Geographic Distribution of Committed Affordable Units
Overview of Task Force Analysis and Recommendations

AFFORDABLE HOUSING STUDY

ARLINGTON VIRGINIA
Goal 8: Distribution of CAFs

**Target 8A:** Distribute non-elderly, rental committed affordable housing units added between FY2001 and FY 2015 in the following Neighborhood Service Areas (NSAs):

- ± 25% in A, B, and C,
- ± 60% in D, E, and H, and
- ± 15% in F and G.

These Targets are not to be construed as caps or quotas, nor to limit the ability to take advantage of projects in any area of the County to advance other affordable housing goals.
Area A, B & C
2015 Target 25%

Area D, E & H
2015 Target 60%

Area F & G
2015 Target 15%
Goal 8: Current Progress

![Graph showing current progress percentages for different categories over time.](image-url)
Goal 8: Distribution of All CAFs
Goal 8: All CAFs by NSA

A | 238 | 4%
B | 217 | 3%
C | 116 | 2%
D | 1,633 | 25%
E | 1,495 | 23%
F | 1,298 | 20%
G | 853 | 13%
H | 734 | 11%

6,584 | 100%

A, B, C | 571 | 9%
D, E, H | 3,862 | 59%
F, G | 2,151 | 33%

6,584 | 100%

2013 CAF Count
Goal 8: Market Affordable by NSAs

2013 MARKS affordable up to 80% of AMI
Area A, B & C
2015 Target 25%
2001-2012 7%
All CAFs 9%
MARKS 9%

Area D, E & H
2015 Target 60%
2001-2012 54%
All CAFs 59%
MARKS 41%

Area F & G
2015 Target 15%
2001-2012 39%
All CAFs 33%
MARKS 49%
Goal 8: Distribution of All CAFs

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>646</td>
<td>4%</td>
</tr>
<tr>
<td>B</td>
<td>672</td>
<td>4%</td>
</tr>
<tr>
<td>C</td>
<td>232</td>
<td>1%</td>
</tr>
<tr>
<td>D</td>
<td>2,652</td>
<td>16%</td>
</tr>
<tr>
<td>E</td>
<td>1,841</td>
<td>11%</td>
</tr>
<tr>
<td>F</td>
<td>2,631</td>
<td>16%</td>
</tr>
<tr>
<td>G</td>
<td>5,486</td>
<td>33%</td>
</tr>
<tr>
<td>H</td>
<td>2,264</td>
<td>14%</td>
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<tr>
<td></td>
<td>16,424</td>
<td>100%</td>
</tr>
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</table>

A, B, C 1,550 9%
D, E, H 6,757 41%
F, G 8,117 49%

16,424 100%

2013 MARKS affordable up to 80% of AMI
## Total MARKs at 60% of Median by Neighborhood Service Area (2000-2013)

<table>
<thead>
<tr>
<th>NSA</th>
<th>2000</th>
<th>2005</th>
<th>2013</th>
<th>Change</th>
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<tbody>
<tr>
<td>A</td>
<td>570</td>
<td>570</td>
<td>585</td>
<td>+15</td>
</tr>
<tr>
<td>B</td>
<td>750</td>
<td>170</td>
<td>71</td>
<td>-679</td>
</tr>
<tr>
<td>C</td>
<td>330</td>
<td>330</td>
<td>0</td>
<td>-330</td>
</tr>
<tr>
<td>D</td>
<td>2,900</td>
<td>2,060</td>
<td>520</td>
<td>-2,380</td>
</tr>
<tr>
<td>E</td>
<td>2,840</td>
<td>1,400</td>
<td>240</td>
<td>-2,600</td>
</tr>
<tr>
<td>F</td>
<td>4,000</td>
<td>1,260</td>
<td>504</td>
<td>-3,496</td>
</tr>
<tr>
<td>G</td>
<td>5,850</td>
<td>3,490</td>
<td>1,474</td>
<td>-4,376</td>
</tr>
<tr>
<td>H</td>
<td>2,580</td>
<td>600</td>
<td>43</td>
<td>-2,537</td>
</tr>
<tr>
<td>Total</td>
<td>19,820</td>
<td>9,880</td>
<td>3,437</td>
<td>-16,383</td>
</tr>
</tbody>
</table>

- Largest reduction of MARKs in NSA F and G
- Of the 3,500 CAFs added from 2000-2013, 736 (21%) were in F and 459 (13%) were in G
Columbia Pike

Ambitious Housing Goals

• Preserve 100% of the MARKs

• Provide housing opportunities for households earning less than 40% of AMI

• Expand ownership options – households earning between $65k and $100k
Columbia Pike

Form Based Code (FBC) Affordable Housing Requirements

• Base requirement will provide 60% AMI units;

• Opportunity for more 80% units west of George Mason Drive; and

• Opportunity for more 40% units east of George Mason Drive.
Task Force Recommendations

Goal: Distribute Affordable Housing throughout the County

**Objective 1:** Ensure that committed affordable rental units continue to be distributed throughout the County.

**Objective 2:** Preserve market affordable units throughout the County wherever they are when opportunities arise.

**Objective 3:** Ensure that affordable housing is a key component for new or updated land use plans.

**Objective 4:** Ensure that committed affordable rental units have access to public transportation.
GOAL 1: Arlington County shall have an adequate supply of housing available to meet community needs, particularly for low- and moderate income households

Objective 1: Production of affordable rental housing
   b) Distribute committed affordable rental units throughout the County.

Objective 2: Preservation of affordable rental
   c) Preserve market affordable units throughout the County wherever they are when opportunities arise

Objective 5: Land use plans and policies.
   a) Ensure that affordable housing is a component of all new or updated land use plans.

   b) Make effective use of the General Land Use Plan, Zoning Ordinance, and other regulations affecting land use to provide for a diversity of housing types and sizes, and household types, within approved land use categories and densities and development constraints.
GOAL 3: Arlington County shall ensure that its housing efforts are sustainable

Objective 2: Housing close to jobs and transit.
   b) Ensure that committed affordable rental units are accessible to public transportation, and bicycle and pedestrian infrastructure.