Definitions

**CAF - Committed Affordable Unit**
- Wholly owned by nonprofits; or
- Legally binding agreement with the federal, state, or County Government to remain affordable to low and moderate income households for a specified period of time; or
- Unit owner received government subsidy to assist with the purchase.
- Tenants must be within established income limits.

**MARK - Market Rate Affordable Unit**
- Lower rent units in the private market which receive no County assistance.
- The owners have made no commitment to retain as affordable in the future.
- MARKS have rents that are less than 30% of income for households at 80%, 60% and 50% of Area Median Income (AMI).
- Tenants may have higher incomes (no income limits).

**Financing Tools**
- Affordable Housing Investment Fund (AHIF)
- Federal HOME & CDBG
- Bonds
- Credit Facility
- Partial Tax Exemptions

**Planning tools**
- Site Plans – Affordable Housing Ordinance requirement of units or cash
  - Bonus Density negotiable units or cash
  - Special Affordable Housing Protection District
- Use Permits
- Columbia Pike Form Based Code
- Transfer of Development Rights

Since 2000 the County has experienced a significant loss in MARKS.

**Average rent has doubled since 2000.**

**Between FY 2003 and FY 2012 Arlington county has added 2,933 Committed Affordable Units.**

**The County's financial participation in affordable housing projects leverages other financing including private equity and private financing.**

**AHIF is made up many sources.**

**FY 2012 AHIF = $17.3M**

**Cash Contributions to AHIF from Planning Tools**

**Year Board Approved - Anticipated and Paid**