

**ARLINGTON COUNTY
CPHD**

HOUSING PRESENTATION

**COG
PLANNING DIRECTORS MEETING**

JULY 16, 2021



Agenda

- **Presentations**
 - **Overview of Arlington County Housing Planning and Implementation –**
Richard Tucker, Arlington County CPHD
 - **Growth Management –** Michelle Winters, Alliance for Housing Solutions
 - **Multifamily Redevelopment vs. Preservation -** Carmen Romero, APAH and
Chris Gordon, KGD Architecture
- **Planning Directors Discussion**

Arlington County Housing Planning & Implementation

- **Review of County Planning Guidance**
 - County Vision
 - Comprehensive Plan
 - Affordable Housing Master Plan
 - Housing Arlington Overview
- **Affordable Housing Investment and Supply**
- **Planning Efforts**
 - Completed Zoning Ordinance Amendments
 - Ongoing / Upcoming Planning Studies

County Planning Guidance

Arlington County 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.”*

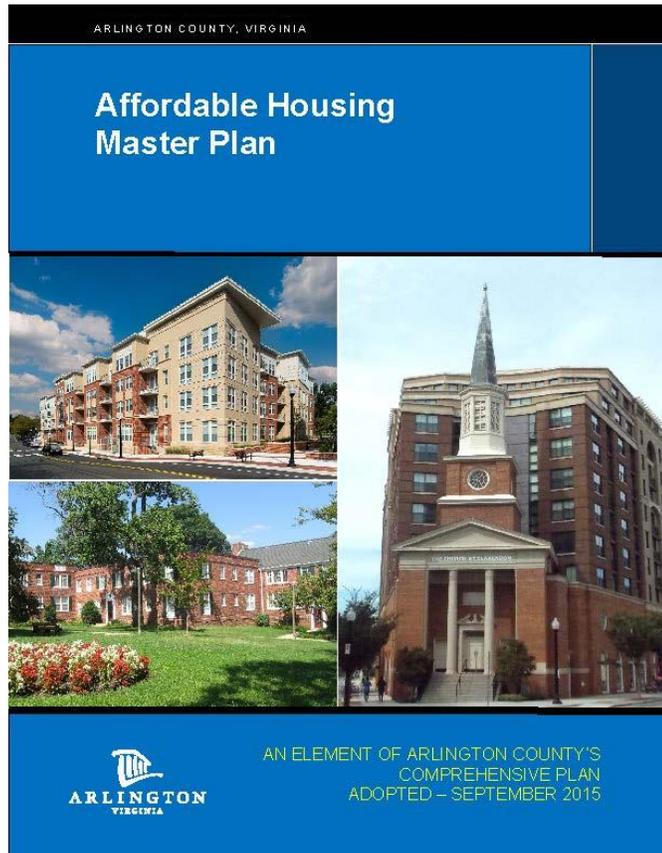
Planning Guidance – Comprehensive Plan

Purpose and Elements

- 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.
- Virginia Code requires all governing bodies to have an adopted Comprehensive Plan
- Arlington County's Comprehensive Plan was established in 1960
- Today, there are eleven elements of the Comprehensive Plan, including:
 - General Land Use Plan
 - Stormwater Master Plan
 - **Affordable Housing Master Plan**
 - Master Transportation Plan



Housing Planning Guidance



Affordable Housing Master Plan (2015)



The 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.

Goals:

- Arlington County shall have an adequate **supply** of housing available to meet community needs.
- Arlington County shall ensure that all segments of the community have **access** to housing.
- Arlington County shall ensure that its housing efforts contribute to a **sustainable** community.

Housing Planning Initiative – Housing Arlington

Goals:

- Increase housing supply
- Preserve and increase affordable housing

Charge:

- Explore new land use tools and funding sources
- Innovation; new partnerships
- Strengthen existing housing resources
- Seek tools and resources for employee housing



Housing and Racial Equity

- Arlington County has joined governments across the region — even nationwide — to advance initiatives around racial equity.
- The County Board also issued an [equity resolution in 2019](#).



Asking these five questions ensures that in making decisions, developing policies and plans, implementing programs, and providing services and allocating resources, we direct attention to racial equity – as a matter of practice and practical application.

Affordable Housing Investment and Supply

HOUSING SUPPLY: CRITICAL TO ENSURING AFFORDABILITY IN ARLINGTON



- Rental supply
 - The County currently has **8,650 rental committed affordable units**
 - Funding is competed through a regular Notice of Funding Availability process
- Homeownership supply
 - The Moderate Income Purchase Assistance Program (MIPAP) assists first-time moderate income homeowners with down payment and closing cost assistance
 - The Affordable Dwelling Unit (ADU) program provides ongoing affordability to moderate-income homebuyers
 - Through Housing Arlington, a Condo Initiative provides training and technical assistance to existing condo owners



CY 2020 Rental & Homeownership Supply Metrics

- 246 net new CAFs
- \$12 million in future developer contributions
- 627 units completed new construction or rehab
- 257 previously-approved units began construction
- 2 new homebuyers closed on MIPAP loans
- 97 people completed first-time homebuyer education classes

Planning Efforts

Increasing Housing Supply, Affordability & Diversity

- **Completed Zoning Ordinance Amendments**
 - Accessory Dwellings (ADs)
 - Two-family non-conformity
 - Bonus Density
 - Senior Housing
 - Additional Building Height for Affordable Housing Developments
- **Ongoing / Planned Studies**
 - Affordable Housing Master Plan Review
 - Missing Middle Housing Study
 - Multifamily Reinvestment Study (formerly HCD)
 - Lee Highway Planning Study
 - Affordable Housing Ordinance
 - Senior Housing Affordability

Challenges Going Forward

- **Equity**

- What has the status quo got us? How do we explain it?
- What does equity look like ?
- How do we measure progress?

- **Growth Management**

- What are the impacts and how do we mitigate?
- How do we manage perceptions?

- **Multifamily Housing in the 21st Century**

- What are the challenges of managing existing housing stock?
- How do we get more affordable housing?
- What are the trade-offs?

How to Get More Information:

Affordable Housing Master Plan Review

- Visit housing.arlingtonva.us/affordable-housing-master-plan/

Missing Middle Housing Study

- Visit housing.arlingtonva.us/missingmiddle

Multifamily Reinvestment Study

- Visit housing.arlingtonva.us/housing-arlington/housing-arlington-land-use-tools/multifamily-reinvestment-study/

Contact us with questions: housingarlington@arlingtonva.us

Planning for Housing Growth

Michelle Winters
July 2021



AHS is a 501(c)(3) nonprofit organization working to increase the supply of affordable housing in Arlington County and Northern Virginia through public education, policy development, advocacy and innovation.



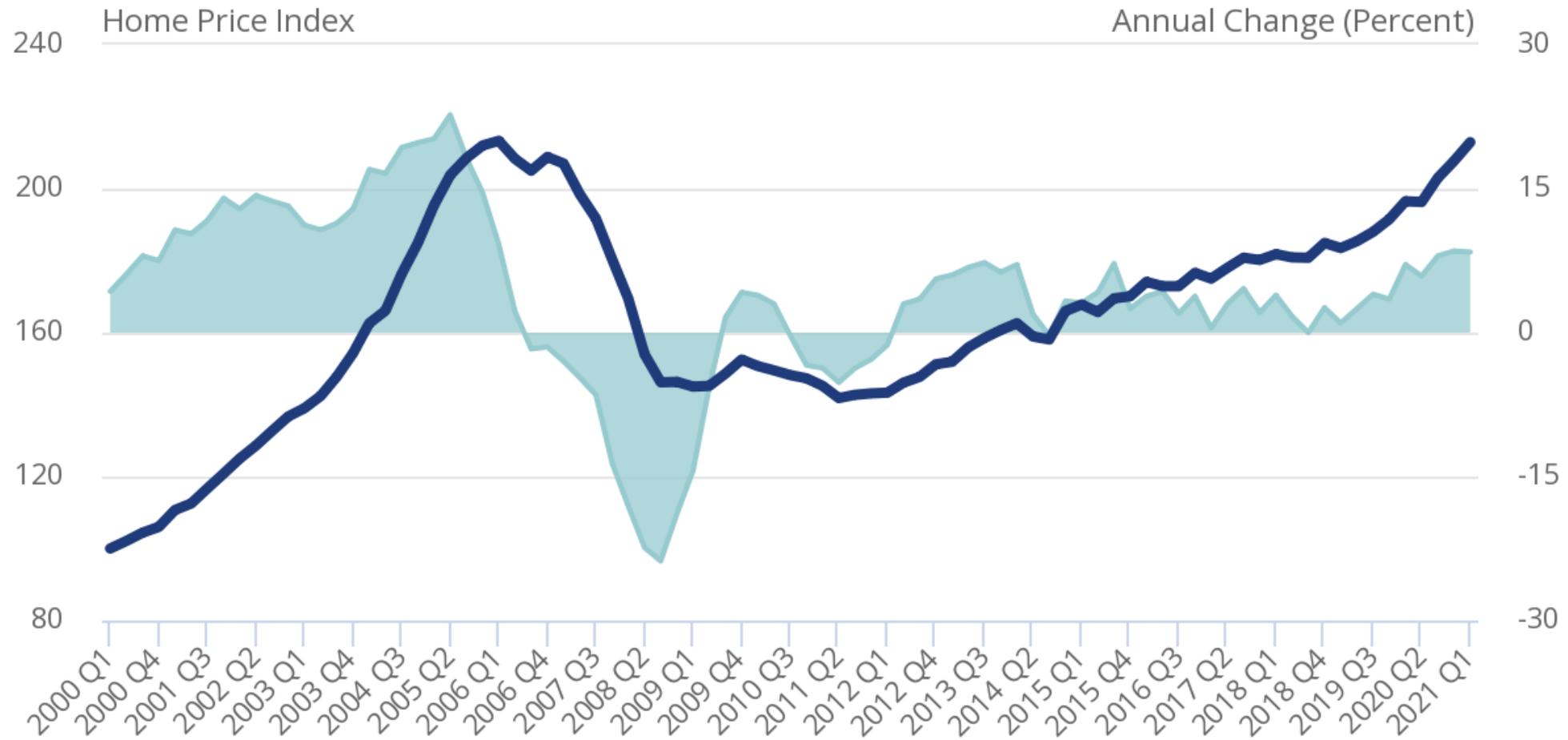
Arlington *for* **Everyone**™

The Alliance for
Housing Solutions

www.alliancefor housingsolutions.org

Why Plan for Housing?

Home Prices Are Skyrocketing in Most Markets – Real Dollars



Washington-Arlington-Alexandria, DC-VA-MD-WV (MSAD)

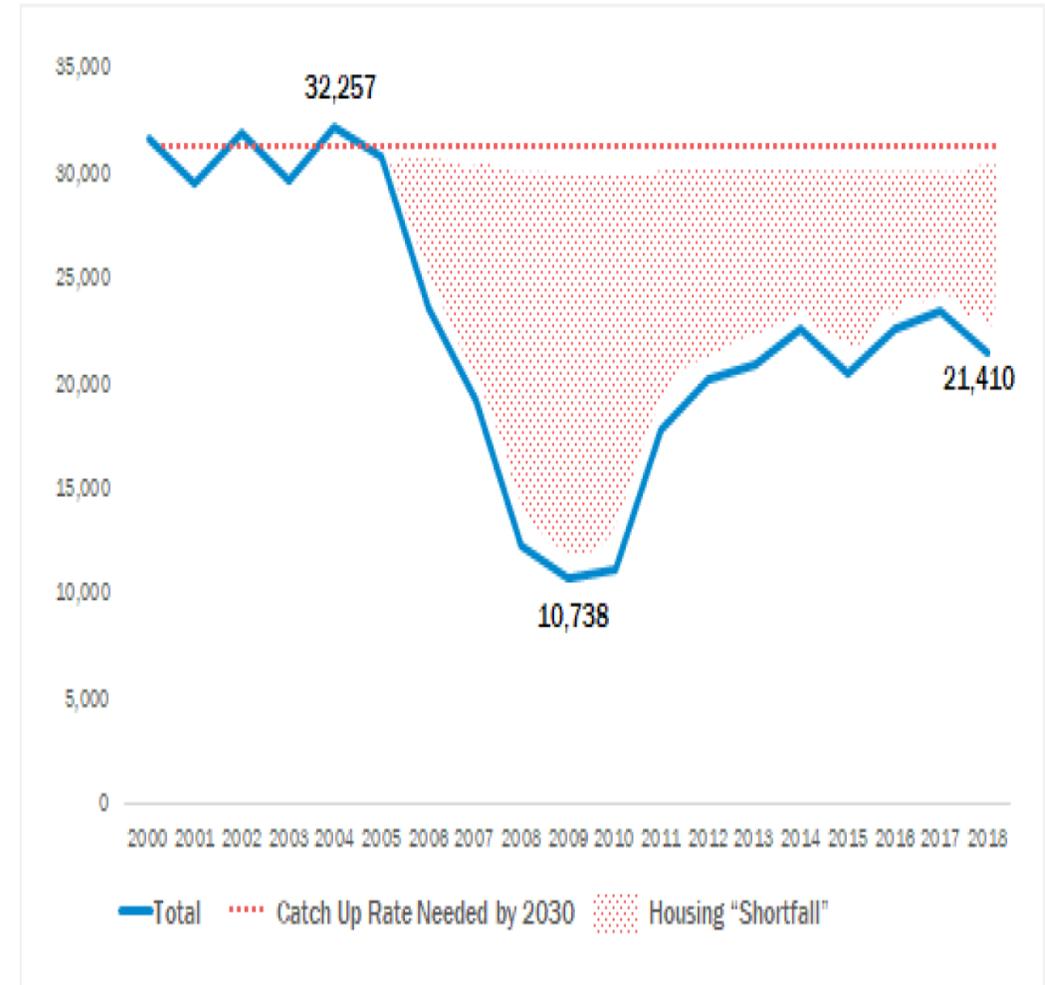
● Home Price Index ● Annual Change (Right scale)

Supply: 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



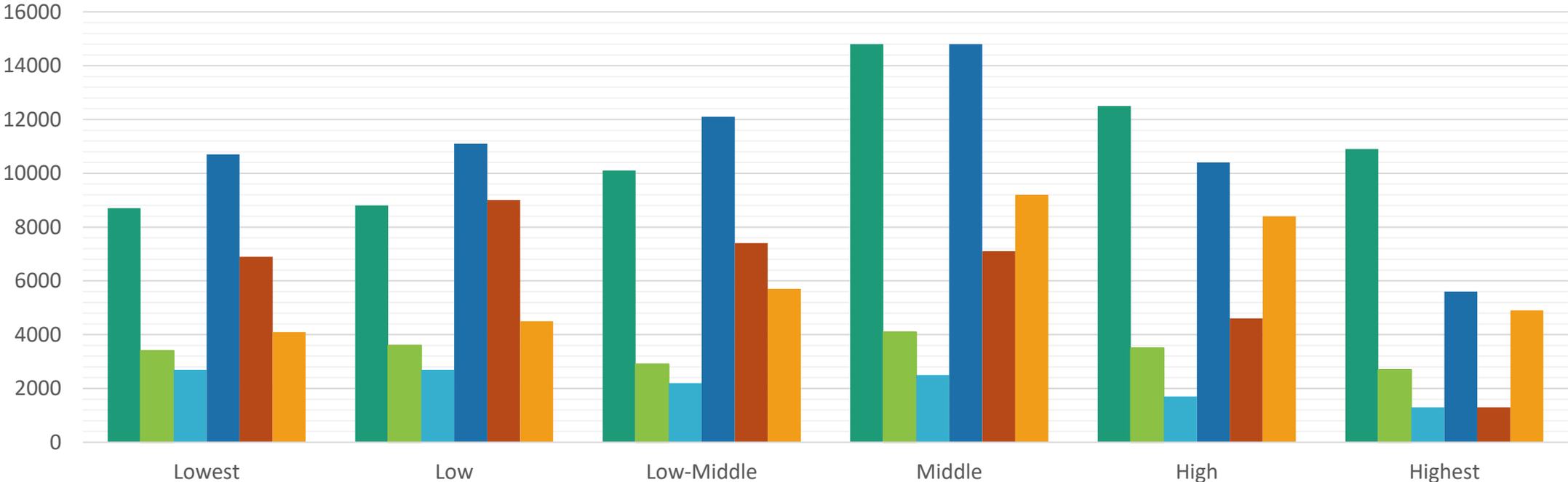
Source: Metropolitan Washington Council of Governments

<https://www.mwcog.org/documents/2019/09/10/the-future-of-housing-in-greater-washington/>

Housing Needed to Fill the Gap

New Units Needed by 2030

DC Arlington Alexandria Fairfax Prince William Loudoun

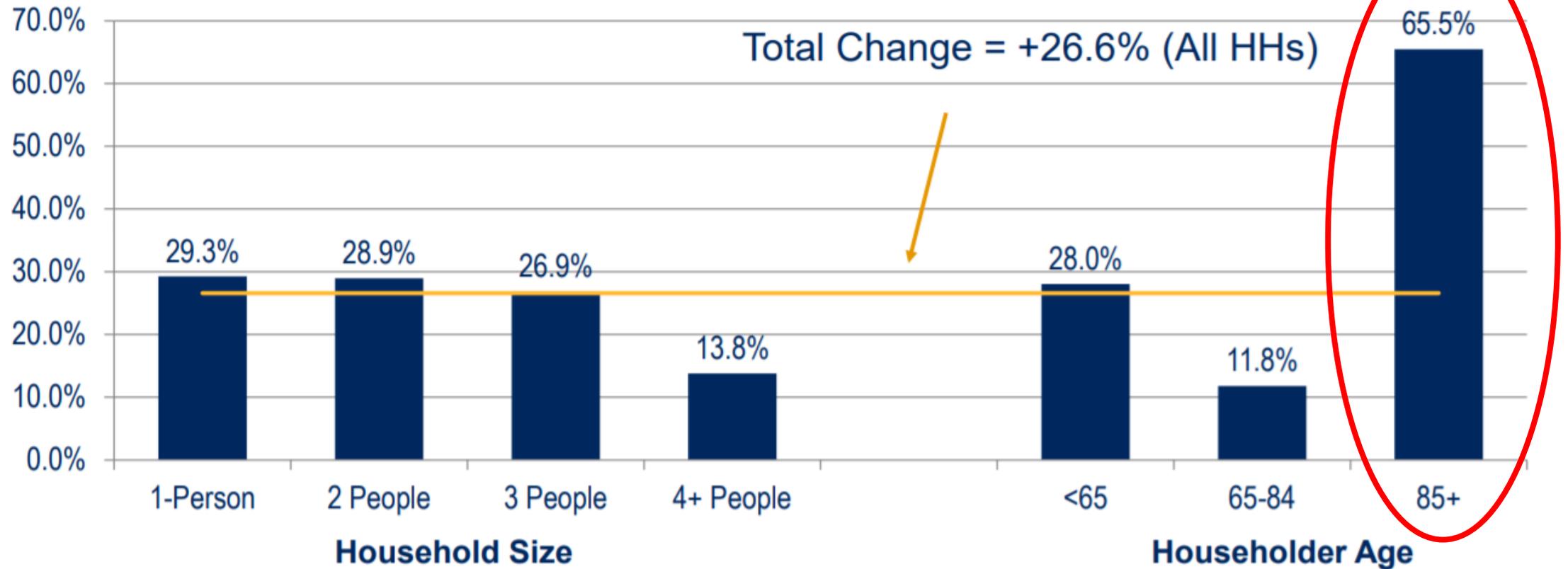


Housing Cost Level – Lowest to Highest

Source: Urban Institute; Prince William includes Manassas and Manassas Park

https://www.urban.org/sites/default/files/publication/100946/meeting_the_washington_regions_future_housing_needs.pdf

Household % Change By Select Attribute: Arlington County, 2020-2045

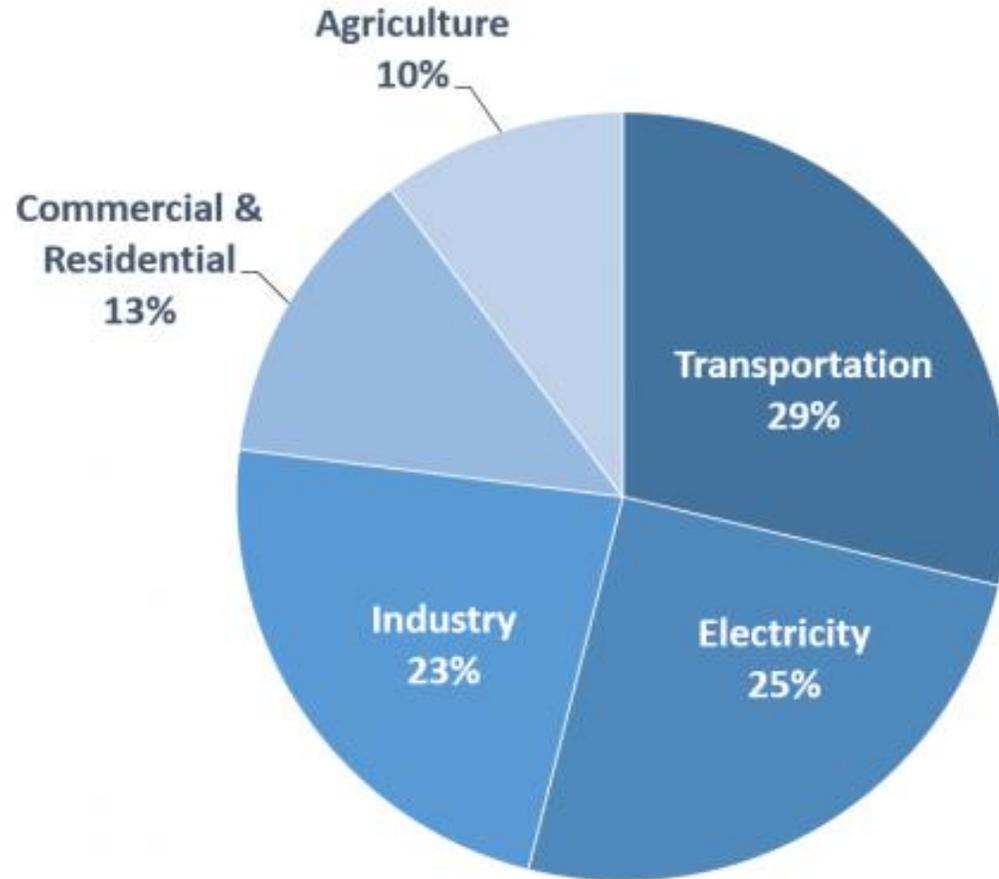


Source: Stephen S. Fuller Institute at the Schar School, GMU

Carbon Impact

- Adding housing supply near transit, infrastructure and jobs keep more cars off roads
- Transportation is the largest source of carbon emissions in the US
- The greener home is the one that requires the least commuting

Total U.S. Greenhouse Gas Emissions by Economic Sector in 2019



Equity: Understanding our History

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.

Racially Restrictive Covenants Throughout Arlington

sociation is going to push the ques- prepaid by return mail.—Adv.

COME TO CLARENDON

20 Minutes from Washington with EXCELLENT CAR SERVICE.

Modern Fire Equipment—Up-to-Date Schools.

Tarvin Roads—Churches of All Denominations.

Good White Neighbors—Modern Stores.

An Aggressive Up-to-the Minute Citizens' Association.

For Further Information—Address Bx 247, Clarendon, Va.

THE GARDEN SPOT OF VIRGINIA

What's the solution?

Quiz – Who made these statements?

Zoning needs a complete rethink — and planners are well positioned to be champions for local change.

Antiquated zoning laws are negatively impacting communities and effectively crippling housing choice by limiting opportunities, reinforcing segregation, driving up the cost of housing, and unfairly favoring single family, low-density housing.

It's even contributing to worsening the climate crisis.

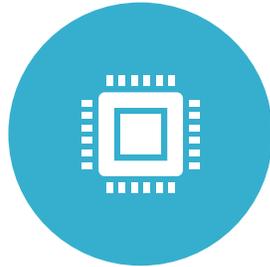
Answer: The American Planning Association

<https://planning.org/blog/9216478/advocating-for-zoning-reform/>

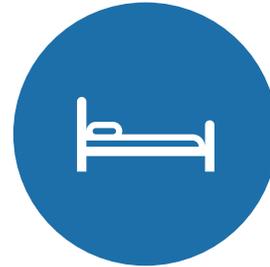
Community concerns



HOW WILL WE
PAY FOR IT?



HOW WILL IT
IMPACT ME?



IS THERE ROOM
FOR IT?



WILL I LIKE IT?

Engagement

Who is Arlington?

Meet some of the people who call Arlington home and make this a diverse and vibrant community.



VOLUNTEERING DURING THE PANDEMIC

Before the pandemic Jyh-Mei volunteered to read to kids at APAH's weekly story hour. Now she masks up and does door-to-door food delivery for APAH residents.

[Read More ->](#)



HOME IS WHERE YOUR HEART IS

"I couldn't have asked for anything better, in terms of neighborhood and community."

[Read More ->](#)



Let's make Arlington a place where people of all walks of life are welcome and can afford to live.



Public Education: Meetings, Meetings, Meetings

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

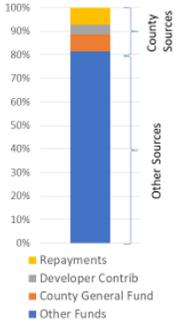
Assistance and investment from all levels needed for those with the greatest needs

Committed Affordability for Lowest Income



Subsidy and Investment What's Needed – Filling the Gap

Affordable Housing Financial Sources



Local

- Affordable Housing Investments
- Arlington tax revenue
- Developer contributions
- Loan repayments

State

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

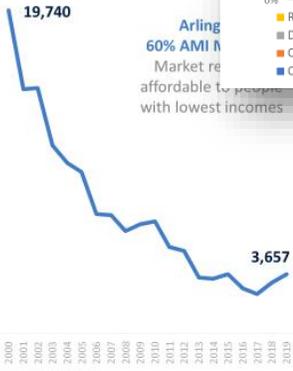
Federal

- 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

Arlington Loss of Market



Arlington 60% AMI Market re-affordable to people with lowest incomes



Source: Arlington County

Race and Housing in Arlington

Watch later Share

Race & Housing in Arlington

Watch on YouTube

What are Local Experts Saying About Missing Middle Housing?

Watch our new video series to learn how adding more housing options will impact our environment, community diversity, livability, and the growing senior population in Arlington.



Missing Middle Housing and the Environment

Learn how Arlington can take the lead on sustainability in the region by creating more transit-friendly communities.



Missing Middle Housing and Community Diversity

Discover how greater housing diversity can help create more equitable communities in Arlington.



Missing Middle Housing and Livability

Find out how Arlington can achieve mindful growth by building housing in a more sustainable way.



Missing Middle Housing and Seniors

Learn how Arlington can help its growing population of seniors age in place in the community they know and love.



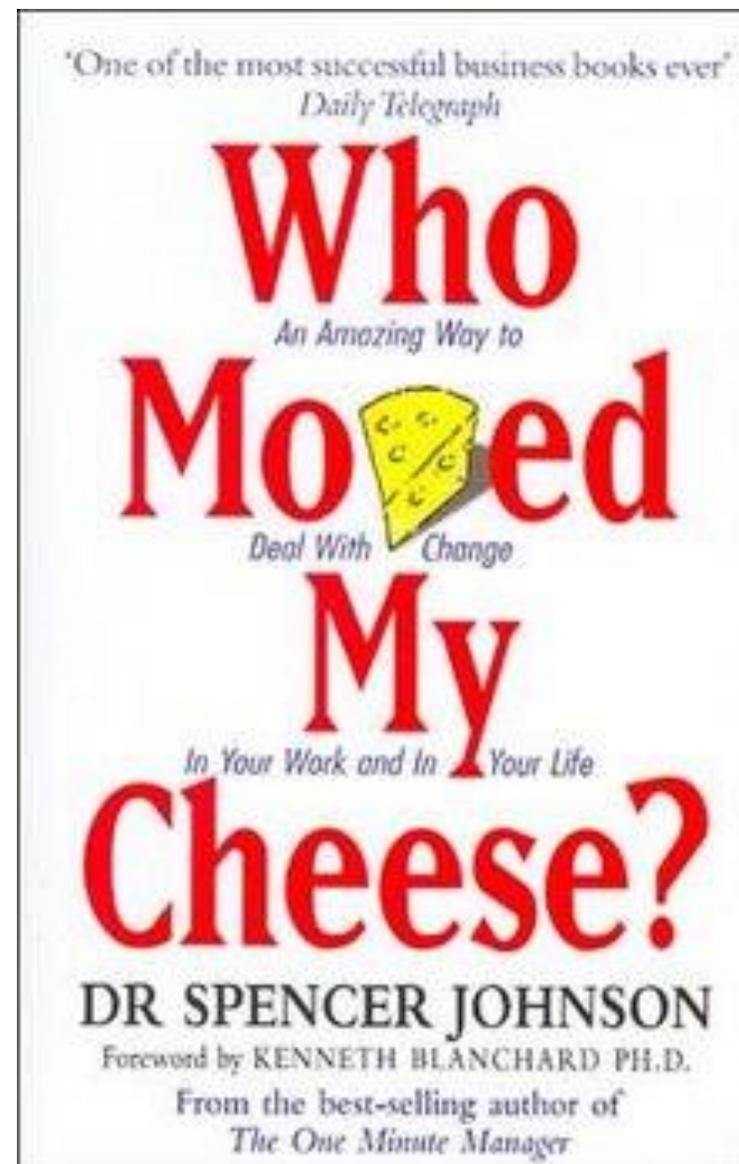
Daniel Parelek

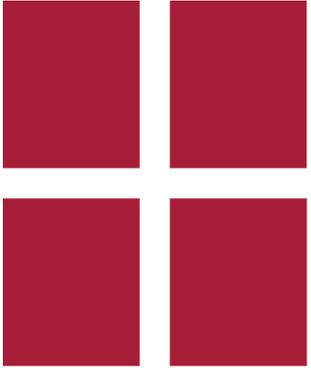
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We need to differentiate and talk about the form and scale and where each type should be allowed. It's not a one-size-fits-all.

Dealing with Change

- **Lesson 1:** Stop thinking too much about your cheese and start chasing it.
- **Lesson 2:** Even the biggest cheese doesn't last forever, so try to see change coming.
- **Lesson 3:** Don't worry, there's always new cheese to be found. The minute you start moving things will improve.





The Alliance for
Housing Solutions

www.allianceforhousingolutions.org

Michelle Winters, Executive Director

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APAH and KGD: Case Studies in affordable housing development in Arlington

Carmen Romero

APAH, President and CEO

Christopher Gordon AIA

KGD Architecture, Co-President



Arlington Partnership
For Affordable Housing

July 16, 2021

About APAH



- **Mission-driven**, innovative housing non-profit developer
- **Owns** 2,062 homes with 1,400 units in active pre-development
- **Focused** on 30% to 60% AMI, including 10% Permanent Supportive Housing
- **Promotes** opportunity and stability for residents
- **Operates** throughout the DMV in 5 jurisdictions
- **Committed** to racial justice



Top 50 Affordable Housing Developers in the US by Affordable Housing Finance Magazine in 2019





- Established in 1995 in McLean, Virginia.
- 50+ employee Virginia corporation headquartered in DC with offices in Boston and Bangkok.
- 62 percent minority-owned.
- 50+ design awards.

MULTI-FAMILY | OFFICE | INTERIORS | PLANNING | HOSPITALITY | MIXED-USE



Housing as Social Determinant of Health



Safe and Stable

- Free from hazards. e.g. lead paint and mold
- Promote longevity thru affordability
- Attractive design

High Opportunity

- Low crime. Mixed income
- High performing schools
- Walkable with public transit
- Proximity to clinics, grocery stores, libraries, parks, etc.

Service Enriched

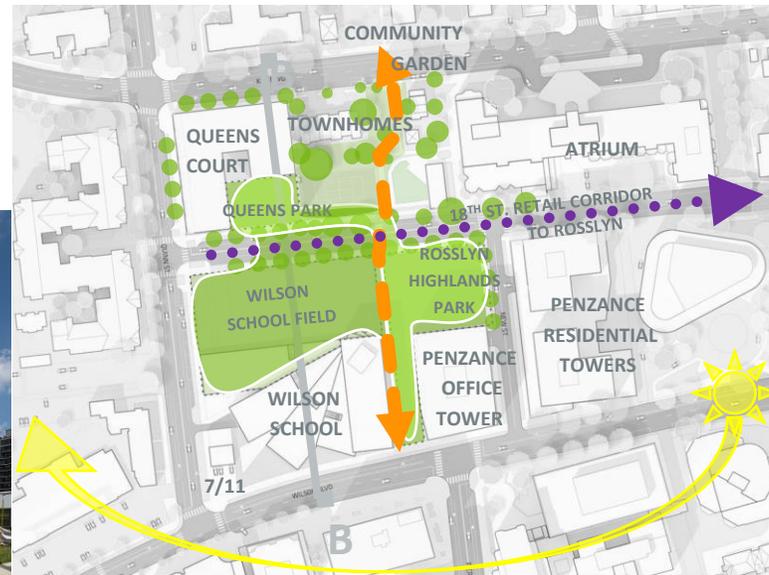
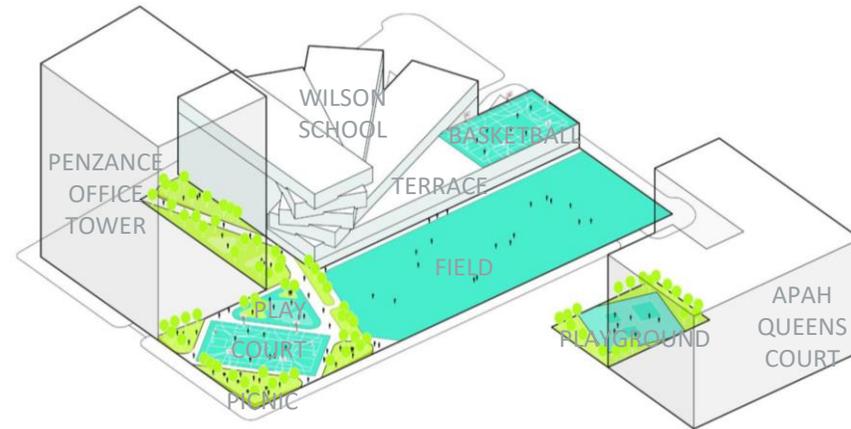
- Community spaces, e.g. fitness facilities, playgrounds, business centers, classrooms
- Opportunities to age in place

Queens Court

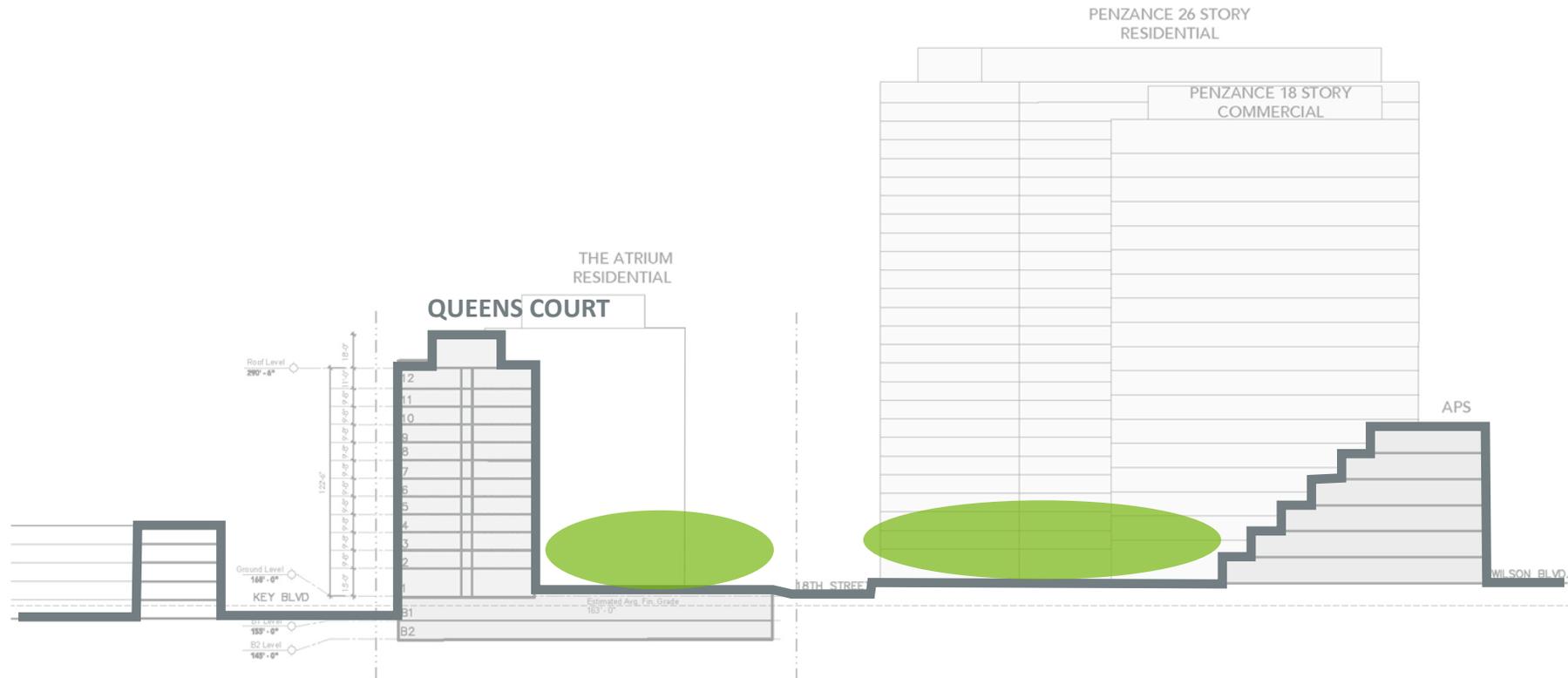
- 249 affordable units, 100% affordable
- Opened April 2021
- Redeveloped 39 garden apartments into high rise
- Integrated rezoning of more than 1M SF, including a new Arlington public school, fire station, and market rate development
- Intentional relocation plan for majority of residents to return
- \$107M project using low-income housing tax credits



Queens Court



Queens Court



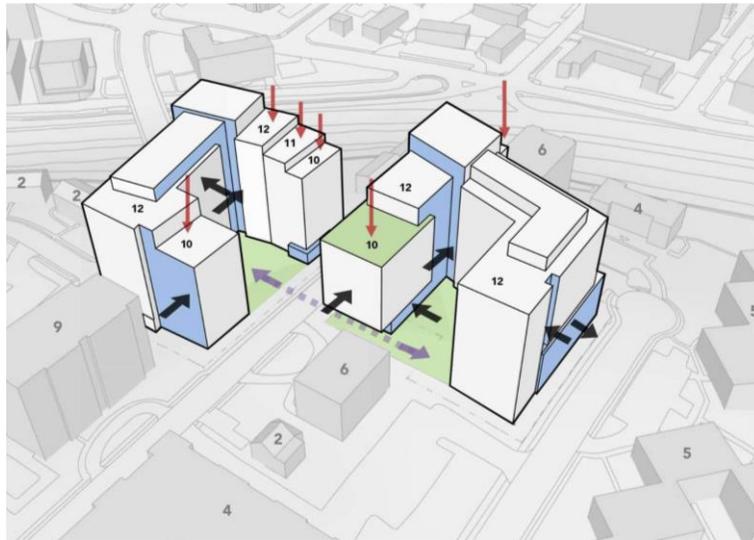
Marbella

MARBELLA SITE PLAN



More Homes to Serve the DMV

Marbella



SITE A



SITE B



Case Studies: Preservation/Rehab vs New Construction



- Considerations for New Construction or Rehab:
 - whether in a Historic district
 - Is there a planning path for more density potential for 4X density to justify tearing it down
 - COG housing goals
- Often expensive acquisition costs and issues with sufficient scope/resources
- Less financial tools to pay for capital needs