of interconnected programs and services, called Continuum of Care (CoC), to assist people who are homeless or at risk of becoming homeless. In FY 2018, the County launched a new three-year strategic plan, *Within Our Reach*. This plan lays out strategies for Arlington County’s Continuum of Care’s work to reduce the number of persons who experience homelessness, and to be able to assist those who do become homeless to return to housing stability as quickly as possible.

30 **Permanent Supportive Housing (PSH)**

The County has continued to commit CAF units as (PSH) to reach the goal of 425 total PSH units, provide rental assistance to help PSH tenants pay their rent, and provide sufficient case management services to help tenants maintain their housing. Since 2015, 70 PSH units have been added (approved), bringing the total number of PSH units to 331.

31 **Supportive Housing with Services**

The County provides a range of supportive housing for disability and special needs populations. Supportive housing types include group homes, transitional housing, supervised apartment living, congregate housing, and supportive studios. In 2016, the County leveraged an award of $1.5 million from the Commonwealth of Virginia to open two new group homes.

32 **Housing Stabilization and Eviction Prevention Services**

With the COVID-19 crisis, many households faced a sudden loss of income. The County allocated funds received from the CARES Act as well as additional CDBG entitlement funds to support direct emergency rental assistance as part of the response to the COVID-19 crisis.

33 **Code Enforcement**

The County continues to enforce all building and maintenance codes in the County. However, due to increased and reprioritized responsibilities and lack of available resources, data has not been available for the housing indicators related to code enforcement activities.

34 **Education on Universal Design and “Visitability”**

The Arlington County website contains information in its Aging and Disability page on universal design. Information includes the Smart Choice Homes guide that was developed in 2012. The information is also posted to the Design Standards & Guidelines and Building Codes pages to encourage builders to consider universal design as they prepare their projects.

35 **Affirmative Fair Housing Marketing Plan**

The County, through its AHIF-supported CAF developments, continues to provide an affirmative fair housing marketing plan that outlines steps the developer will take to promote the units to a diverse set of low- and moderate-income households.
The Housing Matters Forums were initiated in March 2019 with the goal of strengthening community connections and providing a platform for discussions around community needs with a focus on landlords and tenants. These forums take place quarterly, and have attracted more than 100 landlords and tenants, as well as housing advocates and providers. They have provided opportunities for information sharing, discussion and engagement on topics that are community driven:

- The first event focused on evictions, including an overview of evictions data in Arlington, the eviction process, state legislative solutions and local resources for tenants and landlords.
- The second forum addressed property maintenance and the rights and responsibilities of both tenants and landlords.
- The third forum focused on fair housing and barriers to accessing housing.

The County’s Office of Human Rights investigates housing discrimination complaints as they are received, and conducts a random fair housing test every two years. The testing in FY 2019 consisted of 100 tests to determine whether differences in treatment were accorded to potential renters on based on race (Black/White testers) or national origin (Hispanic/White non-Hispanic testers). Of the 100 tests conducted, only one test showed that there were differences in treatment based on national origin. This apartment complex was re-tested to determine if there were any subsequent problems. There were no differences in treatment found in the re-test.

The Housing Arlington Condominium Initiative explores programmatic approaches to provide direct assistance to financially vulnerable low- and moderate-income owners in the context of rising fees and capital expenses.

Voluntary rent guidelines typically follow trends in average rents and request that owners keep rent increases within a range that is in line with the housing market. Because average rents are influenced by the volume of newer high-priced housing, rent guidelines could signal to property owners a need to increase their rents beyond what is reasonable for their specific property. Voluntary rent guidelines have not been adopted. In 2020, the County began posting quarterly rent reports that demonstrate current asking rents in the three planning corridors.

The County expanded its contract for tenant services to include identifying when by right development might cause displacement of low-income tenants and to assist those tenants in finding new housing.
**Accessible Unit Matching**
The County has encouraged better matching of accessible units with persons needing those accessible features. AHIF NOFA points are also awarded to projects that will contain lease provisions that permit a non-disabled person occupying an accessible unit to be transferred to another unit to allow a household requiring the accessible features to occupy the accessible unit. Developers have been responsive to adopting these provisions in the leases of new buildings, and some have begun to include these provisions for existing CAFs.

**Employer-Assisted Housing**
The Housing Arlington County Employee Housing Initiative considers rental and homeownership opportunities for Arlington’s local government workforce. Recommendations will be developed to address employee housing needs, with an emphasis on public safety employees and Arlington Public Schools (APS) employees.

**Landlord Partnership Agreement and Risk Reduction Fund**
Since its inception in FY 2017, the Arlington Landlord Partnership has enabled 85 households with leasing barriers such as previous evictions, poor credit and criminal history to secure housing.

**Home Ownership Models for Supportive Housing with Services**
In 2016, the County leveraged an award of $1.5 million from the Commonwealth of Virginia to open two new group homes.

**Implementation/Execution of Preference Policy**
Virginia Housing (formerly VHDA) found the policy unacceptable based on their interpretation of LIHTC regulations regarding Fair Public Use. Significant concerns were also raised by housing developers regarding compliance with the Fair Housing Act, a sentiment that was voiced by the Human Rights Commission at the time of adoption of the AHMP.

In FY 2016, staff began tracking occupancy of CAF units, and confirmed that an average of 80% of CAF residents were either Arlington residents or worked in Arlington prior to occupying their current CAF, demonstrating that the vast majority of beneficiaries are Arlington residents or workers, even without an implemented Preference Policy.

**Monitoring and Evaluation Plan**
In 2016, a Monitoring and Reporting Plan was finalized. Annual reports have been published each year in accordance with the plan, along with a complete set of indicators. This five-year report is intended to be more evaluative than the annual reports.
LEARN MORE.
housing.arlingtonva.us