

Meeting the Affordable
Housing Challenge:

Annual Affordable Housing Targets Report for FY 2012



DEPARTMENT OF COMMUNITY PLANNING,
HOUSING AND DEVELOPMENT

HOUSING PRINCIPLES

1. Affordable housing should be a County priority.
2. Market rate affordable housing should be the primary means of providing affordable housing. The County should continue to support efforts to maintain and preserve that affordable housing supply and the surrounding neighborhoods.
3. A range of housing choices should be available throughout the County to accommodate households of all income levels, sizes and needs.
4. In providing housing assistance, priority should be targeted to the lowest-income households – low income households with children and low income households with members who are elderly or have disabilities.
5. Affordable housing should be used to help prevent homelessness and promote a diverse community.
6. Equal housing opportunity should be a reality. Housing discrimination should not exist in Arlington.
7. Households with children should never be homeless.

HOUSING GOALS

The County Board is striving to achieve the following goals in full partnership with the state and federal governments and with the expectation that these partners will place a priority on funding affordable housing programs.

1. Balance support for the elderly and persons with disabilities with a transitional safety net for working families with children.
2. Prevent and end homelessness.
3. Ensure through all available means that all housing in Arlington County is safe and decent.
4. Ensure that consistent with Arlington's commitment to sustainability, the production, conversion and renovation of committed affordable housing is consistent with goals set by the County to reduce greenhouse gas emissions in Arlington County.
5. Permit no net loss of committed affordable housing, and make every reasonable effort to maintain the supply of affordable market rate housing.
6. Reduce the number of households in serious housing need (defined as those earning below 40% of median income who pay more than 40% of their income in rent).
7. Increase the number of housing units with two or more bedrooms in order to match the needs of households with children.
8. Distribute committed affordable housing within projects, within neighborhoods and throughout the County.
9. Increase the rate of home ownership throughout the County, and increase homeownership opportunities for low and moderate income households.
10. Ensure, through all available means, that housing discrimination is eliminated.
11. Provide housing services effectively and efficiently.

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EXECUTIVE SUMMARY

Arlington currently has eleven Affordable Housing Goals, each with numerical Targets. The Annual Affordable Housing Targets Report for FY 2012 begins with an overview of housing market indicators and follows with a section for each goal, presenting baseline data, FY 2012 data, and notes on performance for each Target.

Background: The Targets establish a vision of where the County ideally would like to be and provide a quantitative way to measure our progress. Success should be measured both from where we start as well as to where we want to go. Many of the Targets are interrelated and some conflict with each other at times. For example, creating more family-sized housing units may result in a lower overall number of units created. In addition to the baseline, “stretch” Targets have been established for all goals and “aggressive” Targets for some, the latter reflecting a more ideal outcome. The ability to achieve stretch and aggressive Targets depends on resources, opportunities and overall economic conditions.

Revision to the Targets: The Goals and Targets originally established the County’s objectives and outcome measures for affordable housing until FY 2010. In March of 2011, the County Board approved revisions to the County’s goals and targets, which extended most of the targets to 2015, added two new goals, the prevention/ending of homelessness and sustainable development, and adopted targets to meet those goals.

Revisions to the Goals and Targets for 2015 adopted by the Board include:

- Preventing, ending homelessness:
 - Reduce the number of unsheltered homeless by half
 - Create a comprehensive homeless service center, including up to 50 year-round shelter beds
 - Increase the number of homeless individuals and families moving into permanent housing, increasing supply of permanent supportive housing units to 425
 - Permanent housing for at least 95% of sheltered homeless elder and families with children and for 65% of sheltered homeless persons with disabilities
- Sustainability in producing, converting and renovating committed affordable units (CAFs)
 - Reduce total energy use by an average of 15% in total supply of CAF multi-family properties
 - Track electric, gas and water utilities in 50% of all CAF rental properties
 - Reduce total water use by average of 10% in total supply of CAF multi-family properties
- Minimize involuntary displacement of low- and moderate-income households in complexes being renovated, converted or redeveloped with County assistance. For committed affordable units (CAFs), strive to house 60% of households onsite or nearby.
- Link at least 50% of persons in shelters, transitional or supportive housing to training, employment or enrollment in public assistance benefits.
- Strive to provide rental assistance (including Housing Grants) to 100% of the eligible households requesting rental assistance.

The County Board endorsed a charge for an affordable housing study in December 2012. The purpose of the study is to create a shared community vision of Arlington’s affordable housing as a key component of community sustainability. The study, which will be completed in 2015, will include a housing needs survey and analysis, and will establish priorities in addressing housing need through updated principles, goals and targets. Citizen participation will be an important component throughout the study; a citizen Working Group has been appointed by the County Manager to advise and provide input into the study.

Current Economic Environment: The effects of the recent recession and the continued tightening of credit throughout the financial markets has impacted affordable housing development in Arlington and across the nation. At the same time, we continue to see an increase in the number of County residents seeking assistance to maintain their housing and meet other basic needs. These factors place an even greater importance on the development of new housing opportunities continues to be a key priority for Arlington County. In fact, more than ever, the importance of maintaining and enhancing our stock of committed affordable housing is critical to the economic health and well-being of the County, its diverse workforce, and in particular, those most in need. Arlington has significantly increased its level of tax support for affordable housing and has increased its commitment to homelessness prevention and other high priority “safety net” programs that are especially critical in the current economic environment.

Progress toward Targets: In FY 2012, the County made significant progress in meeting some targets and less in others as highlighted below:

Targets that had improved progress in FY 2012 include:

- The County made significant strides in meeting the new Targets for **preventing and ending homelessness**. The Point in Time Survey found that there was a 4% reduction in the unsheltered homeless individuals from 2011 to 2012 and a 41% reduction between 2010 to 2012, well on the way to reducing the number by half by 2015. (Target 2A) Additionally, the County purchased a seven-story building at 2020 14th St. N., the first two floors of which will house a year-round comprehensive homeless services center. (Target 2B)
- The number of households receiving **rental assistance** increased from 3,574 in FY 2011 to 3,810 in FY 2012. This increase is due to the growth in the Housing Grant Program and the conversion of 36 project-based units to regular vouchers. (Target 6A)
- Over half of the 292 rental CAF units (71%) added in FY 2012 were **family-sized**. Between FY 2001 and FY 2012, the County has exceeded its target of ensuring that half of the rental committed affordable housing units added are family-sized. (Target 7B)

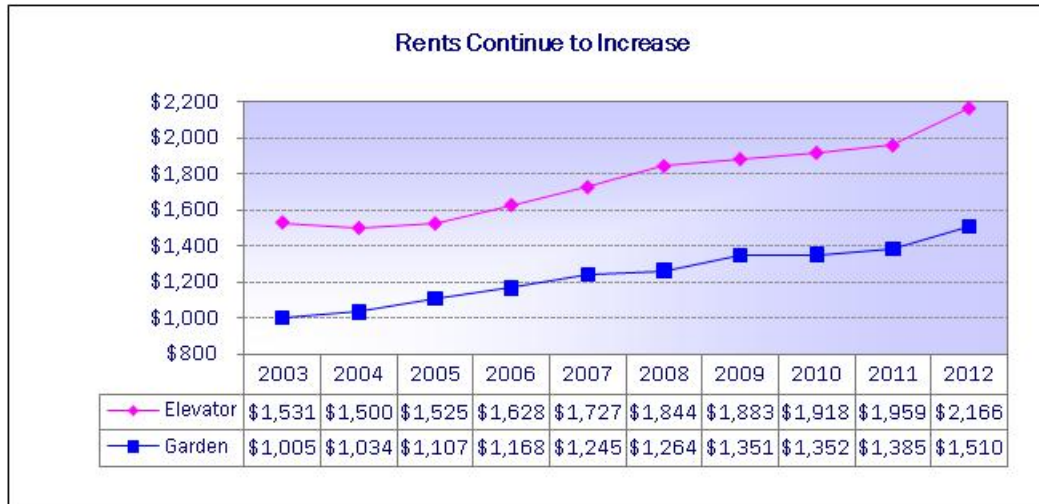
Targets that were not achieved in FY 2012 include:

- The number of **homeless families** leaving shelters and moving into permanent housing was 72%, short of the Target of 95%. There are numerous factors that limit families' ability to obtain permanent housing which include poor credit history; limited number of slots in transitional programs; mental health and/or substance abuse issues; underemployment/ unemployment and lack of job skills or readiness. (Target 2D)
- A total of 293 **Committed Affordable Units** (CAFs) were added during FY 2012 compared to the Target of adding 400 new units per year. The average annual number added from the base year of FY 2003 through FY 2012 is 293. The number of new CAFs in any one year relates to opportunities in the market. (Target 5B)
- The Target for 25% of new CAFs to serve households with incomes **below 40% of area median income** (AMI) in new CAFs was not met. No units serving this very low income were added in FY 2012. There will be six units at Harvey Hall/Shell and another six units at Arbor Heights dedicated as supportive housing units for persons earning very low incomes, at or below 40% of AMI. An additional 19 units at Harvey Hall/Shell and 40 units at Arbor Heights will be leased to families earning at or below 50% of AMI. Many of the CAF units added will ultimately be made affordable to lower-income households through the use of project based rent assistance. (Target 6B)
- The County fell below its target of assisting 50 low income households to become **homeowners**, helping only 1 home buyer with a Moderate Income Purchase Assistance Program (MIPAP) loan. An additional 8 households were served through County facilitated Virginia Housing Development Authority (VHDA) loans. (Target 9B)

OVERVIEW: FY 2000-2012 HOUSING MARKET INDICATORS

Rental Housing

- The 2012 Countywide average rent increased by \$231 per month to \$1,999, an increase of 13% over the 2011 average. The average rent for elevator building units increased 10.6%, while the average rent for all garden apartments units increased 9%.



Data Note: Figures shown are average rents from County Rent and Vacancy Surveys.

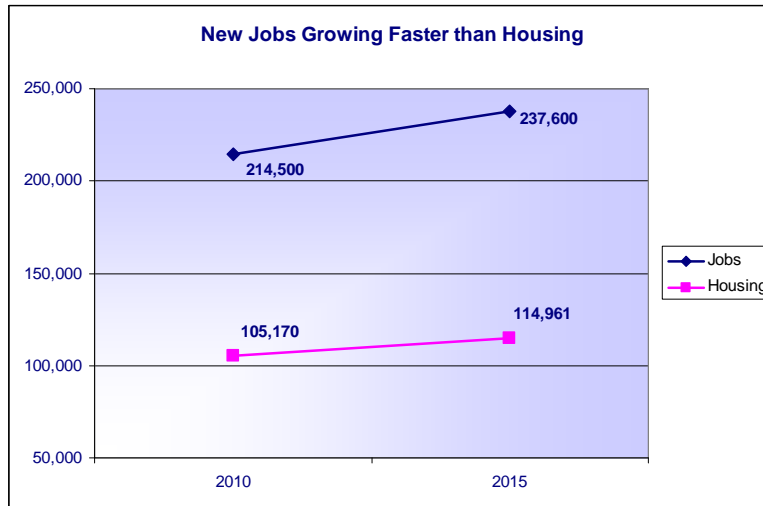
- The 2012 survey found a total of 44,126 units; this is a net increase of 571 units over 2011.
- The overall vacancy rate for apartments decreased from 4.6% in 2011 to 1.1% in 2012.
- In 2000 a unit at the average rent required an income of 52% of median; in 2012, this increased to 74% of median income.
- From 2008 to 2012, 1,233 units then affordable at 60% of AMI have become unaffordable to that population, a 19.6% reduction in that affordable rental stock.

Owner Housing

- Sales prices have remained similar to prices in FY 2011. The median sales price for the time period of August 2011 to July 2012 was \$690,000 for a single-family home and \$375,000 for a condo¹, compared to \$695,000 and \$372,000 respectively for the time period from August 2010 to July 2011.

Jobs and Housing

- New jobs in the region continue to outpace new housing construction.
- Based on the trends of the last 25 years, Stephen Fuller, an economist with George Mason University, found that one housing unit is needed for every 1.6 new jobs. A jobs to housing ratio of 1.6 represents balance between employment and housing growth.
- In 2010, Arlington County had 214,500 jobs (civilian and armed forces) and 105,170 housing units, which creates a jobs to housing ratio of 2.0. Between 2010 and 2015, there will be over 23,100² new jobs created, but only 9,791 new housing units, which will result in a ratio of 2.1. This means that the number of jobs is increasing faster than the number of housing units needed to serve them.
- New jobs increase the number of people competing for housing and scarcity of units drives up prices.



¹ Median home price data is from the Housing Division analysis of data from the County's Real Estate Records.

² The projected number of new jobs by 2015 is from Arlington County's Forecasts of Major Statistics, 2005-2030.

Foreclosure Issue

- Arlington County has the lowest foreclosure rate in the Washington, DC region.

Arlington County Foreclosures

Year	Number of Foreclosures
2006	28
2007	139
2008	305
2009	300
2010	192
2011	135
January to November 2012	69

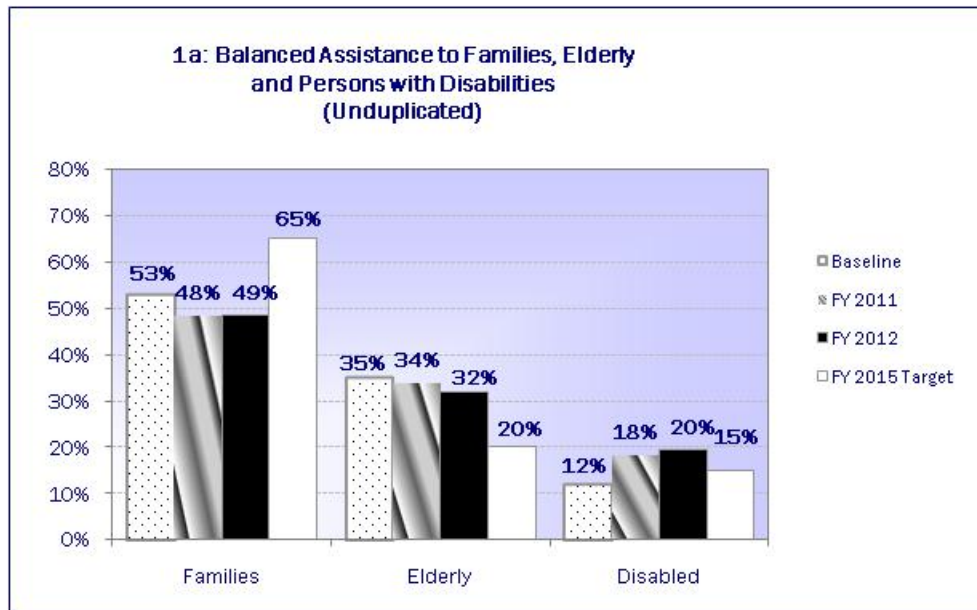
- So far in 2012 there has been an average of 6 foreclosures a month (compared to 11 in 2011) with a high of 12 in January. Bank sales remain high, reflecting the fact that most foreclosed properties are being resold relatively quickly into the private market.
- The majority of Arlington foreclosures have been in zip code 22204 (Columbia Heights West, Forest Glen, and Columbia Forest neighborhoods).
- County and nonprofit homeownership staff have taken numerous steps to address the foreclosure issue which includes conducting homeownership and financial literacy classes; outreach at community events; providing direct loss mitigation counseling; and providing initial intake information to individuals facing foreclosure and referral to foreclosure prevention counselors.

GOAL #1: BALANCED ASSISTANCE

Balance support for the elderly and persons with disabilities with a transitional safety net for families with children.

Target 1A: Provide assistance to priority households in the following proportions by FY 2015:

- 65% to families with children
- 20% for the elderly, and
- 15% for persons with disabilities.



Graph 1

- This is a 15-year Target. It focuses on increasing the share of affordable housing units and subsidies to families and persons with disabilities. Elders have received a disproportionate share of housing benefits over time relative to the Target.
- Graph 1 above combines units and households and attempts to eliminate duplications (i.e. Section 8 or Housing Grants recipients living in Committed Affordable Units).
- Prior year's Goals and Targets reports used a 2004 analysis that showed around 20% of housing grant recipients and 50% of Section 8 households were being housed in CAF units. A new review was conducted last year that shows that the percentage for both programs increased significantly to approximately 80%. This new data was used to get a better picture of an unduplicated count.

Table 1: Rental and Owner Housing Assistance for Priority Households

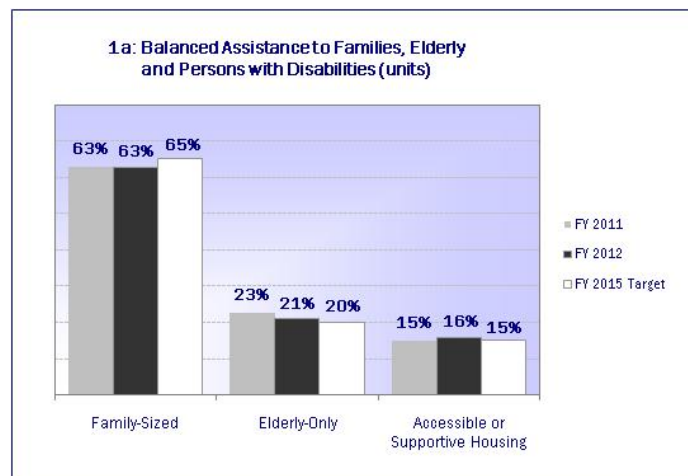
	Elderly	Disabled	Families
Rental CAF units*	541	45	1,861
Owner CAF units	3	16	524
Supportive Housing**		482	
Real Estate Tax Relief	1,150	45	
HOPWA		6	
Section 8	313	293	609
Housing Grants	340	380	367
Total	2,339	1,441	3,559
FY 2012	31.9%	19.6%	48.5%
FY 2015 Target	20%	15%	65%

*These numbers exclude the Section 8 and Housing Grants recipients living in elderly, accessible or family-sized CAF units. It also subtracts the four 2-bedroom Milestones units which are also CAFs but are counted in the supportive housing unit count. Due to the large number of disabled households receiving Section 8 or Housing Grants and living in CAF units, it is assumed that a quarter of the accessible CAFs are occupied by disabled Section 8/Housing Grants households.

** This number is a sum of all permanent supportive housing units (i.e. those at Mary Marshall Assisted Living Residence, Columbia Grove, Gates of Ballston, and Views at Clarendon; Milestones I, II, III; Project Hope; CAFs designated for Project-Based rent assistance) Transitional Housing Grants; and group home beds for persons with mental illness, intellectually disabled or physical disabilities.

Source: Arlington DHS and DCPHD

- Graphs 2 and 3 provide the data in a different format from the graph above. These distinguish the affordable units from the owner and rental subsidies. Note that a unit captured in graph 2 could be occupied by a person who received a subsidy captured in graph 3.
- Separating the data on units and subsidies facilitates identifying where major imbalances exist.
- Graph 2 displays the proportions of committed affordable units (CAFs) that are family-sized, elderly-only, and accessible or supportive housing units. This graph shows that the proportion of family-sized units is two percentage points less than the Target of 65%. The percentage of elderly-only and accessible units is slightly higher than targeted.



Graph 2

Table 2: Committed Affordable Units, Supportive Housing Units, and Group Home Beds

	Elderly-only	Accessible, Supportive Units and Group Home Beds	Family-Sized
Committed Affordable Units (CAFs)			
Rental CAFs*	1,117	258	2,794
Owner CAFs	3	16	524
Supportive Housing Units and Group Home Beds			
Supportive Units**		387	
Intellectual Disability		87	
Mental Illness		83	
Physical Disabilities		12	
Total	1,120	843	3,318
FY 2012	21.2%	16.0%	62.8%
FY 2015 Target	20%	15%	65%

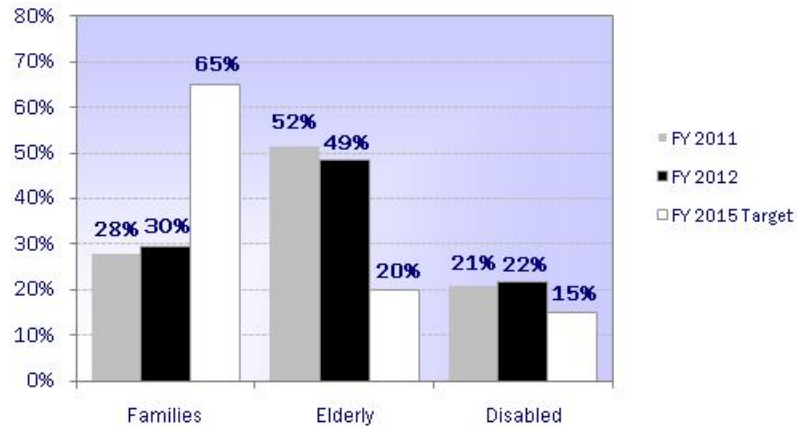
*Accessible unit number excludes accessible units at elderly-only complexes and supportive housing units. These units are captured in the respective elderly and supportive unit counts. The family-sized unit number excludes family-sized units in elderly-only complexes and in Milestones I, II, and III units. Accessible family-sized units are also subtracted from this count as they are captured in the accessible unit count.

**Includes Milestones I, II and III; Project Hope; and Project-Based Housing Grants

Source: Arlington DHS and DCPHD

- Graph 3 displays the proportion of households served through rent subsidy and tax relief programs that are families, elders, and persons with disabilities. This graph shows that a larger percentage of persons with disabilities are served by subsidies than by units.
- This graph shows that the proportion of elderly receiving assistance is significantly higher than the Target. This large percentage of elders served relates to the Real Estate Tax Relief Program, which provided relief to 1,130 elderly households in FY 2012.
- The percentage of families served through subsidies is less than half of the percentage of families served by units.

1a: Balanced Assistance to Families, Elderly and Persons with Disabilities (financial assistance)



Graph 3

Table 3: Subsidy and Tax Relief Programs

	Elderly	Disabled	Families
Real Estate Tax Relief	1,080	50	
HOPWA		6	
Section 8	355	333	691
Housing Grants	374	422	344
Transitional Housing Grants			69
Total	1,809	811	1,104
FY 2012	48.6%	21.8%	29.6%
FY 2015 Target	20%	15%	65%

Source: Arlington DHS and DCPHD

GOAL #2: HOMELESSNESS

Prevent and End Homelessness.

Target 2A: Reduce the number of unsheltered homeless by half by 2015.

Unsheltered Homeless Individuals

	FY 2010	FY 2011	FY 2012	% Change
	223	137	131	-41%

- The Point in Time Survey found that there were 131 unsheltered homeless individuals in FY 2012, a 41% decrease from 2010.

Target 2B: Create a Comprehensive Homeless Service Center to serve homeless individuals by 2015, to include up to 50 year-round shelter beds that employ best practices to move homeless people to permanent housing.

- In November 2012, the County purchased a seven-story building at 2020 14th St. N. to house a number of County uses and a year-round comprehensive homeless services center on the first two floors. The County has long been committed to providing a permanent facility for homeless services and shelter in the Courthouse area and the community has long supported County efforts to address homelessness. The homeless services center will replace the aging Emergency Winter Shelter located at 2049 15th St. N. that originated as a temporary solution 20 years ago, located a block away.

Target 2C: Increase the number of homeless individuals and families moving into permanent housing through housing grants and supportive housing, with an increase in the supply of permanent supportive housing units to 425 by FY 2015.

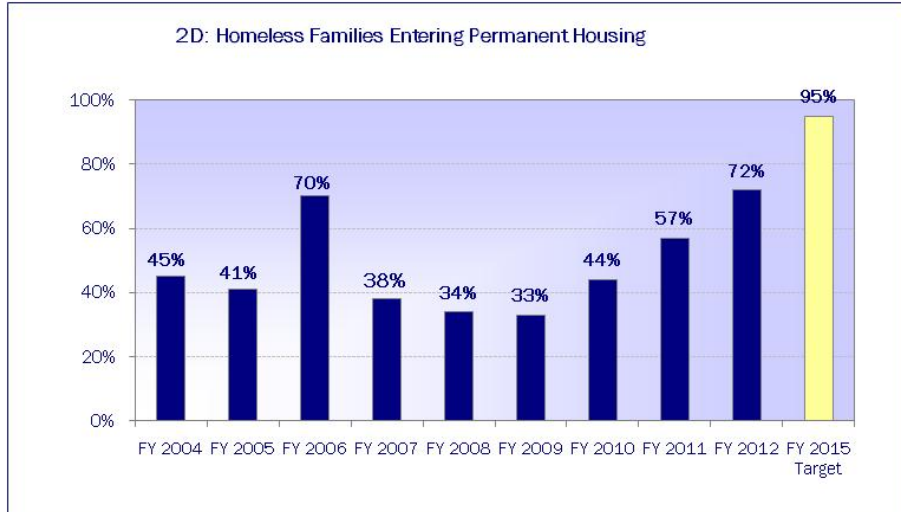
Number of Committed Permanent Supportive Housing Units

FY	Available at beginning of FY	Units coming available during FY	Total
2010	169	13	182
2011	182	16	198
2012	193*	38	230

*The reduction reflects the decreased capacity in the Federal Milestones program of 5 units
Source: DHS

- From FY 2010 to FY 2012 there was a 26% increase in the total number of supportive housing units.
- Total available units at the beginning of the year include units from County and non-profit permanent supportive housing programs.
- Permanent supportive units coming available during the fiscal year include units added at The Jordan, V-Point, Colonial village, Buchanan Gardens and Buckingham.

Target 2D: Provide permanent housing to at least 95% of sheltered homeless elders and families with children and for 65% of the sheltered homeless persons with disabilities by FY 2015.



Sheltered Homeless Families Entering Permanent Housing

FY	Leaving Homeless Shelter System	Entering Permanent Housing	Percentage
2004	152	69	45%
2005	95	39	41%
2006	81	57	70%
2007	68	26	38%
2008	92	31	34%
2009	27	9	33%
2010	54	24	44%
2011	93	53	57%
2012	53	38	72%

Source: DHS, Homeless Services

Sheltered Persons with Disabilities Entering Permanent Housing

FY	Leaving Homeless Shelter System	Entering Permanent Housing	Percentage
2010	70	36	51%
2011	52	12	23%
2012	74	20	27%

Source: DHS, Homeless Services

Sheltered Persons 62 or older Entering Permanent Housing (year round shelter)

FY	Leaving Homeless Shelter System	Entering Permanent Housing	Percentage
2011	7	2	29%
2012	4	3	75%

Source: DHS, Homeless Services

- Factors limiting persons' ability to obtain permanent housing include, but are not limited to:
 - Low and moderate income coupled with high housing costs.
 - Housing barriers that include poor credit history, and for some, a criminal history that make it difficult to be approved for rental housing.
 - Mental health and/or substance abuse issues that prevent the individual from following through with the activities and using the supports needed to gain and maintain housing.

GOAL #3: SAFE AND DECENT HOUSING

Ensure through all available means that all housing in Arlington County is safe and decent.

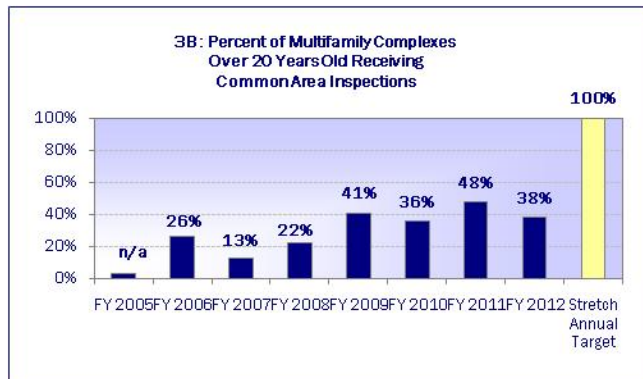
Target 3A: Ensure that 100% of multi-family rental housing units have no major violations that are not corrected within the standard time permitted by the appropriate code enforcement agency by FY 2015.

- All major violations were corrected or remediated within the time frame prescribed by the inspectors. Due to the severity of these violations—often including life-safety issues—inspectors work aggressively to ensure compliance in the timeframe given. For example, with lack of heat in winter, either the heat was restored or the tenants were provided space heaters or relocated to suitable facilities.

Target 3B: Conduct annual common area inspections³ of all multi-family rental complexes over 20 years old.

Target 3C: Reduce the rates⁴ of major violations⁵ in [common area inspections of] multi-family rental housing by 10% each year.

Common Area Inspections



Data Note: The FY 2012 Target is equal to a 10% decrease in the FY 2011 rate of 0.50

³ **Common Area Inspections:** Inspections of common areas in rental projects include inspections of all exterior grounds, trash areas, hallways, stairways, laundry rooms and mechanical rooms. The areas are inspected for violations of the Virginia Uniform Statewide Building Code/Part III. Maintenance of Existing Structures (International Property Maintenance Code), the International Fire Code, the Arlington Zoning Ordinance, the Arlington Condition of Private Property ordinance (formerly the Care of Premises ordinance), and the Arlington Abandoned/Junk Vehicle ordinance.”

⁴ **Rate of major common area housing code violations** is defined as:

$$\frac{\text{Number of major common area housing violations found}}{\text{Number of multi-family rental complexes over 20 years old inspected}}$$

Common Area Inspections

FY	Total # of Complexes 20 Years & Older	# of Complexes Inspected	Percentage
2004	344	28	8%
2005	345	11	3%
2006	340	88	26%
2007	344	46	13%
2008	331	72	22%
2009	342	141	41%
2010	346	123	36%
2011	345	166	48%
2012	325	124	38%

Source: CPHD, Code Enforcement Office and Housing Division's Housing Database.

Common Area Inspections: Major Violations

FY	# of Complexes inspected	# of Major Violations	Rate
2004	367	71	0.19
2005	51	7	0.14
2006	130	36	0.28
2007	122	38	0.31
2008	200	68	0.34
2009	503	146	0.27
2010	541	153	0.28
2011	739	354	0.50
2012	616	286	0.46

Source: CPHD, Code Enforcement Office and Housing Division's Housing Database.

- The increase in the number of major violations is due to increased inspections and more vigorous enforcement as well as a decrease in maintenance staff at most apartment complexes.
- The common area inspections program is intended to both provide an indicator of the condition of older complexes for year-to-year comparisons and serve as a deterrent to poor maintenance.
- The rate of major violations⁵ for common area inspections is slightly above the Target set for FY 2012. It should be noted that different complexes may be inspected in any given year.

Target 3C: Reduce the rates⁶ of major violations⁵ in [full code inspections of] multi-family rental housing by 10% each year.

Target 3D: Conduct annual full code inspections⁷ on 5% of all multi-family rental units over 30 years old.

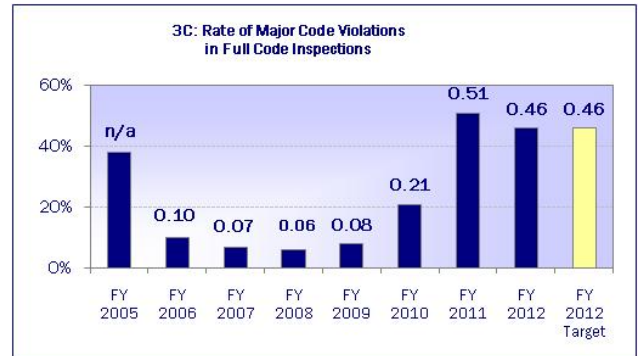
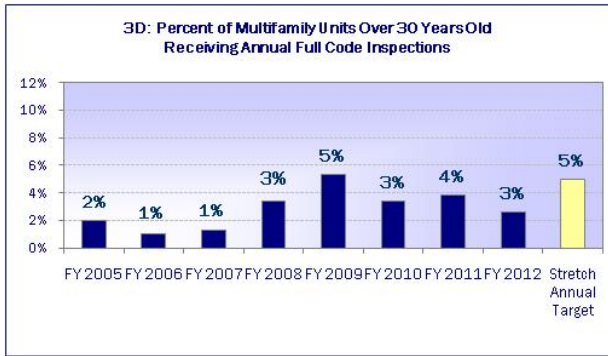
⁵ **Major violations** are defined as life-safety issues that may include a range of fire hazards (such as no functioning smoke detector), lack of heat or hot water, lack of adequate plumbing facilities, overcrowding, accumulation of rubbish, infestation (e.g., by rats), cracks in exterior walls, problems with the roof or drainage and hazards affecting stairways, decks, porches or balconies.

⁶ **Rate of major housing code violations in full code inspections** is defined as:

$$\frac{\text{Number of major violations (common area and unit) from full code inspections}}{\text{Number of units inspected in full code inspections}}$$

⁷ **Full code inspections** are comprehensive inspections by Community Code, Building and Fire Inspectors of: 1) all common areas and 2) either 100% of the units of small projects (70 or fewer units) or 50% of the units at larger complexes. Additional units may be inspected if warranted.

Full Code Inspections



Data Note: The FY 2012 Target is equal to a 10% decrease in the FY 2011 rate of 0.51

Full Code Inspections

FY	# of Units Inspected	# of Units 30 Years & Older	Percentage
2004	819	25,250	3%
2005	625	25,523	2%
2006	378	25,327	1%
2007	336	25,310	1%
2008	868	25,367	3%
2009	1,344	25,537	5%
2010	905	26,529	3%
2011	991	25,794	4%
2012	664	25,804	3%

Source: CPHD, Code Enforcement Office and Housing Division's Housing Database.

Full Code Inspections: Major Violations

FY	# of Units Inspected	# of Major violations	Rate
2004	819	219	0.27
2005	625	235	0.38
2006	378	38	0.10
2007	336	25	0.07
2008	868	45	0.06
2009	1,344	101	0.08
2010	905	186	0.21
2011	991	506	0.51
2012	664	309	0.46

Source: CPHD, Code Enforcement Office and Housing Division's Housing Database.

- The achievement for Target 3D decreased from 3.8% in 2011 to 2.6% in 2012.
- Complexes are chosen for full code inspections based not only on age but also on the complaints and issues associated with them.
- The rate of major violations in full code inspections decreased slightly from FY 2011 to FY 2012. Since the program involves the inspection of different complexes each year, it is difficult to draw conclusions as to the reason for changes in the rate of major violations.

GOAL #4: SUSTAINABILITY

Ensure that consistent with Arlington's commitment to sustainability, the production, conversion and renovation of committed affordable housing is consistent with goals set by the County to reduce greenhouse gas emissions in Arlington County.

- Target 4A:** Distribute the Fresh AIRE multi-family toolkit signage and information to 100% of all CAF rental properties by FY 2013.
- Target 4B:** Track electric, gas, and water utilities in 50% of all CAF rental properties using a free utility tracking software by FY 2015.
- Target 4C:** Reduce total energy use by an average of 15% in the total supply of CAF multi-family properties between FY 2011 and FY 2015.
- Target 4D:** Reduce total water use by an average of 10% in the total supply of CAF multi-family properties between FY 2011 and FY 2015.

In an effort to achieve the 2015 goals and other County milestones, staff has been working to design a program that will target the multifamily sector beginning in 2013. This program, Green Games Multifamily, will focus on all multifamily housing in Arlington, including affordable housing. The program is based on the County's successful 2011 Green Games Office program. Some highlights from the inaugural Green Games Office program:

- included 100+ buildings and offices
- represented roughly 15 million square feet, or one third of Arlington's office space, and
- saved more than \$2 million in avoided energy and water costs.

Staff will roll out the Green Games Multifamily program in 2013 and expects significant adoption and success in the affordable housing multifamily sector.

Target 4E: Each new or rehabilitation project will be in compliance with EarthCraft, LEED or other comparable certification if the developer receives Low Income Housing Tax Credits.

All projects that received Low Income Housing Tax Credits in FY 2012 will be in compliance with EarthCraft.

- Harvey Hall/Shell Site – EarthCraft
- Arbor Heights – EarthCraft

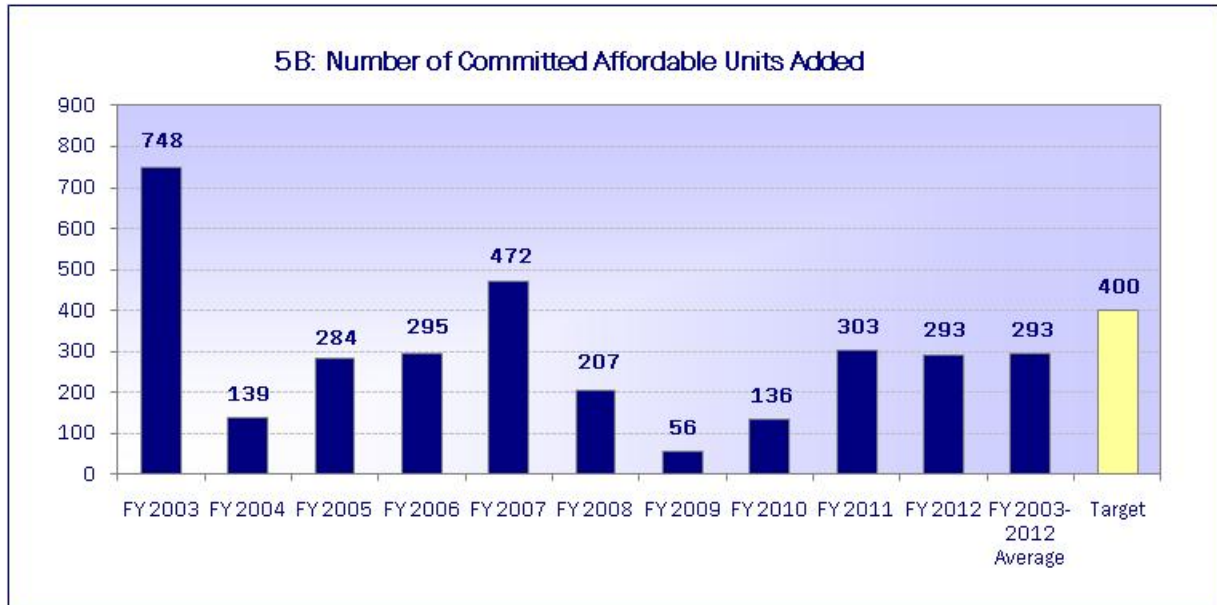
GOAL #5: LOSS OF AFFORDABLE HOUSING

Permit no net loss of committed affordable housing, and make every reasonable effort to maintain the supply of affordable market rate housing.

Target 5A: Any CAFs lost should be replaced as a priority.

- No CAF units are scheduled to expire by FY 2015, however if a situation arises such as a refinancing or sale of a CAF property, then the County will make it a priority to ensure that the CAF units remain committed.

Target 5B: Help maintain the supply of affordable housing by assisting an average of 400 net new committed affordable housing units per year, especially the preservation of existing affordable housing through partnerships with nonprofit housing providers, while meeting the Targets for goals 6, 7, 8 and 9.



New Committed Affordable Units Added by Fiscal Year

FY	Complex	Total Units	New Committed Affordable Units
2003		1,137	748
2004		372	139
2005		2,030	284
2006		797	295
2007		1,217	472
2008		642	207
2009		56	56
2010		492	136

2011		911	303
2012			
Rental	Harvey Hall/Shell Site	83	83
	Arbor Heights	198	198
	Virginia Square Towers	534	6
	Wakefield Manor	104	5
Owner	Miscellaneous owner programs	1	1
FY 2012 Total		920	293
FY 2003 - 2012		Average Net New Committed Affordable Units (CAFs)	293

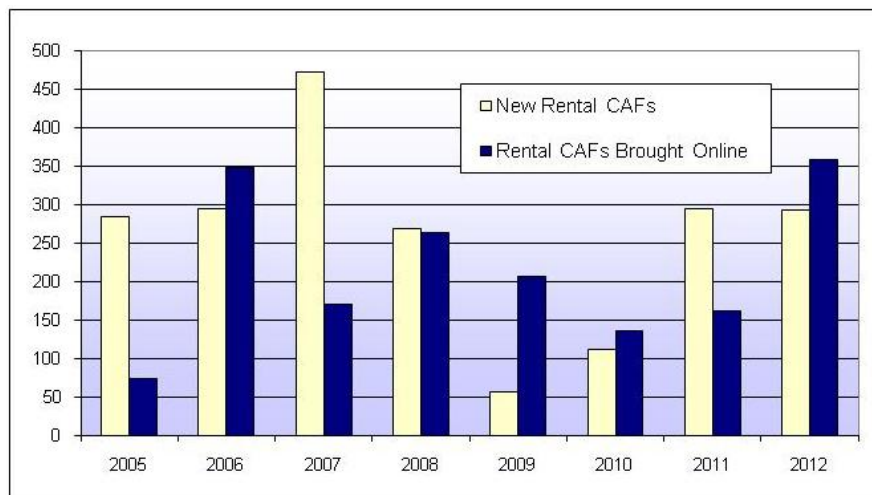
Source: CPHD, Housing Division

Data Note: Site plans by for-profit developers are shown as "Committed Affordable Units" when construction begins so some projects approved by the County Board during FY 2012 do not appear above.

- The County has added an average of 293 new committed affordable units (CAFs) annually between FY 2003 and 2012, compared to the target of adding 400 new CAFs annually.
- Of the 293 CAFs added in FY 2012, 292 were rental and 1 was an owner CAF.
- The total CAF rental supply as of the end of FY 2012 was 6,585 units.

County Allocates over \$20 Million for Affordable Housing Development

The Affordable Housing Investment Fund (AHIF), is comprised of HOME funds, local general revenues, and 1% of recordation tax received by the County (typically about \$1 million each year). Established in 1985 as a revolving loan fund, it now has loan repayments and Affordable Dwelling Unit Ordinance contributions from developers of approximately \$2-\$4 million annually. The County Board has made extraordinary efforts over the past year to further affordable housing in Arlington County. A total of 358 Rental CAF units came on-line during FY 2012, meaning that they were on the market and available for rent. This includes units from The Jordan, Arbor Heights and vPoint.



Target 5C: In residential site plan projects, ensure developers comply with the Affordable Housing Ordinance to provide a cash contribution or affordable housing units. If the density bonus is used, target 20% with a stretch target of 50% of the total bonus units, bedrooms or gross floor area as affordable.

- Three residential site plan projects were approved in FY 2012.
- An additional three commercial site plans were approved that will provide an affordable housing cash contribution of approximately \$3.7 million.
- In December 2005, the County Board approved amendments to the County’s Zoning Ordinance that include affordable housing requirements for site plan projects. This action concluded six-months of meetings and negotiations through the Arlington Affordable Housing Roundtable, which was chaired by County Board member Jay Fissette (then chairman) and included participants from the development community, civic groups, housing advocates and the Planning and Housing Commissions.
- The requirements of the new Affordable Housing Ordinance are designed to foster creation of affordable housing and to streamline the approval process. The developer chooses whether to provide:
 - 5% of the Gross Floor Area (GFA) as on-site affordable units;
 - 7.5% of the GFA as affordable units off-site nearby;
 - 10% of the GFA as affordable units anywhere in Arlington County; or
 - Cash contributions: \$1.77/sq. ft. of GFA for first 1.0 FAR; \$4.72/sq. ft. from 1.0 to 3.0 FAR for residential; \$9.45/sq. ft. of GFA above 3.0 for residential; and \$4.72/sq. ft. above 1.0 FAR in commercial⁸.
- Developers agree to fulfill the affordable housing requirement at the time of site plan approval. However, they do not need to declare which of the four options they choose until they file for a Certificate of Occupancy for the project. Some projects, because of increases in density, agree to provide units at the time of approval. The potential performance toward this target is shown on the following table using the GFA formulas to estimate the number of units or amount of contributions which might result.

Potential Benefits from New Residential Site Plans Approved under the Affordable Housing Ordinance (For-Profit Developers)

FY 2012 Approved Site Plans	Total Project Units	Alternative Benefits from Affordable Housing Ordinance				Additional Benefit	
		Units if 5% of GFA	Units if 7.5% of GFA	Units if 10% of GFA	Contribution Option	On-Site Units Option	Contribution Option
Virginia Square Towers	534	18	26	35	\$2,220,300	6	0
Wakefield Manor	104	3	4	6	\$384,109	5	0
650 N. Glebe (Goodyear)	163	5	7	10	\$480,473	0	0
FY 2012 Total	891	26	37	51	\$3,084,882	11	0

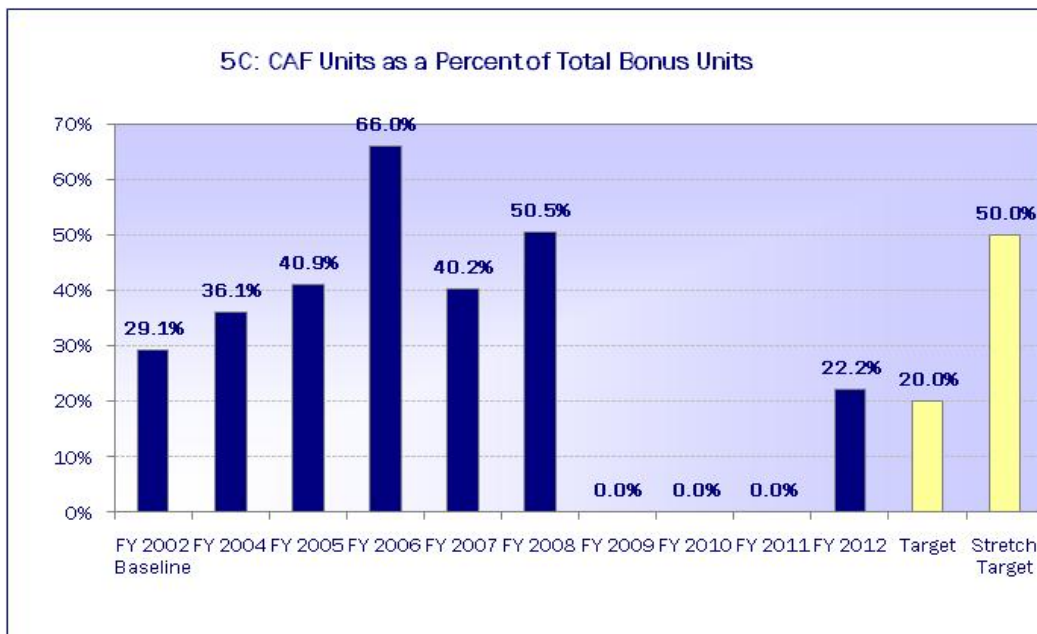
⁸ Cash contribution amounts are indexed to the Consumer Price Index for Housing in the Washington-Baltimore MSA. These are the 2012 figures.

**Approved Bonus Density for Affordable Housing
(For-Profit Developers)**

FY	Number of Bonus Units	Number of CAFs in Bonus	CAFS as Percent of Bonus
2004	97	35	36.1%
2005	66	27	40.9%
2006	47	31	66.0%
2007	249	100	40.2%
2008	95	48	50.5%
2009	0	0	0%
2010	0	0	0%
2011	0	0	0%
2012			
Virginia Square Towers	27	6	22.2%
2012 Total	27	6	22.2%

Source: CPHD, Housing Division

- The density bonus for rental affordable housing, as originally implemented, used the income from the additional market rate units to offset the cost of the affordable units and, in the baseline year FY 2002, resulted in projects with roughly 29% of the bonus units being affordable.
- While the aggressive Target aims for 50% of bonus units as affordable, the recent focus has aimed for 50% of the Gross Floor Area (GFA) as affordable. This allows for flexibility in unit mix, for example, getting fewer units but larger ones.
- Virginia Square Towers is the only project in FY 2012 that took advantage of the bonus density, providing six affordable units.



Target 5D: Minimize involuntary displacement of low- and moderate-income households in complexes being renovated, converted or redeveloped. For committed affordable projects, strive to provide opportunities for 60% of low- and moderate-income households onsite or nearby.

- In FY 2012 there were four relocation projects for committed affordable developments.
- All of the low- and moderate-income residents were provided relocation opportunities and 100% of the income qualified households were moved into nearby committed affordable units, were able to stay during the renovation or are returning after the renovation is complete. Approximately 20% of the households were displaced because they were over income.

FY 2012 Relocation Projects

Project	Total Households	Remained On-Site or Nearby	Moved Out of Area
Buchanan Gardens	111	90	21*
Colonial Village	137	111	26*
Howard Manor	76	46	30*
Arbor Heights	198	167	31*

*Households were displaced because they were over income

GOAL #6: SERIOUS HOUSING NEED

*Reduce the number of households in serious housing need
(defined as those earning below 40% of median income
who pay more than 40% of their income for rent).*

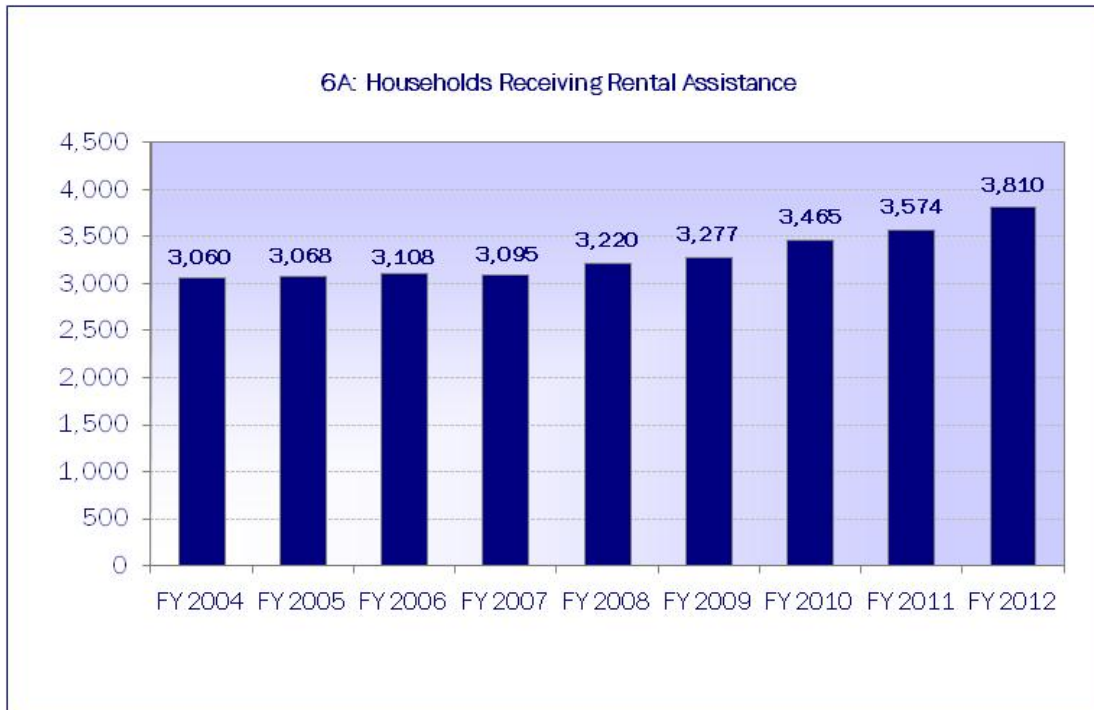
Target 6A: Strive to provide rental assistance (including Housing Grants) to 100% of the eligible households requesting rental assistance.

Housing Grants:

The program remained open in FY 2012. Any Arlington renter interested in the program is offered the chance to apply. Households are assessed and those meeting eligibility criteria are enrolled in the program.

Housing Choice Voucher (Section 8)

This ability to serve households is limited by the funding received from the federal government. With this limitation, Arlington has not been able to serve all potentially eligible households.



Rental Assistance

	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012
Section 8, Housing Vouchers, and project-based Section 8 (administered or monitored by County)	1,566	1,566	1,461	1,461	1,461	1,511	1,546
Other Section 8 and Section 202 (not administered or monitored by County)	785	785	855	855	855	855	855
Housing Grants*	718	710	871	934	1,122	1,182	1,383

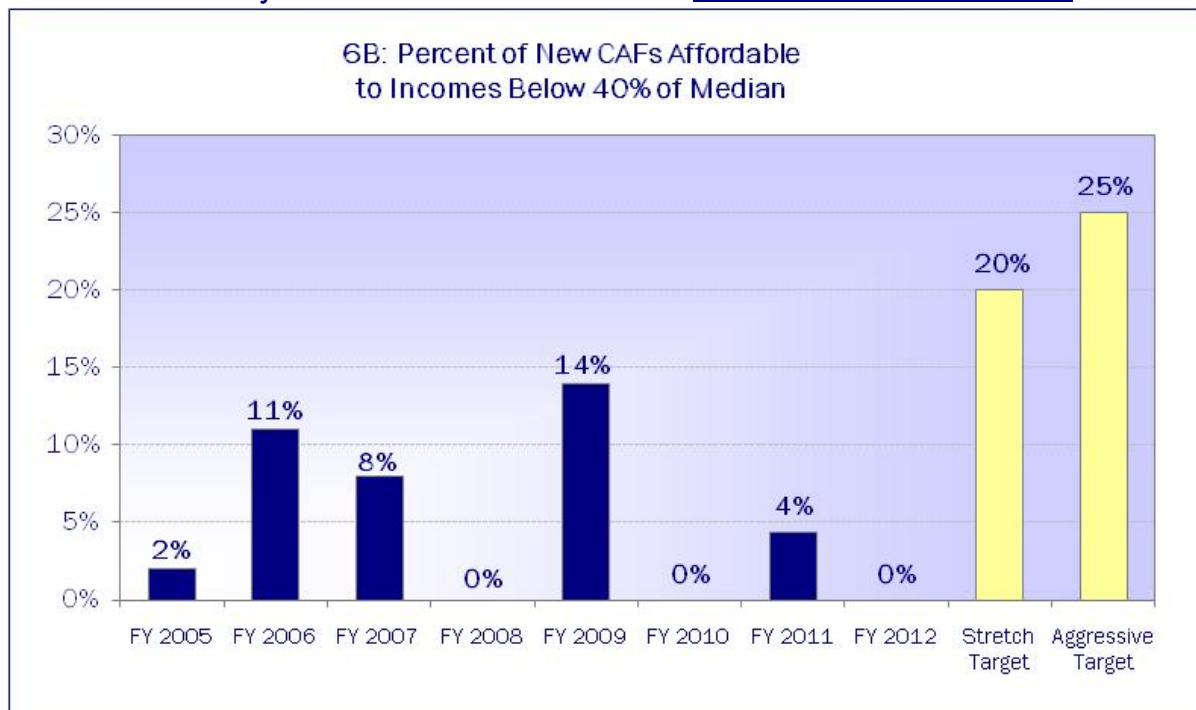
Housing Opportunities for Persons with AIDS (HOPWA)	13	10	10	4	6	6	6
Milestones	21	19	18	18	20	19	19
Project HOPE - Program for Assertive Community Treatment (PACT)	5	5	5	5	1	1	1
Total	3,108	3,095	3,220	3,277	3,465	3,574	3,810

Source: DHS and CPHD

*Housing Grant number includes Transitional Housing Grants and Project Based Housing Grants

- The increase in Section 8 Housing Vouchers in FY 2012 represents the conversion of 36 project-based units to regular vouchers and in FY 2011 the increase was due to an award of an allocation and funds for 50 additional vouchers under HUD's Family Unification Program.
- Department of Human Services staff has seen demand and growth over the past four years in the Housing Grant program that exceeded expectations, which is attributed to the downward turn in the economy. The increase in FY 2006 and FY 2007 over FY 2005 reflects two new County-funded programs, Transitional Housing Grants and Project-Based Housing Grants.
 - Project-based Housing Grants: Some committed affordable units are designated to serve persons with disabilities, including homeless, needing permanent supportive housing. This program assures affordability for these very low income persons.
 - Transitional Housing Program: This rent subsidy program serves households with issues such as mental illness or domestic abuse who are leaving shelters and entering transitional programs.

Target 6B: Provide that 25% of the new committed affordable rental units produced annually are reserved for households with incomes below 40% of median.



CAF Units Affordable to Households Earning <40% of the Median Income

FY	0-40%	41-50%	51-60%	61-80%	Total
Unit Totals					
2004	0	0	108	0	108
2005	6	30	203	0	239

2006	27	30	177	5	239
2007	25	2	277	0	304 ¹
2008	0	2	122	60	184
2009	5	6	25	0	36
2010	0	11	121	0	132
2011	13	37	245	0	295
2012	0	59	233	0	292
Percentages					
2004	0%	0%	100%	0%	100%
2005	2%	13%	85%	0%	100%
2006	11%	13%	74%	2%	100%
2007	8%	1%	91%	0%	100%
2008	0%	1%	66%	33%	100%
2009	14%	17%	69%	0%	100%
2010	0%	8%	92%	0%	100%
2011	4%	13%	83%	0%	100%
2012	0%	20%	80%	0%	100%

Source: CPHD, Housing Division

¹ Buckingham Village 3 is not counted here because the affordable housing program is still to be determined.

- There will be 6 units at Harvey Hall/Shell and 6 units at Arbor heights dedicated as supportive housing units for persons earning very low incomes, at or below 40% of AMI. An additional 19 units at Harvey Hall/Shell and 40 units at Arbor Heights will be leased to families earning at or below 50% of AMI.
- The percent of new CAFs affordable to households earning 40% and below has averaged 4% from FY 2004 to FY 2012.
 - The majority of those served in both the supportive housing units and the Milestones programs will be persons with disabilities who have incomes below 20% of median income. (The Milestones program is not counted here but serves 20 households.) Typically the source of income will be Supplemental Security Income (SSI) which provides incomes below \$7,000 (under 11% of median income).

Target 6C: Place at least 50% of persons in shelters, transitional and supportive housing with skills training, employment placement or enrollment in public assistance benefits.

Arlington Employment Center Homeless Program

	Number Served	Number Placed	Percentage Served	Average Wage of those Placed
FY 2011	28	17	61%	\$9.00/hour
FY 2012	35	21	60%	\$10.37/hour

Enrollment in Benefits

	FY 2011	FY 2012
Total Households Leaving Transitional, Shelter, and Supportive Housing Programs	219	190
Total number of Households Leaving with at least One "Non-Cash Benefit"	155	135
Number of benefits received compared with number of households leaving the programs.	71%	71%

GOAL #7: FAMILY-SIZED UNITS

Increase the number of housing units with two or more bedrooms in order to match the needs of households with children.

Target 7A: Increase the number of family-sized units in the County to 61,000 by FY 2015.

- This is a 15-year Target. According to information from the U.S. Census Bureau 2006-2010 American Community Survey 5-Year Estimates, this target has been achieved. This target will be reevaluated the next time the targets are reviewed.

Total Family-Sized Units, 1990-2010

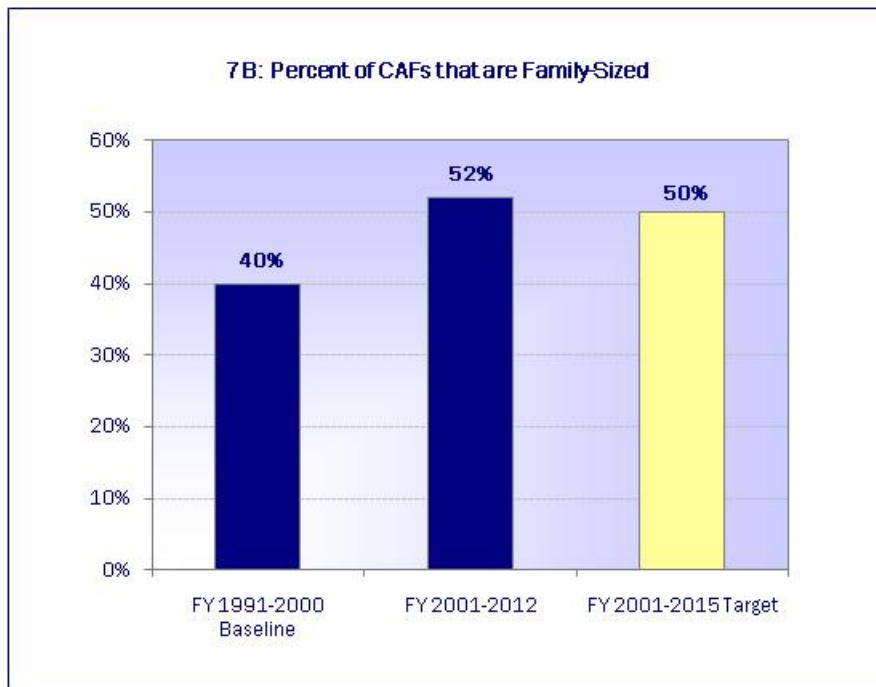
CY*	Total Units	Total Family-Sized Units
1990	84,847	53,292
2000	90,426	54,676
2010	102,156	65,048

*CY means calendar year.

Source: Data for 1990 and 2000 are from the U.S. Census.

The 2010 is from the 2006-2010 American Community Survey 5-Year Estimate.

Target 7B: Provide that half of the rental committed affordable housing units added between FY 2001 and FY 2015 are family-sized, of which 25% would be greater than two bedrooms.



Number of New CAF Rental Units

FY	Number of Bedrooms			Total	Total	Percent
	2	3	4+	Family-Sized	CAFs	Family-Sized
2001	145	23	7	175	332	53%
2002	31	6	0	37	113	33%
2003	290	25	0	315	723	44%
2004	39	7	0	46	108	43%
2005	79	23	0	102	239	43%
2006	111	44	3	158	239	66%
2007	196	5	0	201	444	45%
2008 ¹	82	7	0	89	126 ¹	71%
2009	17	0	0	17	36	47%
2010	44	22	1	67	132	51%
2011	149	38	0	187	295	63%
2012	202	6	0	208	292	71%
Total FY 2001-2011	1,385	206	11	1,602	3,079	
Percent family-sized added during FY 2001-2012						52%
Percent of those family-sized units that are 3+ bedrooms						14%

Source: CPHD, Housing Division

¹Buckingham Village CANTU is not counted here because the bedroom sizes have not been determined yet and thus the 60 units have been subtracted out of the total CAF count for 2008 in the chart above.

- This is a cumulative rather than an annual Target. It is the net effect of all additions to the CAF rental supply over the 15-year period that this Target spotlights.
- The goal to provide that half of the new rental CAFs be family-sized was achieved. Between FY 2001 and FY 2012, 52% of the new rental CAFs have been family-sized (two-bedroom or greater). This represents a noteworthy improvement from the baseline of 40%. Adding committed affordable family-sized units is a challenge in Arlington's existing supply of multi-family rental units. Only 36% of the market rental stock is comprised of units that are two-bedroom or larger.
- The goal of providing 25% of new CAF units to have more than two bedrooms was not met. Of the 1,602 family-sized CAFs added between FY 2001 and FY 2012, 217 or 14% are three-bedroom or greater.

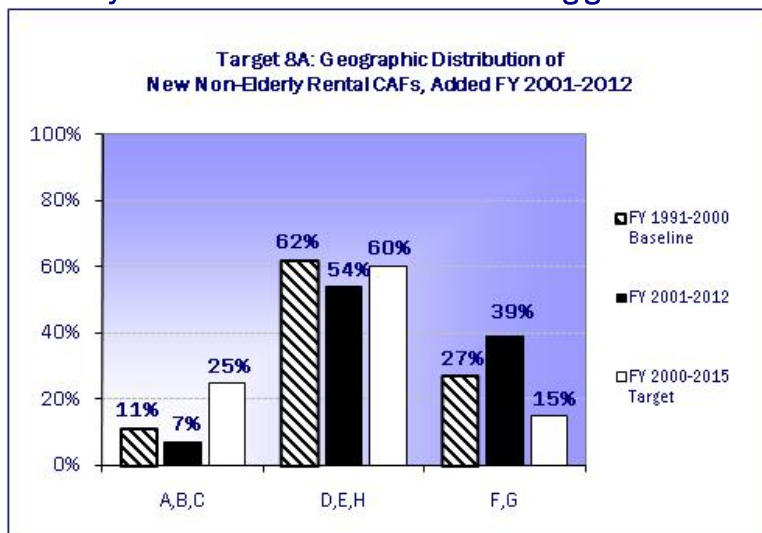
GOAL #8: DISTRIBUTION OF COMMITTED HOUSING

Distribute committed affordable housing within the County, neighborhoods, and projects.

Target 8A: Distribute non-elderly rental committed affordable housing units added in the following Neighborhood Service Areas (NSAs) between FY 2001 and FY 2015:

- ± 25% in A, B, and C,
- ± 60% in D, E, and H, and
- ± 15% in F and G.

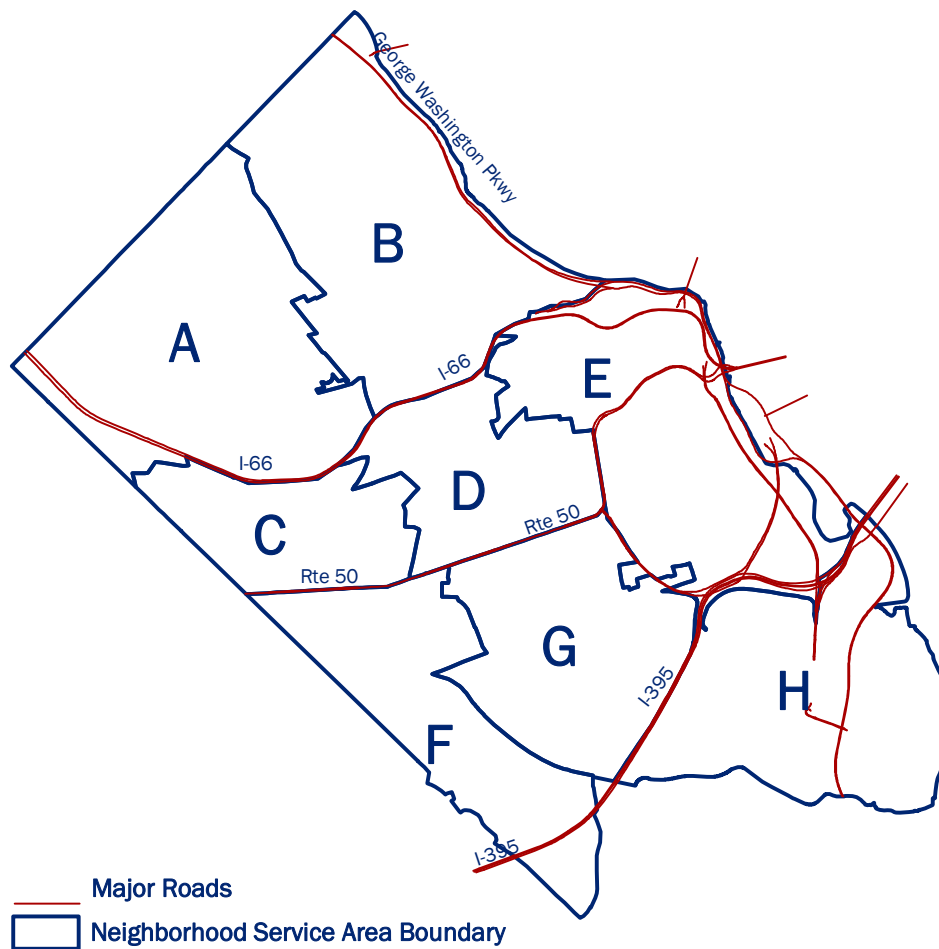
These Targets are not to be construed as caps or quotas, nor to limit the ability to take advantage of projects in any area of the County to advance other affordable housing goals.



New Non-Elderly Rental CAFs by Neighborhood Service Area (NSA)

	A	B	C	D	E	H	F	G	Total
2001				10	55	138		129	332
2002	11				21	7			39
2003	5			349		12	319	38	723
2004					108				108
2005				25	179	20	15		239
2006				6	117			116	239
2007	185			240	6				431
2008				168	7			9	184
2009								36	36
2010			6			15		111	132
2011	9				145		121	20	295
2012				6	5		281		292
Total	210	0	6	804	643	192	736	459	3,050
Total by Group		216			1,639		1,195		3,050
Percentages		7%			54%		39%		100%

Source: CPHD, Housing Division



- The performance towards this Target as of the FY 2011 Annual Targets Report was 8% in A, B, and C; 59% in D, E, and H; and 33% in F and G.
- The largest addition of CAFs in FY 2012 was in NSA F, which increased the percentage to 39% in F and G compared to 33% in 2011.

GOAL #9: HOME OWNERSHIP

Increase the rate of homeownership throughout the County, and increase homeownership education and opportunities for low and moderate income households.

Target 9A: Increase the homeownership rate from 46.4% to 47% with a stretch goal of 50% throughout the County by 2015.

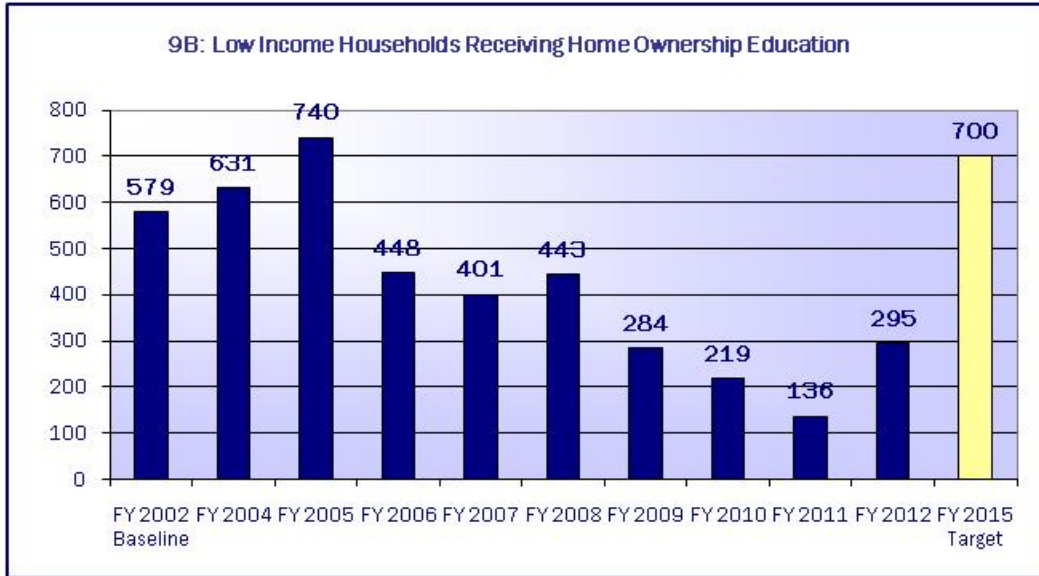


Source: CPHD, Housing Division and Department of Management and Finance, Division of Real Estate Assessments

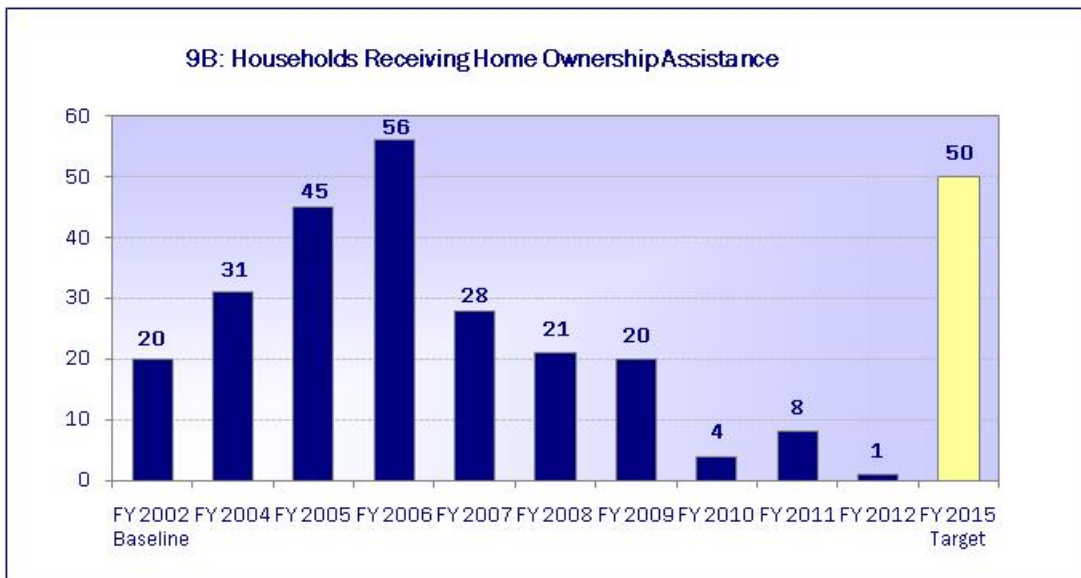
Data Note: Data used to compute the homeownership rate came from two sources: 1) the Department of Real Estate Assessments for owner-occupied and renter-occupied single family units (includes condominiums, cooperative, townhouses and detached); and 2) the Housing Division's housing database for the total number of multifamily renter units.

- The homeownership rate decreased slightly from 45.9% in 2011 to 45.6% in 2012 after surpassing the target of 47% in 2007. This is due in large measure to the shift from condominiums to rental projects in many of the newer projects coming online in the past few years.
- For purposes of comparison, the 2010 Census found that the percentage of owner-occupied units in Arlington was 43.3%.

Target 9B: Provide homeownership education to 700 households with incomes below 80% of median and annually assist 50 households with incomes below 80% of median to become homeowners.



- For FY 2012, Arlington Homeownership Made Easier (AHOME) provided the six-hour Virginia Housing and Development Authority’s homeownership education course for 295 households. The workshops are conducted in both English and Spanish. AHOME is the only housing counseling agency in Virginia that offers a regularly scheduled monthly course offering in Spanish.
- Previously, VHDA required prospective homebuyers to take the course in person, but now clients can also take the course on-line, in both English and Spanish. Accordingly, a good number of households are now taking advantage of this option. Also, clients who want to purchase in Arlington County can take the course at any other location in Virginia, such as the monthly course conducted by the Northern Virginia Association of Realtors.
- Additionally, Homeownership staff also conducted 290 individual homeownership counseling sessions for prospective first time homebuyers FY 2012.



- The County fell below its target by serving only 1 low income household with homeownership assistance in FY 2012.
- An additional 8 middle income households were served through Virginia Housing Development Authority (VHDA) programs which have higher income limits.
- The County is currently working within a regional framework to address current HUD/FHA issues that present barriers to homeownership for lower income households.
 - Both FHA and VHDA limit the percentage of mortgages that they will finance for an individual condominium project. FHA will fund up to 50% of the mortgages, while VHDA limits their mortgages to no more than 25% of condominium units.
 - Once these limits are reached, the only option for most first time homebuyers would be to purchase using conventional Fannie Mae/Freddie Mac mortgages. These mortgage products generally require higher credit quality and credit scores, and can require larger down payments from the purchasers as well.
 - All condominiums with FHA, VHDA, or conventional mortgages require FHA approval of the condominium complex as a whole. This generally means that the complex must certify that they have less than 50% renters or investors, have sufficient capital reserves, and have very few condominium owners who are delinquent on their monthly condominium dues. FHA approval must be renewed every two years.
 - The Arlington homeownership program is working to develop a Condominium Initiative that will address the importance of FHA approval, teach the basics of condominium management and governance issues, as well as assist in helping to reduce their carbon footprint. The first condominium workshop is scheduled for May 2013, with the full program to be implemented FY 2013.

Target 9C: Increase the homeownership rate for minority households from 24.2% to 30% by 2015.

- This is a 15-year Target and according to the 2010 Census, the homeownership rate for minority households decreased from 24.2% in 2000 to 19.7% in 2010.
- In FY 2012, the household that received MIPAP homeownership assistance was not a minority.
- The County conducts affirmative marketing to minorities for its homeownership programs. Homeownership training is provided in multiple languages, e.g., Spanish, Vietnamese, and Korean.
- Of approximately 600 households that attended the homeownership fair in 2012, roughly 50% were minorities.

GOAL #10: HOUSING DISCRIMINATION

Ensure, through all available means, that housing discrimination is eliminated.

Target 10: Reduce all indications of housing discrimination to zero by FY 2015, as measured by bi-annual fair housing testing.



- Fair housing testing is the predominant method of determining the level of possible housing discrimination in a community.
- The County conducts the tests every other year; a test was not conducted in FY 2012.
- The County's testing program began in 2000. It conducts approximately 100 tests of:
 - different components of the housing market (e.g., rental, sales and financing) and
 - different protected groups (e.g., African-Americans, Hispanics, families with children, persons with disabilities, etc.).
- Tests that indicate possible discrimination are followed up with retests. If retests show possible discrimination, complaints may be filed.
- The table below shows the components of the housing market and the protected groups tested in FY 2011. The percent of retests was 3% in FY 2011.
 - Retests are conducted whenever the initial tests indicate potential problems.
 - **The re-tests did not show any indications of discrimination.**

Incidents of Possible Discrimination in Fair Housing Testing

FY	Aspect of Market	Protected Category	Protected Group	Number of Original Tests	Number of Re-tests	Percent of Total Tests
2005				98	2	2.0%
2006				98	2	2.0%
2007				100	0	0.0%
2008				100	0	0.0%
2009	Test was not conducted					
2010	Test was not conducted					
2011				100	3	3.0%
2012	Test was not conducted					

Source: County Manager's Office, Human Rights Office

GOAL #11: QUALITY SERVICES

Provide housing services effectively and efficiently.

Target 11A: Annual Housing Report: By December of each year, produce the County's annual affordable housing report for the fiscal year just completed.

- This FY 2012 Annual Report was completed in February of 2013.

Target 11B: The County's Code Enforcement department will provide a publically available, written, annual report on housing code inspections completed for the year by complex, listing full code inspections by complex, with a total of violations reported, corrected and pending. Findings will be shared annually in a presentation to the Tenant-Landlord Commission.

- Code Enforcement staff is currently working on the 2012 report and it will be shared with the Tenant-Landlord Commission and the Housing Commission when it is completed.

Target 11C: Conduct a study of the various Tenant Assistance Funds (TAFs) and make recommendations for a consistent, standard and County-wide program by 2012.

- Staff is currently analyzing past TAFs and based on that research will prepare draft recommendations to share with the Housing Commission.

Target 11D: Create an annual report on the outreach, education and assistance to households at risk of foreclosure.

- The Foreclosure Report is being worked on by the Affordable Homeownership Working Group as part of their work on the County Board's Affordable Homeownership Direction.

Target 11E: Conduct an updated housing needs survey.

- The Arlington County Board endorsed the Affordable Housing Study Charge on December 11, 2012. The charge includes conducting a housing needs survey to update the housing needs of the current and projected County population broken down by existing and potential need categories.

GLOSSARY

Accessible Housing: New housing units covered under the Fair Housing Act Amendments Accessibility Guidelines [FHAAG] must meet the following specific accessibility criteria: 1] public and common use areas must be readily accessible to and usable by people with disabilities; 2] all doors "designed to allow passage into and within all premises are sufficiently wide to allow passage by handicapped persons in wheelchairs" [24 CFR 100.205]. These same properties must also meet additional features of adaptable design: accessible route into and through the dwelling unit; light switches, electrical outlets, thermostats and other environmental controls in accessible locations; reinforced bathroom walls to allow later installation of grab bars; and usable kitchens and bathrooms that allow enough space for wheelchair maneuverability.

Affordable Housing Investment Fund (AHIF): This program, funded by both federal HOME money and local funds, provides financial assistance for the acquisition, development, or rehabilitation of affordable housing for low and moderate income households or for housing-related services assisting such households. This is a competitive program that requires matching funds.

Area Median Incomes (AMI) for Families is the income at which half of the families of a particular household size have incomes higher and half have incomes lower. HUD estimated the median family income for a family of four for the Washington Metropolitan Area for 2012 was \$107,500. The U.S. Department of Housing and Urban Development (HUD) computed median incomes by household size from that by formula.

HUD Area Median Incomes (AMI) for Families, 2012							
Income Level	% of Median	Family Size					
		1	2	3	4	5	6
	80%	\$60,440	\$68,800	\$77,440	\$86,000	\$92,880	\$99,760
	60%	\$45,180	\$51,600	\$58,080	\$64,500	\$69,660	\$74,820
	50%	\$37,650	\$43,000	\$48,400	\$53,750	\$58,050	\$62,350

CPHD: Department of Community Planning, Housing and Development

COG: Metropolitan Washington Council of Governments

Committed Affordable Units are all units that are: 1) wholly owned by nonprofits, excepting any units planned to serve households with incomes above 80% of median family income; or 2) guaranteed by agreement with the federal, state, or County Government to remain affordable to low and moderate income households for a specified period of time through mechanisms such as site plan requirements, contracts with private owners, or Internal Revenue Service (IRS) regulations governing tax-exempt financing; or 3) whose owner received government subsidy to assist with the purchase.

Common Area Inspections: Inspections of common areas in rental projects include inspections of all exterior grounds, trash areas, hallways, stairways, laundry rooms and mechanical rooms. The areas are inspected for violations of the Virginia Uniform Statewide Building Code/Part III. Maintenance of Existing Structures (International Property Maintenance Code), the International Fire Code, the Arlington Zoning Ordinance, the Arlington Condition of Private Property ordinance (formerly the Care of Premises ordinance), and the Arlington Abandoned/Junk Vehicle ordinance."

Community Development Block Grant (CDBG): CDBG is a federal program providing localities with funds that may be used to address the needs of low and moderate income residents through a variety of housing, neighborhood improvement and economic development activities.

Cooperative Forecast: The COG Regional Cooperative Forecast Program provides consistent forecasts for transportation, water resources, air and water quality, population, employment, housing, land use and energy planning for jurisdictions in the Washington area. The program produces forecast of population, households and employment in five-year increments for the region and for individual jurisdictions.

DHS: Department of Human Services

Density Bonus: In 2001, the County added a 25% density bonus provision to its Zoning Ordinance. The bonus permits both market-rate and affordable units, with the income from the market-rate units designed to offset the cost of the subsidized units.

Disability: A person has a disability if he or she who is unable to independently carry out one or more of the major life activities of walking, ambulating, eating, sleeping, breathing, seeing, hearing or thinking. (Source: Americans with Disabilities Act)

-For **Target 1B**, the definition of “disability” has been broadened from the above to add the definition in the Housing Grants ordinance which includes “clients and patients of the Arlington County Mental Health, Mental Retardation, Substance Abuse Services, and Arlington Community Residents, Inc.”

Elderly Household: A family in which the head of the household or spouse is at least 55 years of age.

FMR: Fair Market Rent

FY: Fiscal Year: July 1 to June 30

Fair Housing Testing is a method of comparing how two persons of different protected classes (e.g., of different races) are treated by a housing provider under similar circumstances, all other factors being held constant. Court decisions have held that tests done under properly controlled conditions can be used as evidence of discrimination. There are two types of testing, targeted testing and random testing. Targeted testing is conducted in order to investigate a fair housing complaint or to determine if an agency that previously discriminated is still engaging in discriminatory practices. Random testing involves testing a sample of housing providers.

Fair Market Rents (FMR): The rent, including the cost of utilities (except telephone), as established by the Department of Housing and Urban Development for units of varying sizes (by number of bedrooms), that must be paid in the housing market area to rent privately owned, existing, decent, safe and sanitary rental housing of modest (non-luxury) nature with suitable amenities.

Family: Two or more related persons occupying a housing unit.

Family-sized units are units with two or more bedrooms.

First Time Home Buyer: An individual or family who has not owned a home during the three-year period preceding the assisted purchase of a home that must be used as the principal residence of the homebuyer.

Full code inspections are comprehensive inspections by Community Code, Building, and Fire Inspectors of: 1) all common areas, and 2) either 100% of the units of small projects (70 or fewer units) or 50% of the units at larger complexes. Additional units may be inspected if warranted.

Gross Floor Area (GFA): The total of all floors of a building as measured to the outside surfaces of the exterior walls and including halls, stairways and elevator/mechanical shafts. This area excludes areas

within the building used for parking. In addition the County Board may exempt other areas and typically exempts storage in the basement and mechanical closets on balconies.

HOME is the HOME Investment Partnerships Act (Federal law of 1990). HOME provides funds for programs involving: 1) acquisition, rehabilitation, and/or new construction of affordable housing; 2) rent assistance; and 3) homeownership assistance. Funds must be committed within specific time frames or HUD may recapture the money. HUD requires a match of 25-30% using local funds.

HOPWA: Housing Opportunities for Persons with AIDS program. This program provides federal funds for rent assistance and emergency assistance, e.g., homeless prevention for this population.

HUD: U.S. Department of Housing and Urban Development

Homeowner: An owner-occupant of residential property who holds legal title to the property and who uses the property as his/her principal residence.

Homeownership Rate: This is the percentage of all occupied housing units that are owner-occupied.

Household: One or more persons occupying a housing unit.

Priority Households include families with children, elders and persons with disabilities.

Non-priority Households are households with singles or related persons that include no children, no elders and no persons with disabilities.

Housing Assistance: Housing assistance includes both programs providing housing subsidies and programs providing housing units or beds. Housing subsidy programs include the locally-funded Real Estate Tax Relief and Housing Grants programs and the federally-funded Housing Choice Voucher program (formerly Section 8) and Housing Opportunities for Persons with AIDS (HOPWA). The housing units included are all renter and owner Committed Affordable Units. The housing beds are ones committed to serve persons with disabilities located in group homes or supervised apartments owned or leased by nonprofits.

Housing Choice Vouchers (formerly Section 8 Rent Assistance) is a federally funded rent assistance program for low income households. Households must meet income eligibility criteria. Each pays a minimum of 30% of income for rent.

Housing Grants Program is a County-funded rent assistance program serving low income working families, elderly persons and persons with disabilities. Rent subsidies typically reduce participant's share of the rent to 40% of income.

Housing Need: "Serious housing need" is defined in the County's affordable housing goals as "those earning below 40% of median income who pay more than 40% of their income in rent." "Housing need" is defined in the 2002 Housing Needs Survey as "households at any income level paying over 40% of income for housing (rent or mortgage).

Priority Households in Need are those families with children, elders and persons with disabilities at any income level who were paying over 40% of income for housing (rent or mortgage) in the Housing Needs Survey, 2002.

Non-priority Households in Need are households at any income level with singles or related persons that include no children, no elders and no persons with disabilities who were paying over 40% of income for housing (rent or mortgage) in the Housing Needs Survey, 2002.

Housing Needs Survey, 2002: In early 2002 a consultant conducted a County-funded survey of 1,437 Arlington households to collect basic demographic information (e.g., household size, composition and

type, age, race, Hispanic origin, income and housing costs) in order to assess housing need in the County.

Housing Reserve Fund (HRF): The HRF uses private developer donations to help finance the acquisition of units to mitigate displacement of low income tenants and for apartment banking.

Housing Subsidies: Financial subsidies provided by government to assist households in paying their housing costs. Rent assistance programs in Arlington include the locally-funded Housing Grants program and the federally-funded Housing Choice Voucher program (formerly Section 8) and Housing Opportunities for Persons with AIDS (HOPWA). The Real Estate Tax Relief program assists low and moderate income homeowners through exemptions and/or deferral of real estate taxes.

Housing Unit: An occupied or vacant house, apartment, or a single room that is intended as separate living quarters.

Large non-elderly projects are defined all projects, not reserved for the elderly, of 50 or more units.

Live Near Your Work programs are ones through which employers provide incentives for employees to live close to their jobs.

MARKS: See "Market Affordable Units."

MFI: See "Median Family Income."

MIPAP: See "Moderate Income Purchase Assistance Program."

Market Affordable Units (MARKS) are lower rent units in the private market which receive no County assistance and for which the owners have made no commitment to retain as affordable in the future. Determining the number of market rate affordable units is complicated because affordability varies, depending on family size and income compared to unit size and rent. MARKS are "affordable" based on paying no more than 30% of income for rent. The County has calculated the number of Rental MARKS for four income levels: 80%, 60%, 50% and 40% of HUD median family income. Committed Affordable Units are excluded from the MARKS totals.

Major violations are defined as life-safety issues that may include a range of fire hazards (such as no functioning smoke detector), lack of heat or hot water, lack of adequate plumbing facilities, overcrowding, accumulation of rubbish, infestation (e.g., by rats), cracks in exterior walls, problems with the roof or drainage and hazards affecting stairways, decks, porches or balconies.

Median Family Income (MFI) is the income at which half of the families of a particular household size have incomes higher and half have incomes lower. HUD estimated the median family income for a family of four for the Washington Metropolitan Area was \$107,400 for 2012. HUD computes median incomes by household size from that by formula.

Minorities: Minorities includes Hispanic, African-American, Asian/Pacific Islander, Native American, Other Races and Multi-Racial households. Hispanics may be of any race.

Moderate Income Purchase Assistance Program (MIPAP): This program provides financial assistance for down payments and/or closing costs for first-time homebuyers with incomes below 80% of median family income.

NSAs are Neighborhood Service Areas. The County is divided into eight NSAs.

Non-elderly projects are defined as all projects not reserved for the elderly.

Owner Unit: A unit occupied by its owner.

Priority Households include families with children, elders and persons with disabilities.

Rate of major common area housing code violations is defined as:

$$\frac{\text{Number of major common area housing violations found}}{\text{Number of multi-family rental complexes over 20 years old inspected}}$$

Rate of major housing code violations is defined as:

$$\frac{\text{Number of major violations (common area and unit) from full code inspections}}{\text{Number of units inspected in full code inspections}}$$

Real Estate Tax Relief Program: This locally-funded program provides exemptions and deferrals of real estate taxes to income-eligible elderly and disabled households.

Rent Assistance: Financial subsidies provided by government to assist households in paying their monthly rent. Rent assistance programs in Arlington include the locally-funded Housing Grants program and the federally-funded Housing Choice Voucher program (formerly Section 8) and Housing Opportunities for Persons with AIDS (HOPWA).

Renter Unit: Any occupied housing unit that is not owner occupied, including units rented for cash, and those occupied without payment of cash rent.

Section 8 Rent Assistance: See “Housing Choice Vouchers.”

Serious Housing Need: See “Housing Need.”

Site Plan Projects are developments not currently allowed by right in the Zoning Ordinance and/or General Land Use Plan (GLUP) that undergo a major public review and decision-making process to get formally approved by the County Board.

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