

Housing Affordability

Livability 22202

July 30, 2020

22202 Housing Working Group - Ben

Goal - Address livability in access to housing

Two Workshops

- January - Values and Barriers
- March - Solutions

Report - 10 person working group (3 from CCCA, 4 from AHCA, 3 from ARCA) drafting a comprehensive document



22202 Development - Susan

Geography and history of 22202 were key to shaping housing patterns

- Post Civil War African American Communities; brickyards and rail yards in Crystal City were one source of employment:
- Freedman's Village (1863 - 1900); Queen City (1900 - 1942)
- WWII construction of Pentagon led to eminent domain, land taken for access roads, parking
- Early 20th century Aurora Highlands developed as one- to four-unit houses
- Pentagon City and Crystal City remained mostly industrial
- 1960s, lower density neighborhoods zoned single-family only
- From 1960s to 80s, Pentagon City, Crystal City, and north Arlington Ridge were built out as dense urban areas





The area in 1962

This 1962 photo shows outlines of today's 22202 with I-395, Rt. 1, the Pentagon, National Airport, rail yards, RiverHouse towers, Western Electric (now Costco) and a large drive-in movie theater east of Rt. 1. Large stretches remain as vacant land, warehouses, and industrial buildings. By 1977, however, Crystal City was largely completed.

22202 Development continues

Metro and growth in the 70s-80s, changes in the 2000s

- The area has depended heavily on the federal government and Department of Defense as driver of employment and development
- Accelerated by the Base Realignment and Closure Commission (BRAC) in 2005, dramatic shifts in employers and agencies within 22202, leading to large office vacancies and departure of thousands of workers
- Significant growth in high-rise multifamily housing in Pentagon City, 1990s - 2015, with Pentagon Row, the Lofts, Crystal Flats and MetPark; Eclipse in Potomac Yards north
- Amazon announcement, November 2018: Pentagon City and Crystal City chosen for HQ2
 - 25,000 direct new jobs over 10 years
 - Demand for housing nearby—within 22202—is expected to increase substantially, putting pressure on already limited supply

Region-wide housing needs as a context

Regional demand reflects years of growth in population

- Despite considerable housing development in the last 15 years locally, supply has lagged behind need, particularly in housing for low to moderate income residents.
- Housing affordability is critical to ensuring the neighborhood and county continue to be livable in terms of economics, commuting accessibility, and equity. Having service workers live in distant suburbs is not sustainable for businesses or workers.



Housing Affordability Workshop 1

Barriers and Values



Participants identified barriers to housing affordability, agreed on housing values

- A few residents shared personal housing stories to help with understanding the challenges
- Barriers identified in breakout groups:
 - Historical patterns of exclusionary zoning and inadequate planning
 - Political will: need for focus and urgency by elected and corporate leaders
 - Market forces: area popularity and dynamics of the development industry
 - Policy barriers: limits on development of new housing supply, and resources for residents
 - Coalition: the need for residents of all backgrounds to make housing a top priority

Workshop 1 Housing Values

Importance of shared values as basis for solutions

- Values brainstormed in facilitated groups were:
 - Diversity: housing must be inclusive in race, classes, age, abilities, ownership and housing types
 - Community: housing must help build community and integration between our diverse group of neighbors
 - Livability: housing must be combined with open space, essential services—schools, health, banks, grocery stores, pharmacy, childcare—transportation, and retail
 - Safety: housing must promote community safety so all can feel comfortable here
 - Engagement: housing must be inclusive of residents' opinions
- Workshop 1 set the framework for Workshop 2, Solutions

Recommendations

Objective A: Avoiding Displacement

Housing that allows current renters the chance to stay without fear of displacement and to enjoy improved quality of life going forward.

Recommendations

Tenant and Homeowner Protection Assistance

- Cash assistance, tenant rights, right to counsel, reduce costs for low-income homeowners, expand assistance for senior and disabled homeowners

Incentivize Landlord Responsibility

- Corporate citizenship, zoning incentives, tax and regulatory incentives

Explore Virginia Policies:

Advance long-term changes that encourage rental affordability by examining Virginia policy changes that will provide Arlington County the tools to limit displacement and encourage rental affordability.

- Rent stabilization, inclusionary zoning, tenant opportunity to purchase (TOPA), expanded funding from VA

Raise Awareness of Displacement Risks

Build understanding and support from neighbors on the importance of housing affordability.

- Popular education, County support and celebrate diversity

Objective B: New Development of Diverse Housing

Housing that can accommodate historical needs and the projected increase in population over the coming decade.

Recommendations

New Production of Affordable Housing

- Increase partnerships between affordable housing and community partners, often referred to as “co-location”.
- Increase both County and developer contributions to the County Affordable Housing Investment Fund (AHIF).
- Complete, increase, and/or allow zoning changes to increase affordable housing.
- Expand information outreach, including better communications with civic associations and property managers.

New Production of Market-Rate Housing

- **Develop effectively based on location:** *Expand retail/commercial corridors, create Main Street corridors, such as 23rd St., Eads St., and S. Glebe Rd. along Four Mile Run, and promote transit-oriented development.*
- **Develop with character in mind:** *Zone for more density while maintaining character and continuity to the extent possible.*
- **Amend zoning to broaden single-family areas:** *Define a maximum size and allow development within that, and incentivize a mix of sizes and units. Upzone some R5/R6 properties in accordance with a small area plan.*
- **Consider fallow or underused sites like parking lots or large garages**
- **Modify/relax minimum parking standards:** *Reduce requirement for off-street parking spaces.*

Objective C: Building Community

Housing that cultivates community among individuals and families of all walks of life, promoting both ownership of homes and a sense of a neighborhood.

Recommendations

Community Integration

- County Leadership engagement for a cross-22202 housing planning approach
- Integration of Community Input into Site Planning Process
- The 22202 Community Model Approach for the County

Building Community Through Physical and Digital Platforms

- The approach to building community must be as varied as the 22202 population.
- Community centers, schools and neighborhood libraries are needed as gathering hubs.
- Multi-use dog parks and playgrounds in the 22202 area
- Outreach, specifically for renters and property managers in order to foster more inclusive engagement

Better Integrate Renters Into the Community

- Support civic engagement to fully represent the span of views in 22202 neighborhoods.
- Closer collaboration between community, civic associations and other neighborhood entities, and property managers on social engagements