Housing Commission

Annual Work Plan - 2025

**Purpose:**

The Housing Commission serves as the chief advisory commission to the County Board on housing issues in Arlington County. The Commission will serve a variety of functions aimed at advising the County Board on County housing conditions, trends and needs, and developing policy recommendations. The Housing Commission submits this annual work plan to inform the County Board and the public of its goals and proposed activities in 2025.

**Key Objectives**

In December 2024 and January 2025, the Housing Commission met, and Commissioners discussed their goals for the new year. Following discussion, this work plan was reviewed and approved by the Housing Commission on Month X, 2025. The Housing Commission will work to accomplish the following key objectives in 2025:

1. Maintaining and Strengthening role as chief advisory commission to County Board on housing issues: The Housing Commission intends to continue efforts to reaffirm its role as the chief advisory commission to the County Board on housing policy and related matters this year. Efforts to support this objective will include, but are not limited to:
   * Establish a Community Engagement Task Force to accomplish the following:
   * Identify barriers to participation in housing policy decision-making for historically marginalized communities within Arlington
   * Develop recommendations for increasing participation in housing policy decision-making for historically marginalized communities in Arlington
   * Partner with the County Board Office to hold a Housing Community Conversation to engage community members in a discussion of housing challenges and solutions
   * Collaborate with staff to build on the Housing Commission’s Equity Framework adopted in 2023 to enhance the data presented to the commission to better show the impact on and consultation with historically disadvantaged communities;
   * Identify and disseminate best practices in the housing policy field to shape Commission discussions and recommendations;
   * Collaborate with staff to bring educational presentations before the commission to enhance knowledge and expertise;
   * Ensure that the Housing Commission has regular representation at County Board meetings;
   * Ensure that the Housing Commission has regular representation at Long Range Planning Committee (LRPC) and Site Plan Review Committee (SPRC) meetings;
   * Work with County Staff, County Board, residents, and other stakeholders to increase influence on individual project and policy decisions related to housing;
   * Work with the County Board and County Staff to maintain a full Commission that best reflects Arlington’s diverse community with respect to backgrounds and perspectives; and
   * Work with stakeholders within the community to identify diverse ideas and perspectives and ensure they are considered when the Housing Commission makes recommendations to the County Board.
2. Policy: The Housing Commission will work with the County Board and County Staff to identify policy areas where the Housing Commission can provide its knowledge and experience to provide a positive impact upon the policy process. Areas of policy focus will likely include, but are not limited to:

* Establish an Affordable Housing Ordinance Working Group to accomplish the following:
  + Examine the county’s Affordable Housing Ordinance and Virginia enabling legislation and assess it against neighboring jurisdictions’ policies and its benefits to the Arlington community
  + Develop recommended changes to the Affordable Housing Ordinance and enabling legislation to increase contributions from developers for affordable housing either through cash contributions or more affordable units
* Monitor Arlington’s implementation of the Regional Fair Housing Plan including:
  + Progress towards Arlington County becoming a substantially equivalent Fair Housing Assistance Program (FHAP) partner with the US Department of Housing and Urban Development (HUD)
  + Progress towards increasing education about fair housing rights to Arlington County residents
  + Progress towards increasing the frequency of fair housing testing and the best way to include more protected characteristics in each of its fair housing tests
* Consideration of alternative implementation of the Enhanced Housing Options / Missing Middle Zoning Amendments;
* Examine the county’s definition of “family” in the zoning ordinance and ability for more than 4 unrelated individuals to live together;
* Recommend legislative priorities for the County Board that protect tenant rights, increase affordable housing, and promote fair housing;
* Develop FY 2026 budget recommendations that protect affordable housing and homelessness programs/services, study rent stabilization, and expand housing production;
* Monitor the redevelopment and financing of Barcroft Apartments and efforts to reduce displacement of existing residents;
* Monitor efforts by county staff to increase equitable access to homeownership;
* Monitor the county’s eviction prevention efforts;
* Examine opportunities to increase the supply of subsidized (CAFs) and market rate (MARKs) affordable rental housing in the county including:
  + Examine opportunities to streamline and reduce bureaucratic burdens on the development/redevelopment of affordable housing properties
  + Examine opportunities to modify the Virginia Uniform Statewide Building Code (USBC) to lower housing costs and provide increases in building safety and healthy living environments
  + Collect information about affordable housing production best practices from surrounding jurisdictions to consider implementation in Arlington
* Examine the intersection of Arlington’s housing, transportation and climate policies to include collaborating with the Transportation Commission and Climate Change, Energy and Environment Commission (C2E2) to develop policy recommendations that will lower Arlington’s average household carbon emissions;
* Examine opportunities for climate resilience funding for affordable housing properties;
* Monitor implementation of the Joint Housing Commission-Tenant Landlord Commission Subcommittee on the Status of Aging Properties report recommendations and the Long-term Strategies for Improved Oversight and Tenant Support at Aging CAF Properties plan;
* Promote tenant empowerment;
* Examine strategies to advance economic mobility and promote pathways out of subsidized housing for low-income residents; and
* Reinstate annual field trips including:
  + Marbella Phase 1
  + Bridge District Phase 1
  + Stacks Phase 1

1. Collaboration: The Housing Commission intends to continue its collaboration with a variety of stakeholders in 2025, all with the goal of better integrating adjacent concerns and issues into housing discussions and better informing the Commission’s recommendations to the County Board. The Housing Commission will develop, and in certain cases, strengthen collaboration with related stakeholders, including but not limited to:
   * Other Commissions, especially the Community Development Citizens Advisory Committee (CDCAC), the Tenant-Landlord Commission (TLC), the Human Rights Commission (HRC), the Planning Commission (PC), the Disability Advisory Commission, C2E2, the Commission on Aging, Transportation Commission, and the Historical Affairs and Landmark Review Board (HALRB) and
   * Affordable housing advisory bodies in nearby jurisdictions, including in Alexandria and Fairfax County.

**Anticipated Schedule:\***

The following is a tentative schedule for 2025 Housing Commission meetings:

|  |  |
| --- | --- |
| Topic(s) | Housing Commission Meeting Date |
| * Review and Approve 2024 Annual Report to County Board * Fair Housing Enforcement Briefing | January 2025 |
| * Review and Approve 2025 Work Plan | February 2025 |
| * FY 2026 Budget Recommendations | March 2025 |
| * 2026 General Assembly Legislative Priorities | September 2025 |
| * Fair Housing Plan Implementation Status Briefing | TBD |
| * Homelessness Services Strategic Plan Implementation Briefing | TBD |
| * CAF Long-term Strategies Implementation Briefing | TBD |
| * Homeownership Report Implementation Briefing | TBD |

\* The agenda for each Housing Commission meeting is subject to change and may also include public comment, site plan consideration, staff/Chair/Commissioner reports, and any other pressing business.

**Housing Commissioner Representation at County Board Meetings:\***

|  |  |  |
| --- | --- | --- |
| County Board Meeting | Primary HC Member | Back-up HC Member |
| January 25, 2025 |  |  |
| February 22, 2025 |  |  |
| March 15, 2025 |  |  |
| April 5, 2025 |  |  |
| May 10, 2025 |  |  |
| June 14, 2025 |  |  |
| July 19, 2025 |  |  |
| September 13, 2025 |  |  |
| October 18, 2025 |  |  |
| November 15, 2025 |  |  |
| December 13, 2025 |  |  |

\*The designated Housing Commissioner should attend the County Board meeting, either in person or virtually (as appropriate), if the Housing Commission has a matter for presentation before the County Board. The Commissioner may need to attend a carry-over meeting instead of the regular Saturday meeting as circumstances dictate.