



Affordable Housing Master Plan Review

Feedback Summary

July 19, 2021

Online Feedback – Purpose and Intent

This presentation summarizes the feedback received through an online engagement opportunity that was held from March 10 – 31.

The engagement tool was developed and offered as an opportunity for the public provide their thoughts and ideas on implementation of the County's Affordable Housing Policy and to get a general sense of residents views on certain policy issues that have generated the most interest/discussion over the last five years.

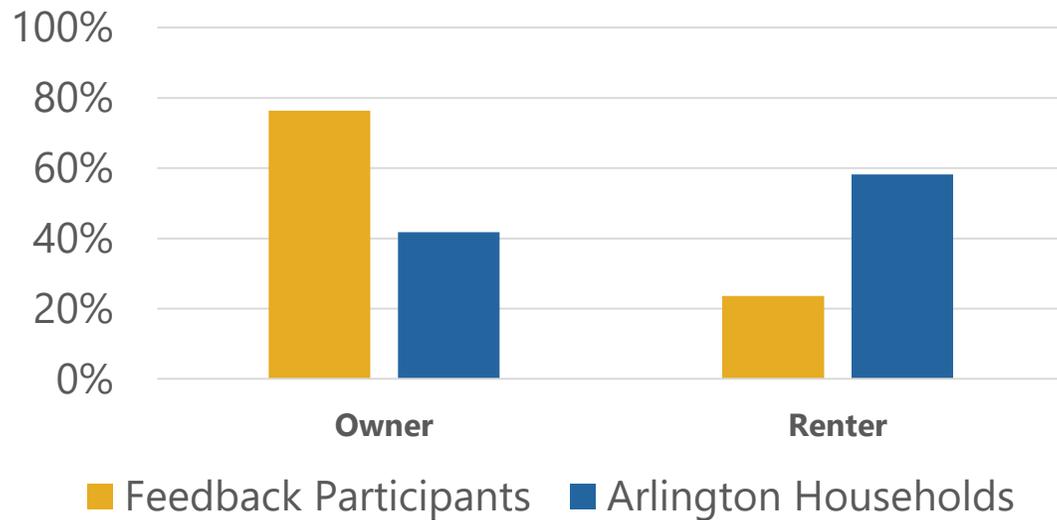
It should be noted that the characteristics of the persons who provided feedback through the online tool differs from the actual population of Arlington County as shown in the following slide.

The summary is intended to provide a general representation of the feedback received, but does not attempt to assign weight to responses. Ideas expressed by multiple respondents make up the bulk of the feedback summarized in the following slides. However, if only one respondent had an idea that was potentially worth further exploration it was included.

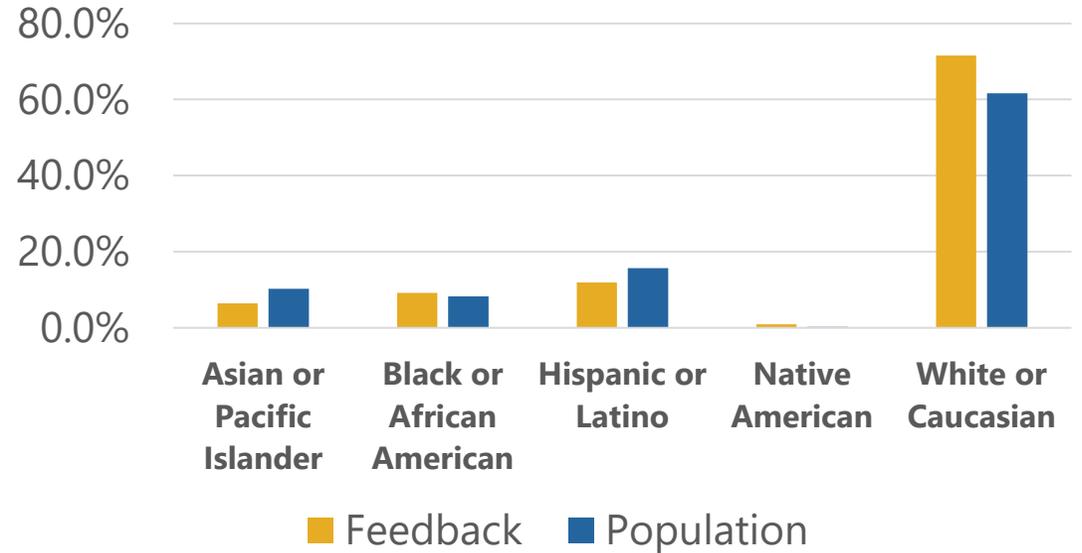
AHMP Online Feedback

175
Respondents

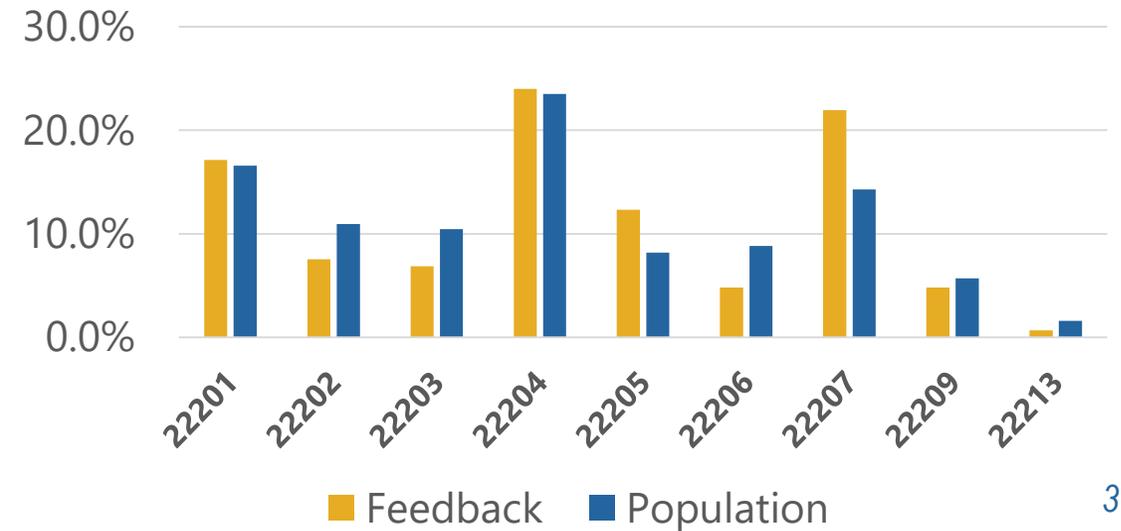
Owner or Renter



Race/Ethnicity



Zip Code



How can the County better achieve the goals of the Affordable Housing Master Plan?

Resources

**Zoning and
Land Use
Policy**

**Tenant
protections**

Location

Homeownership

- Community Land Trust
- Homebuyer Assistance
- Cooperatives

**Housing
Types**

Committed Affordable Housing Feedback - Production

Build more affordable housing

\$ More resources for affordable housing

- More General Funds for AHIF
- General Obligation bond for housing
- Increase certain taxes for dedicated AHIF funding
- Line of Credit
- Quick strike acquisition fund
- Real Tax Increment Financing
- County funds for undergrounding utilities and pole removal (+ other related infrastructure)
- Allow cash contribution for bonus density rather than on-site units
- Reduce or waive County fees for affordable housing projects
- Payment in lieu of taxes (PILOT)
- Reinstate the multifamily rehabilitation partial property tax exemption

Committed Affordable Housing Feedback– Operations and NOFA

Operations

- Invest in capital needs of the existing portfolio
- Unified waitlist system for CAFs
- Provide better oversight of the County's CAF inventory through direct compliance monitoring and outreach
- Increase CAF physical inspections

NOFA

- Award points for evidence of resident satisfaction
- Award points for high pass rates on County CAF inspections over the previous five years

Land Use and Zoning Policy Feedback

- Revisit the **Affordable Housing Ordinance**
- Expand housing types through the **Missing Middle** Study
- **By-right bonus density** for non-profit, 100% affordable housing infill development
- **Planning studies** for north of Route 29 along Williamsburg Boulevard, Glebe Road, George Mason Drive, and Military Road
- **Reduce site-plan requirements** for affordable projects
- **Plan Lee Highway** process should result in significant opportunities for new affordable housing
- Add affordability requirements to the **Columbia Pike Commercial Nodes Form-Based Code**
- Repurposing of buildings (commercial to residential use)
- Less restrictive **definition of family** in Zoning Ordinance
- Explore **Transfer of Development Rights (TDR)**
-
- Don't allow bonus density / Against Missing Middle housing types

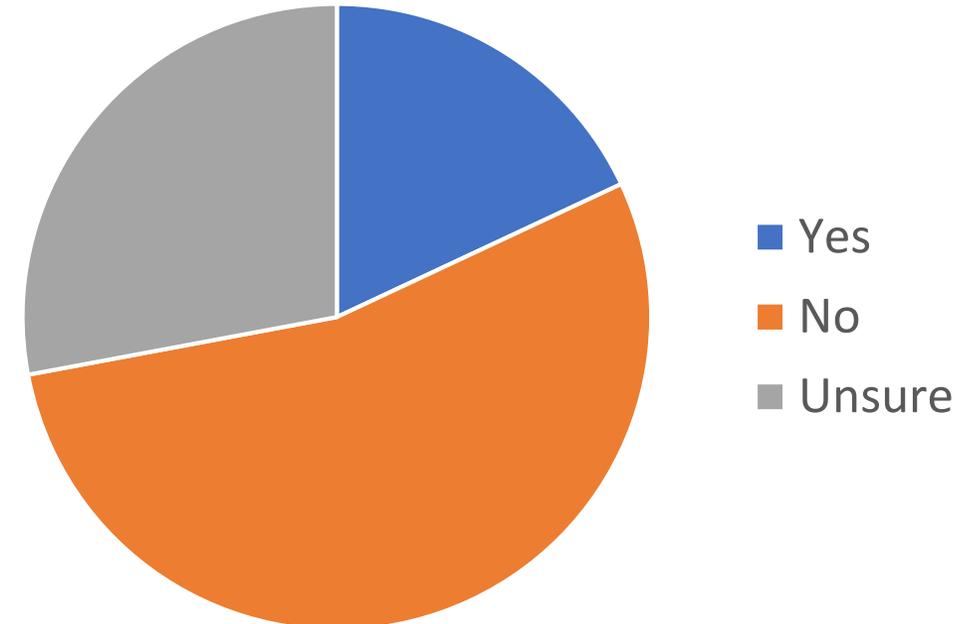
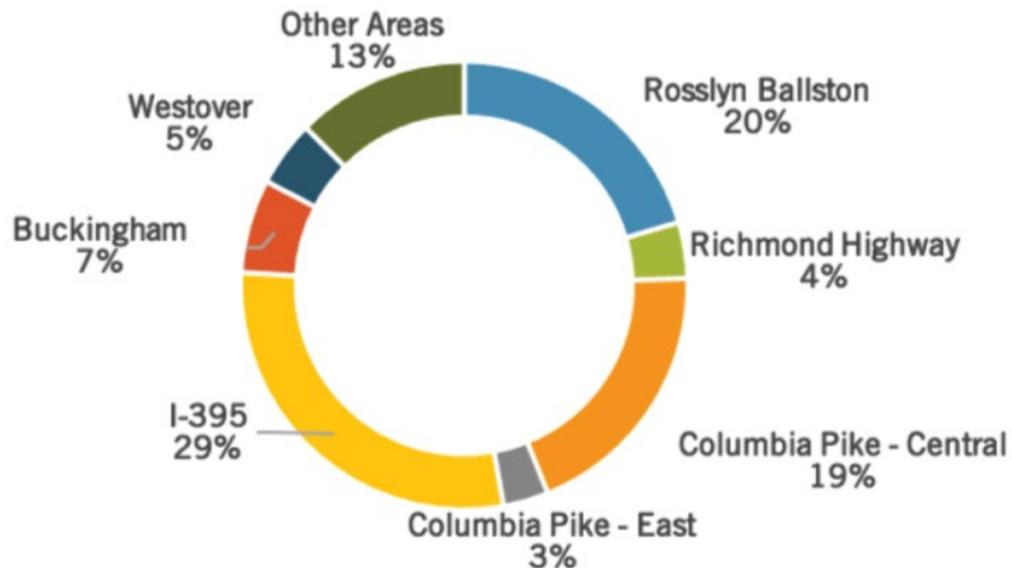
Additional Feedback

- Focus on equity outcomes and fair housing
- Invest in infrastructure to keep pace with growth
- Streamline the approval process for affordable housing developments
- Reassess the real estate tax relief program
- Monitor development and displacement trends
- Evaluate effectiveness of affordable housing investments
- Consider impacts on schools and neighborhoods

- Not the role of government

Geographic Distribution

The AHMP includes a policy to encourage and incentivize the distribution of affordable housing throughout the County. This chart shows the committed affordable housing that has been produced over the last five years by the areas defined in the plan. Do you think that the County has been successful in its approach to implementing policy?



Geographic Distribution Feedback

Specific locations

- Lee Highway (14)
- North Arlington (19)
- Discourage the production of affordable housing within the attendance zones of Carlin Springs, Barcroft, Barrett, and Campbell Elementary Schools, all of which have high poverty rates
- Too much in R-B Corridor

Location characteristics

- Build along public transportation (including Metro accessible)
- Within the attendance zones of low-poverty, high-performing schools
- Co-location opportunities with other county facilities
- Incorporate affordable housing into “regular neighborhoods”
- Areas with little or no affordable housing

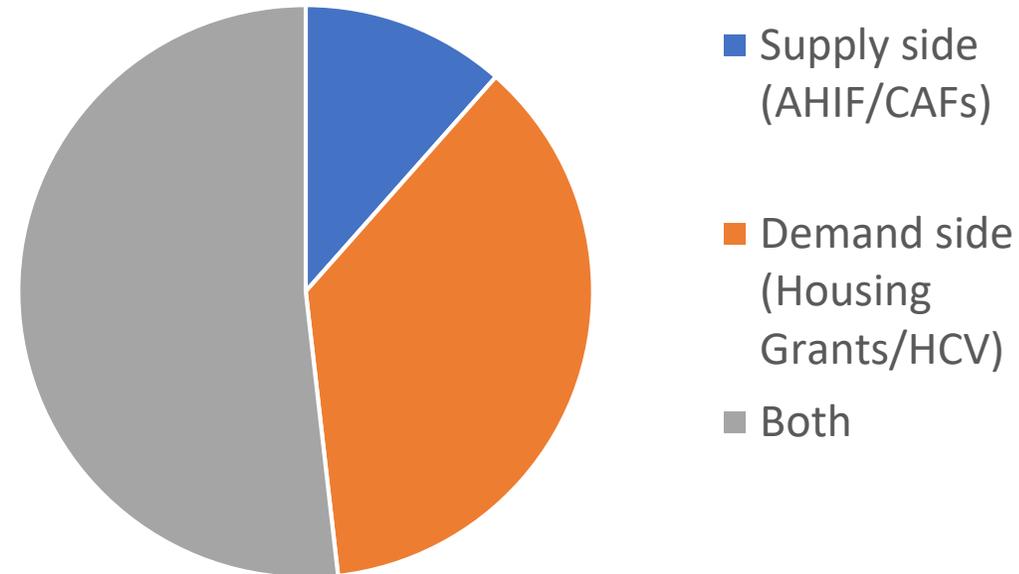
Geographic Distribution Feedback

- Incentives (including on-site CAFs in market rate developments)
- Preservation of existing market rate affordable housing
- Land use/Zoning

- Not the government's role
- Issues with the policy
- Issues with the information presented

CAFs or Grants

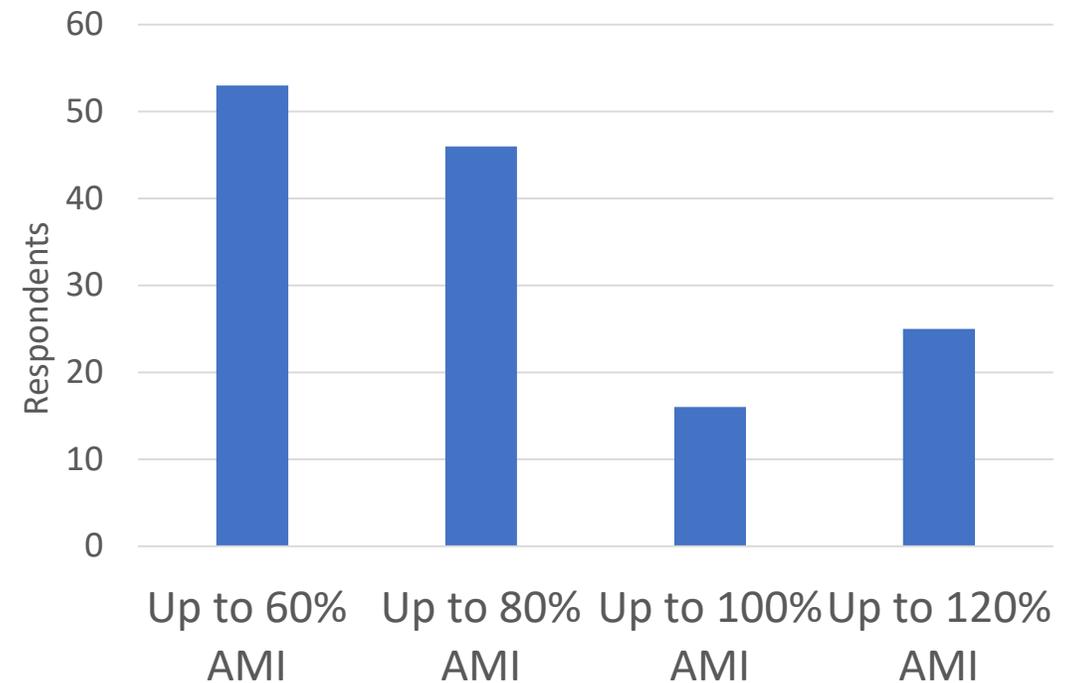
Should the county place greater emphasis on buying down the affordability of committed affordable housing to serve extremely low-income households or should it expand the use of rental subsidies to tenants through Housing Grants?



Ownership affordability

When affordability limits on ownership housing are mandated through the Zoning Ordinance and without any County financing, at what income limit should the sale of these units be restricted?

Family Size	60% of Median	80% of Median	100% of Median	120% of Median
1-Person	\$52,920	\$70,560	\$88,200	\$105,840
2-Person	\$60,480	\$80,640	\$100,800	\$120,960
3-Person	\$68,040	\$90,720	\$113,400	\$136,080
4-Person	\$75,600	\$100,800	\$126,000	\$151,200
5-Person	\$81,660	\$108,880	\$136,100	\$163,320



How can we better achieve racial equity outcomes through our housing policy?

Housing Supply

More Housing

More Affordable Housing

Location

Greater Affordability

Zoning

Stop Teardowns

Housing Access

Homebuyer Assistance

Housing Grants and Rental Subsidies

Priority for former residents

Communication

Respect & Understanding

Outreach

Raising Awareness

Language Support

How can we better achieve racial equity outcomes through our housing policy?

Pro-Tenant

Prevent and mitigate displacement/ gentrification

Tenant protections

Tenant treatment

Legislation on previous eviction status

Complementary Investment

Neighborhood investment

Opportunities for income growth

Non-discrimination

Enforce Fair Housing

Race should not be considered in housing applications/programs

Research

Root causes of inequity

Data on race and ethnicity by neighborhood

Track and report on displacement resulting from County policies

Housing and school performance

Incorporate equity solutions in housing planning

How can we better achieve racial equity outcomes through our housing policy?

Schools

Schools are segregated by income due to affordable housing location

Address the achievement gap in APS

Equity in school programming/opportunities

Build affordable housing within the attendance zones of low-poverty, high-performing schools

Commentary

Disagreement with the premise

Definition of racial equity

Other Comments

Live elsewhere

Free market

Stop developing new housing

What are continuing challenges to racial equity in housing?

Existing Conditions

Existing segregation & pattern of development

Zoning

Concentrated affordable housing

Physical condition of housing

Economic

Housing cost

Resources

Housing supply

Lending practices

Social/Cultural

Individuals attitudes, behavior, and preferences

Discrimination

Language

Better understanding and knowledge of issues

Staff takeaways / areas for future focus

Committed Affordable Housing

- Need to expand resources for affordable housing
- Greater Affordability of CAFs (40% and 30% AMI)
- Investment in physical condition of housing – capital improvements
- Consideration for racial and ethnic composition of areas in addition to poverty
- Consideration of school FARM (free and reduced meals) participation in CAF
- Colocation of affordable housing with county facilities
- CAF resident survey and demographic data collection on CAF residents (age, race, ethnicity, gender, household size)

Staff takeaways / areas for future focus

Land Use Policy and Zoning

- Continue exploring land use and zoning policy options
- Redefinition of Family in Zoning ordinance
- Review of the Affordable Housing Ordinance (focus on equivalency among compliance options)
- Land use and equity

Staff takeaways / areas for future focus

Additional areas

- Expanding Eligibility for Housing Grants
- Develop a legislative agenda to strengthen tenant protections
- Expand home ownership opportunities
- Support affordable condominium living
- Affordable senior living (including assisted living) – Affordability

Commission Discussion

What reactions do you have to the online feedback or thoughts on staff's takeaways from the feedback?

Next Steps (as of now)

July – Summary of online feedback

August – Drafting of 2021 Implementation Framework

September – T&T Review of Draft 2021 Implementation Framework

October – Community Review of Draft 2021 Draft Implementation Framework

November – County Manager report to County Board on AHMP Review