

MLK Day of Service Volunteer Training

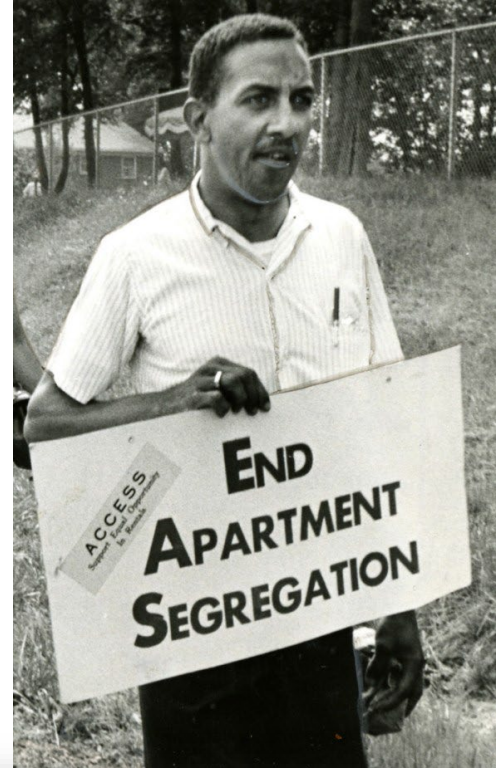
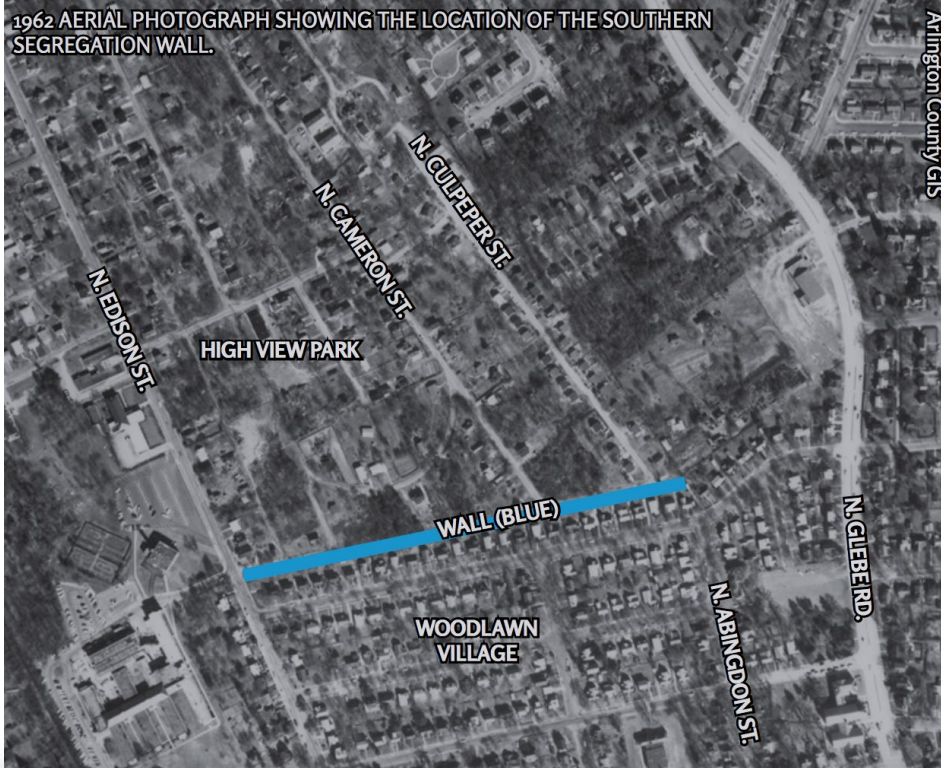


Fair Housing Act of 1968

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



1962 AERIAL PHOTOGRAPH SHOWING THE LOCATION OF THE SOUTHERN SEGREGATION WALL.



5. Neither the land hereby conveyed, nor any parcel thereof, nor lot therein, shall ever, at any time, be occupied by, leased to, sold to, devised to, or in any manner alienated to anyone not a member of the Caucasian Race except that this covenant shall not prevent the use by any owner or tenant of said land, or any parcel thereof, or lot therein, of domestic servants not members of the Caucasian Race.

Housing Affordability & Why It Matters

Decent quality housing that costs
no more than

30 %

of a household's gross monthly
income

- Diversity
- Economic Success
- Health and Well-being
- Environmental Impact
- Community and School Stability



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.

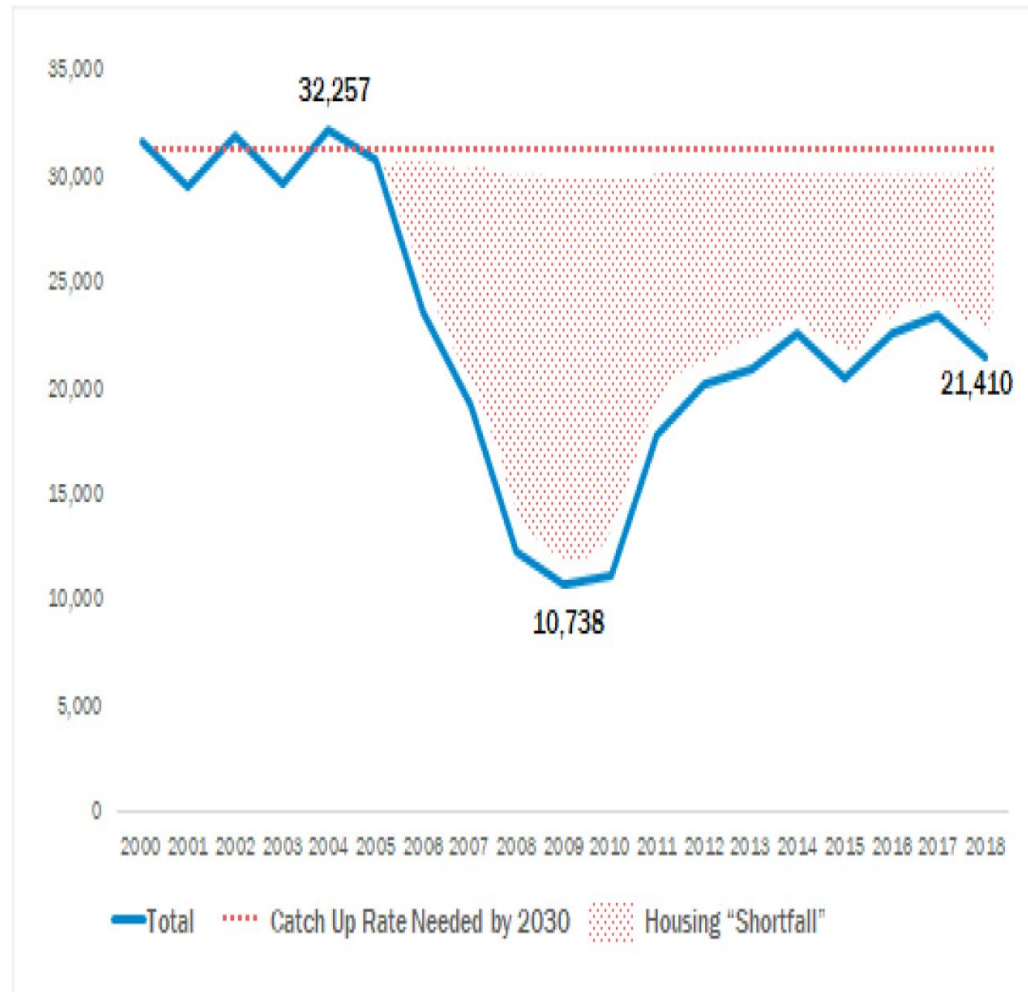


Reality: The Regional Housing Shortfall

Council of Governments Approved Targets Sept 2019:

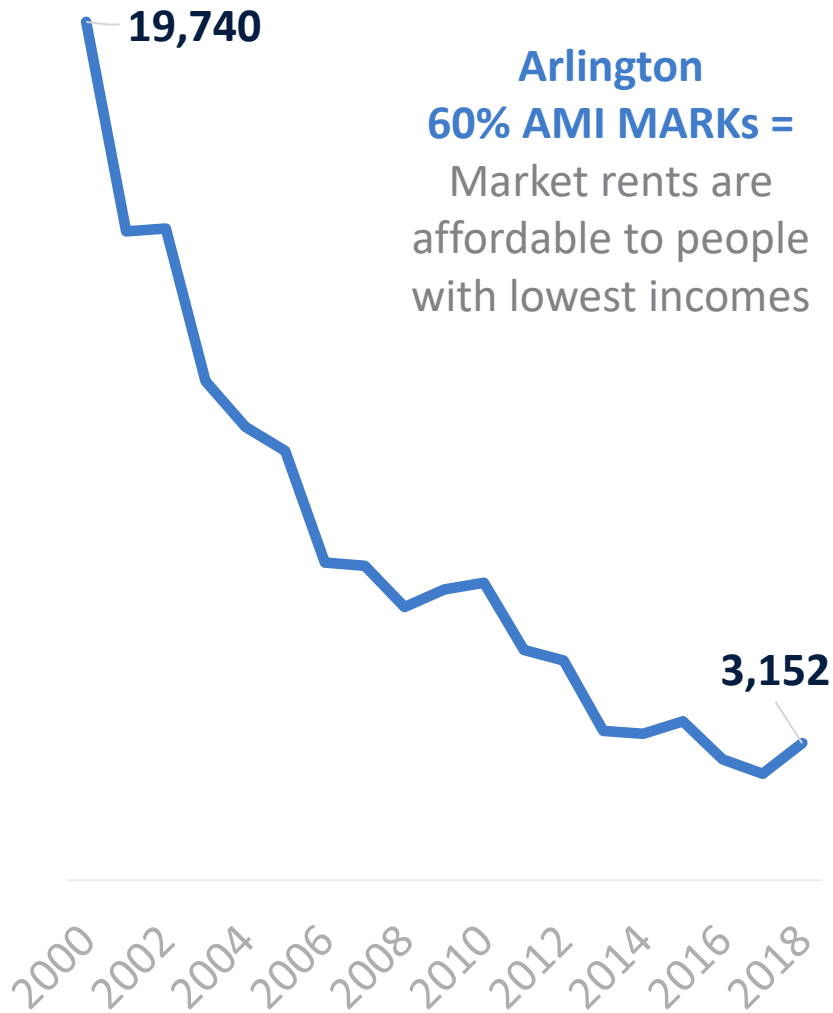
1. Region needs 320,000 housing units in next 10 years...75k more than planned
2. At least 75% of all new housing should be in Activity Centers or near high-capacity transit
3. At least 75% of new housing should be affordable to low and middle-income households

Housing Construction Permits by Year in Metropolitan Washington

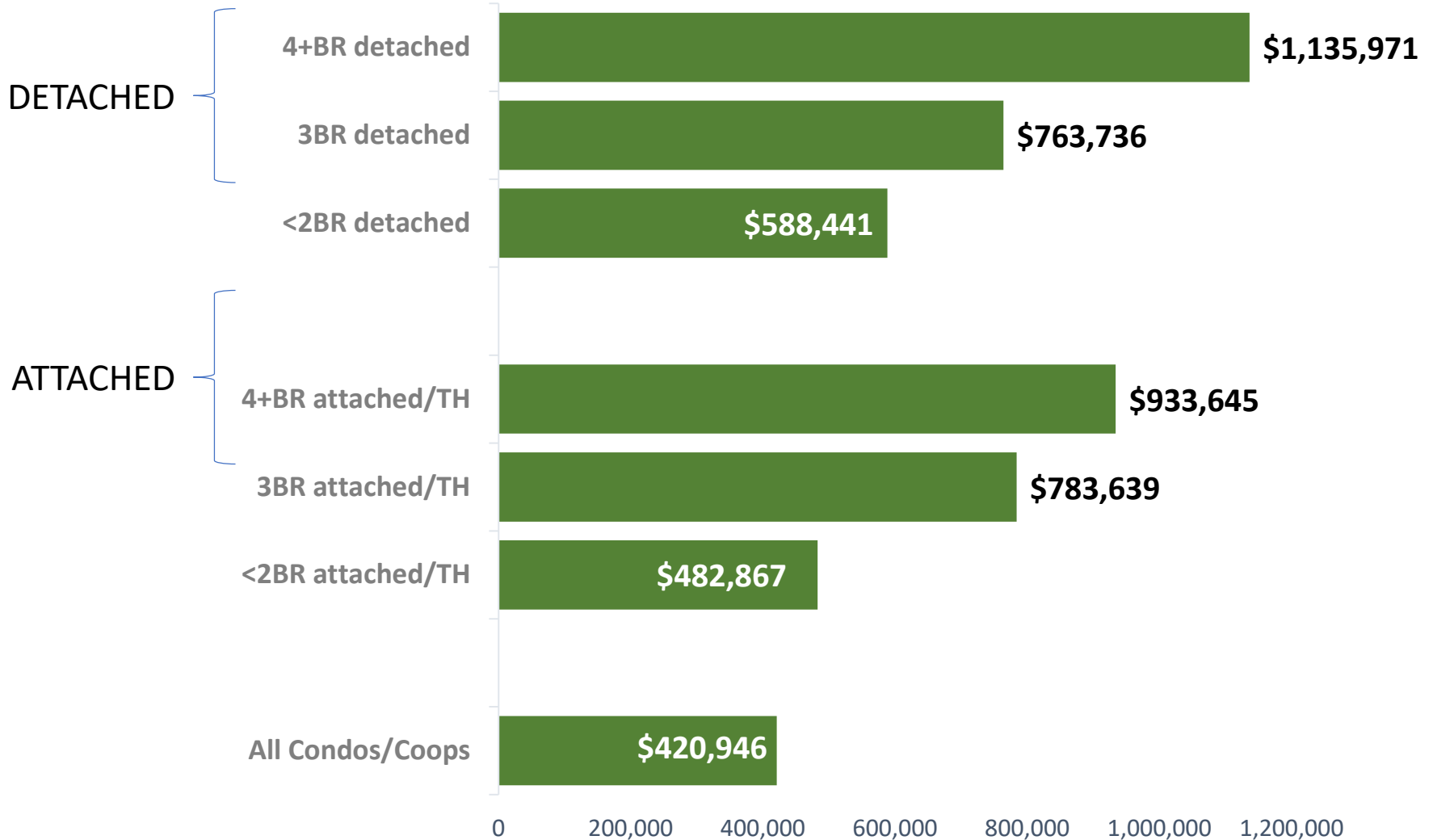


Source: Metropolitan Washington Council of Governments

Reality: Impact on Arlington



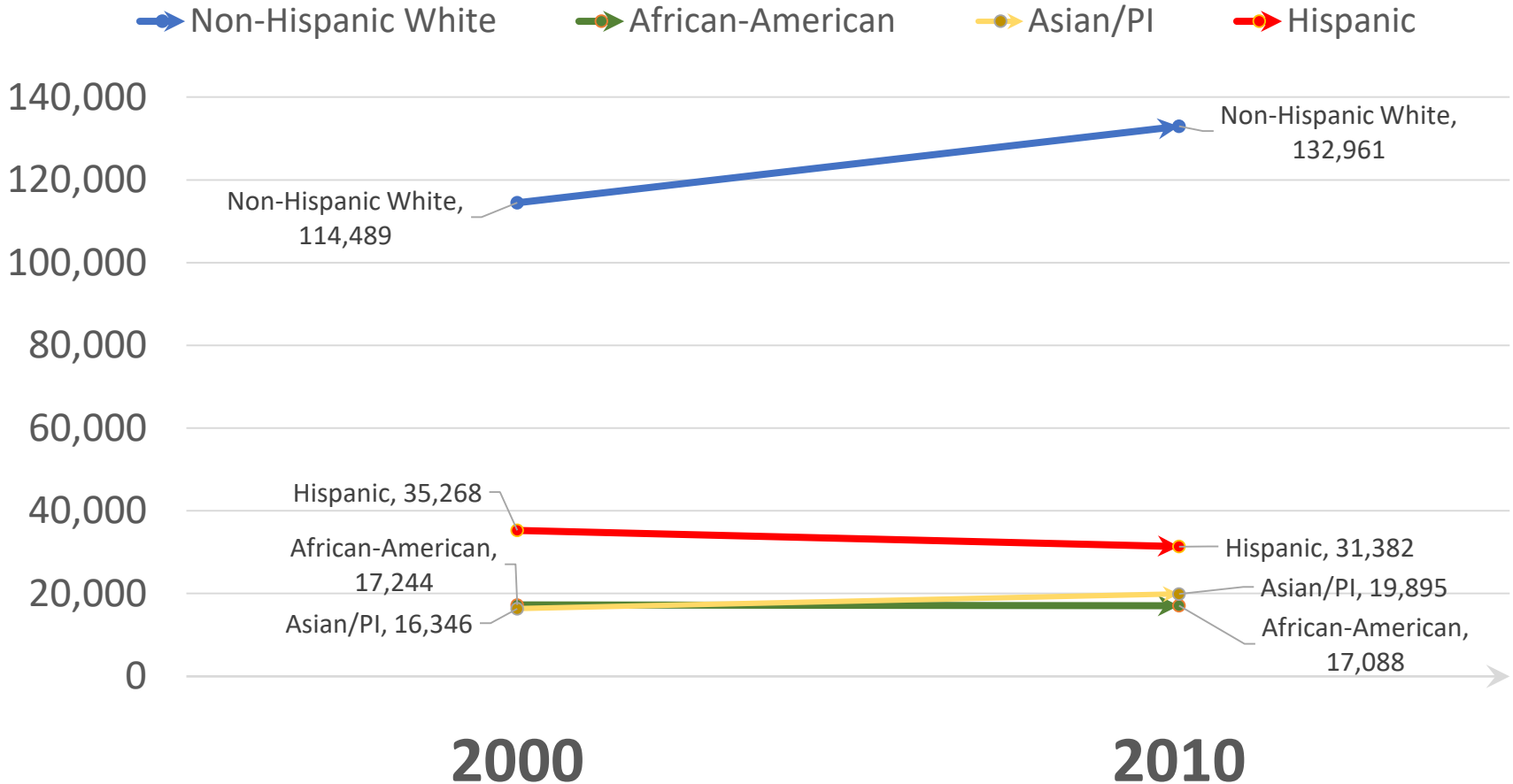
Average Sales Prices in Arlington County, 2017



Source: MRIS 2017 data from RBI

The Result: a loss of diversity!

Arlington Population by Race/Ethnicity



More Reality: Arlington's Housing Challenges



Loss of affordability & displacement of lower income residents



Disappearance of middle-market home ownership opportunities



Difficulty aging in the community



Few housing opportunities for Arlington's next generation



Losing socio-economic diversity



Geographic segregation and school disparities

Two Main Keys to Affordability



Supply

Adequate number of units
in a variety of types,
locations and price points

**General Price Levels,
Market Balance &
Housing Options**



Dollars

Assistance and investment
from all levels needed
for those with the greatest needs

**Committed Affordability
for Lowest Income
Households**

Two Types of “Affordable” in Arlington

“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):

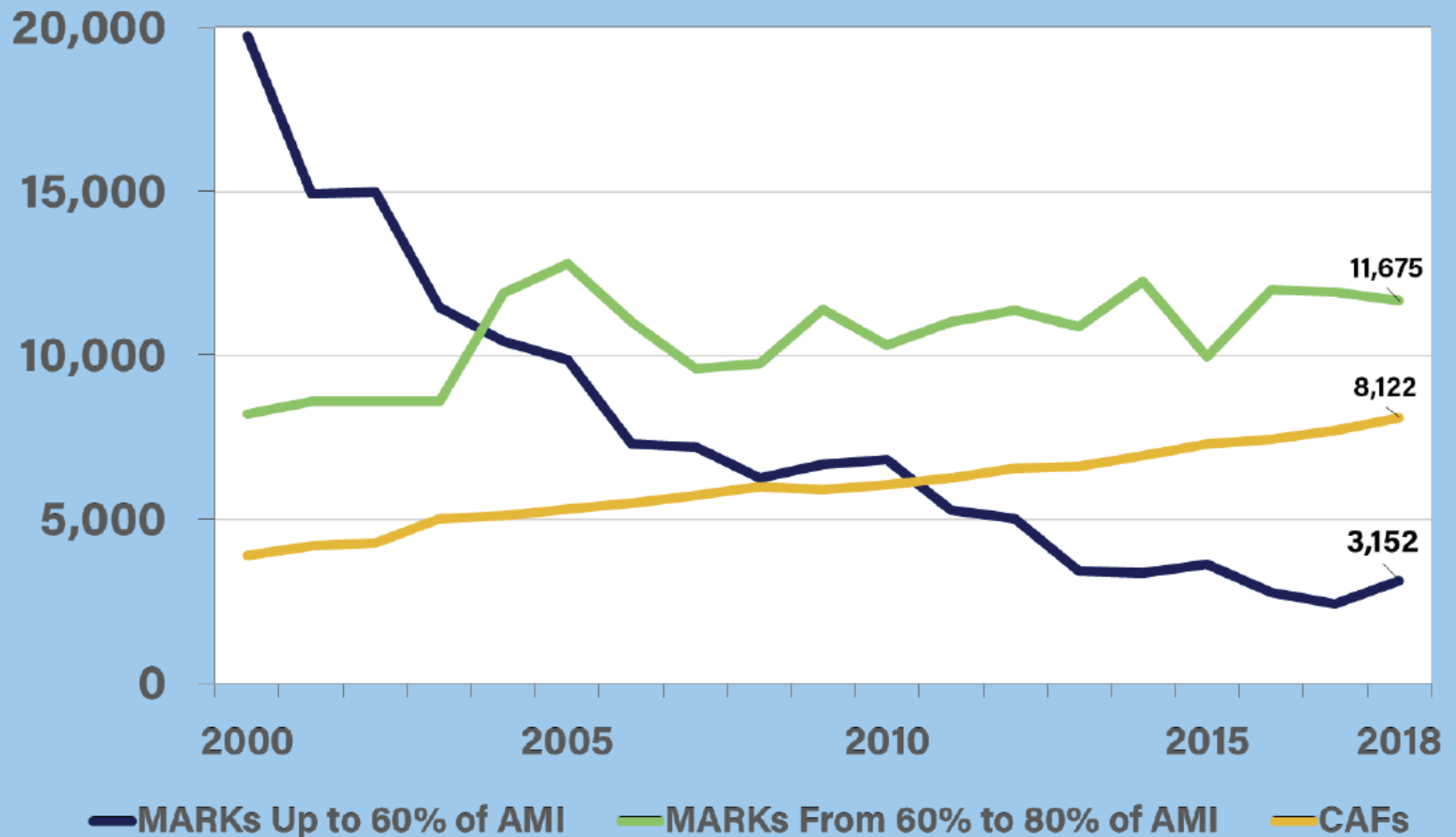
Units with income-restricted rents for an extended period of time

-generally for households @ 60% AMI and below

-often funded with local, state and/or federal subsidies



Table 2: Change in Supply of MARKs & CAFs 2000-2018



Source: Arlington County and CoStar

Source: Arlington Housing Division 2016 Annual Report: <https://housing.arlingtonva.us/plans-reports/annual-reports/>

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



Qualifying Income and Rent Levels for Committed Affordable Rental Affordable Housing in Arlington

Percent of Area Median Income

| Household Size | 80% | 60% | 50% | 40% | 30% |
|----------------|-----------|----------|----------|----------|----------|
| 1 | \$68,000 | \$51,000 | \$42,500 | \$34,000 | \$25,500 |
| 2 | \$77,680 | \$58,260 | \$48,550 | \$38,840 | \$29,150 |
| 3 | \$87,360 | \$65,520 | \$54,600 | \$43,680 | \$32,800 |
| 4 | \$97,040 | \$72,780 | \$60,650 | \$48,520 | \$36,400 |
| 5 | \$104,880 | \$78,660 | \$65,550 | \$52,440 | \$39,500 |
| 6 | \$112,640 | \$84,480 | \$70,400 | \$56,320 | \$42,250 |

Most Common CAFs

| Unit Size | 80% | 60% | 50% | 40% | 30% |
|-------------------|---------|---------|---------|---------|---------|
| Efficiency | \$1,700 | \$1,275 | \$1,062 | \$850 | \$637 |
| 1 | \$1,942 | \$1,365 | \$1,138 | \$910 | \$683 |
| 2 | \$2,184 | \$1,638 | \$1,365 | \$1,092 | \$820 |
| 3 | \$2,524 | \$1,893 | \$1,577 | \$1,262 | \$946 |
| 4 | \$2,816 | \$2,112 | \$1,760 | \$1,408 | \$1,056 |

How Do We Create More Committed Affordable Housing?

Preserve what we have

Build more when we can

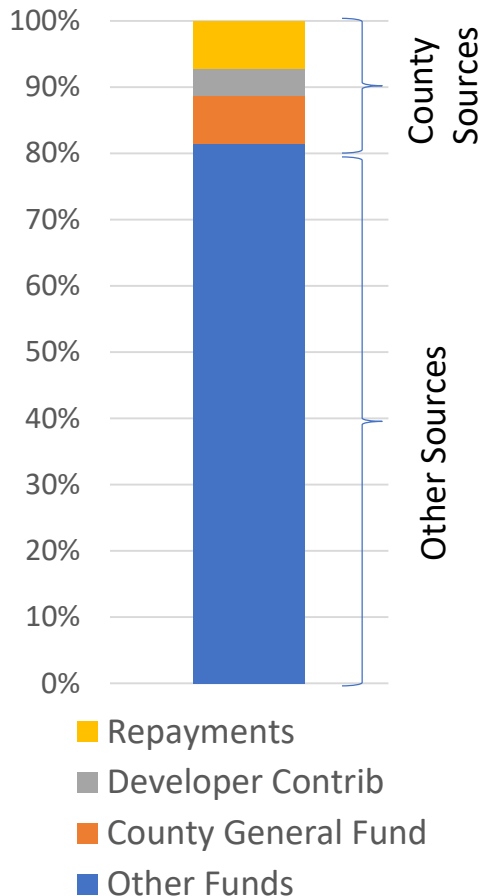
Reduce displacement

But how?

- **Affordable Housing Investment Fund (AHIF):** County loans to developers of committed affordable housing
- **Affordable Housing Ordinance:** County & state law requires site plan developments to contribute committed affordable units or money to AHIF
- **Density Bonuses for Multifamily:** County asks for a contribution of share of additional units to be committed affordable in exchange for additional density

Subsidy and Investment Dollars: What's Needed – Filling the Gap

Affordable Housing
Financial Sources



Local

- Affordable Housing Investment Fund
 - Arlington tax revenue
 - Developer contributions via site plan development
 - Loan repayments

State

- VA Housing Trust Fund
- Amazon VHDA investment +\$15M annually

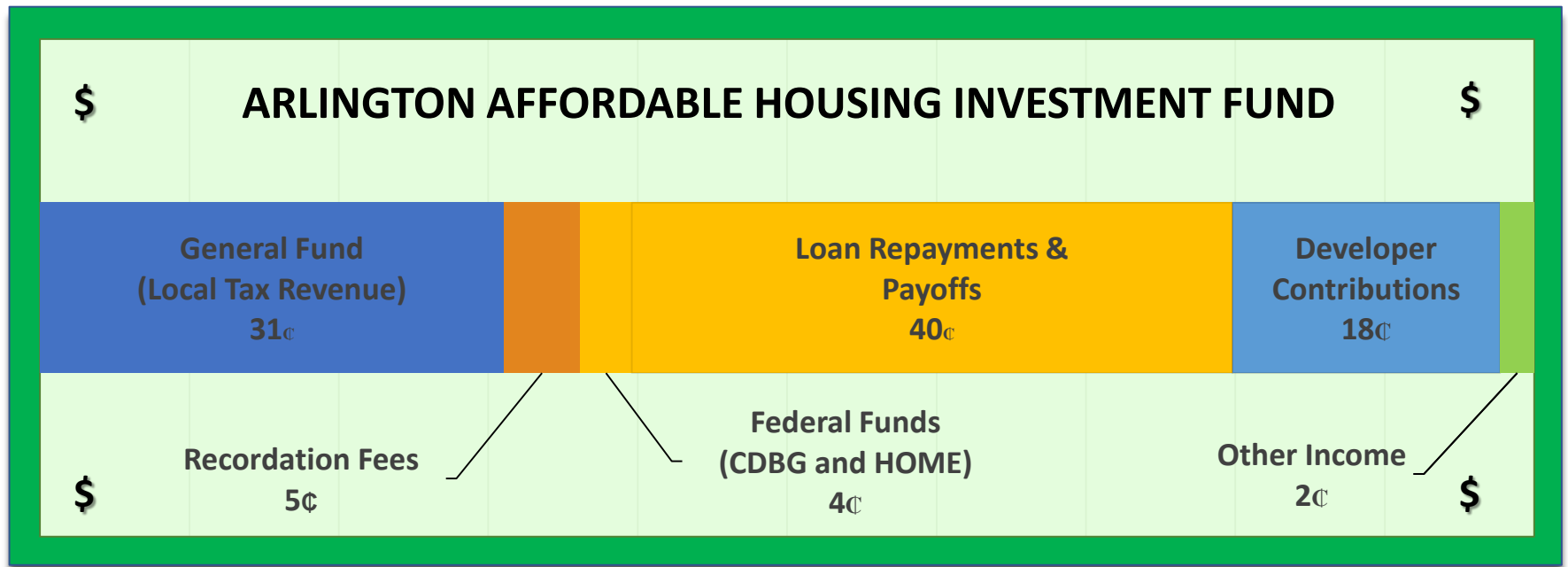
Federal

- Low-Income Housing Tax Credits
- FHA Lending, Fannie Mae, Freddie Mac
- HUD programs: Section 8, CDBG, HOME

Private

- Private Capital – Banks (CRA) & Equity Investors
- Social Investors & Mission Owners
- Arlington Community Foundation Shared Prosperity

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





Some of
Arlington's
Affordable
Housing
System



Gilliam Place:

173 new affordable units
Arlington Presbyterian Church &
La Cocina on first floor



Sustainable Affordable Housing: AHC's The Berkeley/Apex

- 256 new affordable units
- 2,000 sf reduction in impervious surface
- Adding a new 5,000 sf green roof
- EarthCraft Gold Certified



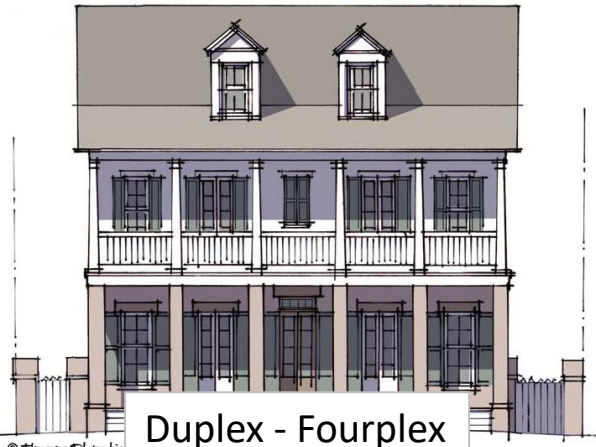


MISSING MIDDLE

Responding to the Demand for Walkable Urban Living



Cottage Neighborhood

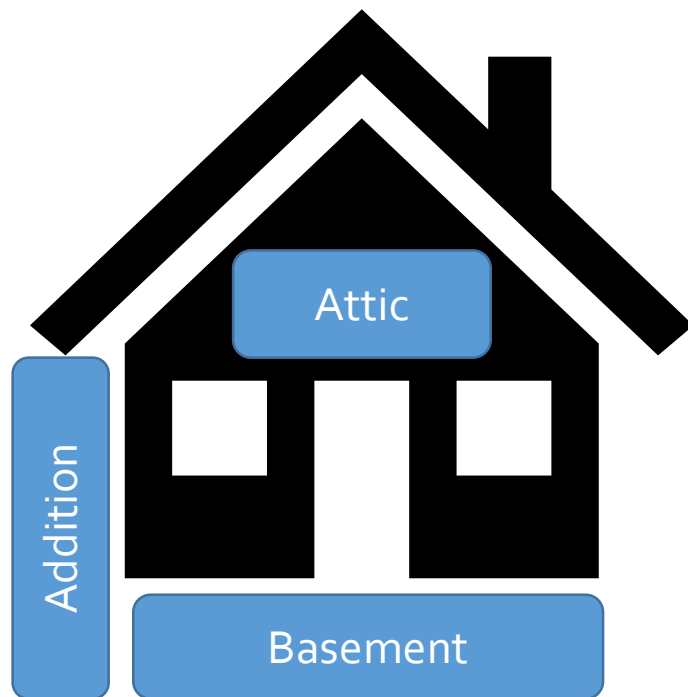


Duplex - Fourplex



Small Multifamily

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



Now Arlington allows
NEW Detached
Accessory Dwellings!



Volunteering – What Can You Do?

**HOUSING + EDUCATION
SUCCESS!**



AHC INC.







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 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.



Housing Advocacy: What Issue Do You Connect With Best?



Umbrella: Arlington for Everyone Campaign

Increase housing options and affordability across all of Arlington to help meet our vision of a diverse and inclusive community



Specific Policy Effort: Action for AHIF Campaign

Raise the County's contribution to the Affordable Housing Investment Fund to \$25 million for Fiscal Year 2021

Focus additional funding on the lowest-income households



Specific Policy Effort: Zoning for Missing Middle Housing

Update the County's zoning ordinance to allow for more housing types such as duplexes, triplexes, fourplexes or cottages

Advocacy Tools – Let Your Voice Be Heard



Open Door
Mondays



Speak at County
Meetings



Write Postcards
and Emails



Fill out County
Surveys



Write Letters to
the Editor



Talk to Your
Friends

Item 43

Adaption of 2020 General Assembly Session Legislative Proposals



tern boundary of South Eads Street between 22nd Street South to 18th Street

04:33 PM
12/14/2019

ndic

Who's Who?



Libby



Matt



Erik



Christian



Katie

- County Board Members:
 - Libby Garvey (Chair for 2020)
 - Erik Gutshall (Vice Chair)
 - Matt de Ferranti
 - Katie Cristol
 - Christian Dorsey
- Key dates:
 - Budget Hearing: March 31
 - Tax Rate Hearing: April 2
 - County Board Meetings: Monthly
 - Saturdays 8:30 am public comment
 - Open Door Mondays:
 - Every Week
- Address:

2100 Clarendon Blvd. Suite 300
Arlington, VA 22201
- Email: countyboard@arlingtonva.us