Affordable Housing Master Plan Review
The AHMP at Five Years

January 28, 2021
Overview of the Affordable Housing Master Plan five-year review

Progress towards achieving the AHMP

Goals and Objectives

What’s Next? Upcoming Events
What is the AHMP

An Element of the Comprehensive Plan

A decision-making and priority-setting tool that is used by the County Board, Planning Commission and County Departments.

Guides coordinated development and sets high standards of public services and facilities in the County to achieving Arlington’s vision.

“Arlington will be a diverse and inclusive world-class urban community with secure, attractive residential and commercial neighborhoods where people unite to form a caring, learning, participating, sustainable community in which each person is important.”
The Affordable Housing Master Plan (AHMP) defines the County’s **affordable housing policy** and enables Arlington to respond to the **current and future needs** of residents of all levels of income in the County.

The **Affordable Housing Implementation Framework** describes the tools and strategies to be employed to fulfill the goals established by the Affordable Housing Master Plan.
What is a Review

**Why now?**
- Required by the Code of Virginia
- Five-year anniversary of the AHMP

**Inputs**
- Updated Needs Analysis
- Five Year Report
- Community Input

**Outcome**
- Updated Implementation Framework
AHMP Five-year Review Process

1. Update of Needs Analysis
2. Five-year AHMP Report
3. Community feedback on Needs Analysis and AHMP progress
4. Housing Commission Subcommittee Review
5. Development of Implementation Framework 2.0
6. Community Review of Implementation Framework
7. Presentation of Review to County Board
8. Summer 2021
Questions regarding the AHMP review?
Area Median Income or AMI

Affordability levels are defined in terms of a percentage of Area Median Income adjusted for the size of the household.

- For a household of three
  60% AMI = $68,040 annually
  Max affordable rent: $1,701

<table>
<thead>
<tr>
<th>Income Tiers</th>
<th>AMI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely Low-income</td>
<td>Below 30% AMI</td>
</tr>
<tr>
<td>Lower-income</td>
<td>Below 40% AMI</td>
</tr>
<tr>
<td>Very Low-income</td>
<td>Between 30% AMI and 50% AMI</td>
</tr>
<tr>
<td>Low-income</td>
<td>Between 50% and 60% AMI</td>
</tr>
<tr>
<td>Moderate-income</td>
<td>Between 60% and 80% AMI</td>
</tr>
<tr>
<td>Middle-income</td>
<td>Between 80% and 120% AMI</td>
</tr>
</tbody>
</table>
Definitions

Committed Affordable Housing (CAF)

- Apartments restricted under binding agreements with federal, state or county government to remain affordable to low- or moderate-income households.
- Tenants must have incomes within established income limits.
Definitions

Market-Rate Affordable Housing (MARKs):

• Apartments with rents affordable to low- and moderate-income households by virtue of the age, location, condition and/or amenities of the property.

• No income limit for tenants.

• Rent is not regulated by government.
AHMP Goals

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

**GOAL 2: ACCESS**
ARLINGTON COUNTY SHALL ENSURE THAT ALL SEGMENTS OF THE COMMUNITY HAVE ACCESS TO HOUSING.

**GOAL 3: SUSTAINABILITY**
ARLINGTON COUNTY SHALL ENSURE THAT ITS HOUSING EFFORTS CONTRIBUTE TO A SUSTAINABLE COMMUNITY.
Objective 1.1: Produce and preserve a sufficient supply of affordable rental housing to meet current and future needs.

Net increase of 1,433 CAFS since 2015

8,650 Total Committed Affordable Housing units
Objective 1.1
Produce and preserve a sufficient supply of affordable rental housing to meet current and future needs.

How are CAFs Produced?

$28.7 million

County Financing (1,422 gross units)
Preservation/Acquisition (362)
New Construction (478)
Redevelopment (582)

Land Use Tools (218 units)
Columbia Pike Neighborhoods
Area Form Based Code (105)
Bonus Density (113)
Affordable Housing Ordinance

Net increase of +1,433 CAFS
8,650 Total Committed Affordable Housing units

Special Affordable Housing Protection District
Objective 1.1 Produce and preserve a sufficient supply of affordable rental housing to meet current and future needs.

<table>
<thead>
<tr>
<th>Extended affordability for</th>
<th>Clarendon Court</th>
</tr>
</thead>
<tbody>
<tr>
<td>845 CAFS</td>
<td>Culpepper Garden I</td>
</tr>
<tr>
<td>Since 2015</td>
<td>The Carlin</td>
</tr>
<tr>
<td></td>
<td>Colonial Village West</td>
</tr>
<tr>
<td></td>
<td>Claridge House</td>
</tr>
<tr>
<td></td>
<td>Clarendon Court</td>
</tr>
</tbody>
</table>

Length of Affordability

60 to 75 years
Objective 1.1

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

Location of Committed Affordable Housing Approved Since Adoption of the AHMP

FY2016 through FY2020

County Financed Committed Affordable Housing
- Redevelopment of Existing CAF Property
- New Construction CAF (Redevelopment from Another Use)
- Acquisition and Preservation (MARK to CAF)

Committed Affordable Housing from Land Use Mechanisms
- Site Plan
- Columbia Pike Neighborhoods Area Form Based Code
Objective 1.1
Produce and preserve a sufficient supply of affordable rental housing to meet current and future needs.

Deeper Affordability

NEW CAF AFFORDABILITY LEVELS FY2016 - FY2020

30% AMI  40% AMI  50% AMI  60% AMI  70% AMI  80% AMI

26  32  268  910  40  367
How important is it that the County reevaluate the following: The affordability level of new Committed Affordable Housing

Very important

Somewhat important

Not important
Objective 1.1  Produce and preserve a sufficient supply of **affordable rental housing** to meet current and future needs.

**Family-sized Units in County Financed CAFs**

- 3-bedroom: 11%
- 2-bedroom: 46%
- 1-bedroom: 32%
- Efficiencies: 11%
Objective 1.1

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

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.

PROGRESS TOWARDS THE RENTAL SUPPLY OBJECTIVE

Rental housing stock affordable to households under 60% AMI as a percentage of the total housing supply

Net increase of 1,433 CAFS since 2015

Total Committed Affordable Housing units 8,650

2040 Target
Objective 1.2

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

Affordable Homeownership Units

<table>
<thead>
<tr>
<th>Development</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carver Homes</td>
<td>6</td>
</tr>
<tr>
<td>Key and Nash</td>
<td>4</td>
</tr>
<tr>
<td>Auxmite Village</td>
<td>4</td>
</tr>
<tr>
<td>2000 Clarendon</td>
<td>4</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>18</strong></td>
</tr>
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</table>
Objective 1.2

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

Low Overall Production of ownership stock regardless of affordability

Source: Arlington County, CPHD, Director's Office, Development Tracking Database 2009-2019
Goal 1: Supply

How could the County better meet its goal to have an adequate supply of housing available to meet community needs?
AHMP Goal 2: Access

GOAL 2: ACCESS
ARLINGTON COUNTY SHALL ENSURE THAT ALL SEGMENTS OF THE COMMUNITY HAVE ACCESS TO HOUSING.
Objective 2.1  Affirmatively further fair housing

Public Awareness
Fair Housing Testing
Legislation
• Source of Income
• Gender Identity
Digital Equity Action Plan

1. County Board Racial Equity Resolution
2. Destination 2027: A Plan to achieve health Equity
3. Missing Middle Housing Study
4. Regional Partnership to examine Impediments to Fair Housing
Policy Implementation

2.1.2 Allow for flexibility in the definitions of family and household for occupancy purposes.
Objective 2.2
Ensure low- and moderate-income individuals and families can access housing

Households Assisted through Rental Assistance Programs

<table>
<thead>
<tr>
<th>Year</th>
<th>Housing Grants</th>
<th>Housing Choice Vouchers</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016</td>
<td>1,299</td>
<td>1,396</td>
</tr>
<tr>
<td>2017</td>
<td>1,229</td>
<td>1,516</td>
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<tr>
<td>2018</td>
<td>1,234</td>
<td>1,504</td>
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<tr>
<td>2019</td>
<td>1,196</td>
<td>1,479</td>
</tr>
<tr>
<td>2020</td>
<td>1,241</td>
<td>1,456</td>
</tr>
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</table>
Objective 2.2 Ensure low- and moderate-income individuals and families can access housing

Households Assisted through Other Programs

**Arlington Landlord Partnership**
85 Households with Leasing Barriers

**Tenant Assistance Fund**
75 Households

**Moderate Income Purchase Assistance Program**
20 New Loans / 151 Active Loans
Objective 2.2  Ensure low- and moderate-income individuals and families can access housing

Policy Implementation

2.2.6 Provide preference to Arlington residents and workers in leasing committed affordable housing units and home-buyer assistance resources
Objective 2.3  Prevent and end homelessness

AHMP Target Achieved – Reduce the Homeless Population to 200 Individuals by 2020

POINT IN TIME COUNT
10 YR HISTORY

<table>
<thead>
<tr>
<th>Year</th>
<th>Total</th>
<th>Sheltered</th>
<th>Unsheltered</th>
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<tbody>
<tr>
<td>2010</td>
<td>531</td>
<td>291</td>
<td>240</td>
</tr>
<tr>
<td>2011</td>
<td>479</td>
<td>200</td>
<td>279</td>
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<tr>
<td>2012</td>
<td>425</td>
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<tr>
<td>2013</td>
<td>386</td>
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<td>2015</td>
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<td>2016</td>
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<td>2017</td>
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<td>2018</td>
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<td>2019</td>
<td>215</td>
<td>40</td>
<td>175</td>
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<tr>
<td>2020</td>
<td>199</td>
<td>30</td>
<td>169</td>
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</table>
Objective 2.3 Prevent and end homelessness

Emergency Rental Assistance
1,555 Households in FY2020

79 Units for Permanent Supportive Housing
Created in New CAF Developments

797 Households Assisted through Rapid Rehousing
Objective 2.3 Prevent and end homelessness

A Three-Year Strategic Plan for Arlington County

Within Our Reach

Our Community’s Commitment to Prevent and End Homelessness

This plan lays out our three-year strategies for continuing our 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.

Goals

• Affordable Housing
• Comprehensive Supportive Services
• Homelessness Prevention
• Income Maximization
• Evaluation
Objective 2.4  Enable Arlington residents to age in the community

**Elder Care Zoning Ordinance**

Reinvestment and Extended Affordability
at Senior Living Properties: The Carlin, Culpepper Garden and Claridge House

1,031 households over 65 received rental assistance

914 households received real estate tax relief in 2019
Objective 2.5
Enable persons with disabilities to live as independently as possible in the community

+113 accessible CAF units

Improved Occupancy of Accessible Units
from 35% in 2010 to 55% in 2020

1,299 households with a person with a disability received rental assistance

2 new group homes for persons with intellectual disabilities
Goal 2: Access

How could the County better meet its goal to ensure that all segments of the community have access to housing?
GOAL 3: SUSTAINABILITY

ARLINGTON COUNTY SHALL ENSURE THAT ITS HOUSING EFFORTS CONTRIBUTE TO A SUSTAINABLE COMMUNITY.
Sustainability 3.1
Ensure that all housing is safe and code compliant

1,648 inspections for Housing Quality Standards in CAF and Housing Choice Voucher properties in FY2020

15,530 Code Enforcement Cases

*Estimate
Sustainability 3.2  Promote affordable housing close to transit

100% of CAFs produced were within ½ mile of the Primary and Premium Transit Networks
Sustainability 3.3

Environmental sustainability practices are incorporated into affordable housing

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<thead>
<tr>
<th></th>
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<th></th>
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</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>
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<td>✓</td>
<td></td>
<td></td>
<td>✓</td>
<td></td>
<td>✓</td>
<td>✓</td>
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<tr>
<td>Queen's Court</td>
<td>2018</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>✓</td>
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<tr>
<td>Ballston Station/CUMC</td>
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<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)

Photo Credit: Solar Panels at the Apex, CUMC, Inc.
Promote long term affordability and financial feasibility of Committed Affordable Units.

100% of the 63 County Loans for Affordable housing are in compliance.

### Long term affordability of County financed CAFs

<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>
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<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>
Sustainability 3.5

Affordable housing goals are integrated into County plans and policies where appropriate.

Residential Parking Study
Goal 3: Sustainability

How could the County better meet its goal to ensure that its housing efforts contribute to a sustainable community?
What’s Next

• Online Feedback Form (Coming in February)

• Housing Commission (Feb. 11, 7pm)

• Housing Commission Tools & Trends Committee

• Consultation on Draft 2021 Implementation Framework (late spring)
An Expanded Approach to an Equitable, Stable, Adaptive Community

housing.arlingtonva.us