

ARLINGTON COUNTY
DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT (CPHD)
Housing Division

CALL FOR IDEAS October 2020

Introduction

Tackling Arlington’s Housing Crisis

Arlington is a desirable community and benefits from an evolving economy and growing population. However, as [housing demands have increased](#), pressures on the regional and local housing market have intensified, causing a shortfall in housing supply, fewer housing choices, and rising housing costs. These are regional issues that will require sustained efforts by all jurisdictions in the region to resolve. As housing affordability is crucial to the diversity and vitality of its neighborhoods, Arlington County is committed to devoting financial resources to affordable housing development, renovation, and preservation. While Arlington County’s Affordable Housing Investment Fund (AHIF)¹ benefits from deep resources provided, partially, through annual County Board budget appropriation, the demand and need for affordable housing exceeds County resources. The County desires to better leverage its resources in order to further support affordable housing development by finding new and better approaches.

Housing Arlington

There is no single solution that will tackle all of Arlington’s, or the region’s, housing affordability challenges. To address the housing challenge in Arlington, the County Board launched [Housing Arlington](#) in 2019 as a multi-faceted approach to addressing the problem. Housing Arlington seeks to address housing affordability by expanding the supply of housing, broaden the types of housing available, and preserve or increase the supply of affordable housing units. Six individual initiatives fall within the Housing Arlington umbrella: Land Use Tools, Financial Tools, Institutional Partnerships, County Employee Housing, Condominium Initiative, and Affordable Housing Master Plan Review.



¹ AHIF has funded over 7,000 of the County’s 8,375 Committed Affordable Units.

At this time, Arlington County is interested in exploring innovative and creative ways to achieve the goals of Housing Arlington, which are:

- To expand the supply of housing;
- To broaden the types of housing available; and
- Preserve or increase the supply of affordable housing.

Purpose

This CALL FOR IDEAS is intended to seek out new concepts and ideas and gather research, where available, that will help further the County’s efforts through Housing Arlington. The County is particularly interested in land use and zoning approaches, as well as new financing models or innovative partnerships that reduce costs to the County. This CALL FOR IDEAS is issued solely for research and planning purposes.

“The mission of the Housing Division is to create and sustain affordable housing that strengthens the community.”

Who would we like to hear from?

To complement its ongoing affordable housing efforts, the County invites responses from:

- Affordable Housing Partners: Developers, lenders, investors, syndicators, mortgage brokers, consultants or multifamily housing professionals working on affordable or mixed-income projects within the U.S. or abroad;
- Advocates: Individuals and organizations with an interest or a passion for providing affordable housing;
- Federal / State / Municipal Professionals: Practitioners with experience administering publicly funded affordable housing programs; or
- Researchers or Journalists: Experts with knowledge of best practices, analysis or case studies that could inform our work.

What’s in it for you?

Acknowledgement and Recognition:

- We may post or publish the information that you share in a Resource Library that we are creating to support broader knowledge about the tools and strategies that are available to increase housing supply and affordability.
- We may ask you to participate in a symposium or other community event where you can share your experience or ideas

Some specific areas of interest include (please feel free to respond in any of the areas where you have helpful information):

Missing Middle Housing

1. What are the economic and fiscal impacts of Missing Middle housing?
 - What assumptions should be used to understand how creating new flexibility for construction of Missing Middle housing (i.e. duplexes and triplexes) could generate long-term costs and revenues for the jurisdiction?
 - How can the economic benefits of enabling more moderately priced housing be measured?
 - Is there a way to measure benefits that do not accrue directly to the local jurisdiction, such as fewer vehicle miles traveled, that may be more of a regional benefit?
 - Is there any analysis relating to the impact of Missing Middle housing on property values?
2. What localities are actively developing regulations for Missing Middle housing types (housing that are between single-family detached and mid- to high rise development)?
 - What changes are they enacting?
 - How have they implemented these changes in the Zoning Ordinance and other local regulations?
 - How are these localities addressing issues such as stormwater management and tree preservation?
 - How do changes like compact or efficient design, such as allowing smaller lots or reducing square footage, impact affordability and/or marketability?
 - How can Missing Middle housing achieve affordable housing goals?

Multifamily Preservation and Redevelopment

1. Are there low-cost approaches / incentives to promote affordable multifamily preservation or development?
 - How has density been used to provide feasible redevelopment options while also preserving some affordability?
2. Are there examples where many considerations are balanced? Examples include:
 - project feasibility,
 - neighborhood context,
 - parking,
 - environmental impacts (stormwater, tree preservation),
 - historic preservation,
 - accessible greenspace, biophilia and urban agriculture areas

Senior Housing / Elder Care

1. Are there examples of 100% affordable and mixed-income senior projects? How is affordability achieved for low-income elderly residents?
2. Are there creative financing models, such as layering Medicare and/or state/local funds, that help achieve affordability?

3. Are there jurisdictions that achieve affordability utilizing zoning and/or land use tools?

Financial Tools (A summary of existing Arlington County Financial Tools can be found [here](#).)

1. Are there innovative ways to use local dollars (e.g., via hard-pay loans, soft-pay loans, grants, interest rate write-downs, etc.) to enable affordable housing development and/or preservation?
2. Are there creative ways to achieve affordable housing project operational/capital/budget savings (i.e., to reduce costs overall)?
3. Are there land/unit acquisition strategies to enable affordable housing development?
4. Are there examples of project financing/capital stack innovation using public, private, and nonprofit/foundational resources?
5. Are there new or unique sources of capital to reduce the need/amount for gap financing by local governments?
6. Are there innovative examples of how market rate affordable properties can be preserved, including local incentives which have been proven effective at preserving these types of units?

Institutional Partnerships (utilizing land that is owned by a governmental agency, House of Worship, or non-profit to achieve affordable housing goals)

1. Are there creative examples of co-locating municipal uses (i.e. school, library) and affordable housing?
2. Are there examples of lower-scaled affordable housing development projects that are more conducive to lower density neighborhoods (i.e. Missing Middle: single-family semi-detached, small multifamily buildings, etc.)?
3. Are there examples of infill development on a portion of underutilized church parking lots?

Employee Housing

1. Are there examples of employer-based homebuyer assistance, either for governmental or private sector entities?
2. Are there housing incentive or assistance programs (rental or ownership) targeted to specific public employee groups, such as teachers, police and fire employees?

The Housing Division will review CALL FOR IDEAS submissions for relevant research and viable concepts and ideas prior to formulating a staff recommendation for County leadership consideration.

Submission Requirements

A. General Terms

“Respondent” refers to any entity submitting a response to this CALL FOR IDEAS.

B. Instructions for Submission

An electronic (e-mail) submittal from a Respondent could contain either of the following:

- A link to a web page, research, case study or article that has previously been published; or

- An original (unpublished) research paper;
 - For Respondents sharing their original work, please also forward:
 - A concise written statement (not more than 3 pages of single-spaced, 12-point text) of the operating concept or idea with strategic rationale and research and/or professional references; and
 - ✓ Name, title, business/organization affiliation, and contact information for the primary point of contact for Respondent;
 - ✓ A brief summary (one or two paragraphs) of previous affordable housing experience; and
 - ✓ Brief bios or professional resumes of key individuals who collaborated on the submission. These bios/resumes are not subject to the page limit.

C. Important Dates

The County expects the CALL FOR IDEAS process to follow the schedule shown below, but reserves the right to amend the schedule at its sole discretion:

CALL FOR IDEAS Available Online	October 14, 2020
Deadline for Submissions	November 13, 2020

D. Contact Person, Submission Deadline, and Place of Submission

This CALL FOR IDEAS is issued by the Housing Division within Arlington’s County Department of Community Planning, Housing and Development (CPHD) and all communications about this CALL FOR IDEAS should be directed to Richard Tucker, Housing Arlington Coordinator at rtucker@arlingtonva.us or Arlington County CPHD-Housing Division, 2100 Clarendon Boulevard, Suite 700, Arlington, VA 22202, Attn: Richard Tucker. Respondents to this CALL FOR IDEAS should submit an electronic response at the Housing Arlington website (www.arlingtonva.us/housingarlington) **no later than 5:00 pm Eastern Time on November 13, 2020.**

E. Online Publication

This CALL FOR IDEAS can also be found [online](#).

F. Submission Review and Next Steps

County staff will review all CALL FOR IDEAS submissions and may request additional information from Respondents. Upon review, the County may contact Respondents to discuss the concepts and/or ideas that have been submitted.

Limitations and Disclaimers

This CALL FOR IDEAS is not a solicitation and does not constitute, implicitly or explicitly, an offer, contract, or commitment on the part of Arlington County. The County reserves, in its sole and absolute

discretion, the right to extend, amend, modify, withdraw, or cancel this CALL FOR IDEAS at any time with or without notice to Respondents and without liability. Respondents are fully responsible for any cost or expense incurred in responding to this CALL FOR IDEAS.

Submissions and any information contained therein will become a part of the County's official files. The County is not obligated to return any materials submitted or received. If any part of a submission is proprietary or confidential, Respondent must identify such information and provide justification for why it should not be disclosed by the County under the federal Freedom of Information Act, 5 U.S.C. §552 et. seq., and the Virginia Freedom of Information Act, Code of Virginia §2.2-3700 et. seq. The County reserves the right to determine whether such information is to be disclosed pursuant to relevant laws and regulations.