

Affordable Housing, Geographic Distribution & Schools

June 2015

Arlington's draft Affordable Housing Study raised questions about the connection between affordable housing, schools and geographic concentration. APAH shares the goal of providing quality educational opportunities for all Arlington students. We contribute to that goal by providing stable, affordable, service enriched housing for low income Arlingtonians, many of whom are being displaced from this wonderful community due to rising rents. We want to share some facts that may be helpful in this discussion.

Affordable Housing Background

Arlington County has suffered a massive net loss of 13,500 affordable rental homes between 2000—2013, due to demolitions, condominium conversions and rent increases.



- **26% of Arlington County's housing stock was affordable in 2000, and only 9% was affordable in 2013.**

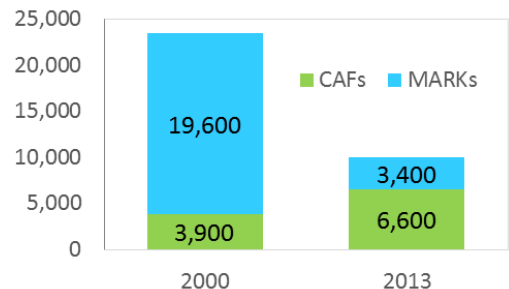
- 7,500 current low income Arlington households do not have access to affordable homes: they are overcrowded, rent burdened or both. Many are long term County residents that have been driven from their market affordable homes.¹ On average, 75% of residents at new committed affordable properties come from Arlington.

- **Arlington is becoming less diverse and more wealthy.** In 2000, 61% of residents were non-Hispanic white, and in 2014, 64% were. The share of households earning under \$60,000 fell from 32% to 26%.

- Committed Affordable Housing² preserves the diversity and inclusivity of Arlington.



Rental Housing Affordable to Households at 60% AMI



- Affordable housing can keep Arlington competitive in the economic sector as we face 20%+ vacancy in commercial offices. New businesses need to know their workers can live near their jobs.
- Those in need of affordable housing includes bus drivers, child care providers, service and retail industry workers, seniors on fixed incomes and persons with disabilities.
- Both new construction and the preservation of committed affordable housing serves this dire need by providing attractive, sustainable, affordable homes, many developed with award-winning public-private partnerships with local nonprofit organizations.

Geographic Distribution of Affordable Housing

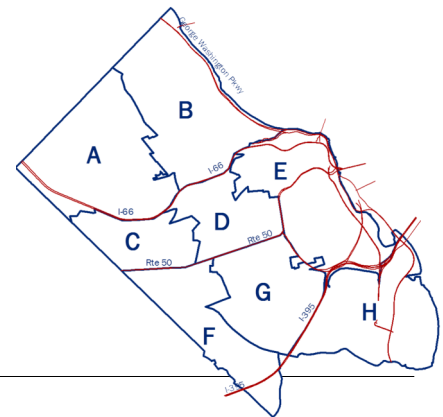
- 53% of committed affordable housing is located in North Arlington. The County has 7,314 committed affordable units (including units approved but not yet built) at 103 locations.

Real people have lost their homes.

The biggest net loss of affordable homes has been in South Arlington, even after including new CAF developments. In fact, the total share of affordable housing declined in the two Neighborhood Service Areas (NSAs): F & G, and increased elsewhere in the County.

- 65% of market affordable homes lost in Arlington between 2000—2013 (10,409 units) were located in South Arlington (NSAs F, G, H). 25% of all market affordable homes lost in Arlington were on Columbia Pike. (3,328).

Affordable Housing 2001 - 2013 by Neighborhood Service Area				
	A/B/C	D/E/H	F/G	Total
Homes avail 2000	2,005	10,490	10,806	23,301
% of Total	9%	45%	46%	100%
Homes avail 2013	1,227	4,665	4,129	10,021
% of Total	12%	47%	41%	100%
CAF homes added	216	1,692	1,195	3,103
MARK homes lost	(994)	(7,517)	(7,872)	(16,383)



- 77% of new and pipeline developments for Columbia Pike will produce high end, market rental units.



APAH's Arlington Mill Residences.

- 85% of homes in the pipeline for Columbia Pike are at market rate multifamily developments, including an estimated 905 units at Food Star, Wellington and 2400 and an estimated 683 units at 5600 Columbia Pike and at Leesburg Pike across the border in Fairfax.
- 15% of homes in the pipeline for Columbia Pike are at two non-elderly, affordable rental developments: 173 at Arlington Presbyterian Church in the central Pike and 70 AHC units in the eastern Pike.
- APAH and AHC have between 250—450 new homes in the pipeline for North Arlington sites, including 104 units under construction at The Springs Apartments.

Multifamily Developments on Columbia Pike

Approved / Constructed	Market Rate	Affordable Homes
Halstead	267	0
55 Hundred	235	0
Siena Park	188	0
Penrose Square	299	0
Axumite Village	36	0
Columbia Place	22	0
Arlington Mill Residences (APAH)	1	121
Shell Apartments (AHC)	0	83
Pike 3400 (Multifamily &	303	0
4707 Columbia Pike	78	0
Carver Homes	67	6
Columbia Hills (APAH)	0	229
TOTAL	1,496 (77%)	439 (23%)

Under Review: 2400 Columbia Pike

Pending: Arlington Presbyterian Church, Food Star Shopping Center

Is there Enough Housing for the Middle Class in Arlington?

Housing Type	# Homes (2013)	%	Average Home Value/2BR Rent ³
Single Family	28,400	26%	\$791,000
Townhouse	11,000	10%	\$708,000
Condo	23,755	22%	\$380,000
Multifamily Market	21,837	20%	\$2,114
MF MARK 80% AMI	12,987	12%	\$1,840
MF MARK 60% AMI	3,437	3%	\$1,475
Multifamily CAF	6,584	6%	\$1,475
Total	108,000	100%	

Arlington has a range of housing options for higher and middle income households, but disappearing options for low income.

22% of Arlington's housing stock is provided in condominiums with an average assessed value of \$380,000. Similar to other urban communities, Arlington provides the majority of its housing in multifamily structures, 64%, in a mix of rental or home ownership.

Key: ☐ High Income ☒ Middle Income ☐ Low Income

Arlington Public Schools & Low Income Students



- Between 2002 and 2014, the percentage of Free and Reduced Meal (FARM) students at Arlington Public Schools (APS) decreased from 41% to 31%.

- Enrollment increased by 6,832 students, but increased by only 403 FARM students. During this same period, Arlington added

3,000 Committed Affordable Housing units.

- APAH provides the only committed affordable housing within the Barcroft Elementary School boundaries with 103 enrolled students, representing at most 25% of the 401 FARM students at the school⁴.

Single family homes are responsible for the majority of growth in APS enrollment over the last 12 years.

What Can We Do to Support Low Income Students?

- Expand funding for out-of-school partnerships like Greenbrier Learning Center, preschool and afterschool enrichment.
- Support affordable housing residents becoming more engaged in PTA and school activities.
 - Foster volunteer opportunities for the Arlington community to work with affordable housing residents and students.
- Provide more quality, committed affordable housing for Arlington families. currently living in substandard, overcrowded or rent-burdened homes.

Benefits of Committed Affordable Housing for Students & Their Families

Resident Services programs can stabilize families, support students and mitigate the negative impact of poverty on families.

- **AHC's extensive after-school and tutoring program serves hundreds of students each year.** Since 2008, 100% of teens in the program have graduated from high school (68 as of this year). More than 80% have gone on to college. AHC's elementary students also make strong strides in their after-school program, which focuses on building literacy skills. In 2014, 92% of the students who were assessed at the beginning and end of the year improved their reading levels by one full grade and/or are reading at or above reading level.
- **APAH provides rent-free space to Greenbrier Learning Center (GLC) at Buchanan Gardens** for Barcroft Elementary School students to receive after-school tutoring and enrichment. GLC is the only independent out-of-school program supporting students after school in Arlington. APAH and Greenbrier plan to expand this program to APAH's Arlington Presbyterian Church development.
- APAH partners with The Reading Connection, Phoenix Bikes, corporate, civic, scout and faith-based organizations to provide backpacks, books, parent education, financial literacy and job training.
- **Committed affordable housing promotes resident and student stability.** APAH's annual resident turnover is 20% per year across its portfolio. The market average is closer to 50%, for both market and market affordable properties.
- **Numerous studies report the positive impact that stable, quality, affordable housing has on students' intellectual and school outcomes:**⁵
 - Fewer moves during the school year and reduced classroom turnover
 - Reduced stress on teachers, parents and families
 - More income to spend on academic enrichment
 - Less health consequences from not living in substandard or overcrowded housing.



¹"MARKS" is the County's acronym for "Market Affordable Housing", housing which is affordable by virtue of its rents. MARKS have been declining dramatically in Arlington.

²"CAFs" is the acronym for "Committed Affordable Housing", housing that has low rents and restricts occupancy to persons below a certain household income, typically restricted for 30-60 years.

³Average housing process and market rents from the Arlington 2015 Profile. MARK and CAF rents based on 2015 HUD rent and income limits.

⁴Some residents in committed affordable housing units earn above FARM limits.

⁵"The Impacts of Affordable Housing on Education: A Research Summary," Nov. 2014, Center for Housing Policy.