

Arlington **Community Facilities Study**

A resource and facilities plan for our future

Economic Subcommittee – Discussion of Challenges
Study Committee Meeting #4



Economic Sustainability Subcommittee

Key Challenges

1. Maintaining the commercial tax base
 - Significant vacancy challenges
 - Changing office market
 - Community's understanding of Arlington's Vision
2. Ease and attractiveness of doing business in Arlington County
3. Sustaining housing and affordability

Important Links

1. Office Market Study
2. Table Discussion Notes

Key Challenge #3

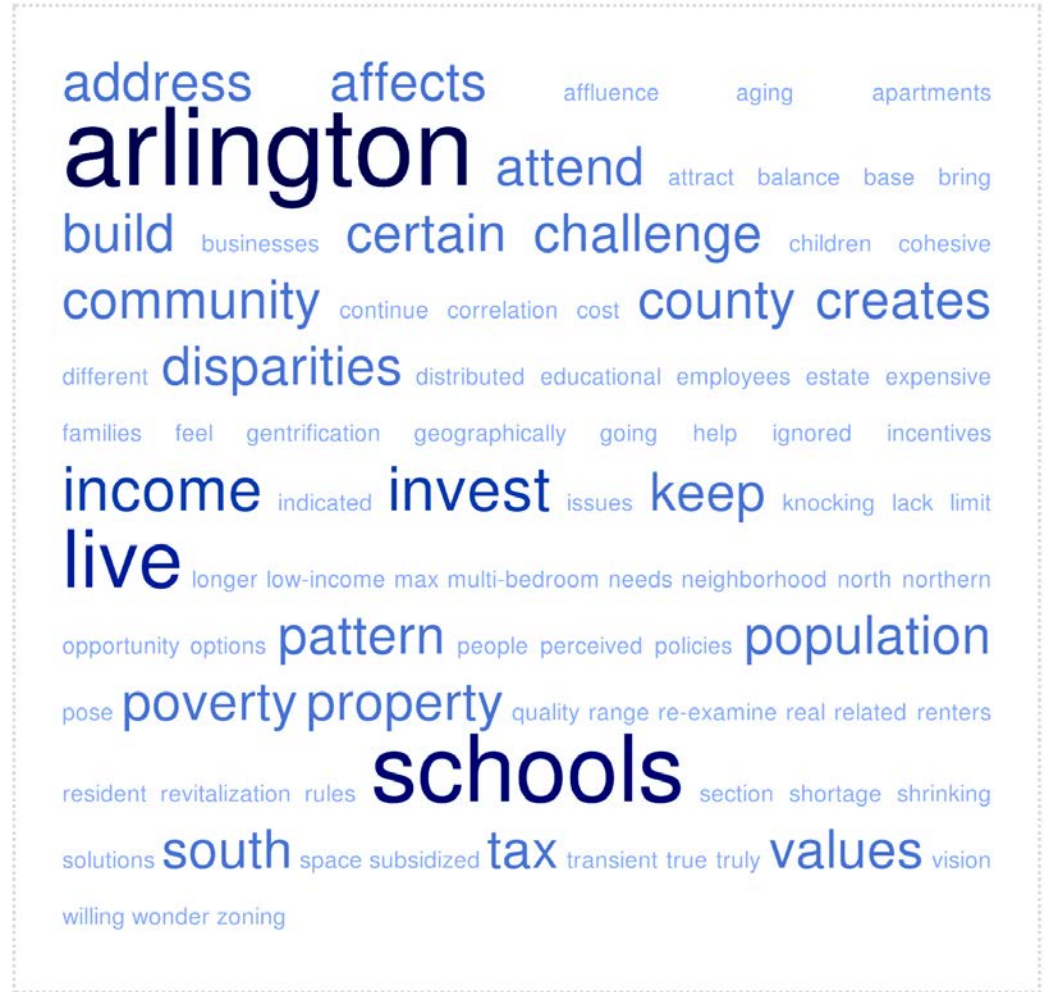
Economic Sustainability Subcommittee

Cost of Housing

- What incentives could there be for retaining and creating affordable housing?

Key Challenge #3 Economic Sustainability Subcommittee

Things we've heard...



Key Challenge #3

Economic Sustainability Subcommittee

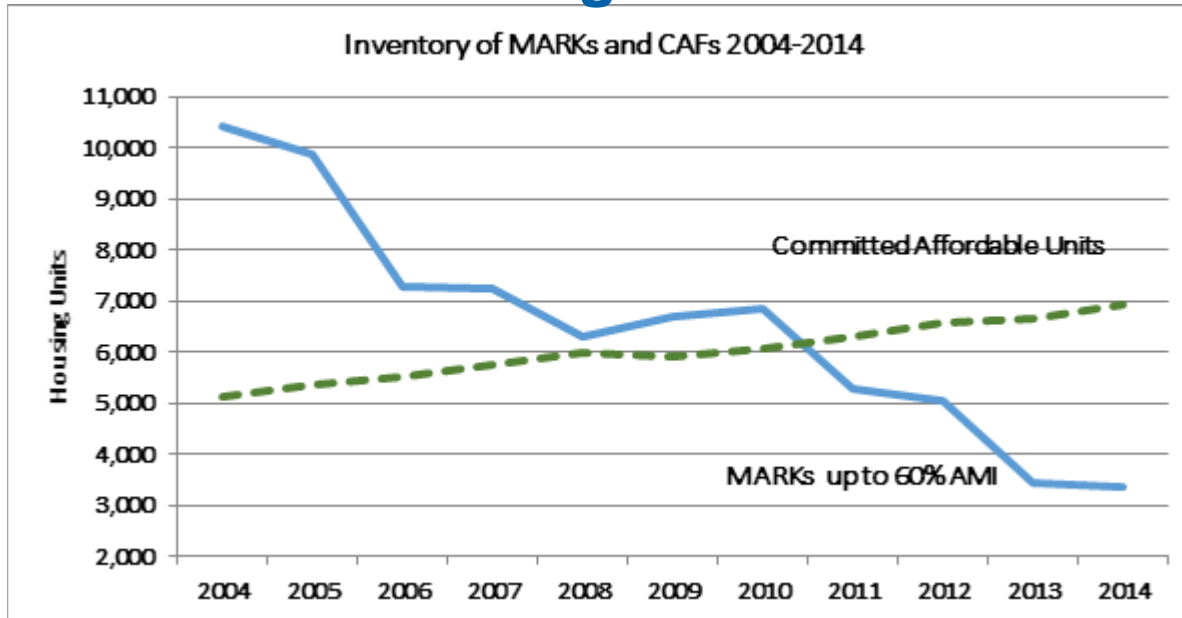
Things we've heard...

- Feel like they are knocking down “affordable housing” for subsidized housing that is no longer truly affordable for the people that lived there.
- Shortage of affordable housing which affects whether a range of employees can afford to live here, thus creating a challenge to attract businesses.
- Gentrification – too expensive to live here
- zoning rules can limit options
- more multi-bedroom apartments
- May be an opportunity to re-examine the balance of the building incentives
- Invest more in schools in the schools in South Arlington to help bring up property values
- Address the poverty issues related to families of many children who attend South Arlington schools.
- Income disparities, disparities in real estate values and ‘perceived’ different quality of schools in Arlington pose a challenge for cohesive community solutions.
- Is a transient population going to be willing to continue to invest in Arlington and get to know Arlington
- Wonder if renters have the same investment into community. Can we find a way to keep them here?
- Schools in the northern county schools with low % of poverty, affected by housing policies that is ignored by the county and affordable housing is not geographically distributed. This creates a pattern of low-income patterns of attendance to certain school. Resident from N. Arlington indicated that there is no space in north Arlington to build affordable housing.
- With shrinking tax base, what is the Arlington’s will to address correlation between income, affluence and certain educational needs?
- Is there a vision for max population of Arlington should be?

Key Challenge #3

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Affordable Housing



MARK = Market Rate Affordable

CAF = Committed Affordable Units

AMI = Area Median Income

AMI for a Family of 4 = **\$107,000**

60% of AMI for a Family of 4 = **\$64,200**

- Rents have increased
- Between 2004 and 2014, supply of 60% AMI MARKs dropped by over 7,000 units
 - CAFs increased by 1,807 units
 - Net loss in affordability at 60% AMI = ~ 5,200 units
- Non-profit construction/acquisition of units ensures long-term affordability

Key Challenge #3

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What incentives could there be for retaining and creating affordable housing?