



MLK Day of Service Volunteer Training

Michelle Winters. AHS Executive Director

AHS was created by civic leaders motivated by the belief that Arlington was rapidly becoming a community in which only affluent families could afford to live.

Supporters believe in:

- **Access to affordable, safe and decent housing** for people of all economic backgrounds—including lower-income individuals and families with children, elderly people, and persons with disabilities
- **Diverse communities**, where people of different cultural backgrounds and economic status can come to know each other and children can be educated in schools which reflect the diverse world they will inherit
- **Inclusion of public servants**, strengthening ties and building familiarity in the communities they serve.
- **Livable communities**, where family, commuting, and environmental stresses are reduced by access to public transit and proximity of homes to jobs.



Fair Housing Act of 1968

- Outlawed discrimination based on race, color, religion and national origin.
- Enacted one week after assassination of MLK.





What can be done to make
Arlington a place where people
from all walks of life are welcome
and can afford to live?



Arlington *for* **Everyone**™

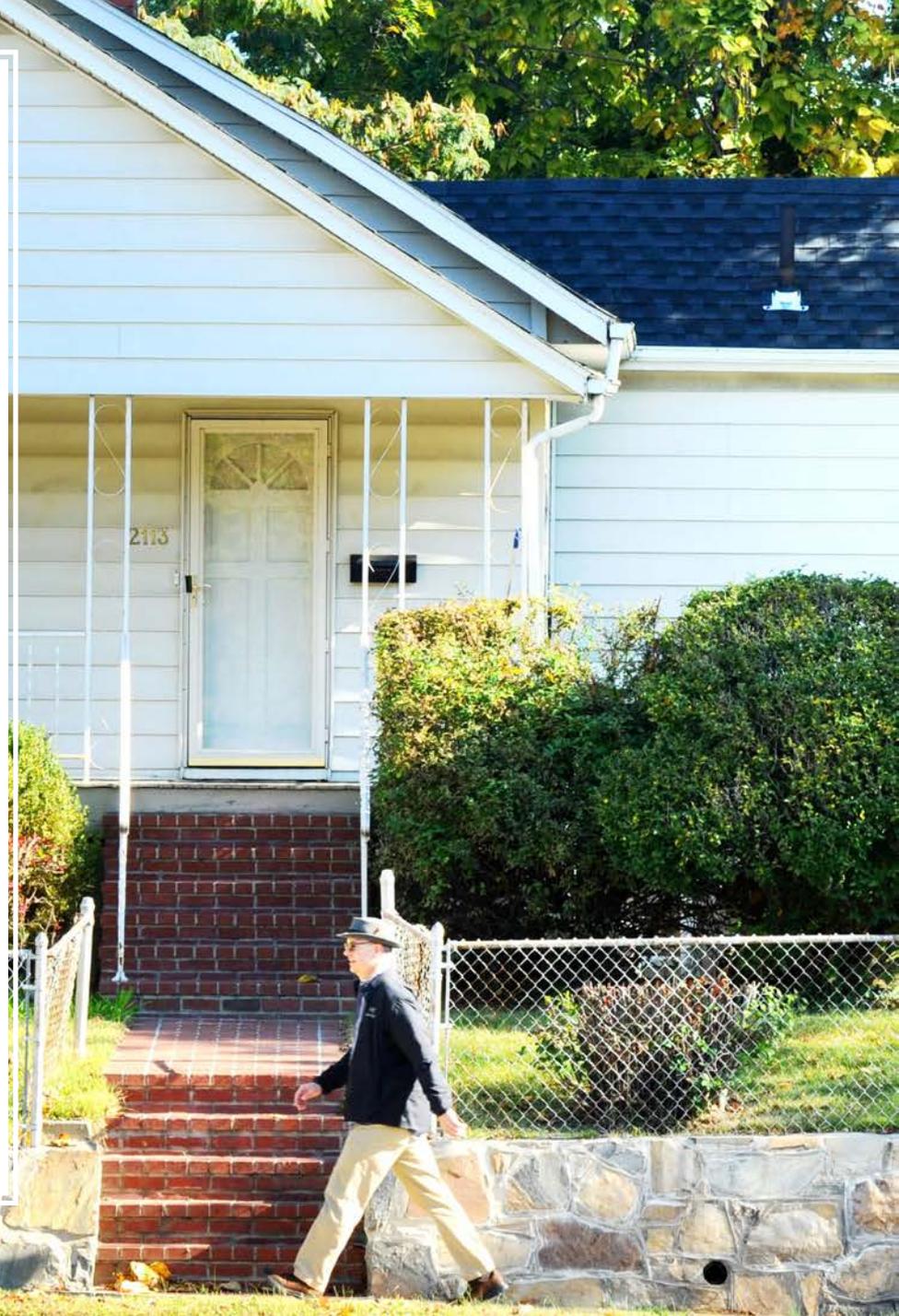
The Alliance for
Housing Solutions

Campaign Purpose

To spark a community dialogue about the role of housing affordability and housing options in creating and maintaining a diverse, sustainable, and economically vibrant community in Arlington

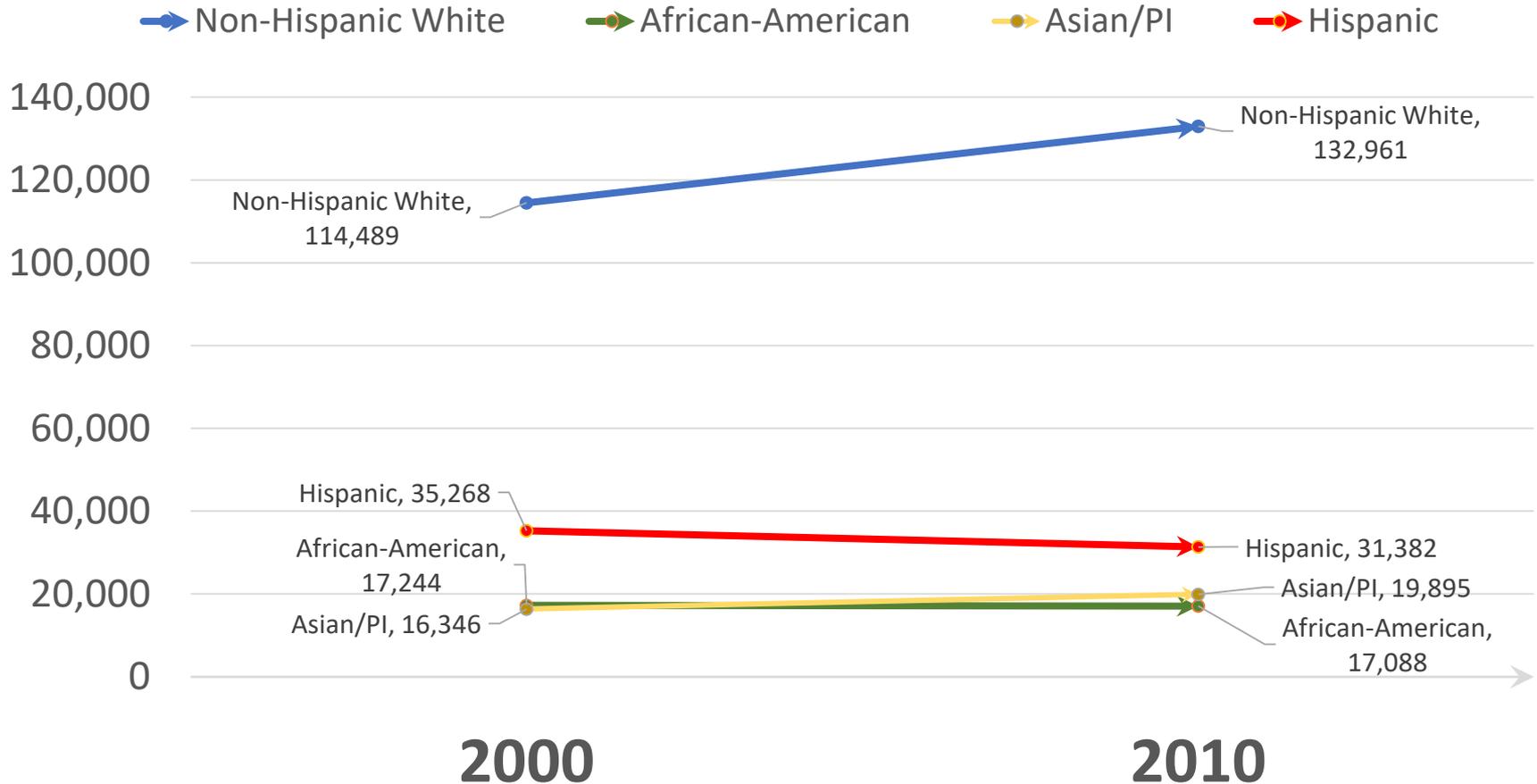
The Reality

- Arlington is rapidly becoming a place where only the most fortunate can afford to live.
- Housing costs are increasing for both owners and renters.
- The 'old' Arlington – a mixed-income, middle-class community – is in danger of being erased.
- Modest single-family homes – being replaced by large mega-homes.
- Affordable garden-style apartments – being replaced by high-end townhomes or luxury apartments.



The Result: a loss of diversity!

Arlington Population by Race/Ethnicity



Arlington for Everyone Principles



We support an Arlington for Everyone, in which people from all walks of life are welcomed to live and fully participate in our community.

Arlington is a greater place because of its openness to diversity and inclusion.



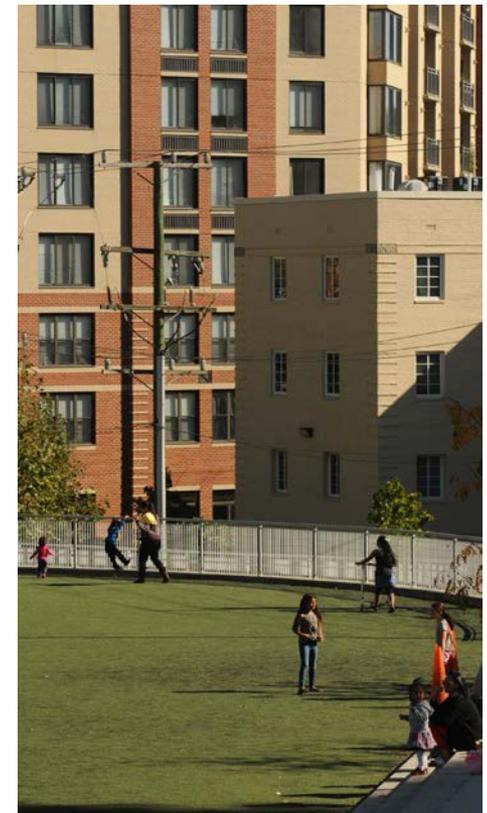
Creating and maintaining a variety of housing options in Arlington is essential to this diversity.



“Affordable Housing” Defined

By the Department of Housing and Urban Development:

Decent quality housing that costs no more than 30 percent of a household's gross monthly income for rent/mortgage and utility payments



Who Needs Affordable Housing?

- A wide variety of workers vital to our community's health, safety and economic success need affordable housing, including:
 - Teachers, first responders and health care workers
 - Retail, hospitality and service workers
 - Young people launching careers and families—many of whom were raised in Arlington
- Persons on fixed incomes
 - senior citizens
 - disabled



Why Housing Affordability Matters

- An adequate supply of affordable housing helps the entire community:
 - Keeping Arlington ***diverse***--- economically, culturally, and demographically
 - Supporting and sustaining ***economic development*** by helping employers attract and retain workers, keeping the Arlington economy resilient
 - Reducing commuting, yielding a ***cleaner environment***, reducing stress, and improving wellness
 - Reducing turnover in schools--***good for students***, families and Arlington schools
 - Creating a ***“sense of place”*** (community) and reducing family displacement



Two Types of “Affordable”

“Market-rate Affordable” Housing Units (MARKs):

Privately-owned unit with “market” rents affordable to households up to 80% of AMI; no requirement that they stay affordable; often described by affordability level:

“80% MARKs” units affordable at 61-80 of AMI%

“60% MARKs” units affordable below 60%

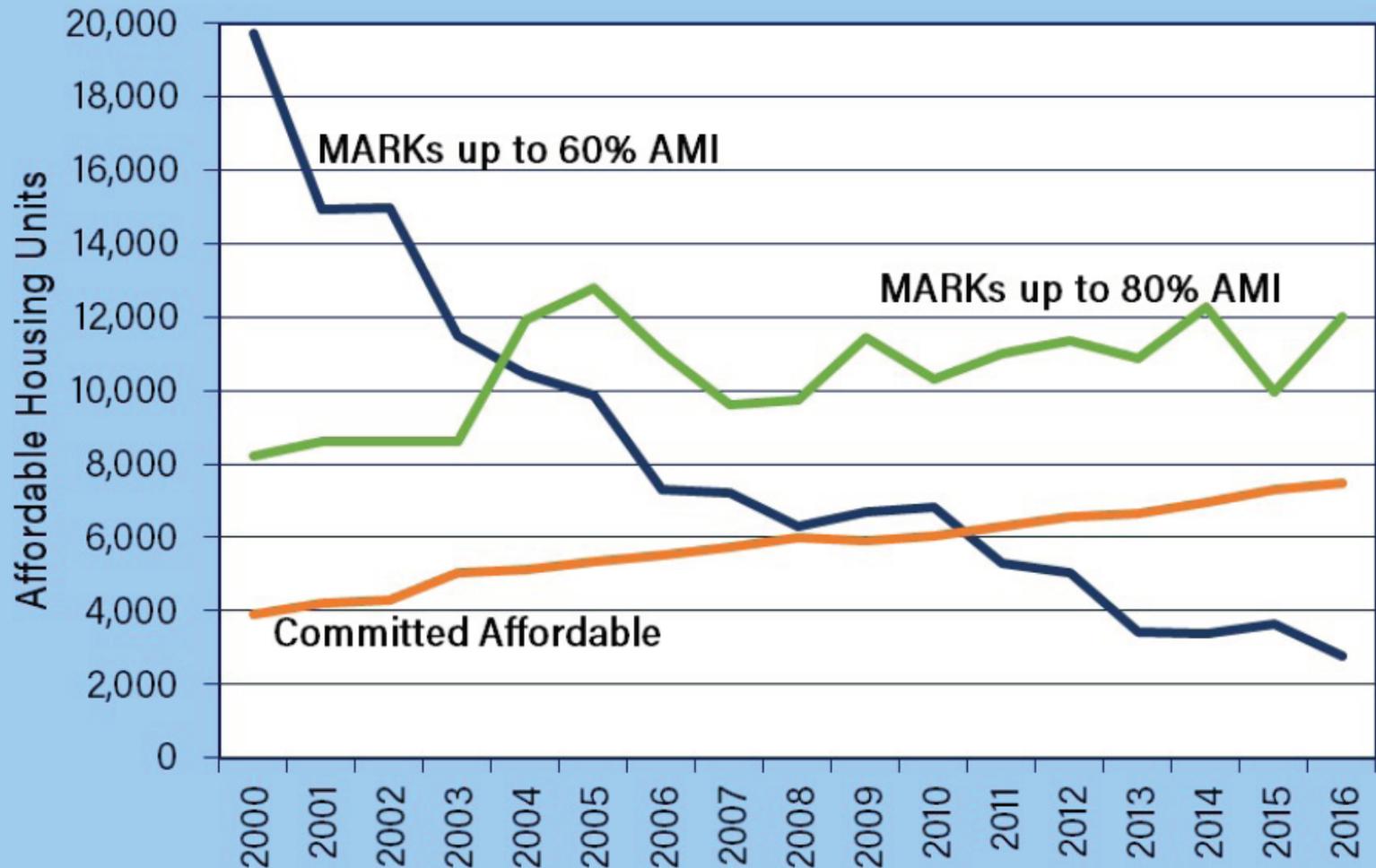
“Committed Affordable” Units (CAFs):

Units with income-restricted rents for an extended period of time

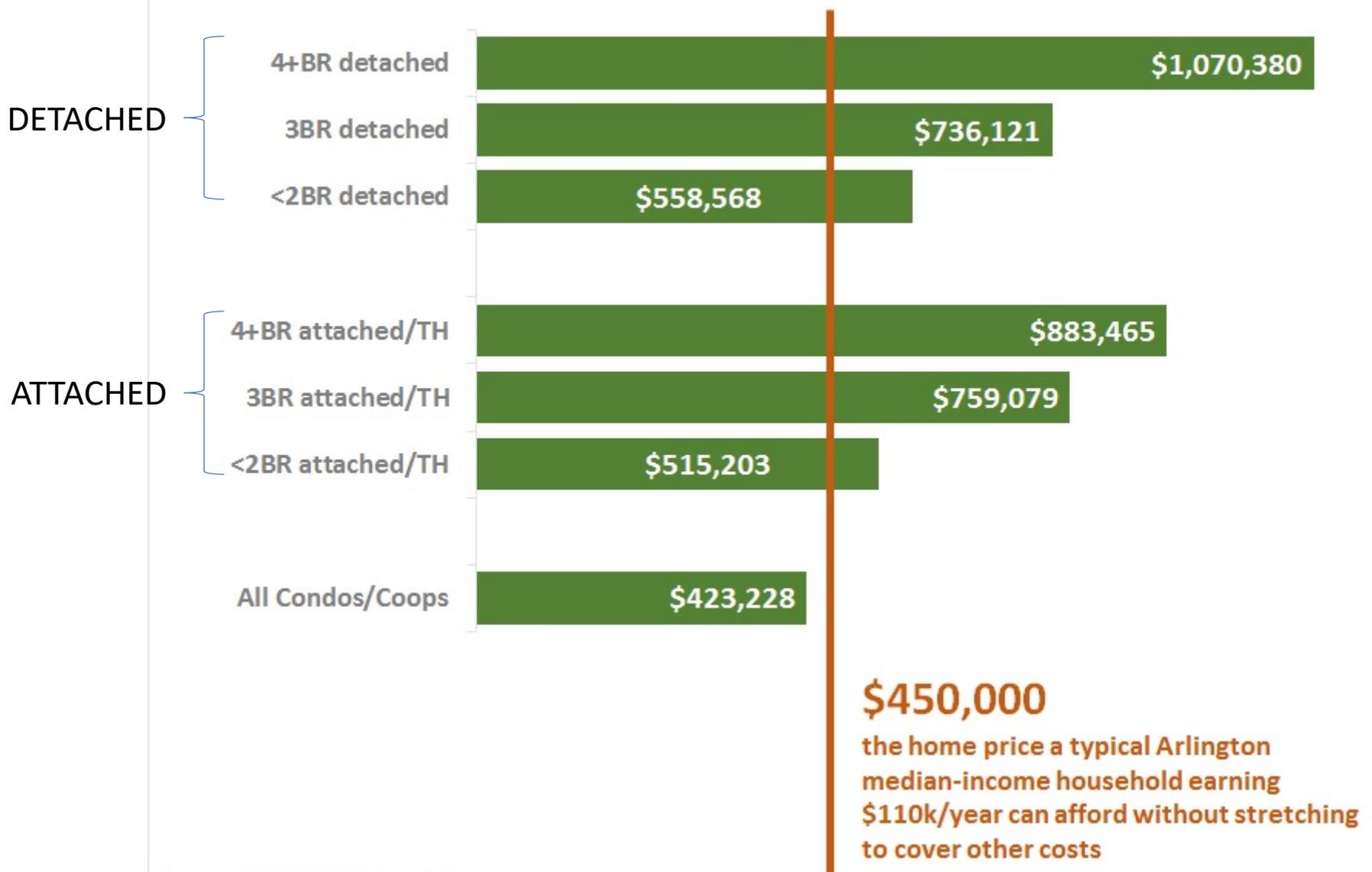
-generally for households @ 60% AMI and below



Affordable Housing Supply 2000-2016



Average Sales Prices in Arlington County



Source: MRIS 2015 data from RBI

Can We Reverse the Trend?

What?

- Housing affordability – create and maintain housing that's affordable to people across the income spectrum.
- Housing options – encourage a variety of housing types to make room for people from all stages of life.

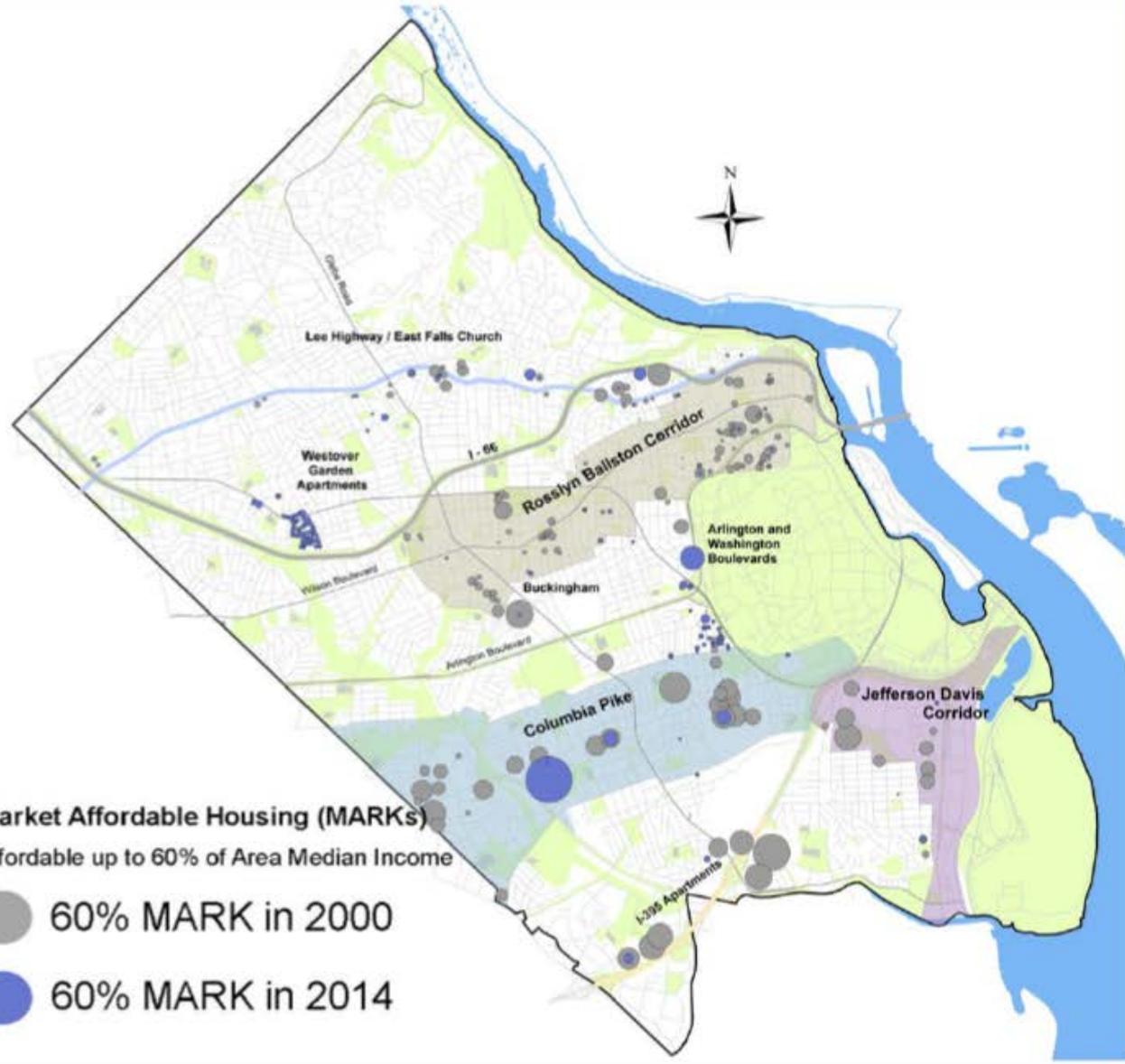
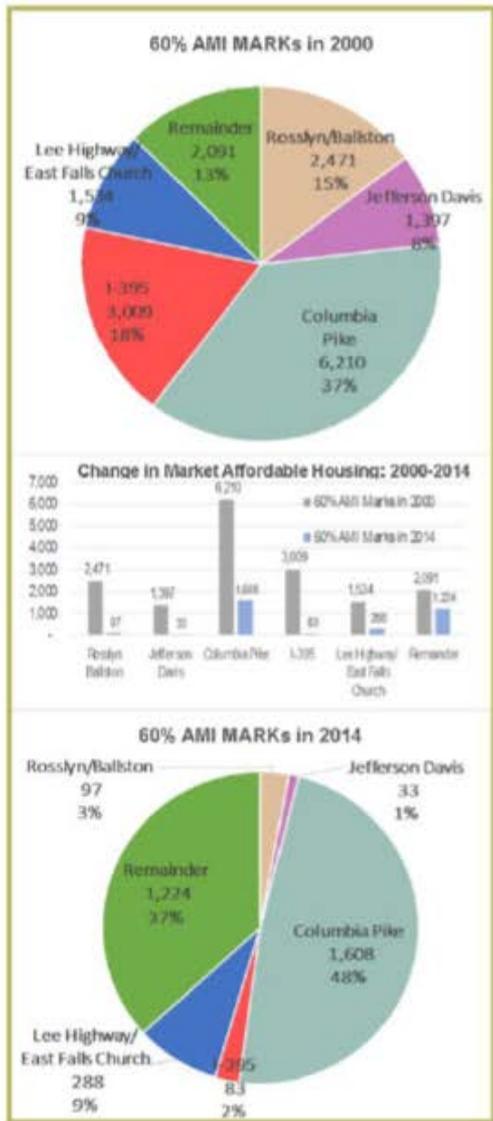
How?

- Awareness
- Openness
- Dedication
- Creativity
- Political Will
- Investment

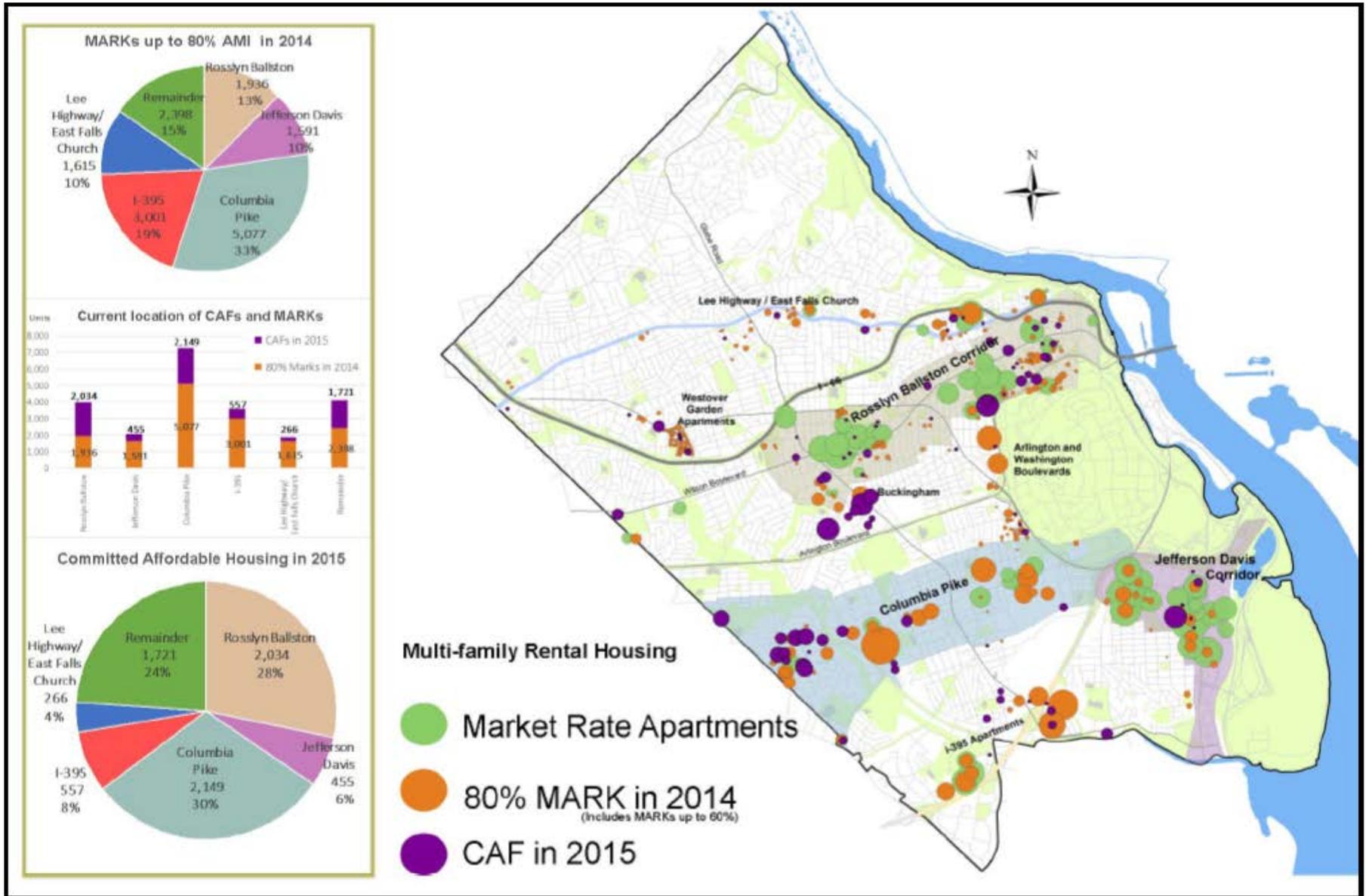
2015 Arlington Affordable Housing Master Plan Goals and Objectives

Goal 1: Supply	Goal 2: Access	Goal 3: Sustainability
<p>1.1 Produce and preserve affordable rental housing <i>2040 Goal: 17.7% of all housing is affordable below 60% AMI</i></p> <p>1.2 Produce and preserve affordable ownership housing <i>2040 Goal: 2,700 ownership units affordable between 80-120% AMI</i></p>	<p>2.1 Affirmatively further fair housing</p> <p>2.2 Ensure Low-Mod income access to housing</p> <p>2.3 Prevent and end homelessness</p> <p>2.4 Enable residents to age in the community</p> <p>2.5 Enable persons with disabilities to live independently as possible <i>2040 Goal: 10% of all CAFs will be accessible and occupied by persons with disabilities</i></p>	<p>3.1 Ensure all housing is safe and code compliant</p> <p>3.2 Promote affordable housing close to transit</p> <p>3.3 Ensure energy and water efficiency in affordable housing</p> <p>3.4 Promote long term affordability and feasibility of CAF units</p> <p>3.5 Ensure affordable housing goals are integrated into other County plans and policies</p>

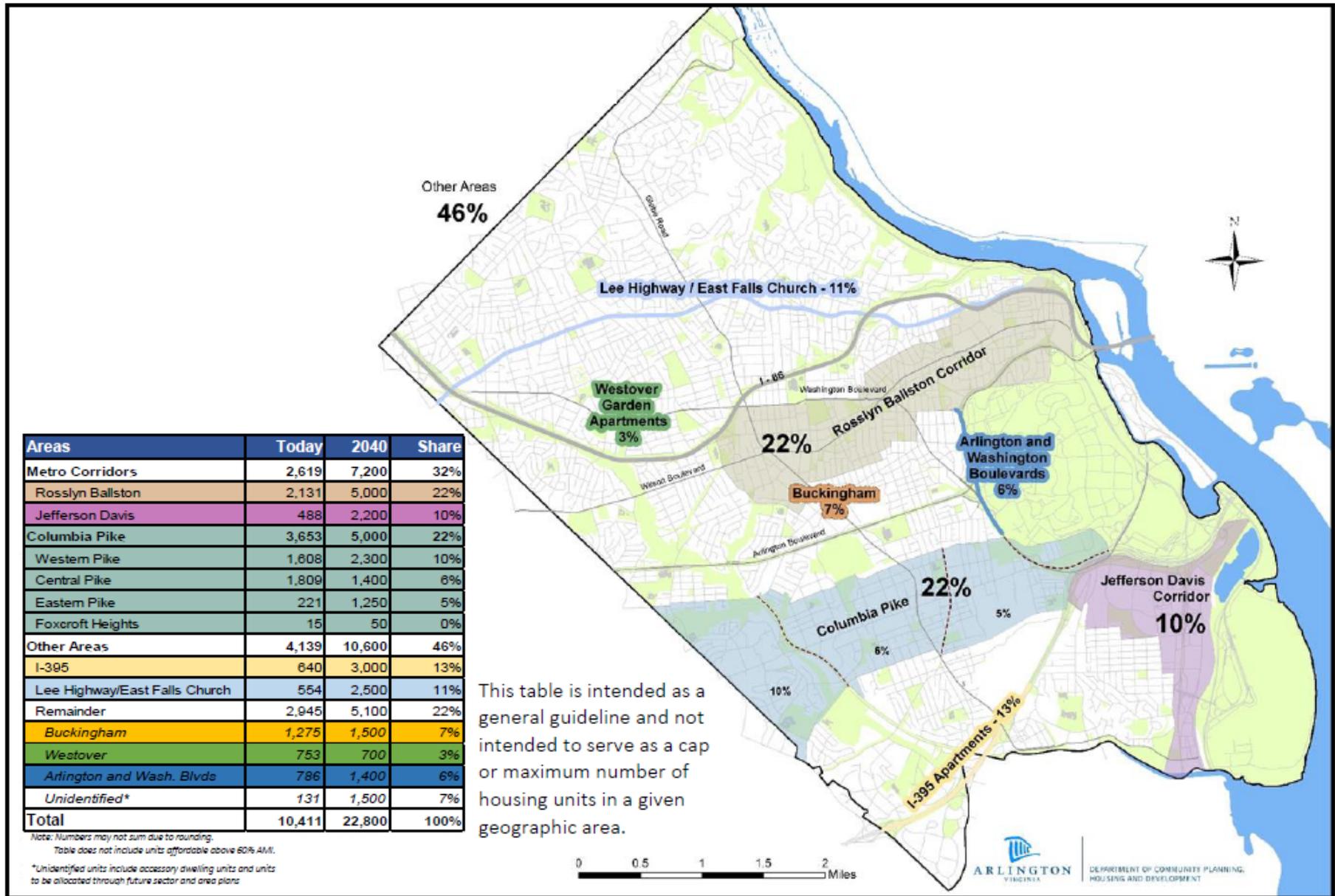
Location of Market Rate Affordable Housing up to 60% AMI in 2000 and 2014



Location of Multi-family Rental Housing



2040 Forecast of the Distribution of Housing Affordable up to 60% AMI (MARKs and CAFs)



Qualifying Income and Rent Levels for Affordable Housing

Household Size	80%	60%	50%	40%
1	\$61,840	\$46,380	\$38,650	\$30,920
2	\$70,640	\$52,980	\$44,150	\$35,320
3	\$79,440	\$59,580	\$49,650	\$39,720
4	\$88,240	\$66,180	\$55,150	\$44,120
5	\$95,360	\$71,520	\$59,600	\$47,680
6	\$102,400	\$76,800	\$64,000	\$51,200

Unit Size	80%	60%	50%	40%
Efficiency	\$1,546	\$1,159	\$966	\$773
1	\$1,656	\$1,242	\$1,035	\$828
2	\$1,986	\$1,489	\$1,241	\$993
3	\$2,295	\$1,721	\$1,434	\$1,147
4	\$2,560	\$1,920	\$1,600	\$1,280

Funding Sources for Affordable Housing

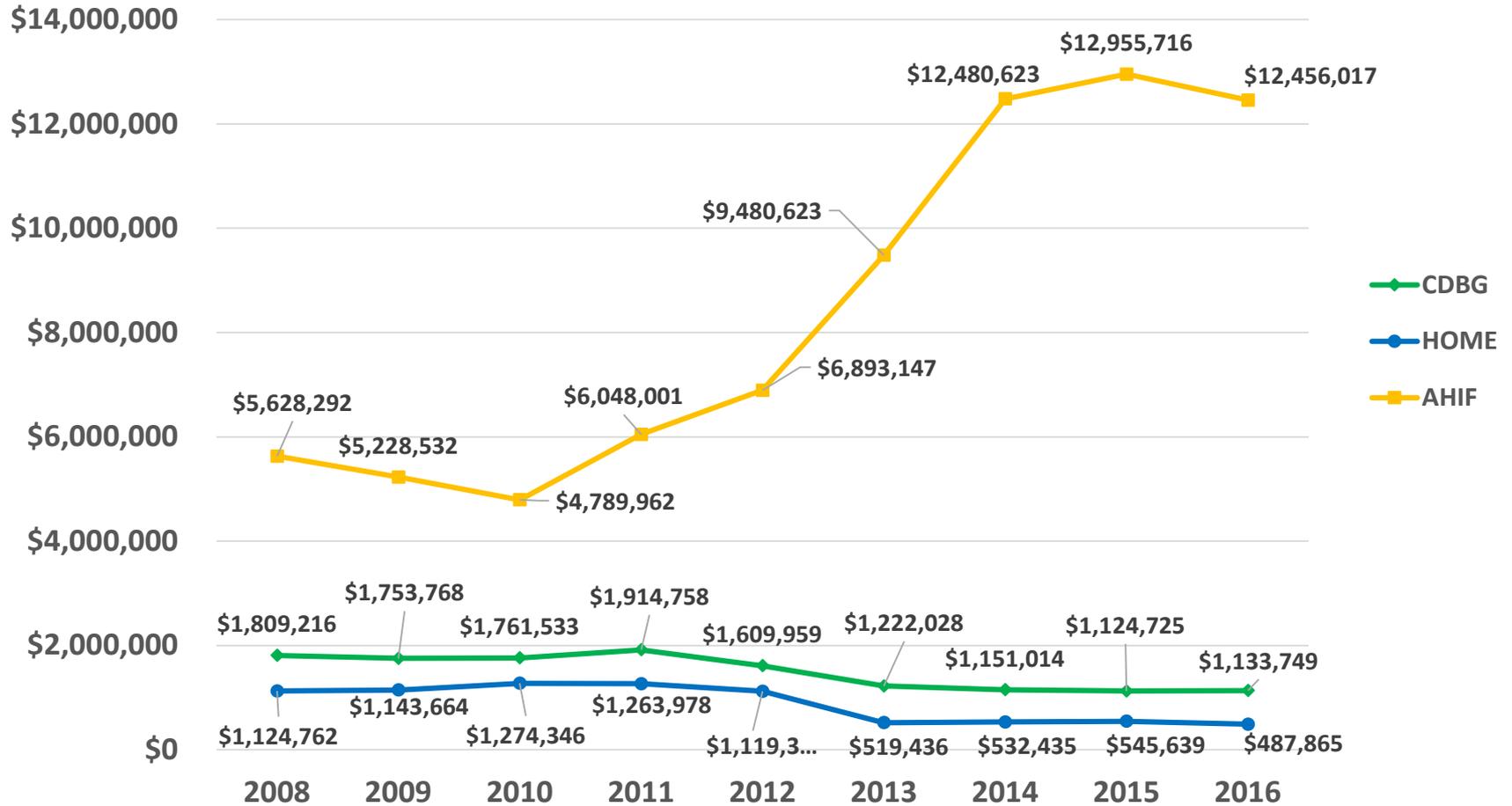
Federal Programs

- **Low-Income Housing Tax Credits**
- **CDBG:** Housing, community development and neighborhood revitalization programs.
- **HOME:** Housing development, rehabilitation, rental assistance or homeownership programs.
- **Housing Choice Vouchers:** Provides direct rental assistance to very low-income renters.

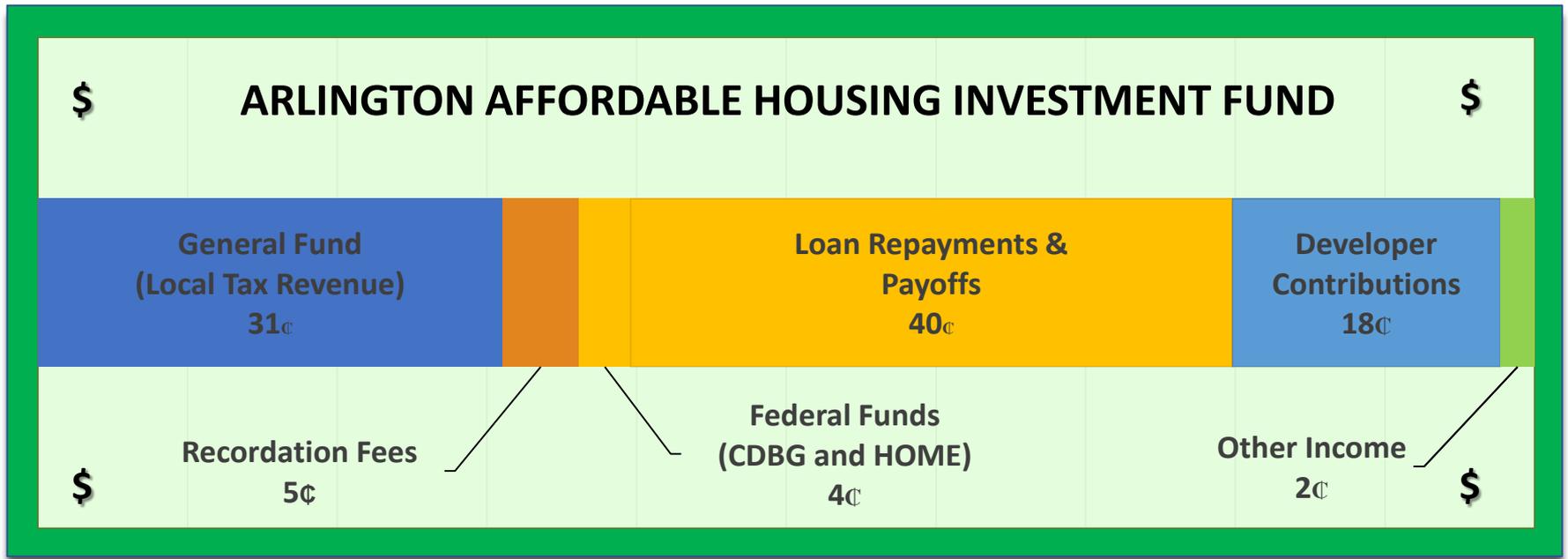
Local Funds

- **AHIF:** Arlington's Affordable Housing Investment Fund provides loans to developers to build or rehabilitate affordable housing.
- **Housing Grants:** Provides rental assistance to low-income Arlington residents.

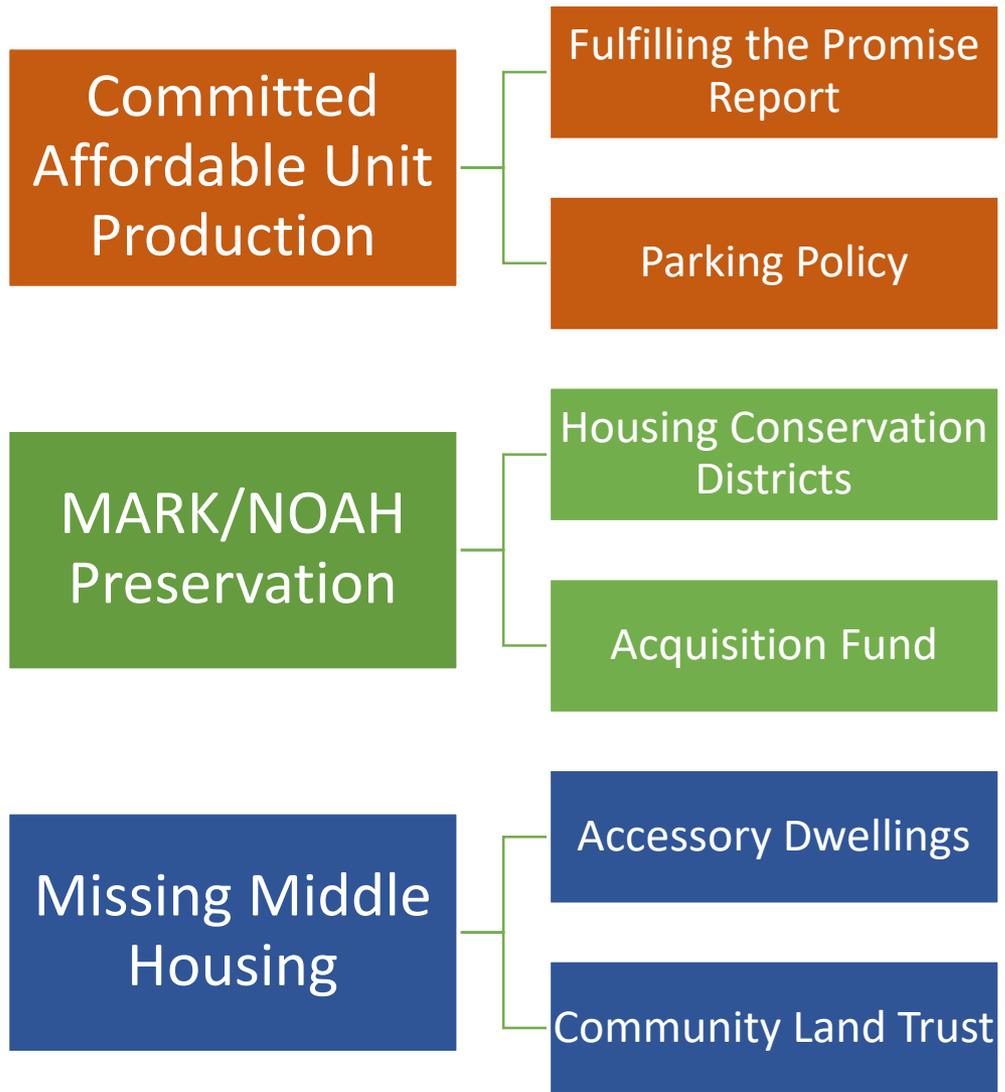
CDBG, HOME, AHIF Allocations 2008-2016



AHIF Funding Sources FY2010 – FY2016 (\$150 Million)



Current Affordable Housing Priorities & Initiatives in Arlington





What is Missing Middle Housing?

Neighborhood scale falling *between* single-family homes and mid-rise multifamily housing . . . and generally compatible in *height and bulk* with housing in single-family neighborhoods

More than one dwelling unit per lot, such as a single-family home with accessory dwelling, a duplex or “mansion home” with two or more units, stacked townhomes, small multifamily

Can be built incrementally on small or modest-sized lots without large land consolidation

MISSING MIDDLE

Responding to the Demand for Walkable Urban Living

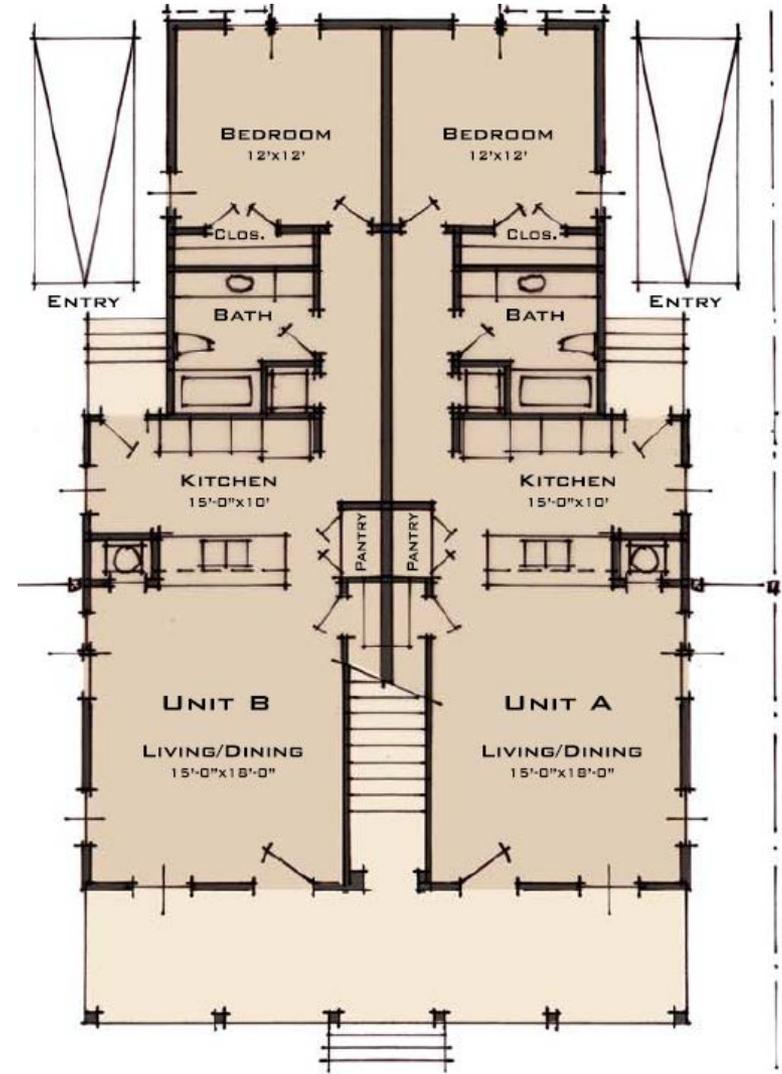


MISSING MIDDLE TYPE:

4-Plex



© Thompson Placemaking



FIRST FLOOR

What is an Accessory Dwelling?

- Independent living unit with a kitchen, bathroom and separate entrance.
- a.k.a...
 - Granny flat
 - In-law suite
 - English basement
 - Garage apartment

Advantages of Accessory Dwellings

For Owners & Residents

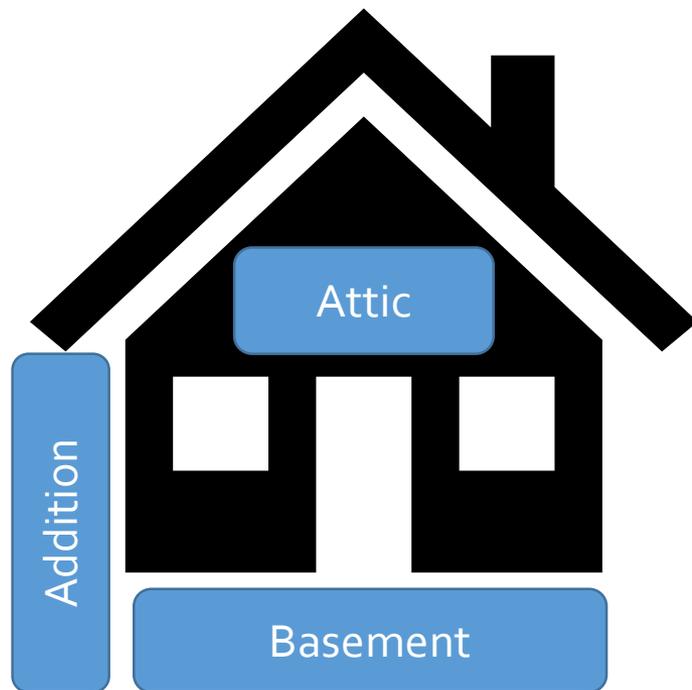
- Facilitates aging in place
- Supplemental income for owner
- Offsets tight rental market
- Naturally modest rents

For Advocates

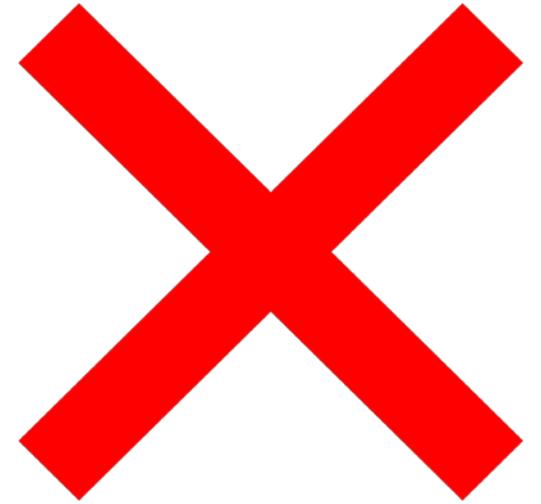
- No AHIF (\$) required
- Geographically distributed
- Market-based solution



AD Rules Adopted in 2009 & Updated in 2018



- ✓ Up to 750 sq. ft. except unlimited if wholly within basement
- ✓ Inside the main dwelling or an existing detached accessory building
- ✓ Separate entrance
- ✓ Firewall separation required
- ✓ Owner-occupancy required
- ✓ No more than 3 occupants



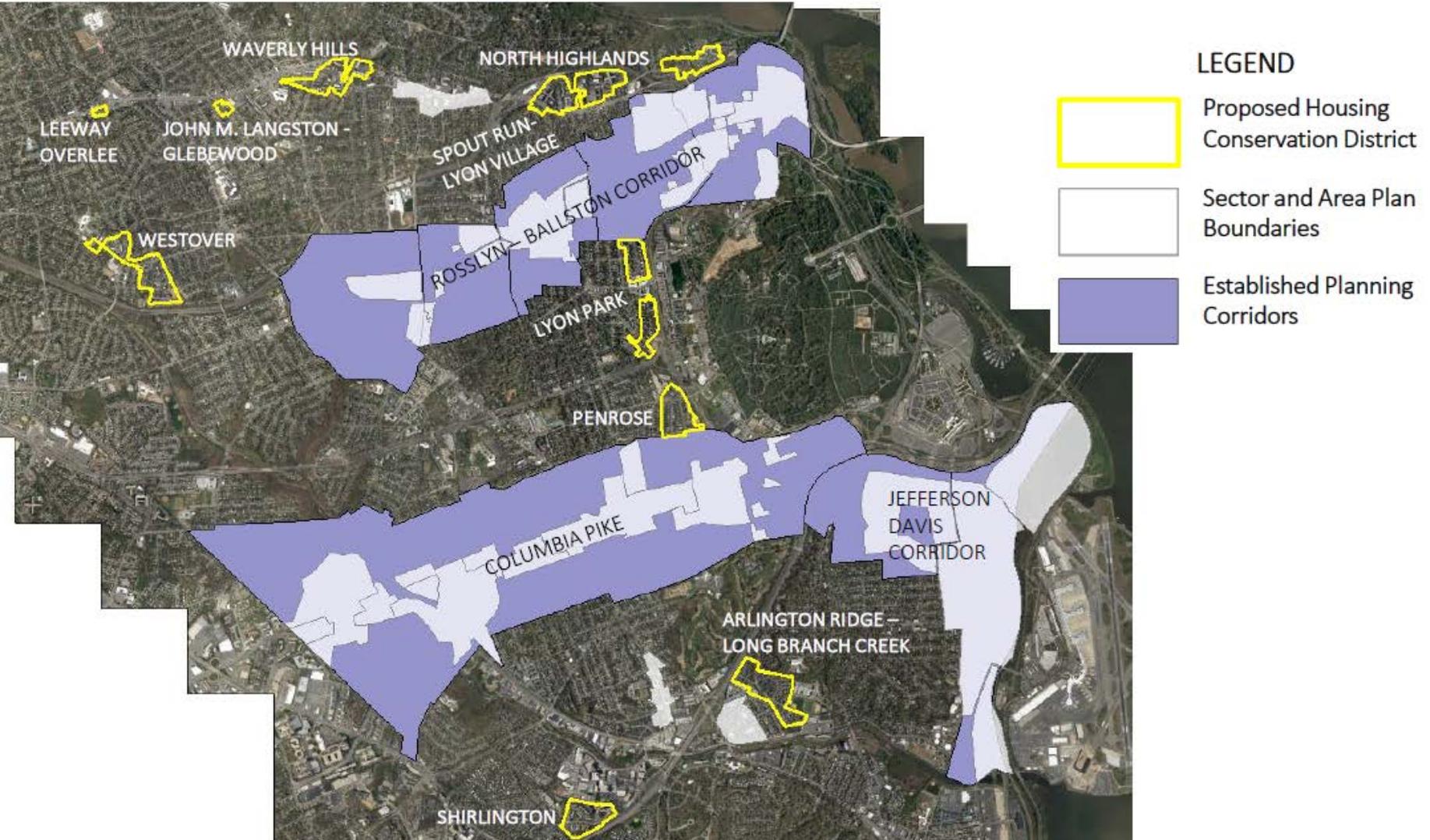
Currently No NEW
Detached Allowed



Preserving MARKs: The HCD

- **What is the Housing Conservation District?**
 - 12 neighborhoods with identified need for preserving MARKs
 - Purpose: to encourage the retention of housing affordability by allowing a context-appropriate spectrum of development, ranging from renovation and addition to infill and redevelopment in exchange for dedicated affordable housing units.
- **Why was the Housing Conservation District created?**
 - Since 2000 the County has lost over 14,500 market rate affordable housing units.
 - As established in the Affordable Housing Master Plan, it is the policy of Arlington County to “make every reasonable effort to prevent the loss of market-rate affordable housing”

Proposed Components of the HCD





Arlington for Everyone™

*The Alliance for
Housing Solutions*

