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MINISTERING TO ARLINGTON: THE INNOVATIVE REDESIGN OF CLARENDON LANDMARK

Editor's Note:

On October 2, 2004, the County Board is scheduled to vote on a site plan proposed to convert the First Baptist Church of Clarendon into a combination of sanctuary/church offices and affordable housing. This project—like most involving affordable housing—has both supporters and opponents. In this article Ellen Bartlett gives a detailed history of the church's decision process and how and why the proposal has been revised.

The ANDC list serve will continue to provide e-mail updates about this project. You can join this list serve by sending a message to ArlNewDir-subscribe@Yahoogroups.com and then reply to the confirmation message.

By Ellen S. Bartlett
Board Member, Arlington New Directions Coalition
Vice Chair of Deacons, First Baptist Church of Clarendon

If the age of a church were measured the same as that of a person, a ninety-five year old establishment might be considered a true relic, nearing the end of its earthly life. The First Baptist Church of Clarendon began its life in Arlington in 1909, ninety-five years ago, first meeting in a Masonic Hall, then the old Ashton Theatre, and even a tent before its first sanctuary was erected in 1914 on the church's present site on a triangle bounded by North Highland and North Hartford Streets, a scant half block off Wilson Boulevard and the Clarendon Metro Station. It added a still-existing educational wing in the 1930's, but by the late 1940's, as its membership grew by the proverbial leaps and bounds, it had outgrown its original sanctuary. That sanctuary was demolished



and the current sanctuary with its prominent steeple (the first church had a domed roof), now considered a Clarendon landmark, was erected in 1950. The growth continued into the '60's and led to a new educational wing and even the moving back of 13th Street in order to accommodate all of this building on one block – a huge brick sculpture covering the whole triangular block, and so close to the narrow sidewalks on either side that people have said they walked by for years without even noticing that the building they were passing was a church.

Why is all this history of interest to anyone besides the members of First Baptist Church of Clarendon? It is background for the fact that this church changes with the times and develops its building accordingly. As Clarendon became increasingly more urban and more ethnic, no longer the sleepy

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little village in which the church began, and many original members died or moved farther into the suburbs, the church's membership dropped in number but new congregations were formed: first a Vietnamese mission, then a Hispanic one, and recently a second Anglo contemporary congregation. Currently a growing Ethiopian congregation shares its space, as well. Also, the church developed new ministries: in 1969, it established what is now Arlington County's largest privately-operated daycare/child development center, the CDC, now accommodating almost 200 children; and in 1979, first to meet the needs of newly-arriving immigrants, it opened a clothing center, also now one of the largest in Arlington. The term "ministry" is a correct label for these efforts, for the first meaning of that term is "the act of serving; the act or process of serving, aiding." AFAC (the Arlington Food Assistance Center) also originally operated out of this building, and the church has participated in most of the County's "Helping Hands" agencies over the years, especially through its membership in the Arlington Interfaith Council.

This long-standing policy of serving its community is now taking the form of an innovative (and some think, radical) proposal to redesign and rebuild the part of the site housing the 1950's sanctuary and the adjoining 1930's structure, both of which are in need of critical updating to meet the needs of the congregation. It was the recognized need to update the facilities and make them more "user-friendly" that led to the church's seeking from MTF Architecture an architectural study of a way to do so that would preserve the congregation in the heart of the "urban village" of Clarendon and allow it to continue to pursue its urban ministries in a building that would better meet its needs. The aim at that time was to improve the efficiency of the interconnected buildings, reduce the size of the sanctuary (seating over 800 people, too large for a church with a membership around half that), and address the lack of parking. Learning that there were substantial impediments to renovating the old structures and that such renovation, costing millions of dollars, if accomplished, would result in the church's being so financially strapped by such costs that it would jeopardize its ability to continue its service ministries to the community, the church considered other options, some of which included leaving the Clarendon area. And if the church left, so would its urban ministries.

On the other hand, the members recognized that its real estate, located almost across the street from the Metro station at the center of Clarendon, is quite valuable. After months of discussions, the members agreed to use the value of the church property to finance a development project which would expand its ministry to meet the broader needs of Arlington through a proposal which will provide a mixture of affordable and market rate housing, rising eight floors above a 2 ½ level church and 3 ½ levels of underground parking (creating a 10-story building, 103 feet at the highest point, on the center of the property). The proposed building would retain its current steeple and front façade, as well as its three-four story educational building bordering 13th street and the Lyon Village neighborhood, but would result in the demolition of the present sanctuary and 1930's segment of the building.

In considering these plans, church members reflected on the dilemma faced by nurses, school teachers, police officers, and fire fighters who serve the public in Arlington but find it difficult to live in the community because of the lack of affordable housing. All Arlingtonians should recognize by this time that affordable housing is becoming scarce in Arlington -- monthly rents keep rising, and many rental units have been converted to "luxury" apartments or condominiums or have been razed and replaced by upscale (and unaffordable) buildings. While the median income is nearly \$90,000, fewer and fewer public sector employees and working families can afford to live in Arlington. It is a growing reality that children who grow up in Arlington can no longer expect to live in

New Directions is the newsletter of the Arlington New Directions Coalition (ANDC). ANDC reports on local news and presents formal ANDC positions. *New Directions* also publishes articles and opinion pieces consistent with ANDC's mission and values concerning critical public issues in Arlington County.

For more information about contributing an article or opinion piece to *New Directions*, contact Mary Rouleau at: (703) 527-1063 or lmaryr@comcast.net

Editorial Board

Jack Cornman, Carlos Luna, Charlie Rinker, and Mary Rouleau.

their hometown. These conditions threaten to destroy the diversity that has been a hallmark of the Arlington community.

The proposed eight-story residential building will include 118 apartment units. Fifty-three units, or approximately 45% of the building total, will have rents structured to be affordable to individuals and families earning incomes at or below 60% of the area median income (AMI) level. The planned unit mix for this proposal, named The Views at Clarendon, includes:

- 18 efficiencies (7 affordable)
- 66 one-bedroom units (20 affordable)
- 27 two-bedroom units (19 affordable)
- 7 three-bedroom units (all affordable)

In total, more than 25% of the affordable units will consist of two and three bedroom apartments, in line with County targets to increase affordable “family-sized” rental housing. Sixty-five units will be leased at market level rents, ensuring the economic diversity of the building’s resident population, as well as creating a source of revenue to maintain the property, to pay off the mortgages, and to renovate and make capital improvements, as necessary, throughout the life of the project. In addition, some of the affordable units would be designed to accommodate households with disabled or elderly members. First Baptist will select an experienced property management firm to lease units, to operate the building, and to perform regular maintenance, as well as to manage compliance issues related to the building’s affordable housing component. The church will retain ownership of the property and the project through a separate corporation and is forming the appropriate legal entities necessary to conduct the redevelopment. It has hired the Arlington Partnership for Affordable Housing (APAH) as a development consultant to assist with leveraging public and financial support for the project.

First Baptist Church of Clarendon will continue to occupy the main and balcony levels of the property. The current meeting/sanctuary space (frequently used by outside groups, include being a regular assembly space for its close neighbor, the Department of Human Services, across the street) would decrease by more than half from over 800 congregational seating spaces to approximately 300 seating space on the first floor and approximately 100 more in the balcony. In the proposed development, the exist-



Architectural Rendering South Elevation of First Baptist Church

ing sanctuary, office, and older educational facilities will reduce in size to 24,622 square feet, but the day care, child development, educational, and seminary use space will continue at the current size of 42,208 square feet in the current building on the north of the property. This three/floor building provides a lower level transition to the Lyon Village residential neighborhood to the north of the church, with the mass of the building on the southern end of the site opposite the Department of Human Services (DHS) building on Highland Street and the Hartford condominium structure on Hartford Street, and one block away from the 12-story luxury apartment building, the Hudson. Currently zoned C-3 on the southern (sanctuary) end and R-5 on the northern (educational/daycare building) end, the site plan proposal calls for rezoning the entire block to C-R. While the church now covers the entire block, with a small indoor courtyard between older and newer parts, the site plan called for an open plaza area between the older north side and the new building church/housing structure, contributing to the neighborhood’s green space.

In addition to the value of the land being donated by the church to make this initiative possible, First Baptist will borrow approximately \$30 million

to pay for total development costs. (While this is an expensive project because the residential structure is a high rise, elevator building with structured, underground parking, it is a forerunner of how an urban community of the future can expect to supply needed affordable housing in limited space.) Project costs will be funded through a number of sources, including low income housing tax credit financing through the Virginia Housing Development Authority, through an FHA mortgage or a conventional loan, through various loan products sponsored by the Virginia Housing Development Authority and the state's Department of Housing and Community Development, through some grant programs and subsidies designed to support special needs housing initiatives, and through a residual receipts loan from Arlington County's Affordable Housing Investment Fund, including funds specifically reserved to subsidize projects creating affordable housing in the Clarendon sector.

Initial plans for the proposal were submitted to various neighborhood associations in the area beginning late last summer and continuing through the winter and spring. After hearing complaints that the first drawings for the structure were "too high" (ten stories of housing were first contemplated), the plans were redrawn to reflect eight floors of housing, and the site plan for the proposal was submitted to the County in March of this year. During the months since then it has worked its way through reviews for the SPRC, HALRB, Housing Commission, and Planning Commission. All of these entities found much to admire in the project and much to criticize. While most of the neighboring civic associations received it warmly, the closest neighbor, Lyon Village, has continued to object to the proposed height and density, wanting nothing higher than 55 feet on the site, and suggesting that this height could accomplish the same amount of affordable housing by making all of the apartments affordable and constructing a cheaper stick-built building with less underground parking. The various commissions asked the County Board to provide guidance at its scheduled hearing on the project, and recommended deferral of the project until September.

The County Board was scheduled to hear the project at its July 10 Saturday session but because of a very full agenda carried it over to a Wednesday night session on July 14, a session shared with another Clarendon building proposal by the Saul

Company called Clarendon Center. It denied the Saul Center site plan, partly because of its not providing significant community benefit (too little affordable housing!) through the requested height and density variances. Beginning at 10:30 p.m. that Wednesday night, the Board listened to the parade of 66 speakers for and against the Views at Clarendon proposal, and as expected (and announced at the onset of the hearing) voted to defer approval of the proposal until its October 2 Board meeting. Chairman Barbara Favola requested that the County Manager convene a stakeholders meeting to try to reach more unanimity on the issues of height, density, and the amount of affordable housing, and also to hire an outside consultant to give input to the financial costs of the project and to ensure that whatever financial support the County puts in is a good value. Chairman Favola clearly established that the Board can authorize heights above the supposed 55-foot limits and told the Manager to consider all possibilities within the 55 to proposed 103-foot range. (Since the Board has the authority to approve up to 125 feet, the Housing Commission had recommended exploring adding height to the project in order to reduce the per-unit costs of the affordable housing). Thus all concerned have the next few months to give input to just what The Views at Clarendon will be.

The members of the First Baptist Church of Clarendon believe that this is the right time and place for this project. For the church, "the time is now" because of the availability of visionary leaders, the expanding participation of young adult members, and the members' desire to dedicate its church property to its highest and best use for the benefit of the community. The words of Senior pastor Dr. Alan Stanford, as quoted in a Washington Post article on July 22, "Affordable Shelter for a Church, and a People," are a fit summation of the controversy surrounding this project: "People thought that the church would always be here, just the way it is . . . The church wants to be a living, vital entity," while the opponents of this project want it "to be an historic relic." Yes, that is what a 95-year old person might be, as said at the beginning of this article, a relic facing the end of its useful existence, but not what this church wants to be!

Further information on The Views at Clarendon please view the site plans and the summary of the project prepared by the project developer, the Arlington Partnership for Affordable Housing (APAH) on the church's website, www.1bc.org.

LOW INCOME WORKERS GET [SOME OF THE] CREDIT THEY DESERVE

By Sue Capers, Coordinator for Public Policy
Virginia Coalition for the Homeless

Low-income workers in Virginia were not forgotten in the budget brouhaha of 2004. The tax bill that finally passed includes a provision that will raise the take-home pay of low income workers through an earned income tax credit (EITC). Modeled on the federal EITC, the credit efficiently and effectively provides support to low-income workers and their children. By allowing these workers to keep more of the dollars they earn, the Virginia EITC honors the contributions these workers make to the life of our Commonwealth, and supports their struggle for independence and self-sufficiency.

What is an Earned Income Tax Credit and How Does it Work?

The amount of taxes that a person owes is calculated based upon the amount of money earned and the individual's filing status-whether that person is single, married, married filing jointly, etc. The earned income tax credit is a similar calculation except that it is based on taxpayer earnings and the number of dependent children and it functions as a credit against the tax owed. Thus, if a worker owes \$1,500 in taxes, but is eligible for a \$1,300 EITC, his or her tax bill is reduced to \$200. If the EITC were \$1,500, the same worker would not owe any taxes. In addition, because the federal EITC is refundable, if this worker had earned a \$2500 EITC with a tax bill of \$1500 he would have received a \$1000 refund! All of these figures are examples only.

The Virginia EITC is 20% of the federal credit, so the worker above would receive an additional credit of \$260-\$500 from the state. However, the Virginia EITC is nonrefundable; if the credit is more than the tax bill, the worker does not receive the difference as a refund.

Why a refundable EITC?

Why should low-income workers receive more back from income taxes than they paid in the first place? Because low-income workers pay more than their fair share in other taxes, especially payroll, sales, and excise taxes. Social Security taxes are capped at around \$88,000 so people earning more than this

pay a smaller and smaller percent of their income into Social Security. Sales taxes in Virginia are targeted at goods, not services. As a result, low-income Virginians, who buy proportionately more goods than services (mops instead of cleaning services, shampoo instead of hair styling, lawn mowers instead of lawn care contracts), pay proportionately more in sales tax than their wealthier neighbors do. Finally, low-income Virginians are simply hit harder by these taxes: when you don't have much to begin with, you don't have much to save. And when you spend nearly everything you make, and pay sales tax on nearly every dollar that you spend, sales tax takes a large bite out of your earnings. The "refund" part of a refundable earned income tax credit is designed to help offset the burden of these other taxes. Virginia's earned income tax credit does not yet have this feature.

What next?

1. Assure every eligible Virginian applies.

Virginia's EITC will go into effect in tax year 2006, and it is important that every person who is eligible knows how to claim their credit by then. The Center on Budget and Policy Priorities (202-408-1080) has launched an EITC outreach campaign to spread the word about the federal credit. Virginians who wish to receive the state credit must file the federal credit, and advocates who seek to support low-income Virginians can thus piggy-back on federal awareness campaigns to assure that low-income Virginians receive both the federal and state credits for which they qualify. Single and married people who work full- or part-time, workers who are raising children and workers between the ages of 25 and 64 without children, as well as military families stationed in the US or overseas and many legal immigrants will qualify. These credits do not count as income in determining eligibility for benefits like cash assistance, food stamps, Medicaid or subsidized housing.

2. Congratulate the EITC's champions and supporters. The Virginia EITC was first proposed by Senator Gartlan in 1990! When Senator

Gartlan retired in 1999, Senator Toddy Puller stepped in for low-income Virginians, introducing and supporting legislation every year since then. It's taken fourteen years, but Virginia has finally made this great step forward. If the credit were enacted immediately, nearly 500,000 Virginia families would qualify. Congratulate Senators Gartlan and Puller on their persistence, congratulate all the legislators who helped pass the EITC in this year's tax bill and all advocates who worked to raise awareness of the plight of low-income workers in Virginia. This effort finally succeeded through persistence and education.

3. We can do better! A non-refundable EITC if enacted immediately would move

Virginia from being the 6th highest tax state for low-income workers to being the 20th. That is a great change but we can do even better! Spread the word about the Virginia EITC and explain why refundability makes sense. By putting dollars into the pockets of low-wage Virginia workers, a refundable EITC targets families and children in need, and, by decreasing poverty among working families, a Refundable EITC helps to make their work work for them.

Together, we can make Virginia work better for all Virginians, by helping Virginia's low-income workers. We already have!

VIRGINIA ORGANIZING PROJECT STRATEGIC PLANNING RESULTS

By Frank Blechman, VOP Northern Virginia Representative

The Virginia Organizing Project practiced democracy this month by inviting hundreds of supporters to participate in strategic planning. Over fifty participated (in person or by email) in sessions June 7th in Arlington and June 22nd in Reston, Virginia. The conversations began with a review of the unique approach of VOP; addressing the deep structural causes of social injustice, as well as immediate problems. Many new supporters were intrigued by the way VOP has studied broad complex issues to develop specific doable proposals.

Turning attention to the substance, there was general agreement:

- **Tax Reform:** VOP did a good job of giving people real information about the tax system and alternatives. The charts and illustrated information sheets were useful with many different audiences. VOP needs to continue to do that educational work and to emphasize fairness. Several speakers noted that if VOP doesn't keep talking about the big picture, most other advocates will focus on their only own parts. In the upcoming election year, several suggested that VOP might want to focus on smaller (more detailed) tax-reform proposals. Everyone agreed that one of the challenges for 2005 will be that

the no-taxer proponents will be fighting hard to give back any "surplus." We need to start making the points right now that there are still major unmet needs. We need to connect taxes to services. We need to put human faces on these abstract and complex issues.

- **Livable Wages:** Almost everyone agreed that modest public livable wage campaigns should be continued, and VOP should oppose legislative efforts to prohibit local action. Several participants asked why business organizations are so opposed to these proposals, since they don't directly impact the private wage scales. More said that the issue of livable wages should be linked to affordable and accessible housing, strong public services and education as part of a strong progressive economic development strategy.
- **Government Relations:** VOP did not pay enough attention to the attitudes behind some of these issues. Many activists distrust all governments to do the right thing. State government distrusts local governments. Citizens don't know who to believe. VOP needs to develop its message that the Government is just us. It is people trying to do what we, the citizens, want done. We need to be involved. There was support for

the idea of VOP creating groups organized along legislative district lines.

- **Racial Profiling:** Fear of gangs and terrorism has spawned several very troubling laws that could make racial profiling worse. VOP's message of inclusiveness is very important here. VOP needs to link its campaign to end racial profiling in law enforcement with broader issues of immigrant and human rights. Inclusion for the disabled and challenged should be explicit.

- **Voting Rights:** While the discussions about voting rights were brief, most agreed that VOP should play some role in enabling and encouraging immigrants, young people, and minorities to register and vote.

Thanks to all the people and groups that helped publicize these events, including the Fairfax

Federation of Civic Associations Arlington New Directions, the Northern Virginia Coalition for Justice, SALT, the Arlington and Fairfax Education Associations, and the Northern Virginia Human Services Alliance.

Special thanks go to the elected officials who gave their time to participate: State Senators Mary Margaret Whipple, and Janet Howell, Delegate Ken Plum, Board Supervisors Walter Tejada (Arlington) and Cathy Hudgins (Fairfax) and School Board member Janet Oleszek (Fairfax) for participating in the discussions. They brought their experience and knowledge to bear and helped keep the conversations well grounded.

VOP looks forward to building on these discussions as it makes plans for 2005. [Frank can be reached at 703-239-2616 or fblechma@aol.com]

A BIGGER SLICE OF THE PIE: DEVELOPERS WILL CONTRIBUTE MORE TO AFFORDABLE HOUSING

By Mary Rouleau

Four and one-half years ago in a rather cranky—but justified of course!—article I wrote for this publication [“Is Clarendon Centre Developer’s Share of the ‘Community Pie’ Big Enough?”, January 2000], I questioned the adequacy of the contribution made by developers to affordable housing. Specifically, in 1999, the Board had approved the Clarendon Centre [CC] project, an \$80-100 million commercial/retail and residential development by Chicago-based McCaffery Interests and local developer Eakin-Youngentob. None of the housing [300 apartments and 87 townhomes] was market-rate “affordable”, yet the County reduced the developers’ contribution to the Housing Reserve Fund [HRF] to \$200,000--\$100K each for the townhomes and apartments. The HRF is among the funding sources used to provide affordable housing. Developers are asked to contribute to the HRF if they are not planning to include an affordable housing component in the development plan.

In arguing that the CC contribution was totally

inadequate I made the following points: 1] The County’s policy regarding developer contributions was out-of-date, having not been revised since it was established in 1988 despite the increased value in land; 2] That, in any event, the County did not appear to be living up to its policy; and 3] The County was shifting the burden of funding for affordable housing to individuals and that the business/development sectors were not fairly contributing.

The CC project was probably the low point vis a vis the developer contribution issue and, at long last, I can now report significant change in the policy. In late April of this year, the Board adopted new guidelines for developer contributions.

For site plan projects within Metro corridors:

- Residential/mixed use development: 10% of the gross floor area [GFA] devoted to affordable housing units – committed to remain at affordability levels no greater than 60% of DC-area median family income for no less than 30 years.

- Commercial development: \$4 per sq. ft. of the total above-ground GFA devoted to affordable housing as a monetary contribution.

For site plan projects outside the Metro corridors:

- Residential projects: \$4.00 per sq. ft. of above-grade GFA, or \$4,500 per unit, whichever is greater.
- For commercial projects: \$4.00 per sq. ft. of above-grade GFA.

By way of comparison, the old guidelines, last updated in 2001 and doubled from the time when I wrote the article, were:

1. On multi-family residential 1% of “above grade” construction costs and 2% for commercial. [Rates were “fixed”, but the County negotiated over construction cost totals and the developer was given the chance to prove that costs were really lower.]
2. For townhomes of 10 units or more and retailing for \$165,000+, the per-unit contribution was \$2,400.

As the County manager pointed out in his report to the Board: “The current amounts (2001 guidelines) have proved to be inadequate relative to the size of recent site plan projects...Because of the inadequacy of the current guidelines, there have been variations in the application of the policies and differences of opinion about how they should be applied. This has created ambiguity and uncertainty for all interested parties, including developers and housing advocates.” Certainly the new use of gross floor area is a more-sure calculation than “construction” costs.

The responsibility to help provide affordable housing belongs, in my view, to all sectors of the community. Unfortunately, given the hot real estate market and high median income in Arlington, there is no magic wand: if we are serious about providing a reasonable level of affordable housing, we need to gin up the money to subsidize it. In December 2003, the Board adopted a set of Goals and Targets for affordable housing [see below]. These goals and targets were in discussion for many years. They are reasonably ambitious and will require substantial County financial assistance. It is hard to argue that developers have not done well in Arlington. So too have landowners who have sold parcels of land and buildings that have often been held for many years.

One speaker at the Board meeting put it well in saying that if the developers had to contribute more to affordable housing -- and presumably then bid less for the land/buildings-- the “spectacular” profits received by landowners might be reduced to “thrilling”.

Rather late in the process and at the direction of the Board, the County Manager convened a series of 4 roundtable meetings designed at refining the contribution formula. Participants included the Ad Hoc Affordable Housing Group, the Alliance for Housing Solutions, the Arlington Affordable & Workplace Housing Coalition [a developer coalition], the Civic Federation, the Economic Development Commission, the Housing Commission, the Planning Commission, and non-profit housing providers. An outside consultant, Bay Area Economics, was hired to evaluate the financial implications of the proposal.

For an important issue like this, I applaud the use of the roundtable process. My “cranky” factor is that it was initiated so late in the process. The Ad Hoc group had been meeting for several months and provided specific proposals to the Board at its February meeting. The developers, while expressing support for affordable housing, failed to put out a specific, public proposal prior to the February meeting. Nonetheless, the Board delayed a decision in favor of the roundtable process. I would hope that in future decisions of this type, developers and other parties at interest are brought – or forced -- to the table early on.

Finally, I think the Board, at the direction of Chair Barbara Favola, helped to ensure maximum public participation at the April meeting by placing this agenda item first at a Tuesday night recessed meeting. Bravo. Let’s do as much of this time-specific scheduling as possible.

“Somewhere we must come to see that human progress never rolls in on the wheels of inevitability. It comes through the tireless efforts and the persistent work of dedicated individuals.... And without this hard work, time itself becomes an ally of the primitive forces of social stagnation.”
 -- from Dr. Martin Luther King, in his sermon entitled “Remaining Awake Through a Great Revolution” (given at the National Cathedral in Washington, DC on Sunday, March 31, 1968; it was his last Sunday morning sermon).

ARLINGTON'S GOALS and TARGETS for AFFORDABLE HOUSING

Approved by the County Board

December 6, 2003

Goal 1: Balance support for the elderly and persons with disabilities with a transitional safety net for families with children.

Target 1A: Provide assistance to priority households in the following proportions by FY2010:

- 65% to families with children
- 20% for the elderly, and
- 15% for persons with disabilities.

Target 1B: Provide permanent housing to at least 95% of sheltered homeless elders and families with children and for 65% of the sheltered homeless persons with disabilities by FY2010.

Goal 2: Ensure through all available means that all housing in Arlington County is safe and decent.

Target 2A: Ensure that 100% of multi-family rental housing units have no major violations that are not corrected within the standard time permitted by the appropriate code enforcement agency by FY2010.

Target 2B: Reduce the rates of major violations in multi-family rental housing by 10% each year.

Target 2C: Conduct annual common area inspections of all multi-family rental complexes over 20 years old.

Target 2D: Conduct annual full code inspections on 5% of all multi-family rental units over 30 years old.

Goal 3: Permit no net loss of committed affordable housing, and make every reasonable effort to maintain the supply of affordable market rate housing.

Target 3A: Replace all 73 committed affordable housing units expiring by FY2010.

Target 3B: Expand the County's total housing supply by at least 13,000 units by FY2010.

Target 3C: Help maintain the supply of affordable housing by assisting an average of 400 net new committed affordable housing units per year, especially the preservation of existing affordable housing through partnerships with nonprofit housing providers, while meeting the targets for goals 4, 5, 6 and 7.

Target 3D: Encourage for-profit developers to provide at least 10% of all new units in residential site plan projects as affordable. If the density bonus is used, target 50% of the bonus units as affordable.

Goal 4: Reduce the number of households in serious housing need (defined as those earning below 40% of median income who pay more than 40% of their income for rent).

Target 4A: Increase the number of households receiving rental assistance to 4,000 by FY2010.

Target 4B: Provide that 25% of the new committed affordable rental units produced annually are reserved for households with incomes below 40% of median.

Goal 5: Increase the number of housing units with two or more bedrooms in order to match the needs of households with children.

Target 5A: Increase the number of family-sized units in the County to 61,000 by FY 2010.

Target 5B: Provide that half of the rental committed affordable housing units added between FY2001 and FY2010 are family-sized, of which 25% would be greater than two bedrooms.

Goal 6: Distribute committed affordable housing within the County, neighborhoods, and projects.

Target 6A: Distribute non-elderly, rental committed affordable housing units added between FY2001 and FY2010 in the following Neighborhood Service Areas (NSAs):

- 25% in A, B, and C,
- 60% in D, E, and H, and
- 15% in F and G.

These targets are not to be construed as caps or quotas, nor to limit the ability to take advantage of projects in any area of the County to advance other affordable housing goals.

Target 6B: Provide that two-thirds of the large non-elderly projects developed with affordable units between FY2001 and FY2010 would have less than half of their units serving households with incomes below 60% of the median income.

Goal 7: Increase the rate of home ownership throughout the County, and increase home ownership opportunities for low and moderate-income households.

Target 7A: Increase the home ownership rate from 45.8% to 50% throughout the County by 2010.

Target 7B: Provide home ownership education to 700 households with incomes below 80% of median annually and annually assist 50 households with incomes below 80% of median to become homeowners.

Target 7C: Increase the home ownership rate for minority households from 24.2% to 30% by 2010.

Goal 8: Ensure, through all available means, that housing discrimination is eliminated.

Target 8: Reduce all indications of housing discrimination to zero by FY2010, as measured by annual fair housing testing.

Goal 9: Provide housing services effectively and efficiently.

Target 9A: *ANNUAL HOUSING REPORT:* By December 2004, develop and release the County's first easily accessible, comprehensive annual affordable housing report that will provide the public information on the County's progress toward meeting its affordable housing goals and targets on a fiscal year basis. Provide a report showing FY 2003 performance toward goals by June 2004.

Target 9B: *ON-LINE APARTMENT GUIDE:* By the end of FY 2004, arrange for a searchable, computerized listing of rental units, available on-line and accessible at various locations throughout the County (e.g., libraries, recreation centers, etc.).

Target 9C: *ORGANIZATIONAL INTEGRATION:* Integrate housing development activities with other housing efforts in one department by FY2003.

“Many times we find ourselves alone, and outside of what is safe and secure, for it takes courage to act ethically. What is courage, but sustained initiative, based on conviction.”

Charles P Monroe

“You can't just have anger. St. Augustine said hope has two lovely daughters, anger and courage. Anger at the way things are and courage to see they can be better.”

Paul David Wellstone

MAJOR AFFORDABLE HOUSING PROJECT APPROVED FOR ROSSLYN

Despite objections from many residents of the Belvedere Condominium, in July the County Board agreed with proponents of affordable housing and approved the *Rosslyn Ridge II* project that will include 95 units affordable for families earning up to \$54,300 a year. This represents 40 percent of the building's units committed to remain affordable for 60 years.

The 238 rental unit Rosslyn Ridge II will be re-developed by the Arlington Partnership for Affordable Housing (APAH). The Board also approved a request from APAH for a loan of up to \$1.8 million from the County's affordable housing fund.

The 95 affordable units will replace 22 existing affordable units, progress towards the County's goal of adding 400 affordable units per year. Thirty-four

of the units are family sized, that is, two-bedroom or larger; five of the units will be fully accessible to persons with physical disabilities. Rosslyn Ridge II, a 15-story, "L"-shaped building, will be located near the corner of 16th Street North and North Pierce Street. It will provide affordable housing near in the Rosslyn Metro Station, where such units are in short supply, also decreasing the dependence on automobiles.

APAH, a non-profit housing developer, acquired and rehabilitated the original Rosslyn Ridge project in 1994 with the assistance of a loan from Arlington County, which was repaid in full in December 2002. The proposed Rosslyn Ridge II recently was acknowledged by the Washington Urban Land Institute's Smart Growth Alliance Recognition Program for the merits the project would bring to the community and the region.

Primary financing for the project is expected to be provided by the Virginia Housing Development Authority. The loan of up to \$1.8 million will be provided from the existing Affordable Housing Investment Fund (AHIF) and the Rosslyn Fund from monies earmarked for affordable housing. Arlington's loan amounts to as much as \$19,000 per unit – well below the average loan of \$41,000 usually provided by AHIF for new construction projects. Loan conditions include the guarantee of 95 units will remain affordable as designated for 60 years.



We're Changing Our Look!

We appreciate the positive feedback about this newsletter, now in its fifth year! Some have mentioned that it is hard to follow the stories as they jump to later pages, so we are changing our format to be, we hope, more user-friendly. Please let us know. And please consider contributing an article of your own! Contact Mary Rouleau at 703-527-1063 or

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