

Increase Supply of Affordable Housing

ALEXANDRIA	ARLINGTON	FAIRFAX	LOUDOUN	PRINCE WILLIAM
Prioritize public land for affordable housing.	Continue to encourage developers to exceed the required number of affordable, accessible units in a range of sizes and types when new development occurs.	Revise the county's For-Sale WDU Policy by lowering the current AMI categories and/or percentages to increase homeownership opportunities.	Expand current programs and initiatives, which include rental and homeownership programs, the Affordable Multi-family Rental Housing Loan Program, and the Rental Housing Acquisition and Preservation Loan Program.	Establish a housing trust fund to subsidize the development of affordable housing.
Provide partial tax abatements for homeowners who rent their accessory dwelling units to low and moderate-income tenants.	Assess the Affordable Housing Ordinance and consider recalibrating the formula for cash contributions to be equivalent to the other options for compliance (e.g., on-site units).	Create a separate policy for high-rise condominiums outside of Tysons.	Use public land and facilities for housing	
	Conduct a feasibility assessment to consider the county's bonding policies and the advantages and disadvantages of using general obligation bonds to finance affordable housing.	Protect the housing rights of individuals with protected characteristics.	Establish a land bank	
	Explore mechanisms to reduce county fees and related infrastructure costs for 100 percent of affordable developments.		Establish/partner with a community land trust	
	Provide incentives or low-interest loans for homeowners who rent their accessory dwellings to low- and moderate-income tenants.		Improve housing stability and access to homeownership and rental housing	
	Deepen the affordability of affordable housing			
	Develop a new overarching and integrative approach to the homeownership program, starting with defining a clear problem statement and goals.			

Reform Zoning and Land-Use Policies

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Adopt an ordinance to institute mandatory inclusionary zoning citywide	Consider new land-use and housing policies to expand the supply of missing middle housing in forms that are limited or nonexisting in Arlington's current housing stock.		Create zoning regulations and design standards that incentivize the development of housing affordable to households at or below 100 percent AMI in all residential and mixed-use development, while removing barriers.	Implement a voluntary inclusionary zoning policy that would incentivize the development of affordable housing in exchange for greater density.
Provide an array of incentives such as density bonuses, special financing, expedited approval, fee waivers, and tax incentives.	Initiate a zoning study to examine alternatives to the current definition of "family" in the zoning ordinance and to develop an appropriate zoning ordinance amendment.		Enhance affordable dwelling unit regulations in the Zoning and Codified Ordinances of Loudoun County, to the fullest extent allowed by the Code of Virginia, to promote the development of housing that addresses the county's unmet housing needs in residential and mixed-use development.	Upzone the Rural Crescent area (currently zoned for 10 acres per unit) to allow for increased residential, commercial, and industrial development.
Reduce the 20,000 square-foot minimum lot size in the R-20 zone, or permit duplexes in this zone.	Conduct a study on adding an affordability requirement for senior housing projects approved via site plan and Columbia Pike Form Based Code use permits. The study will focus on meeting the requirement through on-site units/beds to benefit low-income seniors.		Revise zoning regulations and design standards in suitable zoning districts to introduce density bonuses and other incentives to encourage the development of housing in areas with mass transit to address the county's unmet housing needs.	Permit as-of-right duplexes and ADUs throughout the county.
	Develop an equitable planning and development framework for future plans or projects		Consider the use of road abandonment and associated right-of-way conveyance requests to address unmet housing needs.	Increase density in transit-oriented developments such as town and activity centers near mass transit stations, as suggested in the county's Pathway to 2040 draft.
			Enact other policies to support affordable housing as a valuable public use	
			Remove regulatory barriers to affordability in the zoning ordinance and consider barriers during the zoning ordinance rewrite project	

Safeguard Housing Rights and Enhance Fair Housing Education and Enforcement by Expanding and Supporting Outreach Initiatives

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	Conduct fair housing tests in the rental market to detect discrimination based on race and national origin. Include tests for disability status in at least one test within the next five years.		Hire a fair housing coordinator (approved in the FY2023 budget) to work with landlord and tenant groups and undertake more fair housing outreach and education.	
	Align the fair housing provisions in the county's Human Right Ordinance with the Fair Housing Act of 1968 and Virginia's fair housing law. This includes incorporating source of income as a protected class and investigating the possibility of partnering with HUD as a substantially equivalent Fair Housing Assistance Program (FHAP) partner.		Establish a dedicated phone line and email address to accept and respond to Loudoun County-specific fair housing questions and complaints.	
	Fulfill Arlington County's Continuum of Care (CoC) Program participation in a year-long racial equity assessment and planning initiative sponsored by the Metropolitan Washington COG.		Identify the services and program gaps within the housing continuum and support households in improving housing stability and affordability	
	Conduct education and outreach for elected and appointed officials responsible for housing and housing-related decisions. Encourage the Tenant-Landlord Commission as a venue for conflict resolution and provide training for commissioners and staff in technical and non-technical areas. Foster representation from marginalized communities on housing-related commissions.		Establish a Housing/Equity Task Force	
	Solicit periodic feedback from residents of committed affordable housing to ensure that policies and programs are responsive to resident needs.		Convene a regular housing summit	
	Minimize housing access barriers by offering financial literacy, credit repair counseling, and housing-related education. Collaborate with landlords to ease restrictions for individuals with leasing obstacles. Encourage and incentivize the use of tools like the ALP.		Create an interdepartmental landlord-outreach team	
	Eliminate language barriers for individuals seeking housing services by providing marketing materials for county-funded programs in languages specific to consumer needs. Enhance collaboration with partners to provide education to residents in prevalent non-English languages.			
	Educate on fair housing rights: Require annual third-party fair housing education for county-supported properties, expand outreach efforts with fair housing organizations, and increase staff training.			

Increase Community Integration for Persons with Disabilities

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	Review and update policies related to housing for persons released from institutional settings.			
	Require future accessible units in affordable housing developments to meet the same features as standard units.			
	Create a rental accessibility modification program to provide technical assistance and grants for low- and moderate-income renters with disabilities in making accessibility modifications to their homes.			
	Complete the approved redevelopment of the South Irving Street group home, ensure operational costs for maintenance, and meet net-zero energy use standards with excellent indoor air quality.			
	Consider partnering with Virginia's Department of Behavioral Health and Developmental Services to manage the State Rental Assistance Program in Arlington County through a Memorandum of Agreement.			

Increase the Effectiveness of Existing Programs to Further Fair Housing

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	Revise metrics for equitable goals and conduct an analysis of equity metrics for program areas. Establish a plan and methods to collect accurate demographic data on residents in affordable housing.			
	Review affordable ADU portfolio for sustainability and viability; identify need for additional support to homeowners.			
	Promote homeownership assistance programs through targeted marketing and collaborations with stakeholders and community groups to increase access and visibility.			
	Evaluate geographic distribution effectiveness in AHMP and AHIF NOFA implementation. Also, ensure equity in access to parks, open spaces, and natural areas.			
	Include the modified R/ECAPS either as a component of geographic distribution category or a separate category in the NOFA.			

Implement Policies Designed to Prevent Displacement

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	Periodically reassess the Real Estate Tax Relief program regarding exemptions vs. deferrals, income and asset limits, housing costs of owners, and property values.			
	Consider reopening the HCV program's waiting list to reach new low-income households seeking rental subsidy support through deep rental subsidies.			
	Develop and evaluate proposals for the Housing Grants Program's eligibility and MARS, consistent with county board direction in the FY2023 budget, to assess and adjust the program's effectiveness in meeting extremely low-income households' housing needs.			
	Develop a program for low- and moderate-income homeowners to receive financial and technical support for small repairs, estate planning, taxes, aging in place, and emergency relief.			

