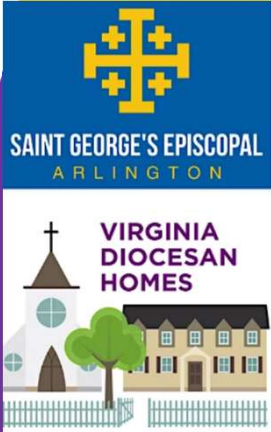


HOUSING AND SOCIAL JUSTICE

Educational Series
March 5, 2023 4 – 5PM

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



The slide features a white central area with purple and blue curved borders. On the right, there are two logos: the top one is for Saint George's Episcopal Arlington, featuring a gold cross with smaller crosses at the ends of its arms; the bottom one is for Virginia Diocesan Homes, featuring a stylized illustration of a church and a house.

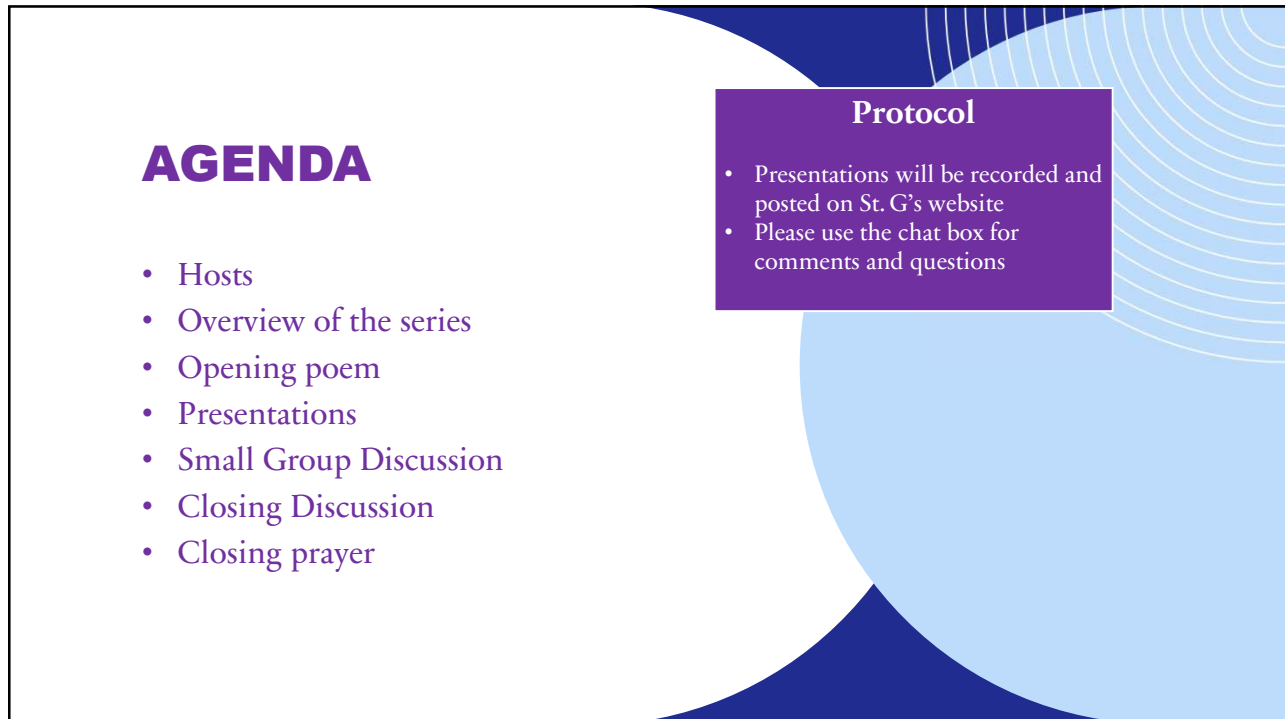
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AGENDA

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

Protocol

- Presentations will be recorded and posted on St. G's website
- Please use the chat box for comments and questions



The slide has a white background with large, curved blue and purple shapes. A purple box on the right contains the 'Protocol' section. The background also features a subtle white grid pattern on the right side.

2

HOSTS

The Reverend
Mother Crystal
Hardin,
Associate Rector

Nina Janopaul,
President VDH
and member
Saint George's

Saint George's Episcopal Arlington 3

- 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

3

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 is Government Addressing Housing Challenges
- April 9th– NO CLASS—HAPPY EASTER
- April 16th – Role of Advocacy and the Faith Community
- April 23rd - Faith Leadership Models

Pay attention...

4

MARY OLIVER

**Instructions for living a life:
Pay attention.
Be astonished.
Tell about it.**

From the Poem: Sometimes

5

HOUSING OVERVIEW PANEL

6

- **Hilary Chapman, DMV Regional Perspective**
Housing Program Manager at Metropolitan Washington Council of Government, Member of the Board of Northern VA Affordable Housing Alliance and on the board of directors of AHC, Inc.
- **Mary Hynes: Arlington Perspective**
Former member of the Arlington County Board of Supervisors and the County School Board. Policy consultant to the Arlington Community Foundation. Member of the Commonwealth Transportation Board. Member of Our Lady Queen of Peace.
- **Nina Janopaul, Key Tools**
Former CEO of the Arlington Partnership for Affordable Housing. On the boards of VA Diocesan Homes and Goodwin Living. Member of St. George's Episcopal Church.
- Questions/Comments

6



HOUSING & HOMELESSNESS IN METROPOLITAN WASHINGTON

Hilary Chapman
Housing Program Manager

St. George Episcopal & Virginia Diocesan Homes Housing Justice Series
March 5, 2023



7

An Opportunity: Housing Matters

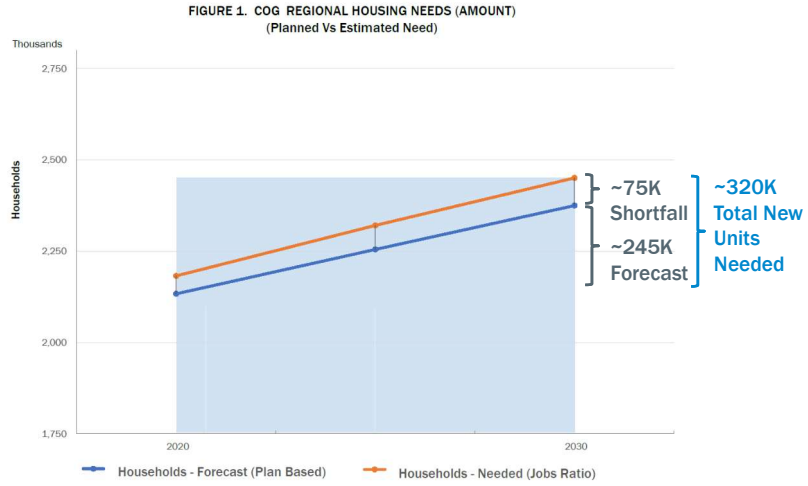
- Stronger Economy
- Better performing transportation system
- Improved quality of life resulting from greater affordability



Housing & Homelessness in Metropolitan Washington

8

Housing Needs, 2020-2030



9

Regional Housing Targets

Amount

At least 320,000 housing units should be added in the region between 2020 and 2030. This is an additional 75,000 units beyond the units already forecast for this period.

TARGET 1

Accessibility

At least 75% of all new housing should be in Activity Centers or near high-capacity transit.

TARGET 2

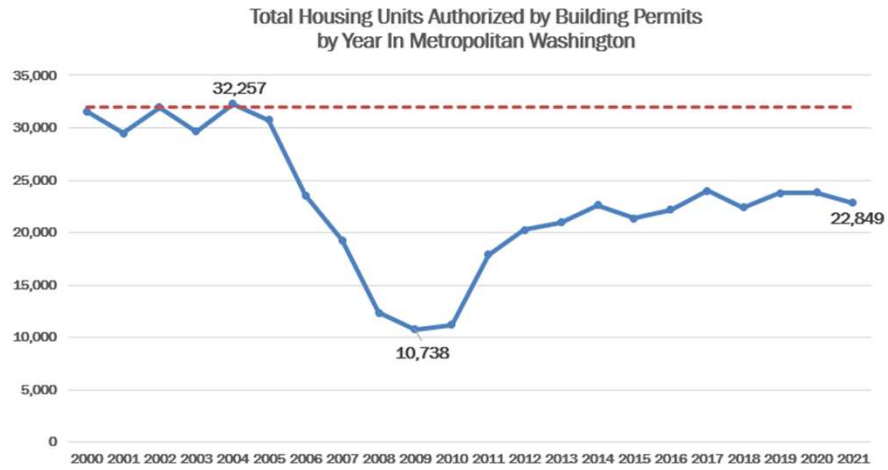
Affordability

At least 75% of new housing should be affordable to low- and middle-income households.

TARGET 3

10

The Region (Still) Needs More Housing



11

Region United: Framework for 2030



12

Land Use and Zoning



13

Housing Affordability Planning Program

- COG-administered program made possible through Amazon Housing Equity Fund.
- Up to \$75,000 grants to local governments and non-profit developers engaged in affordably-priced housing near transit.
- \$650,000 for 10 local planning initiatives and development projects. (approved in June 2022)



Congress Heights Metro Residential (DC/NHT Communities)

14

Moving the Needle on Housing Equity

- Ensure quality places are available to residents of all incomes, ages, and abilities.
- Regional Analysis of Impediments to Fair Housing Choice (**Regional Fair Housing Plan**).
- First metropolitan Washington regional fair housing plan in 25 years.
- **Public comment period closing March 31, 2023!**

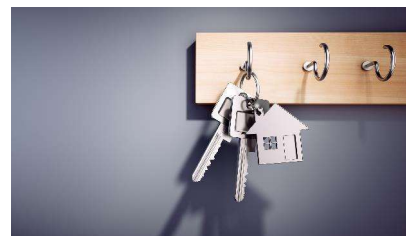


www.mwcog.org/fairhousing

15

Regional Compact to End Homelessness

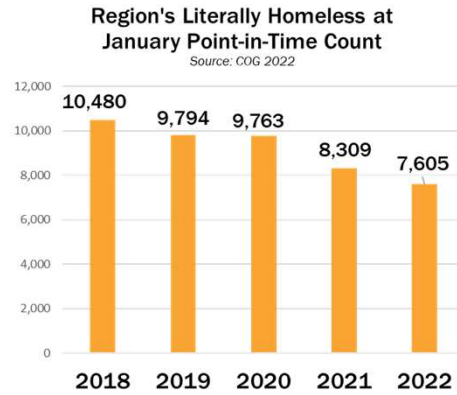
- **Adopted unanimously on January 13, 2021**
 - Effort led by the COG Human Services Policy Committee during 2020 & informed by the COG Homeless Services Committee
- **Five Action Items**
 1. Data Sharing
 2. Regular Reporting
 3. Regional By-name Tracking and Case Coordination
 4. Residency Requirements
 5. Racial Equity



16

Key Takeaways in Ending Homelessness

- **Significant reductions** in people experiencing homelessness
- **Unprecedented investments** in housing and homelessness prevention contributed to declines
- **Ending the experience of homelessness is possible** with adequate investment and strategic cross-jurisdictional collaboration



Housing & Homelessness in Metropolitan Washington

17

Hilary Chapman

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18

Serving households at 30% AMI

Challenges and opportunities

Mary Hynes
Shared Prosperity Consultant


March 5, 2023




19

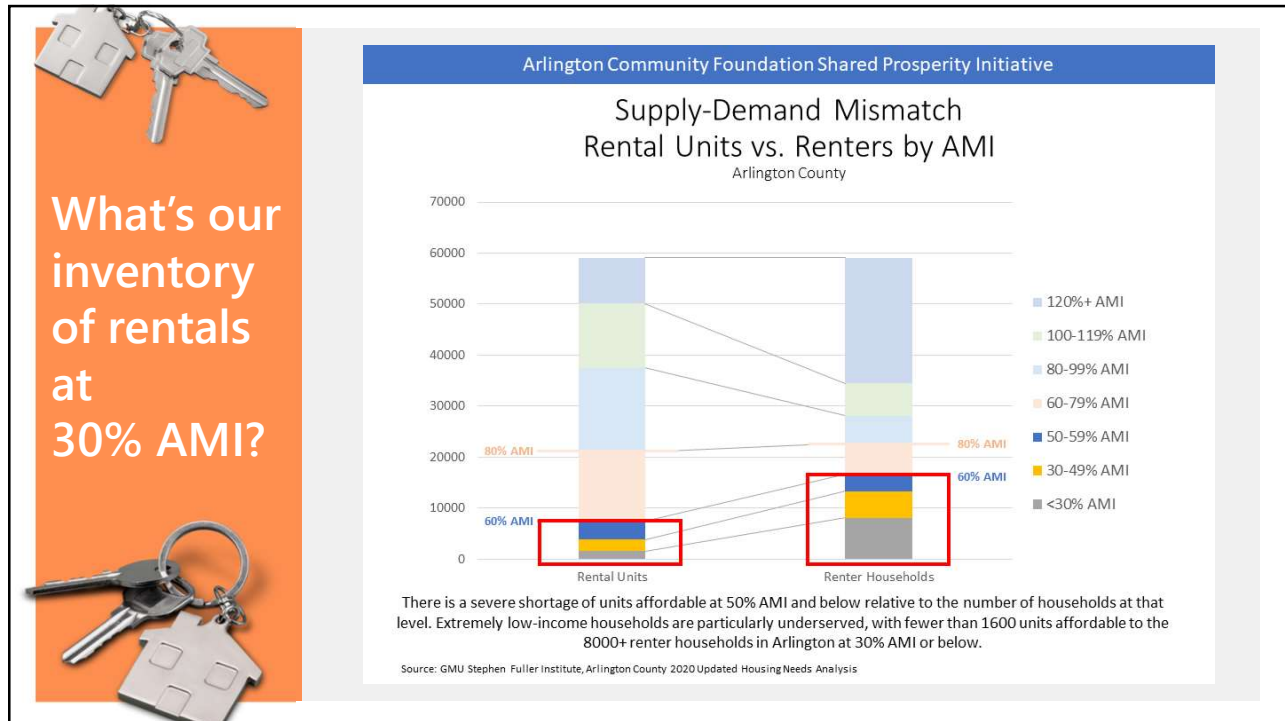
How much is 30% AMI in Arlington?

How many households are there?



- \$142,300**
The Area Median Income (AMI) for Arlington (2022)
- \$42,690**
30% of AMI for a family of 4
- 24,300**
The approximate number of individuals in 10,000 households trying to make ends meet in Arlington on 30% AMI or less.
- That's **close to 10%** of Arlington's 240,119 total population in 2020.
- 8,000**
The approximate number of Arlington's 30% AMI households that rent their homes

20



21

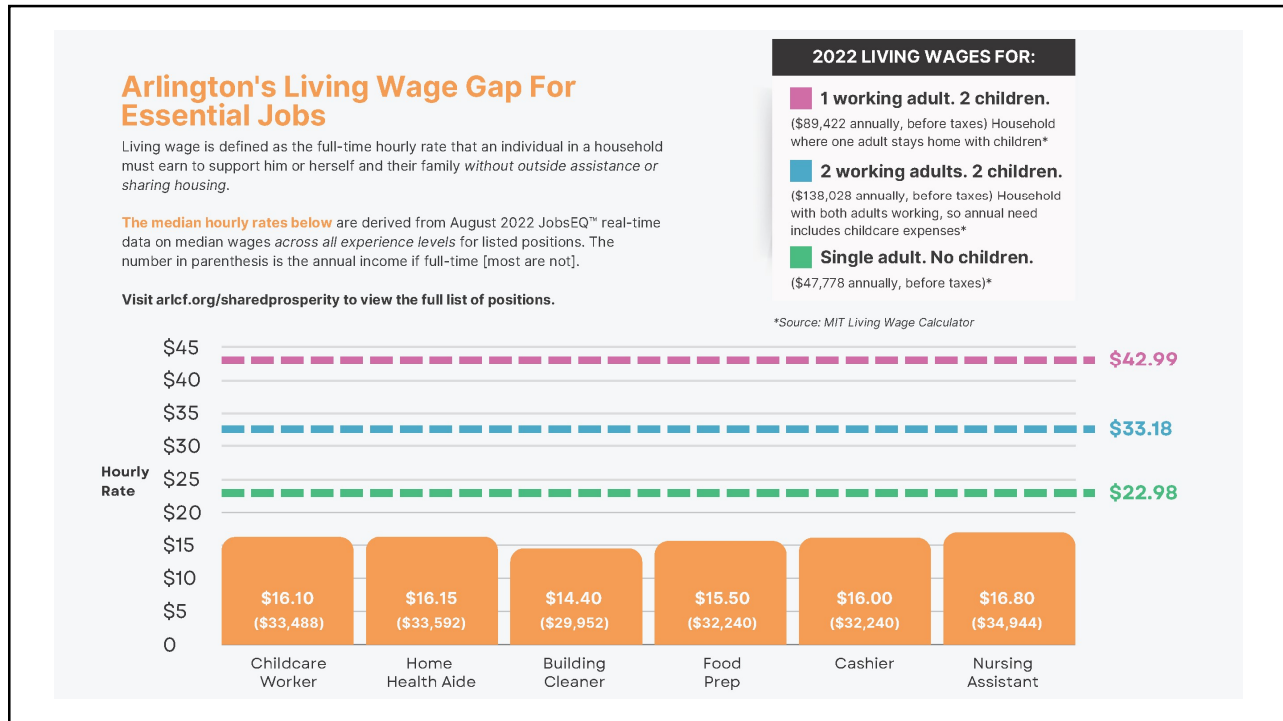
Who lives on 30% AMI?

Households that rely on social security income only

- Elderly
- Persons with disabilities

Those working low-paying "essential" jobs

22



23

How does Arlington County help low income residents with housing?

AHIF and Housing Grants


Targeted use of Affordable Housing Investment Fund (AHIF) which makes loans to achieve mostly 60% AMI units - called CAFs

ONLY local housing rent assistance program in NOVA - called Housing Grant
For decades has built on federal LIHTC program which is primarily focused on 60% AMI units

Only available to elderly and/or disabled persons and working families - no singles

Vast majority of grants used to get a 60% CAF rent lowered to what a 30-50% AMI renter can afford to pay (using 40% of income as a guide)

24



What is ACF doing to help address this issue?

Philanthropic investment in buildings

~\$170,000 additional investment per unit is needed to buy down a 60% AMI CAF to a 30% AMI CAF for 30 years.

Philanthropically funded 2-year rent subsidy program

Average Housing Grant for a 30% AMI household to cover the cost of a 60% AMI unit is approximately \$9,000 annually. Annual cost for Grants goes up as rent in Arlington continues to increase.

Advocacy for 255 30% units at full build-out of Barcroft

Deploying key tools - income averaging, use of 9% LIHTC program, adjusting amount of new construction and additional investment - puts this goal within reach. Avoids need for Housing Grants at this property for 30 years.

25



Mary Hynes

mhynes@arlc.org
arlc.org/sharedprosperity




26



27

KEY TOOLS TO ADDRESS HOUSING CHALLENGES

Funding

- Tax Credits & trust funds to build & preserve affordable homes
- Rental subsidies, supportive housing and emergency assistance

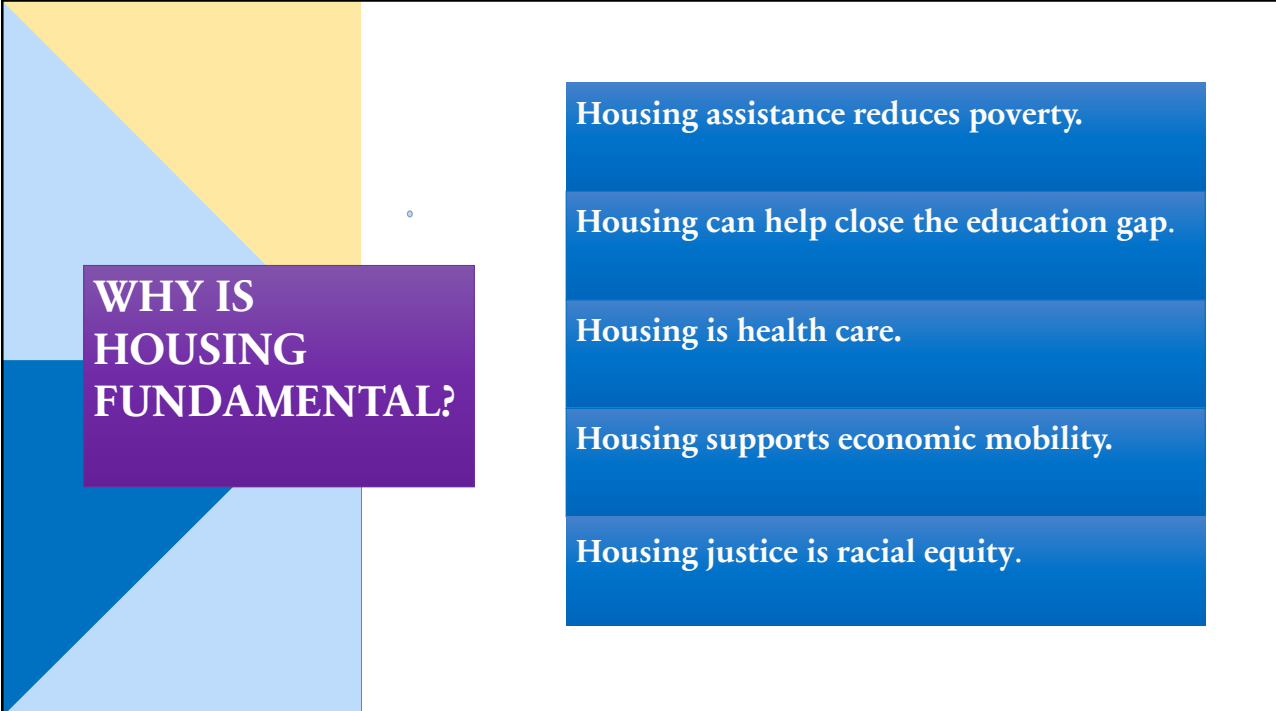
Land Use

- Density and bonus incentives for affordable housing
- Public land

Partnerships

- Nonprofit organizations and faith community
- Philanthropy and corporate support

27



WHY IS HOUSING FUNDAMENTAL?

- Housing assistance reduces poverty.
- Housing can help close the education gap.
- Housing is health care.
- Housing supports economic mobility.
- Housing justice is racial equity.

28



29

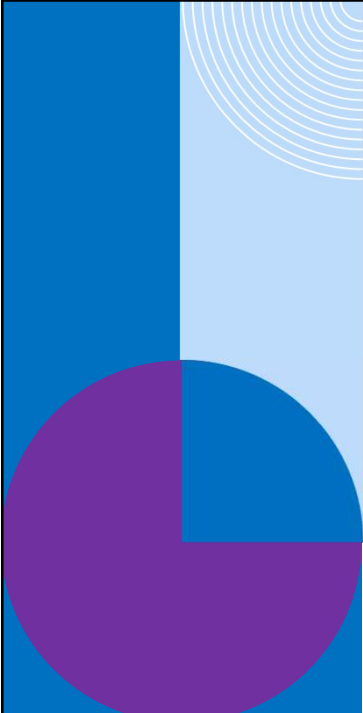
SMALL GROUP DISCUSSION

Question:
What surprised or challenged you in the presentations about affordable housing?

Pick a notetaker to share your comments to the larger group when we reconvene

Be astonished...

29



30

CLOSING THOUGHTS

- Feedback from discussion groups
- Next week's class:
 - **Racial Disparities and Housing**
- Closing prayer

Tell about it.

30

CLOSING READING

“Is not this the kind of fasting I have chosen:
to loose the chains of injustice and untie the cords of the yoke,
to set the oppressed free and break every yoke?
Is it not to share your food with the hungry
and to provide the poor wanderer with shelter—
when you see the naked, to clothe them
and not to turn away from your own flesh and blood?
Then your light will break forth like the dawn,
and your healing will quickly appear;
then your righteousness will go before you,
and the glory of the Lord will be your rear guard.”

Isaiah 58: 6 - 8

31

ADDITIONAL RESOURCES

National Low Income Housing Coalition (NLIHC): <https://nlihc.org/explore-issues/housing-programs>
 Bipartisan Policy Center: <https://bipartisanpolicy.org/explainer/rental-housing-supply/>
 Urban Institute: <https://greaterdc.urban.org/about>
 Metropolitan Washington Council of Governments:
<https://www.mwcog.org/newsroom/2019/09/11/officials-set-regional-housing-targets-call-for-collaboration-to-address-production-and-affordability-challenges/>
 HandHousing.org HIT targets: <https://www.handhousing.org/hit/>
 Arlington County: <https://www.arlingtonva.us/files/sharedassets/public/housing/documents/fy-2021-indicators-report.pdf>
 Princeton Eviction Lab: <https://evictionlab.org/>
 Harvard Study of Senior Housing Needs: <https://www.jchs.harvard.edu/blog/older-adults-increasingly-face-housing-affordability-challenges>
 Federal Housing Gap: https://reports.nlihc.org/sites/default/files/gap/Gap-Report_2021.pdf

32

