

**HOUSING AND
SOCIAL JUSTICE**

Educational Series
April 2, 2023 4 – 5PM

Hosted by:
St. George's Church Arlington
and
Virginia Diocesan Homes

SAINT GEORGE'S EPISCOPAL
ARLINGTON

VIRGINIA
DIOCESAN
HOMES

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AGENDA

- Overview of the series
- Hosts
- Opening poem
- Presentations
- Small Group Discussion
- Closing Discussion
- Closing reading

Protocol

- Presentations will be recorded and posted on St. G's website:
- <https://www.saintgeorgeschurch.org/education>
- Please use the chat box for comments and questions

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THIS SERIES

- March 5th – Introduction & Overview
- March 12th - Racial Disparities and Housing
- March 19th–Refugee & Immigrant Housing Issues
- March 26th - Seniors and Persons with Disabilities Housing Issues
- **April 2nd – How are Government Agencies and Their Partners Addressing Housing Challenges–TODAY**
- April 9th– NO CLASS—HAPPY EASTER
- April 16th – Role of Advocacy and the Faith Community
- April 23rd - Faith Leadership Models

Pay attention...

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HOSTS

Eric Fontaine,
member of Saint
George’s, professor
Catholic University

Nina Janopaul,
President VDH
and member
Saint George’s

Saint George’s Episcopal Arlington

- Purpose: Growing in God’s love to promote justice, healing and reconciliation
- Founded 1908
- An inclusive and vibrant community of varied ages and backgrounds
- Located near the Virginia Square Metro station in the center of Arlington

Virginia Diocesan Homes

- Purpose: to help congregations interested in redeveloping their properties for mission
- A nonprofit organization related to the Diocese of Virginia
- Founded in 1959
- 14 board members from across the Diocese
- Affiliated with 5 Senior Life Plan communities and 3 affordable housing properties

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I look at the world
From awakening eyes in a black face—
And this is what I see:
This fenced-off narrow space
Assigned to me.

I look then at the silly walls
Through dark eyes in a dark face—
And this is what I know:
That all these walls oppression builds
Will have to go!

I look at my own body
With eyes no longer blind—
And I see that my own hands can make
The world that's in my mind.
Then let us hurry, comrades,
The road to find.

I LOOK AT THE WORLD

By Langston Hughes

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SPEAKERS

- Andrew Friedman, consultant and former Housing Director for Virginia Beach, VA
- Barbara Favola, VA State Senator and former member Arlington County Board of Supervisors
- Nina Janopaul, former CEO, Arlington Partnership for Affordable Housing (APAH)

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HOW LOCAL GOVERNMENTS CAN HELP “MAKE AFFORDABLE HOUSING HAPPEN”

Andrew Friedman
Principal, Progressive Housing Solutions, LLC
Virginia Beach, Virginia



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HOW LOCAL GOVERNMENTS CAN HELP “MAKE AFFORDABLE HOUSING HAPPEN”

My Background:

- Born and grew up in New York, lived in Ohio, San Francisco, Green Bay and Va. Beach – 37 years here
- Worked at American Red Cross in Wisconsin
- 34+ years at the Virginia Beach Dept. of Housing and Neighborhood Preservation, including 28 as director
- Helped lead 400 units of regional supportive housing development
- Appointed by Governor Northam to 4 year term on board of state Dept. of Housing and Community Development – completed in 2022
- Consulting since October, 2021 for local governments and non profits

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HOW LOCAL GOVERNMENTS CAN HELP “MAKE AFFORDABLE HOUSING HAPPEN”

Summary

Affordable housing is many different things
Local governments can support it in many ways
Success comes in big and small packages
Coordination, flexibility and leadership support are key

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VARIETIES OF AFFORDABLE HOUSING

Characteristic	Options	Options	Options
Housing age	New construction	Existing housing	
Housing type	Single family	Multi-family	Any number; mixed use w/commercial
Developer options	Non-profit developer	For-profit developer	Government, housing authority
Population served	General population	Specific population (homeless, senior, disabled)	Mixed population
Income levels served	Single income/very low income	Various low income levels	Mixed income including market
Types of Financing	Capital	Rental subsidy	Multiple other types

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WHAT LOCAL GOVERNMENTS CAN DO

POTENTIAL ACTIONS	POTENTIAL ACTIONS	POTENTIAL ACTIONS
Permissive land use or rezoning	Building parking, streets, drainage	Connect partners to assemble all the needed pieces
Various types of financing – loans, grants, bond financing	Help find sites or make government-owned land available	Build things themselves
Help developers obtain other funding via support and/or leveraging	Provide incentives and cost reductions, tax reductions	Directly assist low income homeowners and homebuyers
Ongoing support with subsidies or vouchers	Provide fast review and approval	

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PROJECT-BY-PROJECT SUPPORT FOR AFFORDABLE HOUSING DEVELOPMENT


Local governments can use many tools to help make affordable housing projects happen:

- **Financing** tools and providing vouchers
- **Infrastructure** and land ownership tools
- **Support** of proposals to funders/financers; and designation of revitalization areas
- **Building it ourselves!**


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FINANCING AND VOUCHERS



Providing City funds for a variety of purposes, including staff support to make programs possible



Allocating multiple types of Federal and state funding



Committing rental subsidies to new apartment projects

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Affordable Efficiency Apartments -Crescent Square
Virginia Supportive Housing with Cities of Virginia Beach and Norfolk, and NRHA

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Affordable Homeownership Opportunity
Virginia Beach Community Development Corporation (VBDCD)

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FINANCING AND VOUCHERS



Support non-profit projects and help them obtain/leverage Federal funds

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Use vouchers to make existing housing affordable

✓

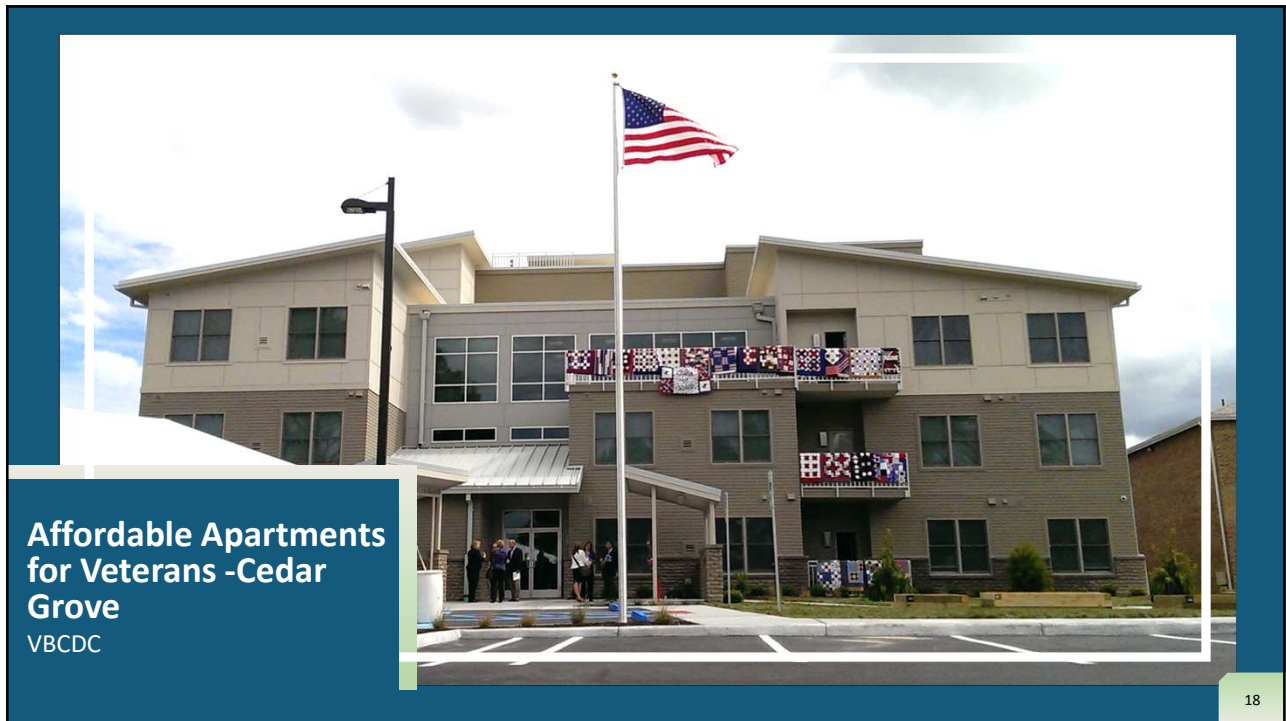
Partner with whoever is capable and can add value

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INFRASTRUCTURE AND LAND OWNERSHIP

-  Building roads, parking, drainage systems
-  Cost sharing on infrastructure
-  Reducing parking requirements
-  Selling public land
-  Identifying land/connecting sellers to developers

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New Construction Affordable Homeownership

VBCDC

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**200 West –
Affordable
Apartments**
Franklin-Johnston Group

OxBlue®

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Systemic Approaches to Facilitate/Allow

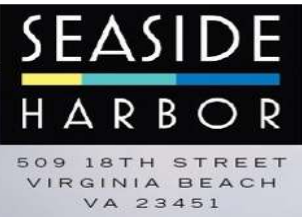
- 1994: Housing for Seniors and Disabled Persons per CUP/Reduced pkg.
- 1997: “In-Law suites” (Accessory Dwelling Units) allowed in limited zoning areas
- 2003: Strategic Growth Areas allow increased density/urban form




- 2007: Single Room Occupancy Facility per CUP/Reduced parking
- 2007: Voluntary Workforce Housing Program-density bonuses
- 2012: Form-based Code adopted in Resort area, reducing need for re-zonings/CUPs

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Affordable Apartments in the resort area - by The Lawson Companies








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LIHTC* FUNDED PROJECTS IN VIRGINIA BEACH SINCE 1995*

* THE FEDERAL LOW INCOME HOUSING TAX CREDIT (LIHTC) PROGRAM PROVIDES THE MOST IMPORTANT FEDERAL PROGRAM FOR THE CREATION OR REHABILITATION OF AFFORDABLE HOUSING

- 
31 Developments
- 
3,959 Total Units – including 2,082 new construction
- 
3,678 Affordable Units
- 
Elderly, Disabled, Homeless, Veterans
- 
\$172M of Private Investment

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**Rehabilitated
affordable
townhome**
in Princess Anne Plaza
Townhomes

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THANK YOU!

ANDREW FRIEDMAN
ANDREW@PROGRESSIVEHOUSING.ORG

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BARBARA FAVOLA

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Virginia State Senator Barbara Favola is a strong advocate on issues important to children, families, wage-earners, and the environment. She has a long track record of affordable housing advocacy.

Senator Favola represents parts of Northern Virginia and has been a leader on the Arlington County Board and on various Northern Virginia regional commissions.

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ARLINGTON PARTNERSHIP FOR AFFORDABLE HOUSING

- Award-winning nonprofit housing developer
- Founded in 1989 by faith leaders
- Works throughout the DMV
- Developed and owns 2,000+ units
- Another 2,500 in development



Arlington Partnership
For Affordable Housing

Nina Janopaul, President
and CEO, 2007 - 2021

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Partnership Approach



- APAH works closely with public agencies to meet community goals for affordable housing, including housing for seniors and persons with special needs
- Exemplary track record in creating new housing and securing community approvals
- Committed to diversity and improving the lives of residents

• Partnerships:

- Long track record in partnering with mission-minded landowners
- Experienced with ground leases, condominiums, joint ventures

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Case Study: Views at Clarendon/VPoint



- In 2003, the First Baptist Church of Clarendon (FBCC) began planning efforts to rebuild their church
- APAH secured the rezoning and financing approvals
- The Church owns the steeple, a new sanctuary and childcare center
- 116 new affordable units built atop the sanctuary
- Completed 2011

Ownership Structure



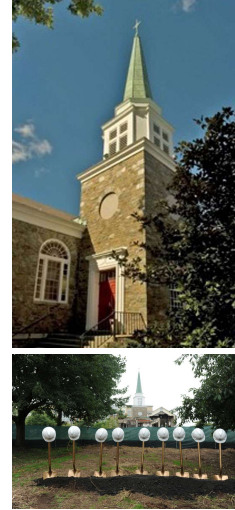
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APC: From Vision to Reality



- **Arlington Presbyterian Church (APC)** discerned call to serve community through affordable housing
- Ten-year journey—including numerous hearings!
- Retained sales proceeds to fund mission
- Deep commitment to residents
- Project completed in 2019
- See church journey at: <https://incairnation.org/>



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Case Study: Gilliam Place (APC)



Affordable Housing

- 173 committed affordable apartments on Columbia Pike
- Onsite resident services
- 9 residents from Our Stomping Ground



Mixed Use Design

- APC: new, flexible worship space and outdoor garden. Deep commitment to residents
- Kitchen of Purpose: Training Kitchen, Incubator, and Café



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Case Study: Terwilliger Place



American Legion Partnership

- 160 affordable units new infill units
- Walk to VA Square metro station and George Mason University
- Partnered with American Legion Post 139 to purchase their aging facility and redevelop into affordable housing
- New 6,000 SF condo for the Legion Post
- 50% of units have Veterans preference
- Supported by generous contributions from Amazon, Ron Terwilliger, others
- Opened Summer 2022



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Case Study: CUMC Ballston



Redevelopment of Central United Methodist Church (CUMC) into mixed-use property

- 144 committed affordable units
- Across from Ballston Metro Station
- New space for CUMC congregation, as well as homeless feeding program, and expanded preschool
- Under construction to deliver 2024



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SMALL GROUP DISCUSSION

Question:

What might you or your church do to help address housing challenges?

Tell about it.

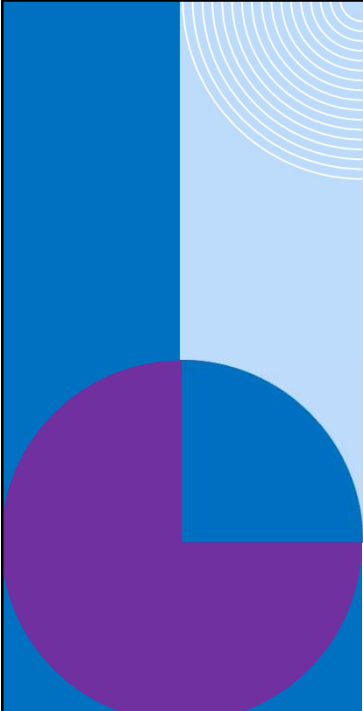
Click the invitation to join a small group

Introduce yourself to your group

Facilitators will take notes

When prompted, click to return to main group

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CLOSING THOUGHTS

- No class next week—Happy Easter
- **Next Class: Sunday, April 16th**
- **How can advocacy and education impact affordable housing?**
- **Same Zoom link**

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CLOSING READING

14 “You are the light of the world. A town built on a hill cannot be hidden. 15 Neither do people light a lamp and put it under a bowl. Instead, they put it on its stand, and it gives light to everyone in the house. 16 In the same way, let your light shine before others, that they may see your good deeds and glorify your Father in heaven.

Matthew 5: 14 - 16

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ADDITIONAL RESOURCES

Agencies:

Virginia Housing: www.virginiahousing.com

VA DHCD: <https://www.dhcd.virginia.gov/housing>

Fairfax County Redevelopment and Housing Authority:
<https://www.fairfaxcounty.gov/housing/>

Arlington County Housing:
<https://www.arlingtonva.us/Government/Programs/Housing>

City of Alexandria Housing Office: <https://www.alexandriava.gov/Housing>

Partners:

Arlington Partnership for Affordable Housing (APAH): <https://apah.org/>

Wesley Housing: <https://wesleyhousing.org/>

AHC: <https://www.ahcinc.org/>

Better Housing Coalition: <https://www.betterhousingcoalition.org/>

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