



# Affordable Housing Master Plan Review

Tenant Landlord Commission

*June 9, 2021*

# What is the AHMP

## An Element of the Comprehensive Plan

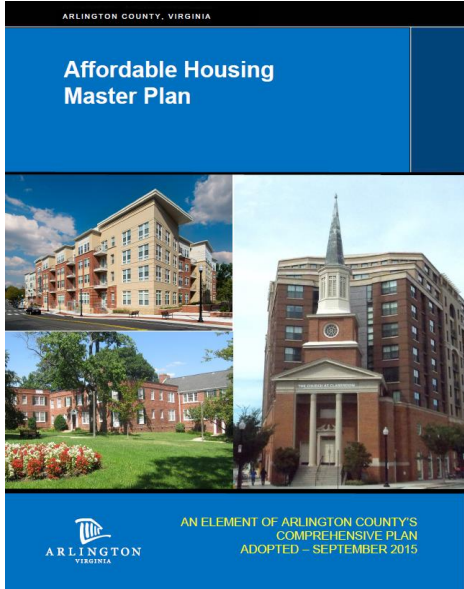
A decision-making and priority-setting tool that is used by the County Board, Planning Commission and County Departments.

Guides coordinated development and sets high standards of public services and facilities in the County to achieving Arlington's vision.

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



# Purpose of the AHMP

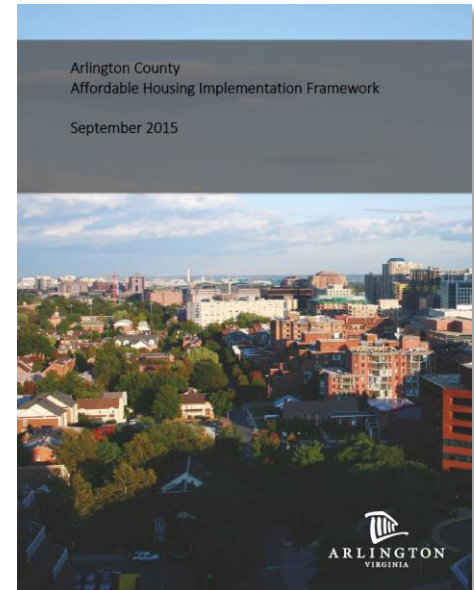


## The Affordable Housing Master Plan (AHMP)

defines the County's **affordable housing policy** and enables Arlington to respond to the **current and future needs** of residents of all levels of income in the County.

## The Affordable Housing Implementation Framework

describes the tools and strategies to be employed to fulfill the goals established by the Affordable Housing Master Plan.



# What is a Review

## Why now?

- Required by the Code of Virginia
- Five-year anniversary of the AHMP

## Inputs

- Updated Needs Analysis
- Five Year Report
- Community Input

## Outcome

- Updated Implementation Framework



# AHMP Five-year Review Process

Update of Needs Analysis

Five-year AHMP Report

Community feedback on Needs Analysis and AHMP progress

Housing Commission Subcommittee Review

Development of Implementation Framework 2.0

Community Review of Implementation Framework

Presentation of Review to County Board

Fall 2021

# Housing Needs Analysis

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## Population & Household Trends

- **Population**

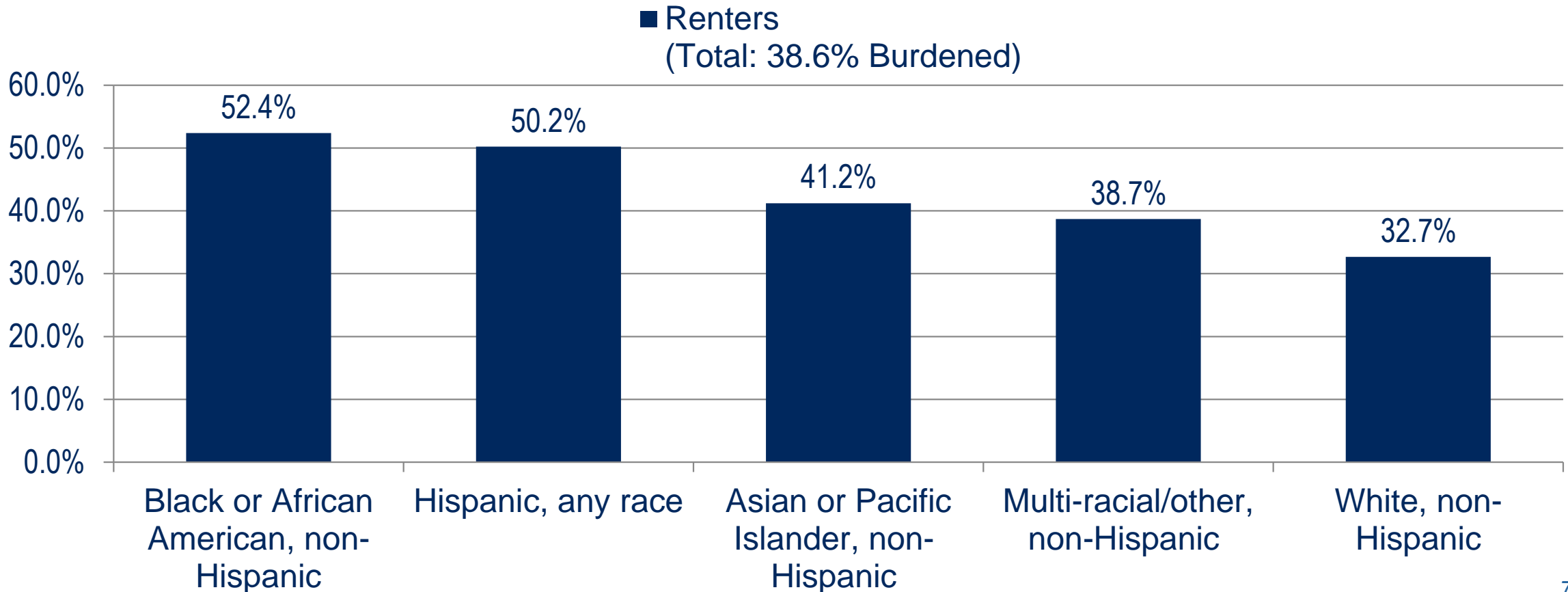
- Overall population growth of 6.4% from 2012 to 2018
- Faster growth in 65+ & <18 year olds: more age diversity
- Faster growth in Hispanic & Multi-Racial residents: more racial & ethnic diversity

- **Households**

- Faster growth in 65+ living alone & in married couples w/out children
- Slow growth in married couples w/children & faster growth in single (unmarried) parents; average # of children per family w/kids increased
- Faster growth in households earning \$150,000+: less income diversity

# Housing Needs Analysis

## Housing Cost Burden Rates by Race/Ethnicity of Householder, Arlington County, 2016-2018 Avg.



# Housing Needs Analysis

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Other groups with high housing cost burden include:

- Lower income households
- Single-person households aged 65 or older
- Householders with a disability
- Single-parent households



# AHMP Goals



## GOAL 1: SUPPLY

ARLINGTON COUNTY SHALL HAVE AN ADEQUATE SUPPLY OF HOUSING AVAILABLE TO MEET COMMUNITY NEEDS.



## GOAL 2: ACCESS

ARLINGTON COUNTY SHALL ENSURE THAT ALL SEGMENTS OF THE COMMUNITY HAVE ACCESS TO HOUSING.



## GOAL 3: SUSTAINABILITY

ARLINGTON COUNTY SHALL ENSURE THAT ITS HOUSING EFFORTS CONTRIBUTE TO A SUSTAINABLE COMMUNITY.

# Objective 1.1 Produce and preserve a sufficient supply of affordable rental housing to meet current and future needs.

**By 2040, 17.7% of the County's housing stock should be affordable rentals to meet the needs of renter households with incomes at or below 60% AMI.**

Net increase of  
**+1,433**  
**CAFS**  
Since 2015

**8,650**  
Total Committed  
Affordable  
Housing units

# AHMP Goal 2: Access



## **GOAL 2: ACCESS**

**ARLINGTON COUNTY SHALL ENSURE THAT ALL SEGMENTS OF THE COMMUNITY HAVE ACCESS TO HOUSING.**

## Objective 2.1 Affirmatively further fair housing

- Eliminate housing discrimination.

*Through education and enforcement, the County will eradicate housing discrimination (as defined by the Federal Fair Housing Act), thereby increasing housing options available to all.*

- Allow for flexibility in the definitions of family and household for occupancy purposes.

# **Objective 2.1** Affirmatively further fair housing

## **Implementation Status**

**Public Awareness**

**Fair Housing Testing**

**Legislation**

- **Source of Income**
- **Gender Identity**

**Digital Equity Action Plan**

## Objective 2.2

# Ensure low- and moderate-income individuals and families can access housing.

- *Enable access to housing through direct rental assistance for households with incomes below 40 percent of the area median income.*
- *Avoid displacement of low-income residents out of the community during construction and redevelopment of CAF projects.*
- *For by-right projects, encourage owners/developers to provide assistance to displaced tenants and provide County assistance to affected tenants.*
- *Incentivize landlords to provide housing to individuals and families with leasing barriers.*

# **Objective 2.2** Ensure low- and moderate-income individuals and families can access housing.

## **Implementation Status**

- **Rental Assistance (Housing Grants and Housing Choice Vouchers)**
- **Mediation Services and Tenant-Landlord Education**
- **Tenant Assistance Fund (TAF)**
- **Tenant Relocation Program**
  - Updated relocation guidelines
  - 13 projects with relocation plans, affecting 1,603 households
- **Voluntary Rent Guidelines**
- **By-right Redevelopment Displacement Mitigation**
- **Landlord Partnership Agreement and Risk Reduction Fund**

# AHMP Goal 3: Sustainability



## **GOAL 3: SUSTAINABILITY**

**ARLINGTON COUNTY SHALL ENSURE THAT ITS HOUSING EFFORTS CONTRIBUTE TO  
A SUSTAINABLE COMMUNITY.**



## Objective 3.1

# Ensure that all housing is safe and code compliant.

- *Fully enforce all codes related to building structure, occupancy and maintenance.*
- *Ensure that all committed affordable (CAF) housing is code compliant.*
- *Foster greater awareness and understanding of tenant and landlord rights and responsibilities, and housing safety.*
- *Provide education and financial assistance to landlords and homeowners for the maintenance of low- and moderate-income housing.*

## **Objective 3.1**

**Ensure that all housing is safe and code compliant.**

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### **Implementation Framework Status**

- **Code Enforcement**
- **CAF Inspections**

## Discussion

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**What actions should the County take to better achieve the goals objectives and policies of the Affordable Housing Master Plan?**



An Expanded Approach to an Equitable, Stable, Adaptive Community

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