



# AFFORDABLE HOUSING STUDY

Community Forum  
March 28, 2015  
Breakout session

## Proposed Rental Objective

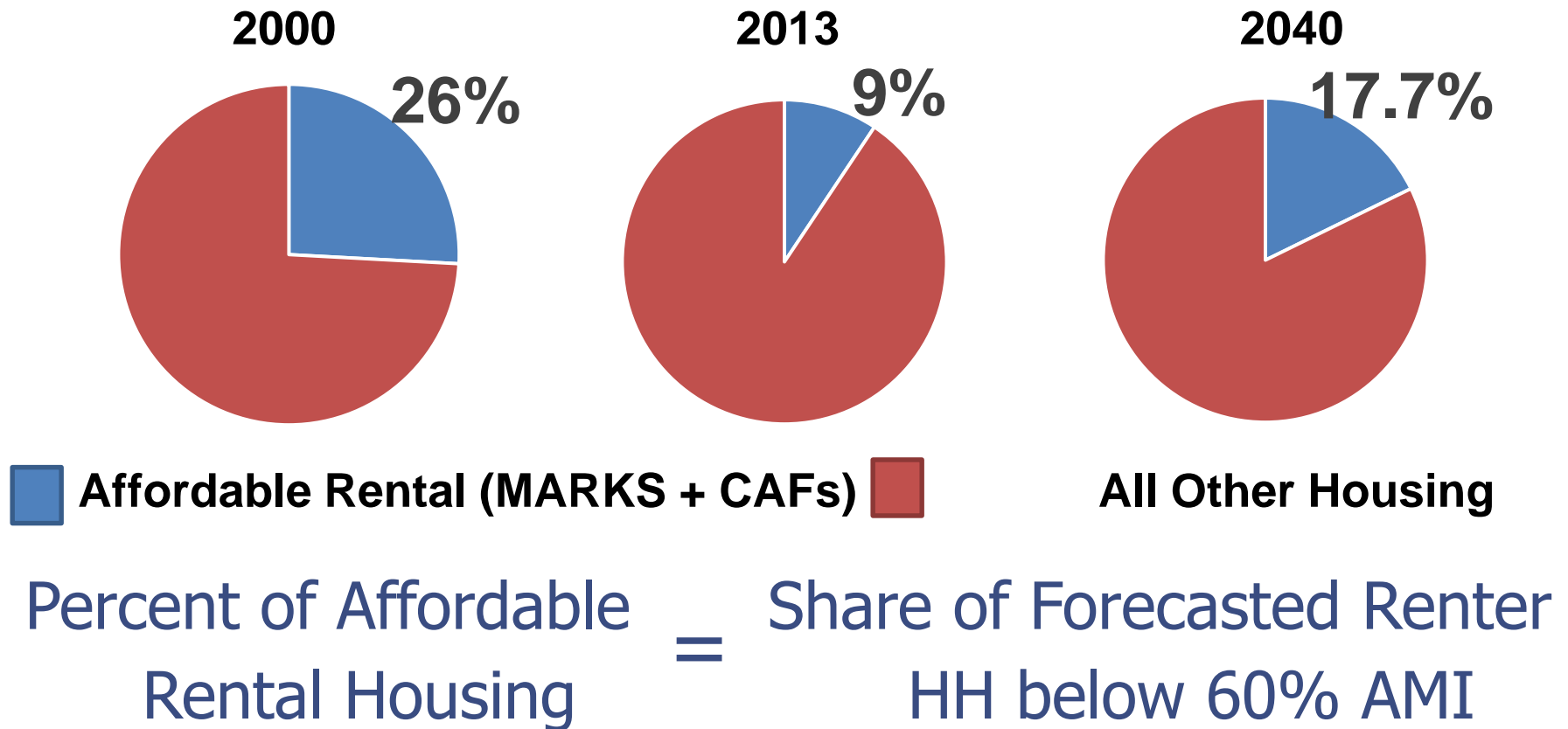
Produce and preserve a sufficient supply of affordable **rental** housing to meet current and future needs.

### **Preserves the economic diversity of households**

By 2040, **17.7%** of the County's housing stock will need to be affordable to households with incomes at or below 60% AMI.

*22,800 units or 15,800 net new CAFS*

Produce and Preserve Rental Housing so that **17.7%**  
of our housing is affordable rental by 2040



# Supply



# Current Affordability Gap

# Supply



**17.7% by 2040**

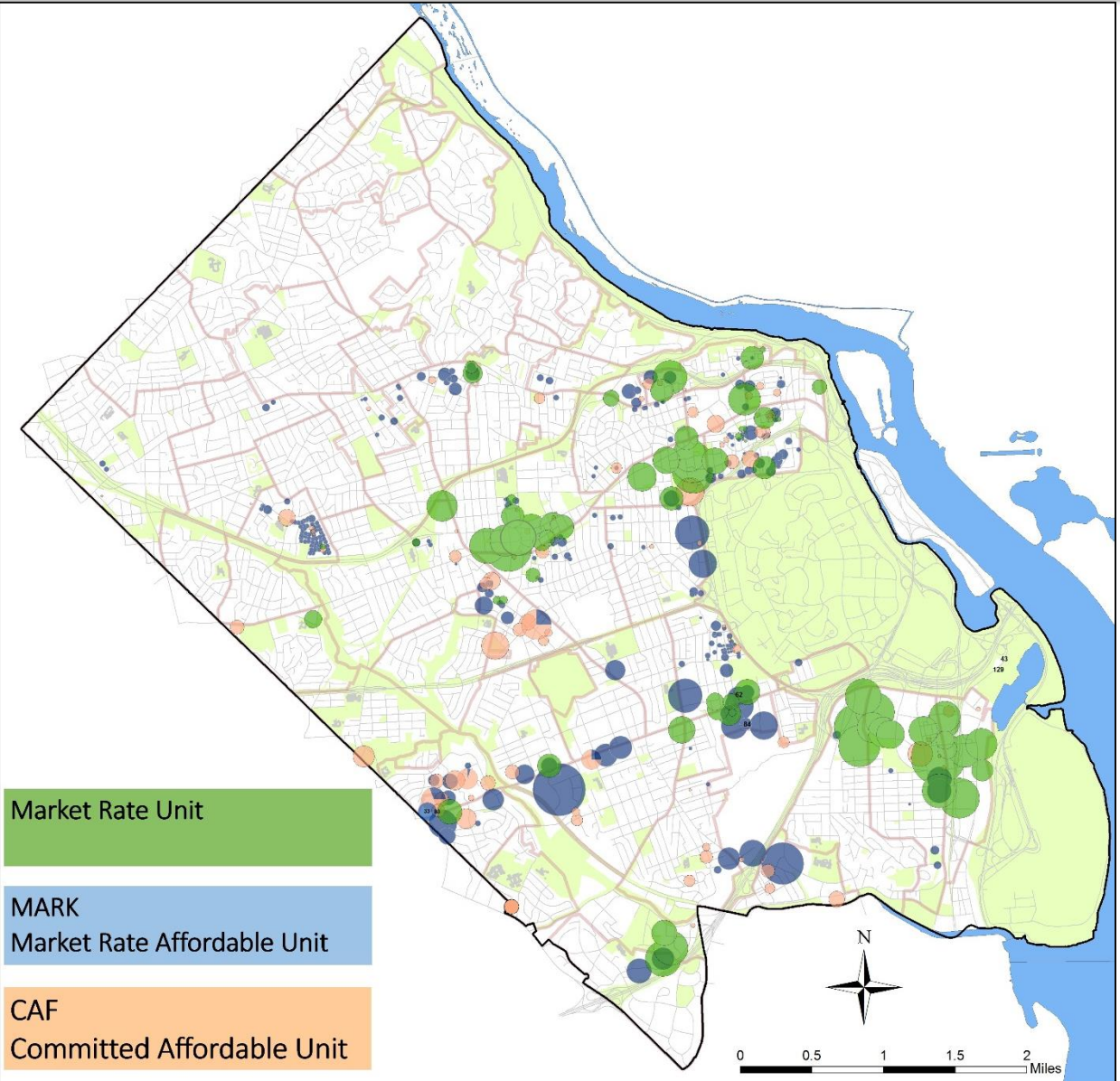
Is the 17.7% target for a sufficient supply of affordable rental housing appropriate?

## **Proposed Rental Supply Policies**

1.1.2. Prevent the loss of committed affordable housing.

1.1.3. Prevent the loss of market-rate affordable rental housing.

# Geographic Distribution





## **Proposed Rental Supply Policies**

- 1.1.8. Produce committed affordable rental units in the County consistent with the County's adopted land use plans and policies along or near current transit corridors.
  
- 3.2.2. Ensure that committed affordable rental units have high levels of access to transportation options consistent with the Master Transportation Plan and transit-oriented development.

## Master Transportation Plan Primary Transit Network

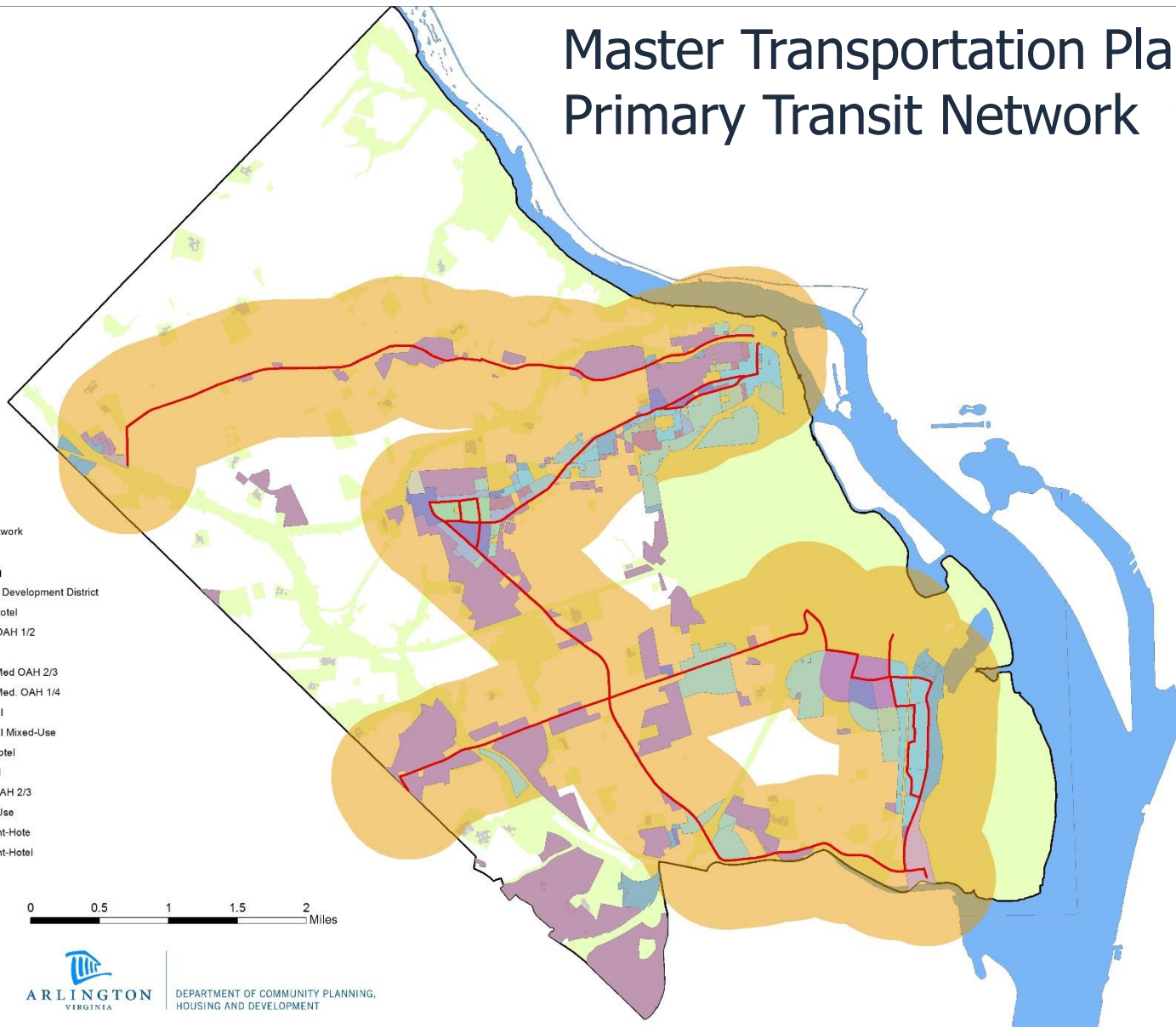


### Legend

- MTP Primary Transit Network
- 1/2 mile to PTN

### General Land Use Plan

- Coordinated Mixed-Use, Development District
- High Office-Apartment-Hotel
- High Resid. 1/2 & High OAH 1/2
- High Residential
- High-Med Resid. 1/3 & Med OAH 2/3
- High-Med Resid. 3/4 & Med. OAH 1/4
- High-Medium Residential
- High-Medium Residential Mixed-Use
- Low Office-Apartment-Hotel
- Low-Medium Residential
- Med Resid. 1/3 & Low OAH 2/3
- Medium Density Mixed-Use
- Medium Office-Apartment-Hotel
- Medium Office-Apartment-Hotel
- Medium Residential

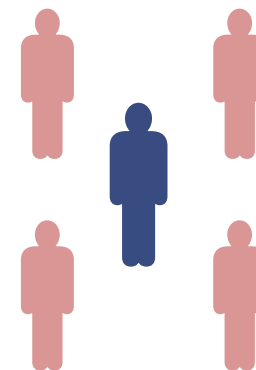


What are your thoughts regarding the approach to the geographic distribution of committed affordable housing?

## **Proposed Policy**

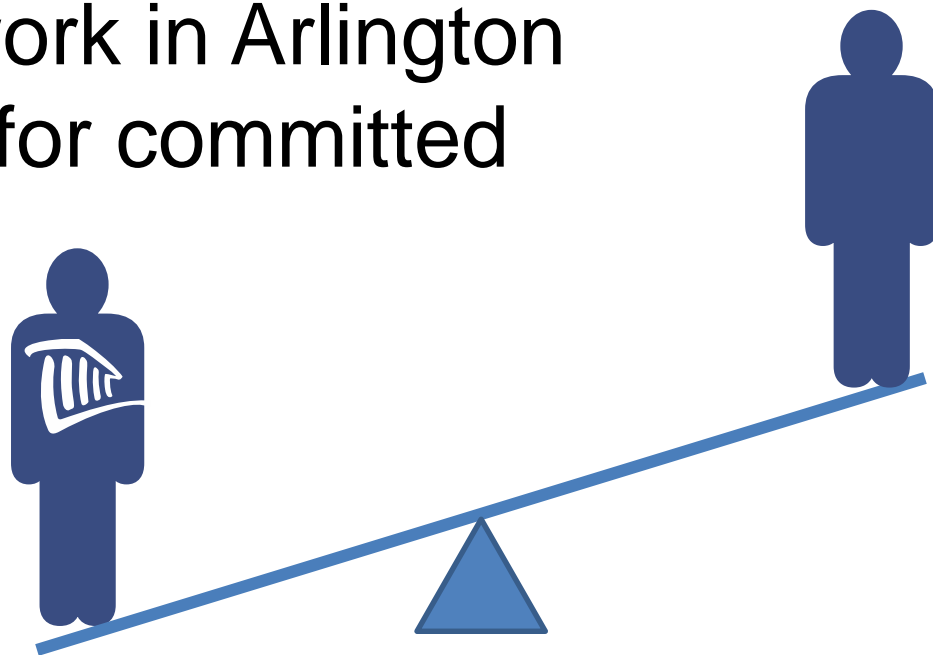
2.2.6 Provide preference to Arlington residents and workers in leasing committed affordable housing units and home-buyer assistance resources.

- One out of five private- and public-sector workers in Arlington live in the County.
- 75% of CAF residents were living or working in Arlington prior to move-in
- 25 percent of Arlington County government workers and
- 45% of Arlington Public School workers live in the County.



Should Arlington County residents receive a preference for committed affordable housing?





Should people who work in Arlington receive a preference for committed affordable housing?



- 1.2.1. Incentivize the production of moderately-priced ownership housing through land use and zoning policy.
- 1.2.2. Encourage production and preservation of family-sized (e.g. 3+bedroom) market-rate ownership units.

# Middle Income Ownership

## How much can they afford to spend on purchasing housing?

<b>80-120% AMI</b>	<b>Estimate of Home Purchase Price</b>
 \$87K to \$132K	\$310K to \$471K
 \$79K to \$118k	\$282K to \$421K
 \$70K to \$98K	\$250K to \$650K
 \$61K to \$92K	\$218K to \$328K



## 2013 Home Sales by Affordability Level\*

	Sales	% of Total
<80% AMI	271	9.3%
80-99% AMI	283	9.7%
100-119% AMI	386	13.3%
120%+ AMI	1,965	67.6%
<b>Total</b>	<b>2,905</b>	<b>100.0%</b>

32.4% affordable under 120% AMI

Is it appropriate for this plan to address middle income ownership housing demands?

Should we be using public funds for higher income households?

Would it be more appropriate to address this demand through land use provisions rather than financing?

# Flexibility in Housing Types Beyond the Urban Corridors

## Rental Objective

1.1.9. Explore flexibility in housing types and zoning in single-family neighborhoods.

## Ownership Objective

1.2.3 . Explore flexibility in housing types and residential uses in single-family neighborhoods.



## Aging-in-place

**Opportunities for middle income households**

## Accessory Dwelling Units

Production of ADUs has been less than anticipated (10 approved since 2009), suggesting ordinance requirements may be too restrictive.

➤ ***Examine relaxing some of the constraints in the ADU ordinance to enable wider usage of this tool***

- Can increase affordability for both owner and tenants
- Facilitate the ability to age in place

# Flexibility in Housing Types Beyond the Urban Corridors

## **Duplex, triplex, others**

Explore broadening the range of options with small scale, context sensitive, multi-family housing options in single-family neighborhoods.



# Flexibility in Housing Types Beyond the Urban Corridors

Should opportunities for creating greater flexibility of housing types beyond the urban corridors that support both rental and ownership options be further studied?



# AFFORDABLE HOUSING STUDY

Help us build a solid foundation for  
the future of housing in Arlington.

[housing.arlingtonva.us/affordable-housing-study](https://housing.arlingtonva.us/affordable-housing-study)  
[housingstudy@arlingtonva.us](mailto:housingstudy@arlingtonva.us)



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