



ARLINGTON
VIRGINIA

Affordable Housing Study Working Group
Kick-off meeting

Affordable
HOUSING
Study

March 14, 2013

Arlington will be a diverse and
inclusive world-class urban

DIVERSE AND INCLUSIVE

community with secure, attractive
residential and commercial

neighborhoods where people unite

to form a caring, learning,

participating, sustainable community

in which each person is valued



ARLINGTON
VIRGINIA

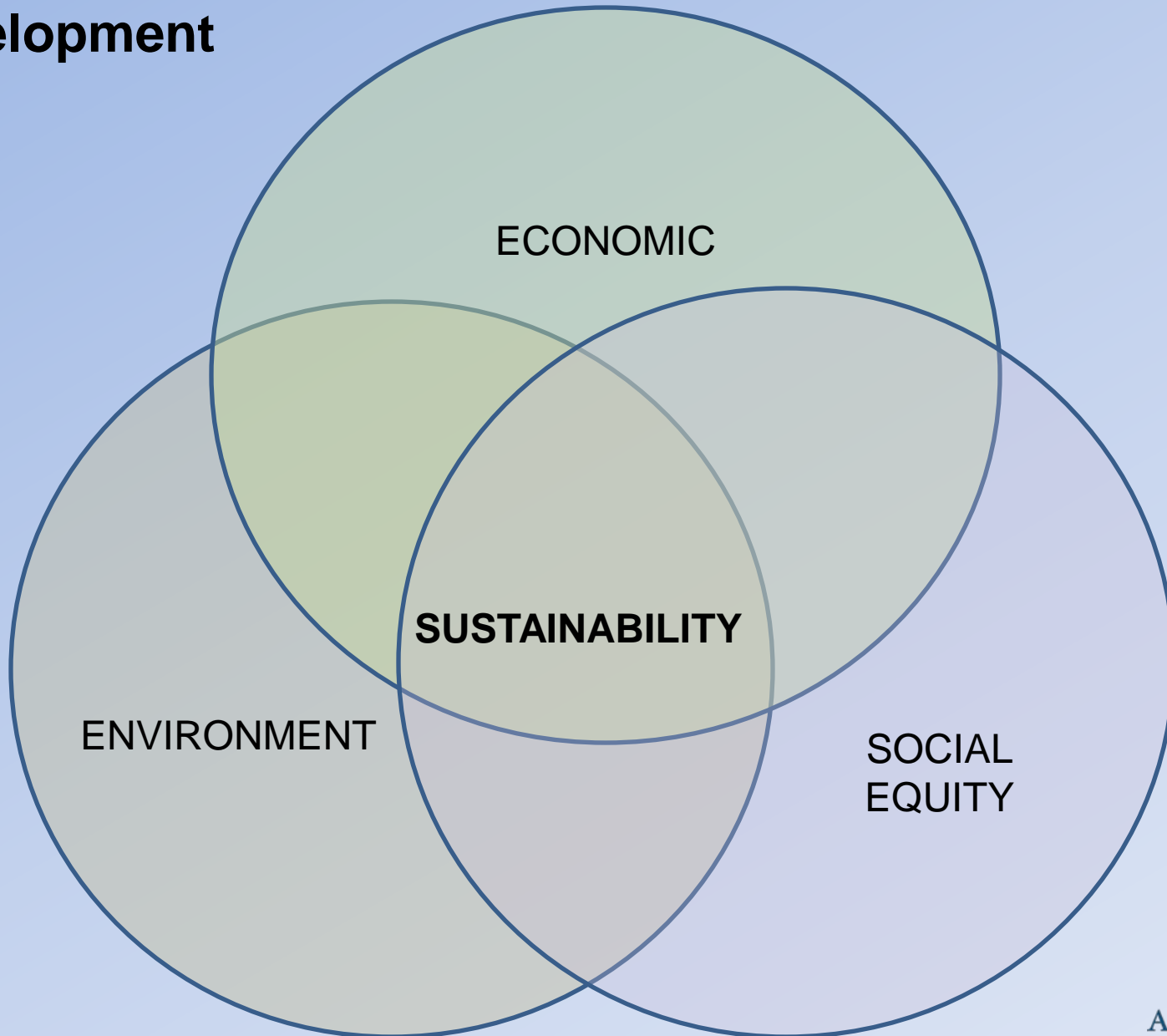
How do we ensure diversity and inclusion?

The types of housing available; more specifically the housing available and affordable to a full spectrum of income levels is essential to maintaining an economically diverse community.

While economic and cultural diversity are not synonymous there exists correlation

Arlington will be a diverse and
inclusive world-class urban
community with secure attractive
residential and commercial
neighborhoods where people unite
SUSTAINABLE COMMUNITY
to form a caring, learning,
participating, sustainable community
in which each person is valued

Sustainable Development



Obituaries Roy Brown Jr. designed the chrome-encrusted Ford Edsel, one of the worst flops in automotive history. **B7**

For many workers, long treks to offices

More than 25% of U.S. 'mega-commuters' live in Washington area

port on commuting patterns and trends. "So you have a lot of people who are employed downtown and they're forced to the farthest edges of the region in order to find affordable housing. That's why

as long as five hours.

"I can't afford to leave this job, and I can't afford to move," said Barber, 46, who has been making the commute for nine years. "I have a good job, it's just 74 miles from home."

Barber is one of a growing number of "mega-commuters" whose daily trip to work spans more than 50 miles and 90 minutes, according to new census figures released Monday. About 600,000 Americans endure such an extreme commute, and more than a quarter of them live in the Washington area. Almost 4 per-

...ing in Virginia and wrote about commuting patterns and trends. "So you have a lot of people who are employed downtown and they're forced to the farthest edges of the region in order to find affordable housing. That's why every morning, you see these cars moving up I-95 in the HOV lanes, and down from Maryland." The commute is excruciating

...cause there's a guy in most households making a lot of money," Misarski said. "It's because two people in those households are making a lot of money. So what are the odds of living near work? The first question you have to ask yourself is, whose work are you

New census data detail 'mega-commuters'

CENSUS FROM BI
34 and a half minutes in 2011, when the information was collected.
The census figures reflect a sprawling region in which more than half of all residents work outside the county or city where they live. Sociologists and demographers say that is the case in the region.

for Akash Jayaprakash, who spends two hours or more traveling to and from work. Shortly after 6 a.m., he leaves his home in Cecil County, Md., about 45 minutes from the Delaware state line and drives to the station in Unionville to catch the train. After arriving at Unionville after 8 a.m., he has 15 minutes to get to his

time he walks to Salsa Labs, where he works in computer programming. He has two and a half hours behind him. He is physically exhausted from the train for that long. Jayaprakash, 35, who lives with his wife and two children, says the commute hurts my back. "The trains were late, and I had to take two trips to get to the end of the line."

and his wife used to live in Alexandria, but moved to Salsburg after his wife got a job at Aberdeen Proving Ground. Many couples in the region face similar dilemmas when figuring out where to live.

"Washington is rich not because there's a guy in most households making a lot of money," Misarski said. "It's because two people in those households are making a lot of money. So what are the odds of living near work? The first question you have to ask yourself is, whose work are you

"A lot of these folks are making these long trips to get affordable housing, particularly young families needing space," said Ronald Kirby, director of transportation planning for the Metropolitan Washington Council of Governments.

...these long trips to get affordable housing, particularly young families needing space," said Ronald Kirby, director of transportation planning for the Metropolitan Washington Council of Governments. Others make equally long commutes, in reverse. Brian Benjamin drives 55 miles between his home in Ballston and his construction management job in Frederick. He spends the one-hour trip listening to podcasts. "Sometimes the drive

"I was in a bad mood a lot of the time; I was bad company. I was definitely productive at work but I paid for it in my off hours in terms of lost sleep and diminished activity."
Akash Jayaprakash, a commuter who spends two hours or more traveling to and from work

morelloc@washpost.com
bermann@washpost.com
Jennifer Jenkins and Ted M...
contributed to

Hasn't this been done already?

January 1999 – December 2003

- Development of the Affordable Housing Goals and Targets

Fall 2008 – March 2011

- Updated the Affordable Housing Goals and Targets

Why are we doing this again?

New Realities

Changes in demographics

+

Changes in housing market

= Change in housing need



Scope of the Study

- Define Affordable Community Housing Needs
- Examine Strategies/Programs to Address Housing Needs
- Housing Principles/Goals/Targets

Expected Outcomes

- Redefined priorities based on current housing need
- Recommendations to improve existing policies and programs
- New policy recommendations
- Revised principles, goals and targets
- Affordable housing element of comprehensive plan

Comprehensive Plan

- Purpose
 - “to guide the coordinated and harmonious development of Arlington County through the provision of high standards of public services and facilities.”

Comprehensive Plan Housing Element

- Virginia Code
 - “include the designation of areas and implementation of measures for the construction, rehabilitation and maintenance of affordable housing, which is sufficient to meet the current and future needs of residents of all levels of income in the locality while considering the current and future needs of the planning district within which the locality is situated.”



Study Process



↓
Interim Data Report

↓
Needs Analysis Report

↓
Study Recommendations & Draft Housing Element

Who's involved?

County Staff

Affordable Housing Study Working Group

Consultant - Housing Needs Survey

Stakeholder Network

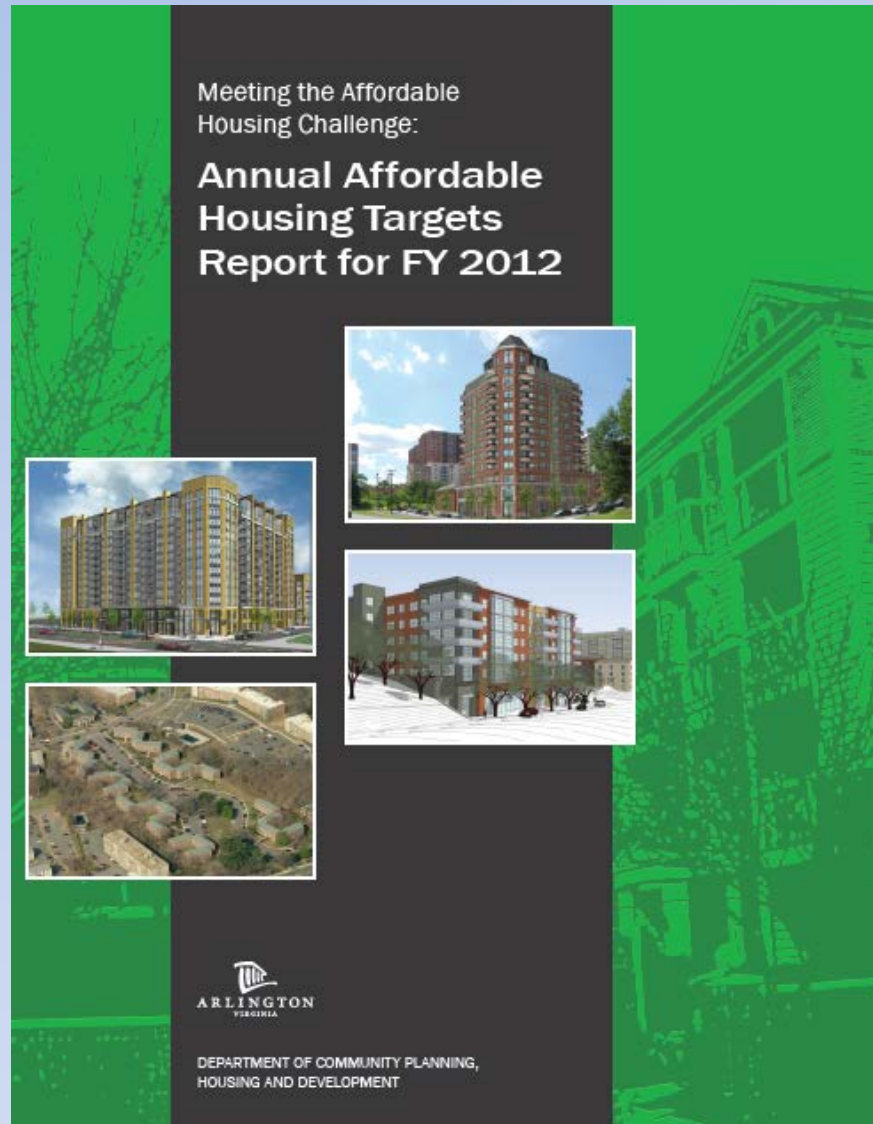
Community Forums

What is the Working Group's role?

- Advisory to staff in the preparation of the study
- Collaboration in the development of affordable housing policy recommendations
- Review materials prepared by housing staff and consultants
- Liaison from/to your commissions
- Provide outreach to stakeholders and wider community

Housing Policy Structure

- Principles
- Goals
- Targets



Goals and Targets

Meeting the Affordable
Housing Challenge:

Annual Affordable Housing Targets Report for FY 2012



DEPARTMENT OF COMMUNITY PLANNING,
HOUSING AND DEVELOPMENT



Current Affordable 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.

Current Affordable Housing Principles

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.

Current Affordable Housing Principles

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.



ARLINGTON
VIRGINIA