

Arlington
Community Facilities Study

A resource and facilities plan for our future

March 25, 2015
Study Committee Meeting #4 – Opening Remarks



March 25, 2015

Agenda

1. **Opening Remarks & Tonight's Agenda** (John Milliken)
2. **Discussion: Economic Challenges** (John Milliken & Economic Sustainability Subcommittee)
3. **County/APS Responses to several questions raised at March 11, 2015 Committee Meeting**
4. **Break Out Tables: Demographic Challenges**
5. **Wrap Up**

Follow the Process

- **Project website:** <http://bit.ly/ACGFacStudy> and www.arlingtonva.us search “Community Facilities Study”
- **Email us:** ACGFacStudy@arlingtonva.us
- **Check your SPAM folder:** make CPhD@arlingtonva.us a safe-sender

- **Facebook:** <https://www.facebook.com/planArlingtonVA>
- **Twitter:** [@planArlingtonVA](https://twitter.com/planArlingtonVA)

*** NEW**

Arlington
Community Facilities Study

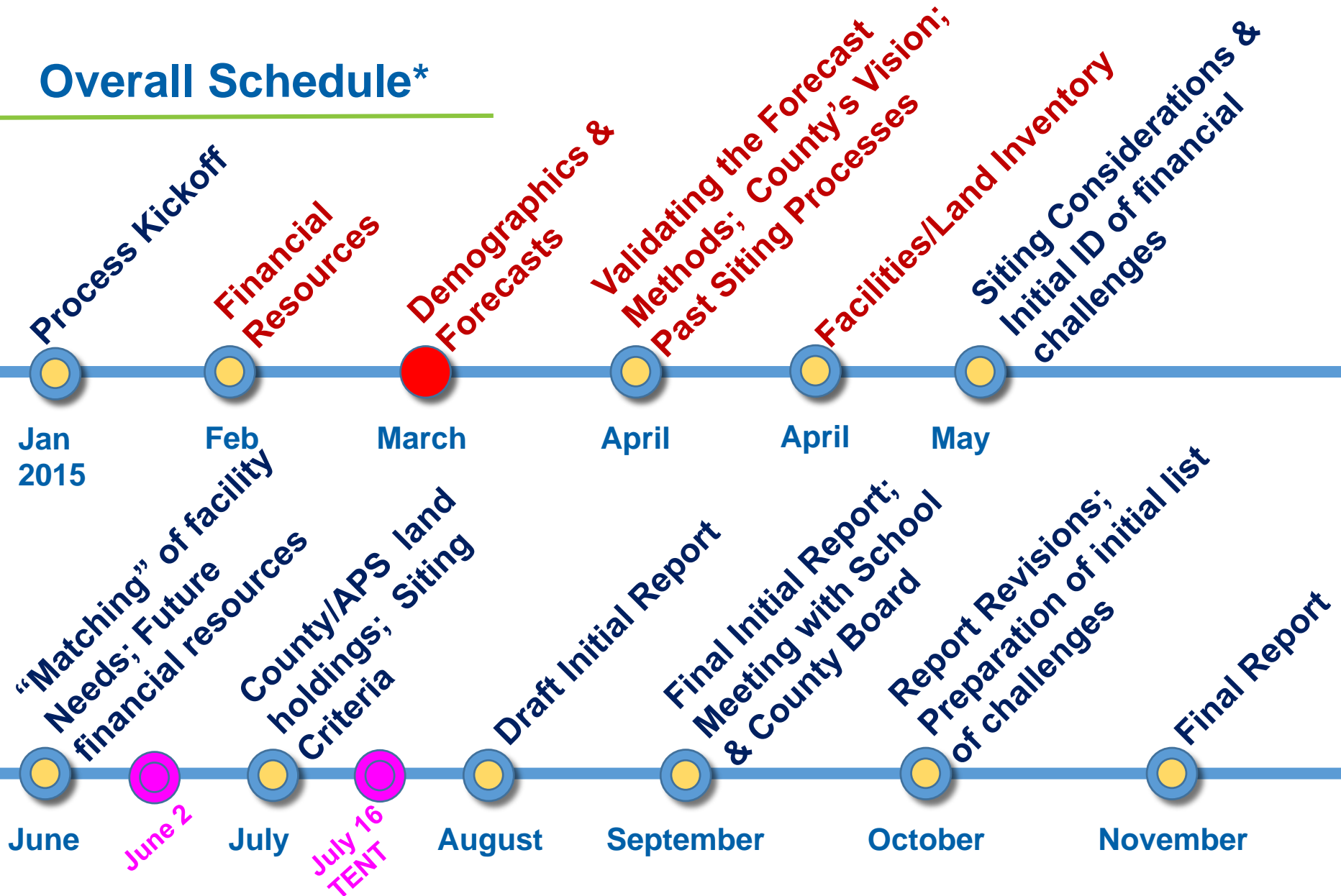
A resource and facilities plan for our future

- **WiFi password for APS buildings:**
- **Knowledge**

- **WiFi access for County buildings:**
- **Connect to ArlingtonWireless**



Overall Schedule*



County Board and School Board Adopted Charge excerpts...

- *The Study Committee is charged with “examining ... and reconciling existing demographic and economic forecasts....”*
- *The Study Committee shall “report on demographic and economic forecasts....”*

Key Questions posed in the Charge:

- *“What are our facility needs for schools, fire stations, recreation and transportation vehicle and other storage”*
- *“In the context of changing demographics and economics, what opportunities and challenges are there in our aging affordable and workforce multi-family housing stock”*

Meeting Recap

What have we heard so far?

Revenues and Economic Factors

- Arlington's revenue balance is unique compared to neighboring jurisdictions
- Approx. a 50/50 percent revenue split between Residential uses and Commercial uses (compared to 75/25 Res/Comm in Fairfax Co.)
- Balance takes pressure off of tax burden on SF homes and condos
- The County holds triple-AAA bond ratings, strong reserve levels, a fully funded pension, funding plans in place for retiree healthcare and moderate debt limits
- Current challenges in the office market and high office vacancy rate

Meeting Recap

What have we heard so far?

Demographics & Future Trends

- Nationally, household growth and homeownership rates were in decline in past several years but are picking up
- First time homebuyers will be a key driver as the housing market picks up
- Growing demand for SF homes - - - some predict Millennials will choose similar path as Baby Boomer & Gen X generations
- Difficult to “forecast” what any specific age group will do over time, including whether the Millennials will remain in the Inner Core communities like Arlington
- Since 2010 in Arlington:
 - ✓ Millennials were dominant generation
 - ✓ 34-44; Over 65; and Under 5 cohorts have grown
 - ✓ Migration in/out is highest for 18-34 year olds

Meeting Recap

What have we heard so far?

Forecasting & School Enrollment Projections

- **County forecasts** future development based on County plans/policies; meets MWCOG requirement under Clean Air Act
- **APS projects** future student enrollment
 - ✓ Two distinct purposes for forecasts/projections needs to be retained
 - ✓ Opportunities for more collaboration in the future may result in longer term forecasts; Consultant analysis will assess methodologies and identify potential improvements

Meeting Recap

What have we heard so far?

Forecasting & School Enrollment Projections

- 64% of housing supply is MF housing; 94% of net new housing is MF
 - ✓ Student generation rates are low for MF housing
 - ✓ Most growth in student population comes from SF homes
- SF neighborhoods are changing; homes replaced (28 net new/year) and new additions are increasing home size
- **New/Additional data requests** will be catalogued and prioritized as an outcome of this study

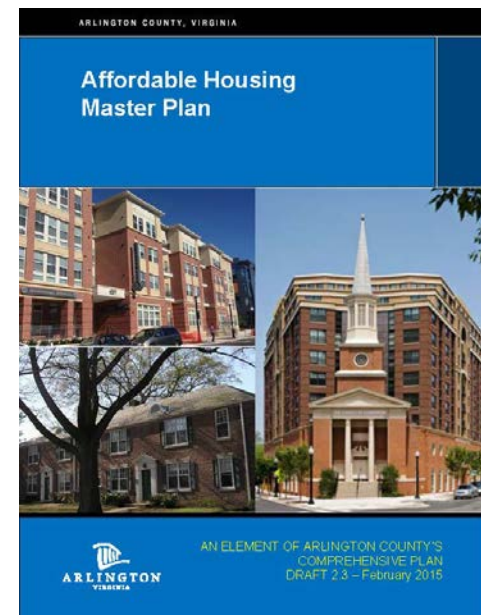
Meeting Recap

What have we heard so far? Qs about Affordable Housing

Affordable Housing Master Plan will establish policies, goals and objectives for the County's future (New Comp Plan Element)

DRAFT Goals

- Goal 1 – Arlington County shall have an adequate supply of housing available to meet community needs.
- Goal 2 – Arlington County shall ensure that all segments of the community have access to housing
- Goal 3 – Arlington County shall ensure that its housing efforts contribute to a sustainable community

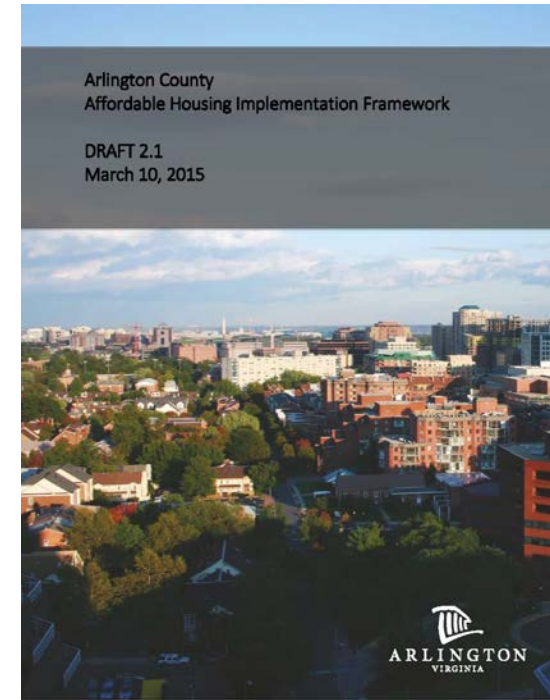


Meeting Recap

What have we heard so far? Qs about Affordable Housing

Affordable Housing Implementation Framework

- Accompanying document
- Describes existing and potential tools to fulfill the policies, goals and objectives of the Master Plan
- Implementation tools include financing strategies, land use and regulatory strategies, and services



Affordable Housing Study Timeline

- **March 28, 2015** – Community Forum
 - 9:00 am – 12:30 pm
 - Washington-Lee High School
 - Opportunity for feedback on draft Master Plan; discussion of DRAFT goals/objectives
- **Many public meetings coming up** – see web page
- **July 2015** – Anticipated County Board Action

<http://housing.arlingtonva.us/affordable-housing-study/>

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Table Discussions – Discussion of Demographic Challenges
Study Committee Meeting #4



Table Discussion with Resident Forum

Questions:

1. Based on the demographic data that we have seen so far in the process, who are we as a County?
2. How does the predicted change in demographics determine the needs of the different neighborhoods and Arlington as a whole?
3. Who do we want to be as a County, and what steps or solutions should we take to get there?
4. What constraints or barriers exist to taking those steps or solutions?

Next Steps

Demographic Subcommittee

1. Compile table notes and share with Subcommittee
2. Subcommittee develops list of key challenges and leads Study Group discussion – target timeline May

Economic Subcommittee

1. Review Committee feedback
2. Refine challenges, constraints and solutions/strategies; and,
3. Prepare materials for Report on Key Challenges

Upcoming Meeting Dates

ALL ARE INVITED & ENCOURAGED TO ATTEND THE FOLLOWING MEETINGS:

- **April 8, 2015** – Wakefield High School
 - ✓ Validating the Forecasting & Projection Methodologies
 - ✓ County's Plan – a comprehensive vision
 - ✓ Siting Processes – background information
- **April 22, 2015** – Wakefield High School
 - ✓ Facility / Land Inventory
- **SAVE THE DATE – Public Open House – Tuesday, June 2**