

Housing Supply, Affordability and Sustainability

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AHS is a 501(c)(3) nonprofit organization working to increase the supply of affordable housing in Arlington County and Northern Virginia through public education, policy development, advocacy and innovation.



Arlington *for* **Everyone**™

The Alliance for
Housing Solutions

Main Points

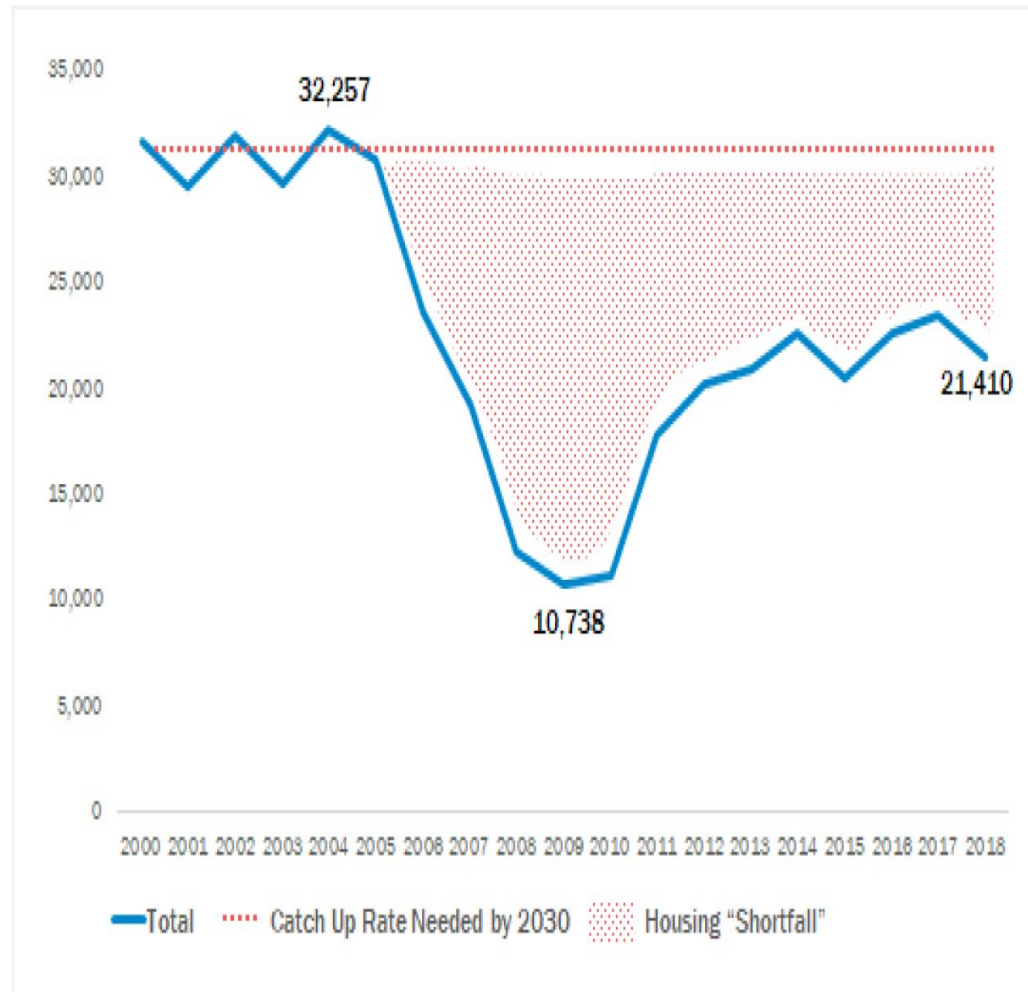
- National and Regional consensus on need for more housing supply to keep up with population growth and tackle a growing affordability challenge
- Planning for new housing supply is not a “one size fits all” approach
- Adding new housing supply is consistent with creating a more sustainable community

Reality: The Regional Housing Shortfall

Council of Governments
Approved Targets Sept 2019:

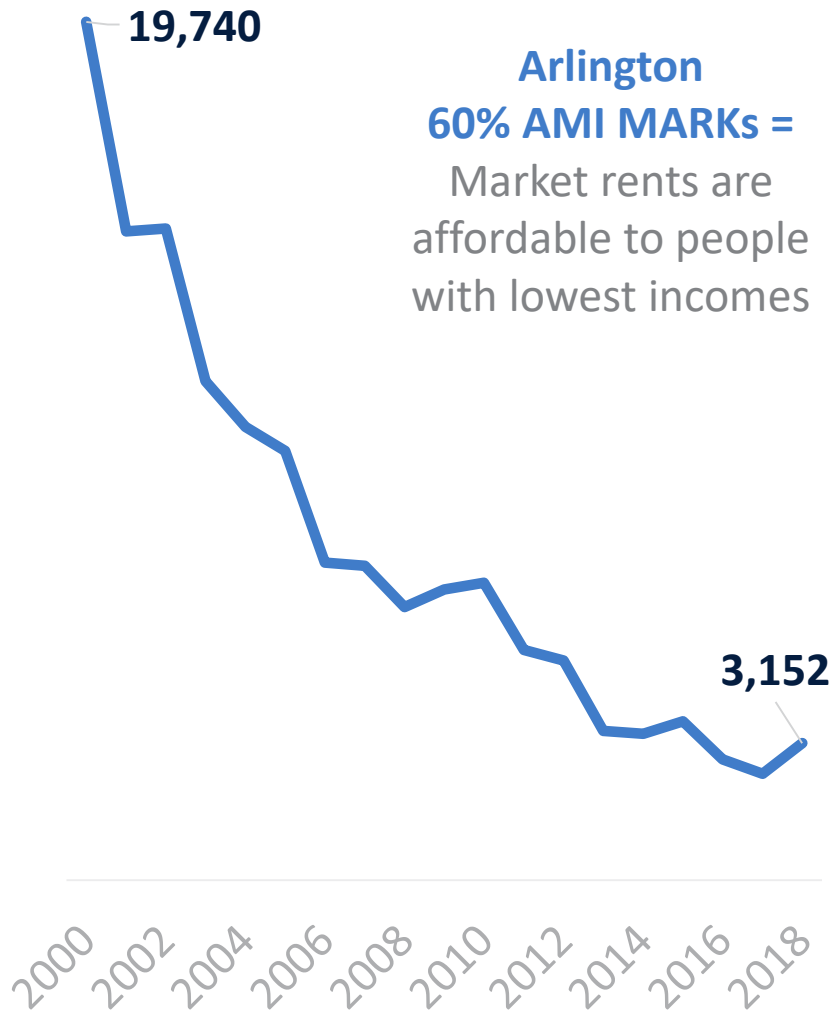
1. Region needs 320,000 housing units in next 10 years...75k more than planned
2. At least 75% of all new housing should be in Activity Centers or near high-capacity transit
3. At least 75% of new housing should be affordable to low and middle-income households

Housing Construction Permits by Year in Metropolitan Washington



Source: Metropolitan Washington Council of Governments

Reality: Impact on Arlington



More Reality: Arlington's Housing Challenges



Loss of affordability & displacement of lower income residents



Disappearance of middle-market home ownership opportunities



Difficulty aging in the community



Few housing opportunities for Arlington's next generation



Losing socio-economic diversity



Geographic segregation and school disparities

Two Main Keys to Affordability



Supply

Adequate number of units
in a variety of types,
locations and price points

**General Price Levels,
Market Balance &
Housing Options**

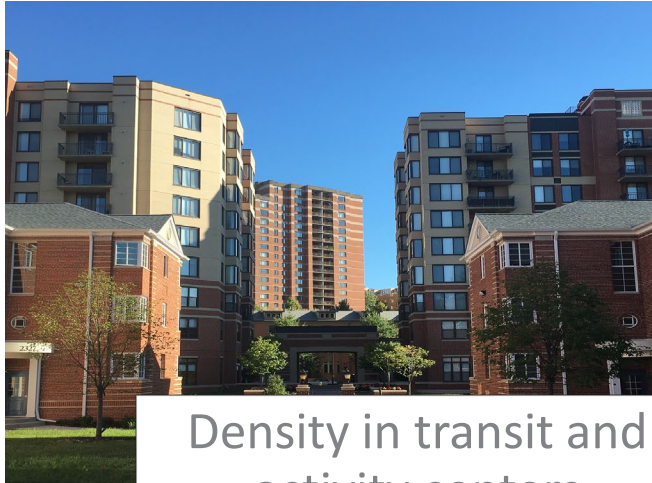


Dollars

Assistance and investment
from all levels needed
for those with the greatest needs

**Committed Affordability
for Lowest Income
Households**

Increasing Supply: No One-Size Fits All Strategy



Density in transit and activity centers



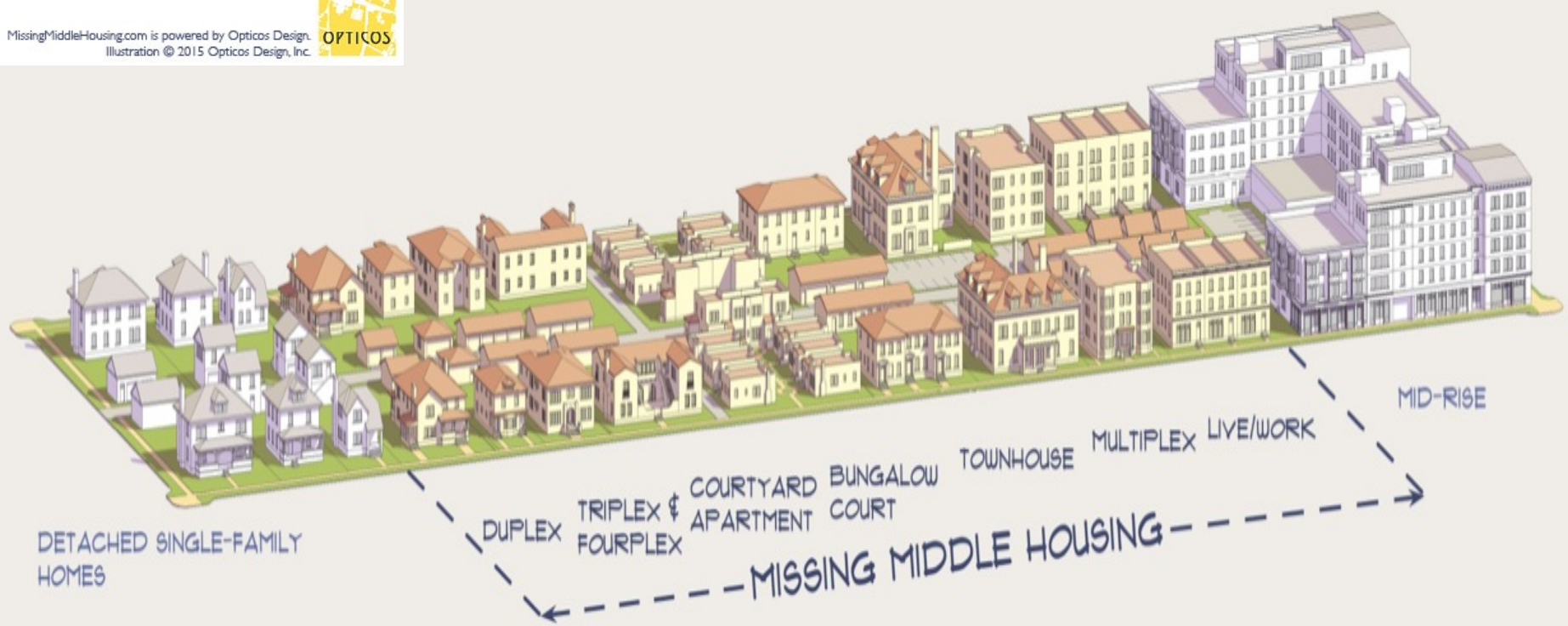
Moderate density corridors



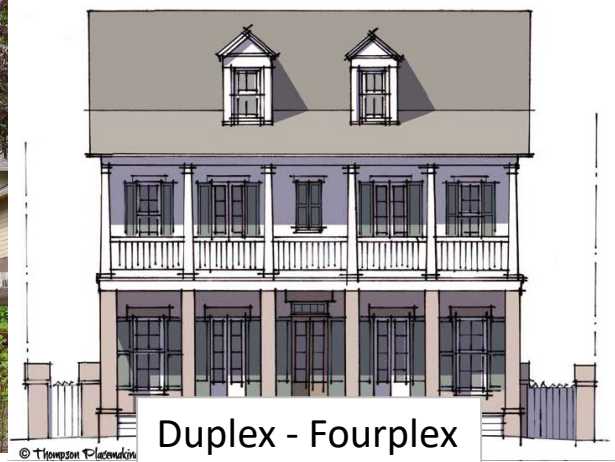
Variety of "Missing Middle" housing types



Accessory dwellings, homesharing

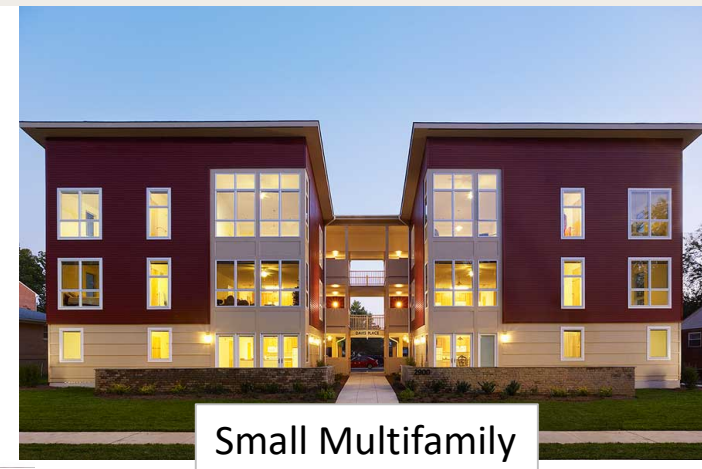


Cottage Neighborhood



© Thompson Placeworks

Duplex - Fourplex



Small Multifamily

Do The Math: Sustainable Communities

Density \neq Lot Coverage

New Development = Modern Stormwater
Management

Sprawl = Traffic = Greater Carbon Emissions

Future Growth \neq Past Growth

Sustainability =

Economic + Environmental + Social



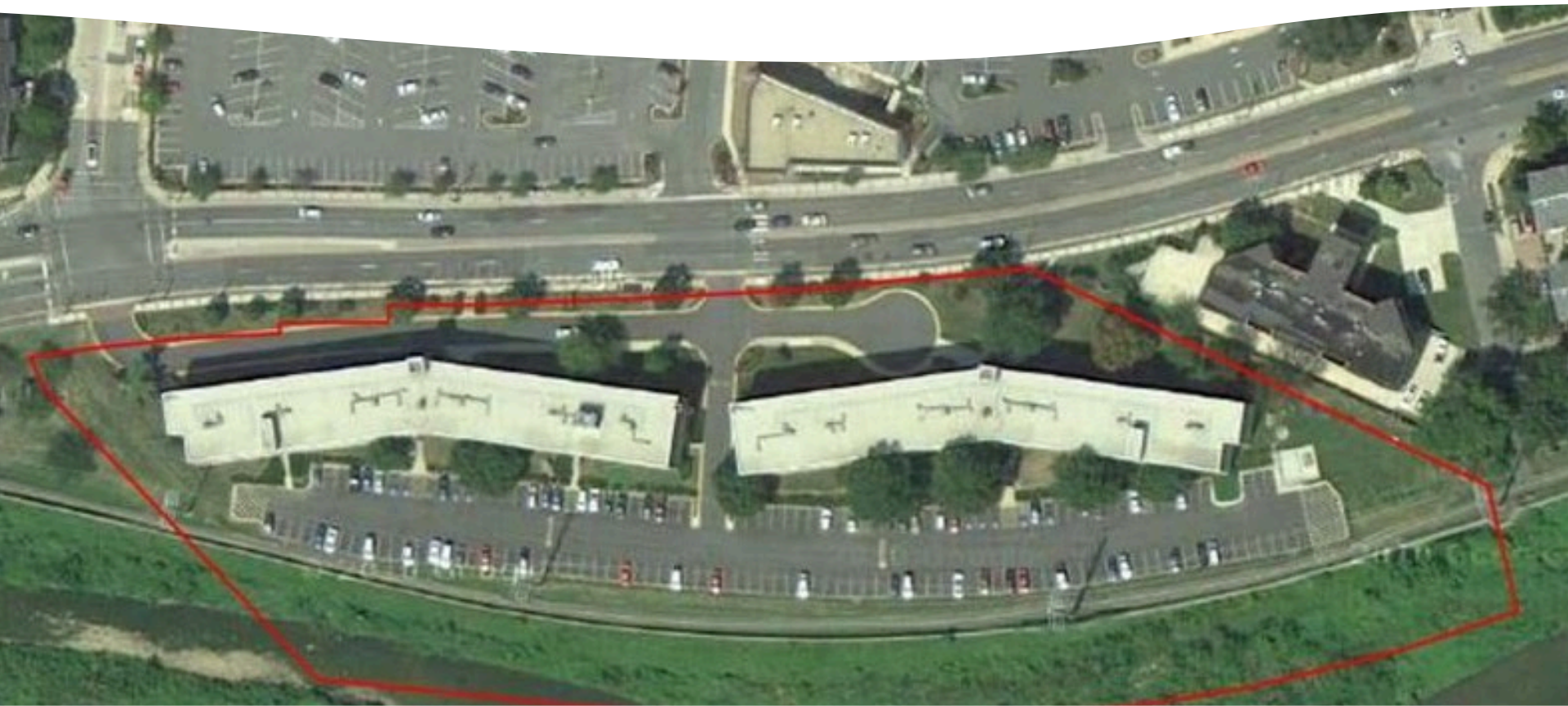
Density vs. Lot Coverage

“Box” for 1 Large Home = “Box” for 2-4 Units



Sustainable
Affordable
Housing: AHC's
The
Berkeley/Apex

Before: 137 Units +
Surface Parking Lot



Sustainable Affordable Housing: AHC's The Berkeley/Apex

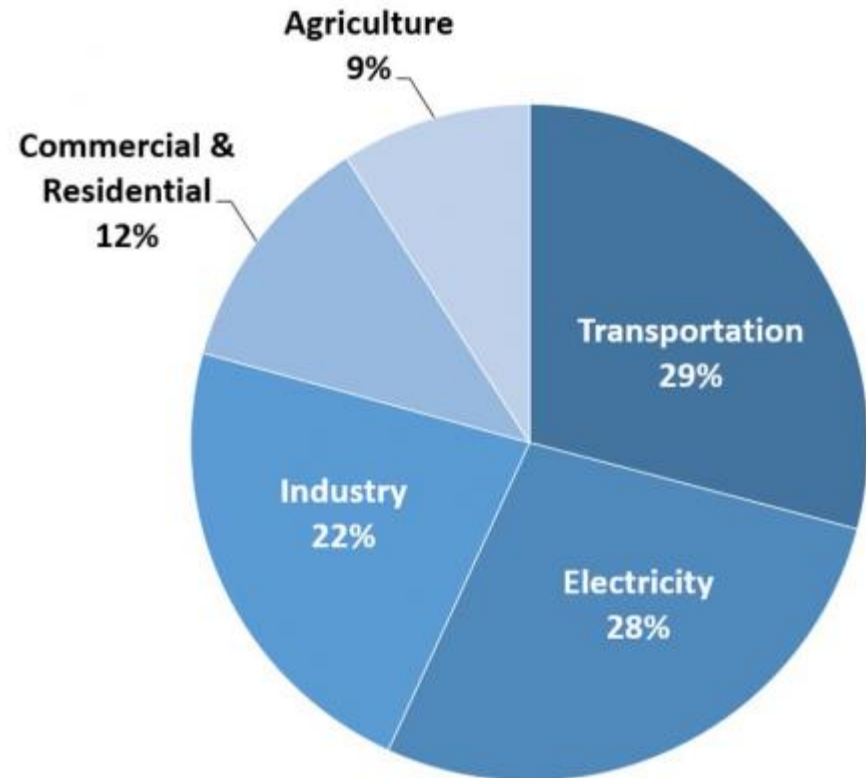
- Replaced with 256 new affordable units
- 2,000 sf reduction in impervious surface
- Adding a new 5,000 sf green roof
- EarthCraft Gold Certified



Carbon Impact

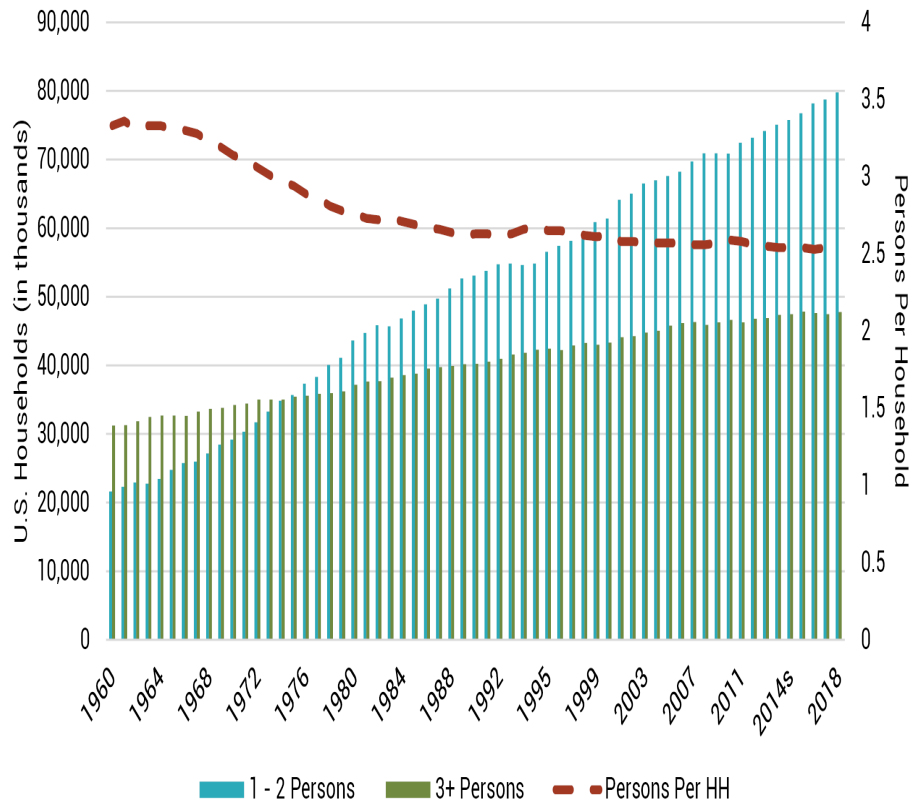
- Adding housing supply near transit, infrastructure and jobs keep more cars off roads
- Transportation is the largest source of carbon emissions in the US
- The greener home is the one that requires least commuting

Total U.S. Greenhouse Gas Emissions
by Economic Sector in 2017

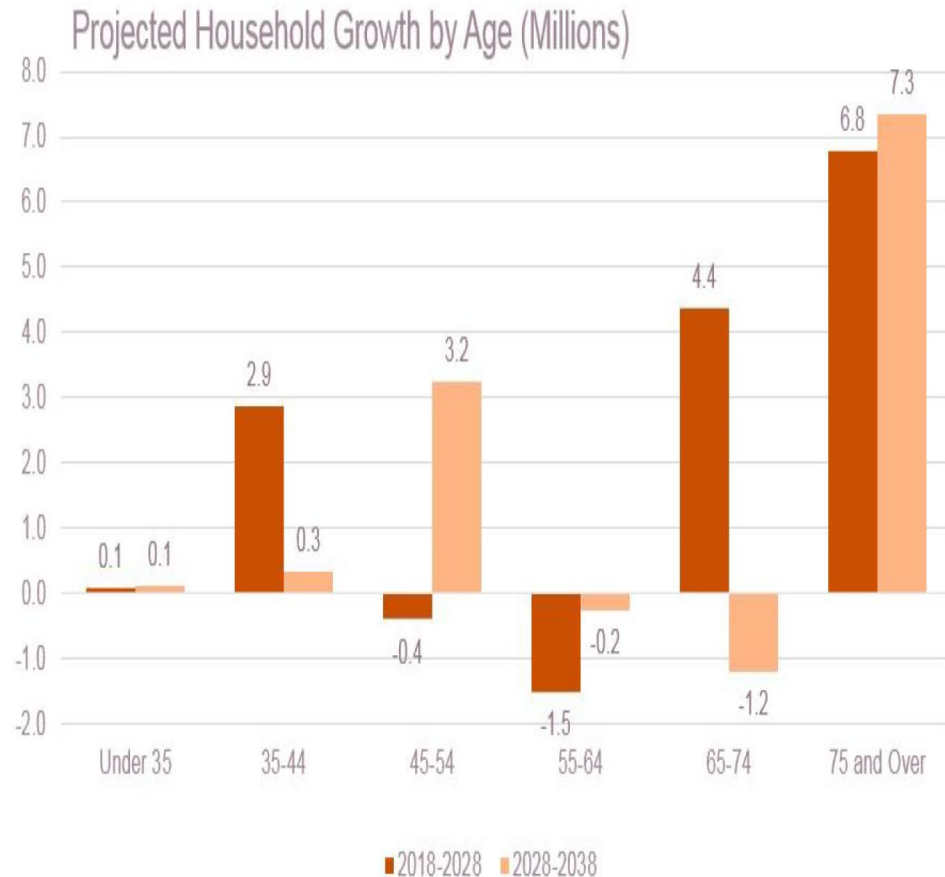


Future Growth: Age and HH Size Trends

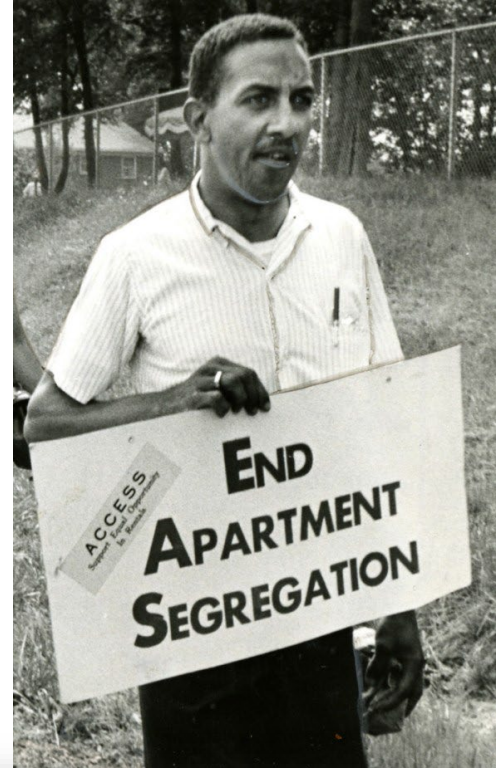
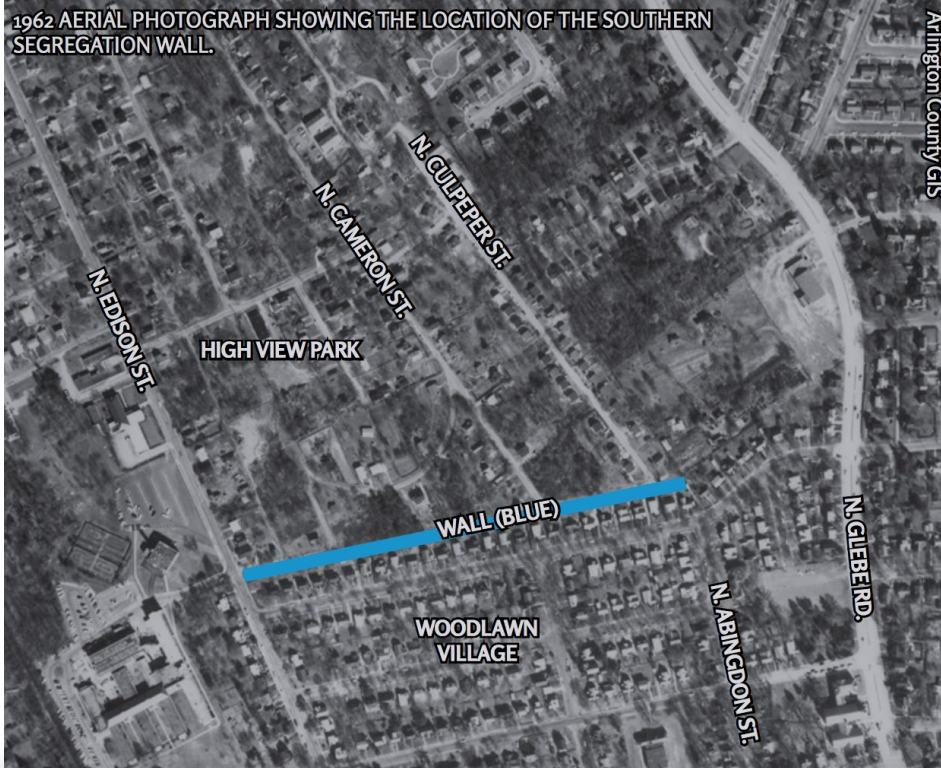
Persons per Household and Household Size, 1960-2017 (RCLCO)



Older Households Projected to Grow Significantly over Next Two Decades (JCHS)



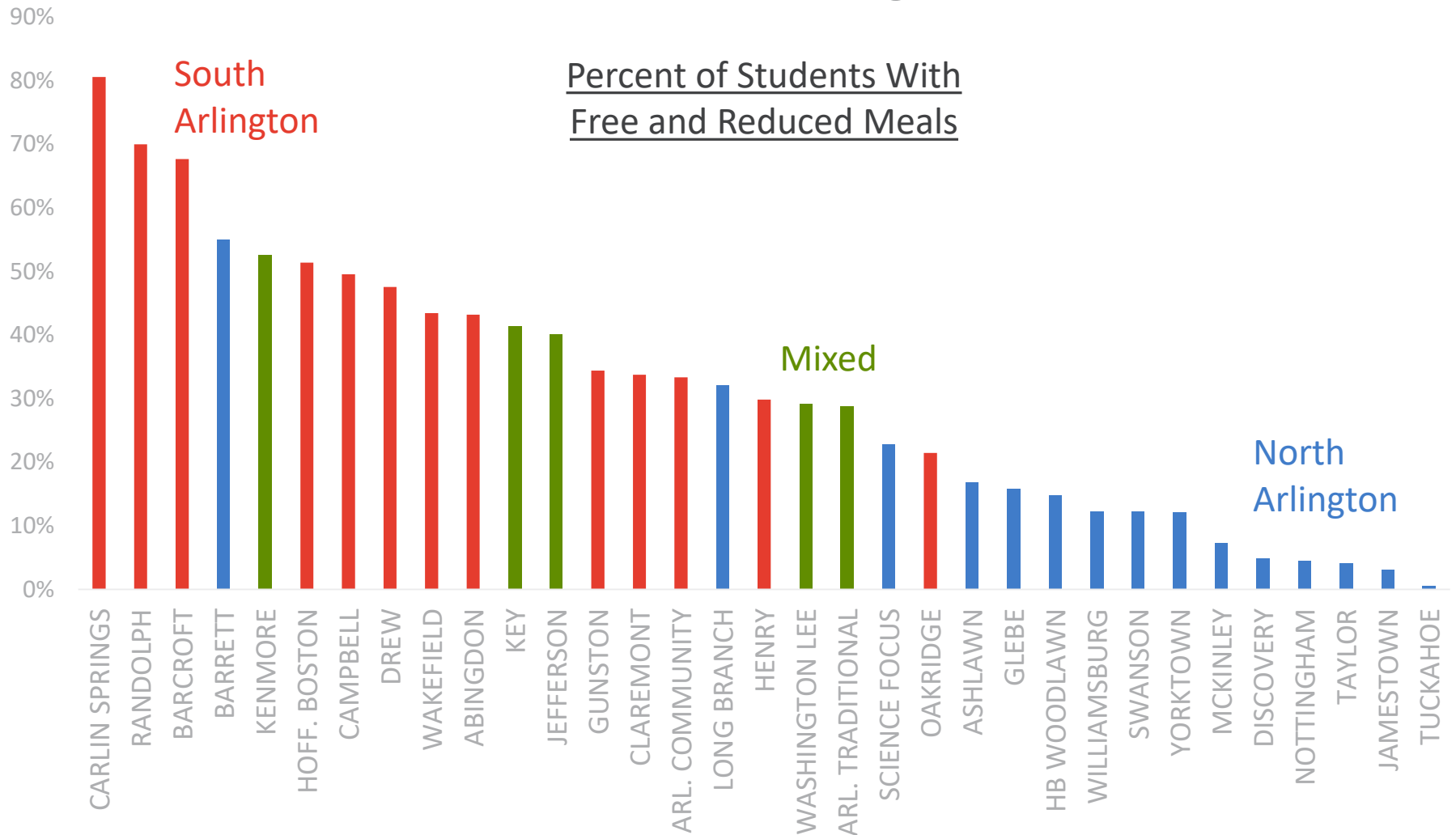
1962 AERIAL PHOTOGRAPH SHOWING THE LOCATION OF THE SOUTHERN SEGREGATION WALL.



5. Neither the land hereby conveyed, nor any parcel thereof, nor lot therein, shall ever, at any time, be occupied by, leased to, sold to, devised to, or in any manner alienated to anyone not a member of the Caucasian Race except that this covenant shall not prevent the use by any owner or tenant of said land, or any parcel thereof, or lot therein, of domestic servants not members of the Caucasian Race.

Social Equity Considerations

Our communities and schools are only as diverse as our housing stock





We need to create greater variety of housing options across Arlington if we want to achieve our goals of being a diverse, inclusive and sustainable community.



Arlington *for* **Everyone**™

GROUP	COMMUNITY FORUM	WORKING GROUP	FOCUS GROUPS	GENERAL PUBLIC	COMMUNITY FORUM
Established by	County Manager in consultation with County Board liaison	County Manager in consultation with County Board liaison	Staff team	N/A	Chair & Vice Chair LHA Board Civic Associations (14) Business/Property Owners Housing groups (renters/condo assoc.; non-profits; advocacy groups) Advisory Boards/Commissions Planning, Transportation, Housing, Park/Rec, ALRB, Urban Forestry, EDC, Arts, BAC, PAC, TAC, E2C2, JFAC, APS FAC, Aging, DAC) At-Large (PTA, churches, community service org, private schools/pre-K, school/parent groups, etc)
Membership	40-50 members, representing broad stakeholder membership	8 – 10 members, includes Community Forum Chair/VC	No established membership; attendees will be invited as needed, based on topic	N/A	
Communicate / Consult / Involve / Collaborate					
Primary Role	Provides consistent, broad-based feedback on vision, analysis and recommendations	Work with staff to review analysis, prepare for public meetings; and act as sounding board for early recommendations	Targeted discussions to further develop ideas or discuss issues around specific topics / geographic areas	Provide additional feedback at key milestones; keep updated throughout the process	
Frequency of Meetings	Periodic meetings (at major milestones)	Regular meetings (between milestones)	As needed; likely occur before/after Community Forum meetings	Key milestones identified in scope	
Format	Structured meeting		Structured meeting	Workshops (e.g., education	WORKING GROUP Community Forum Chair & Vice Chair LHA Board rep Property owner/Business rep Planning Commission rep

Where Are We?

Study

Engage Plan

- Plan Lee Highway – comprehensive placemaking
 - Early in 3-year planning process
 - Extensive engagement
- Housing Arlington’s Missing Middle Study – 2020
- Affordable Housing Master Plan Update – 2020
- Housing Conservation District – 2020