Geographic Distribution & County/APS Cooperation

Possible Additions to the Affordable Housing Policy

Goal 1: Supply, Objective 1 Rental production and preservation

Policies…

Encourage and incentivize the distribution of affordable housing throughout the County.

Appropriate mechanisms for encouraging and incentivizing the geographic distribution of committed affordable housing shall be incorporated into program guidelines that support the development of new committed affordable housing. New or updated area or sector plans will address how these plans further the goals of the Affordable Housing Master Plan.

The preservation of existing affordable housing is also one of the most important premises upon which the County seeks to achieve its overall vision. Preservation occurs through several ways, including the acquisition of market-rate affordable housing. By definition, this type of preservation can only be achieved where housing already exists. New construction of committed affordable housing should be supported in areas that are underserved by affordable housing or where existing County plans envision its future development. Future development is also impacted by existing zoning and general land use designation. Because of variations in property values within the County, supporting either the preservation of existing market affordable units or the development of new committed affordable housing in underserved areas will mean that the County may have to invest more resources/unit to achieve this policy to distribute affordable housing throughout its entire area

Goal 3: Sustainability; Objective 5 Integration with county plans

Add following to 3.5.1 descriptive text.

In order to expand affordable opportunities for lower income households and achieve a broader distribution of affordable housing; new or updated area and sector plans will address how these plans further the goals of the Affordable Housing Master Plan.
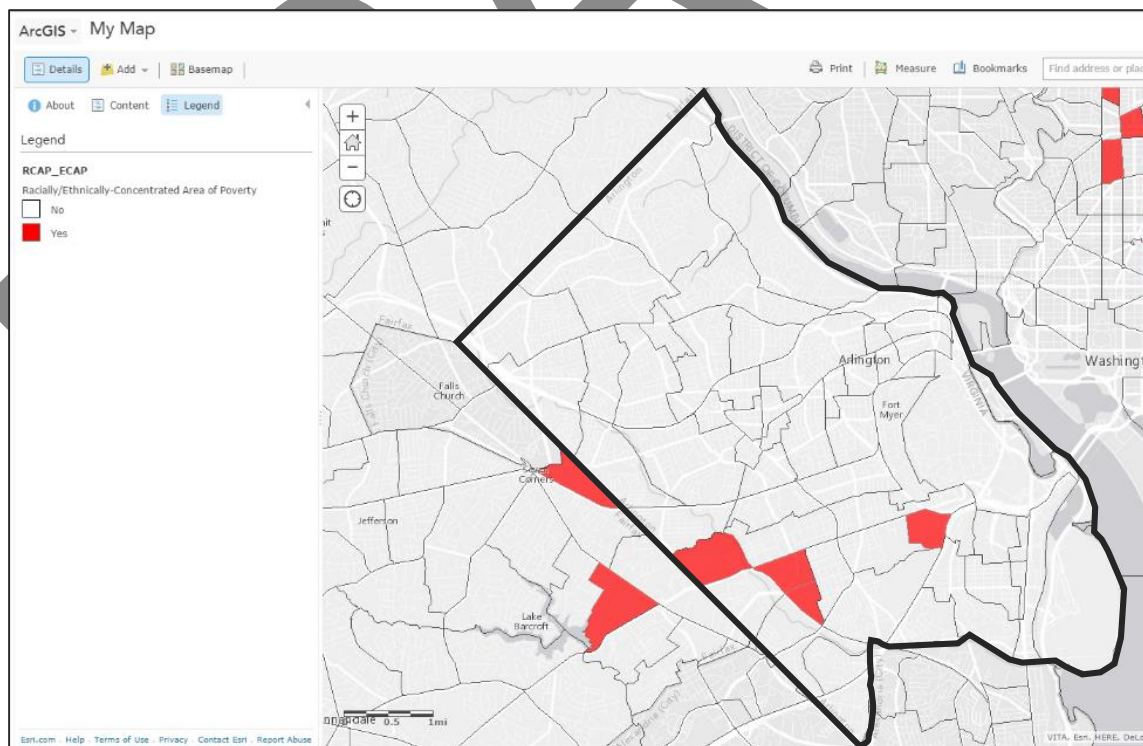
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Implementation Framework

Add following recommendations under AHIF:

Develop mechanisms within the AHIF guidelines to incentivize greater distribution of affordable housing.

- Establish an objective for funds received from developer contributions in conformance with the zoning code provisions for affordable housing under the special exception site plan process. This objective would specify either the amount or percentage of developer contributions that would be designated for affordable rental or ownership housing to be developed within underserved Housing Planning Areas (i.e. an amount or portion of developer contributions should be used for affordable housing in the area that generated them).

- Revise AHIF guidelines to increase the underwriting standard of County loan funds per affordable unit for developments in underserved areas; revision to be completed by December 2015, per IF Appendix Matrix.

- In areas of the County designated by the U.S. Department of Housing and Urban Development (HUD) as racially concentrated areas of poverty, AHIF or other County funds would only be used for the preservation of existing affordable units (MARK's or CAF's). In the case of redevelopment that would cause a significant loss of market affordable housing within a designated racially concentrated area of poverty, new construction could be considered to mitigate this loss.

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Recommendation on assessment of school impacts

The County will work with Arlington Public Schools (APS) to establish appropriate measures to include in the assessment of impact on schools for proposed residential development including affordable housing. Work will also include an exploration of best practices to better link families and their children who live in affordable housing to services that support APS educational objectives. Initial cooperation could begin in the following two areas:

1. Forecasting school children; and,
2. Exploring the development pre- and after-school programs in CAF projects to help children succeed in school.