

AFFORDABLE HOUSING DASHBOARD

Please note that links are disabled in this PDF document.
View the interactive dashboard [here](#).



ARLINGTON
VIRGINIA

Community Planning, Housing
and Development

Affordable Housing Dashboard

Overall Housing Supply 121,154 Units *(click for more)*

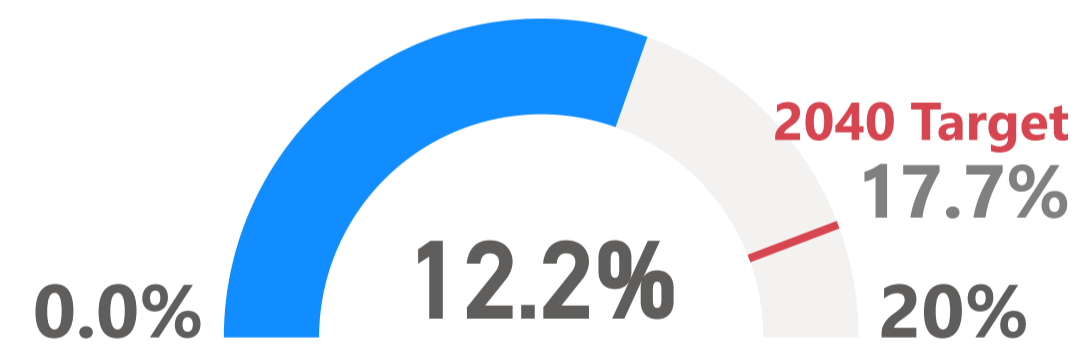
Committed Affordable Housing *(click for more)*



In fiscal year 2023, Arlington County added **174** more committed affordable housing units, bringing the total number of committed affordable housing in the County to **11,213** units.

Rental Housing Affordable up to 60% AMI *(click for more)*

Rental housing stock affordable to households with incomes up to 60% of the Area Median Income (AMI) as a percentage of all housing.



Preventing and Ending Homelessness *(click for more)*

1,898 Households were served through eviction prevention and emergency rental assistance.

437 Persons served by shelters

93% of Permanent Supportive Housing (PSH) program participants have remained in PSH or exited to permanent housing.

Renter Assistance *(click for more)*

1,480 households receiving Housing Grants

1,510 households receiving Housing Choice Vouchers

496 persons supported through Permanent Supportive Housing

Fair Housing Plan *(click to go to County webpage)*

In July 2023, the County Board adopted a [Fair Housing Plan](#). The Arlington Fair Housing Plan is one component of a Regional Fair Housing Plan developed in coordination with the Metropolitan Washington Council of Governments.

Expanded Housing Options *(click to go to County webpage)*

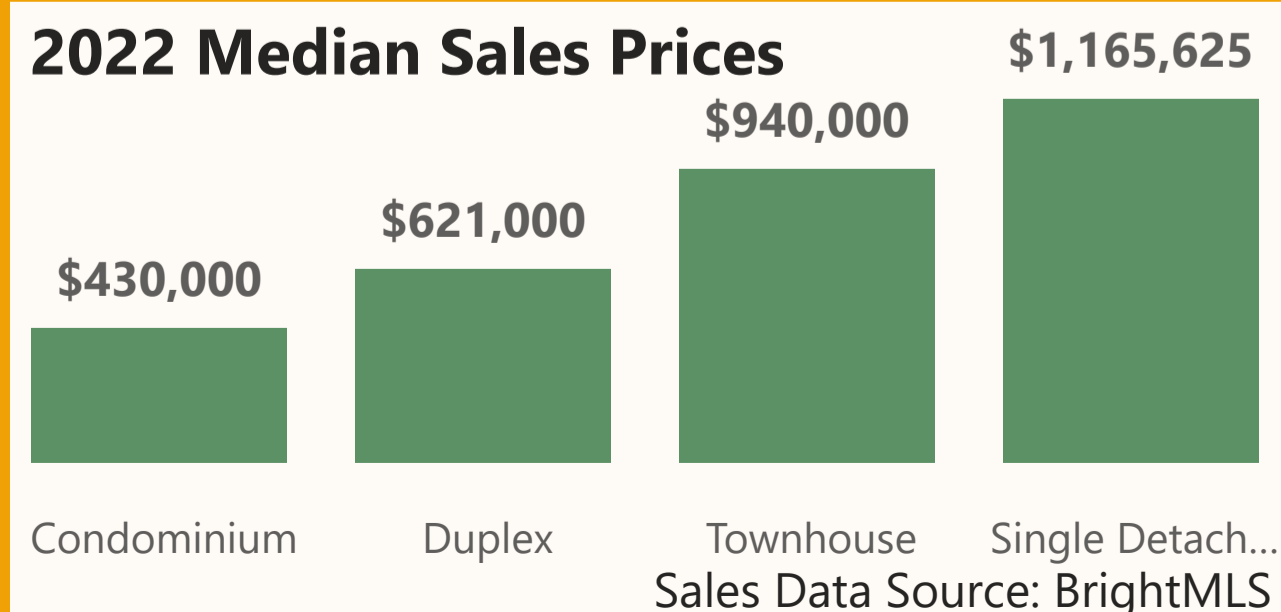
In March 2023, the County Board adopted Zoning Ordinance and General Land Use Plan amendments associated with the Missing Middle Housing Study. The amendments allow for housing development of up to 6 units per residential lot if certain conditions are met.

Rental Housing Market *(click for more)*

| Average Asking Rents | Change |
|------------------------------|--------|
| Studio \$1,923 | 4.4% |
| One Bedroom \$2,183 | 2.4% |
| Two Bedroom \$2,778 | 2.8% |
| Three Bedroom \$3,503 | -0.8% |

Rent Data Source for 2023 Q3: CoStar

For Sale Housing Market *(click for more)*





Reset



121,154 Total Housing Units

Housing Units by Type

| Housing Type | Units | Share |
|--------------------------------|----------------|----------------|
| Apartment Elevator | 43,851 | 36.19% |
| Single Family Detached | 27,340 | 22.57% |
| Apartment Garden | 15,266 | 12.60% |
| Condo Elevator | 14,806 | 12.22% |
| Condo Garden | 11,541 | 9.53% |
| Townhouse | 4,426 | 3.65% |
| Side-by-Side | 1,995 | 1.65% |
| Apartment Elevator - Senior | 1,117 | 0.92% |
| Duplex | 616 | 0.51% |
| Single Family Detached with AD | 196 | 0.16% |
| Total | 121,154 | 100.00% |

Tenure of non-apartment housing

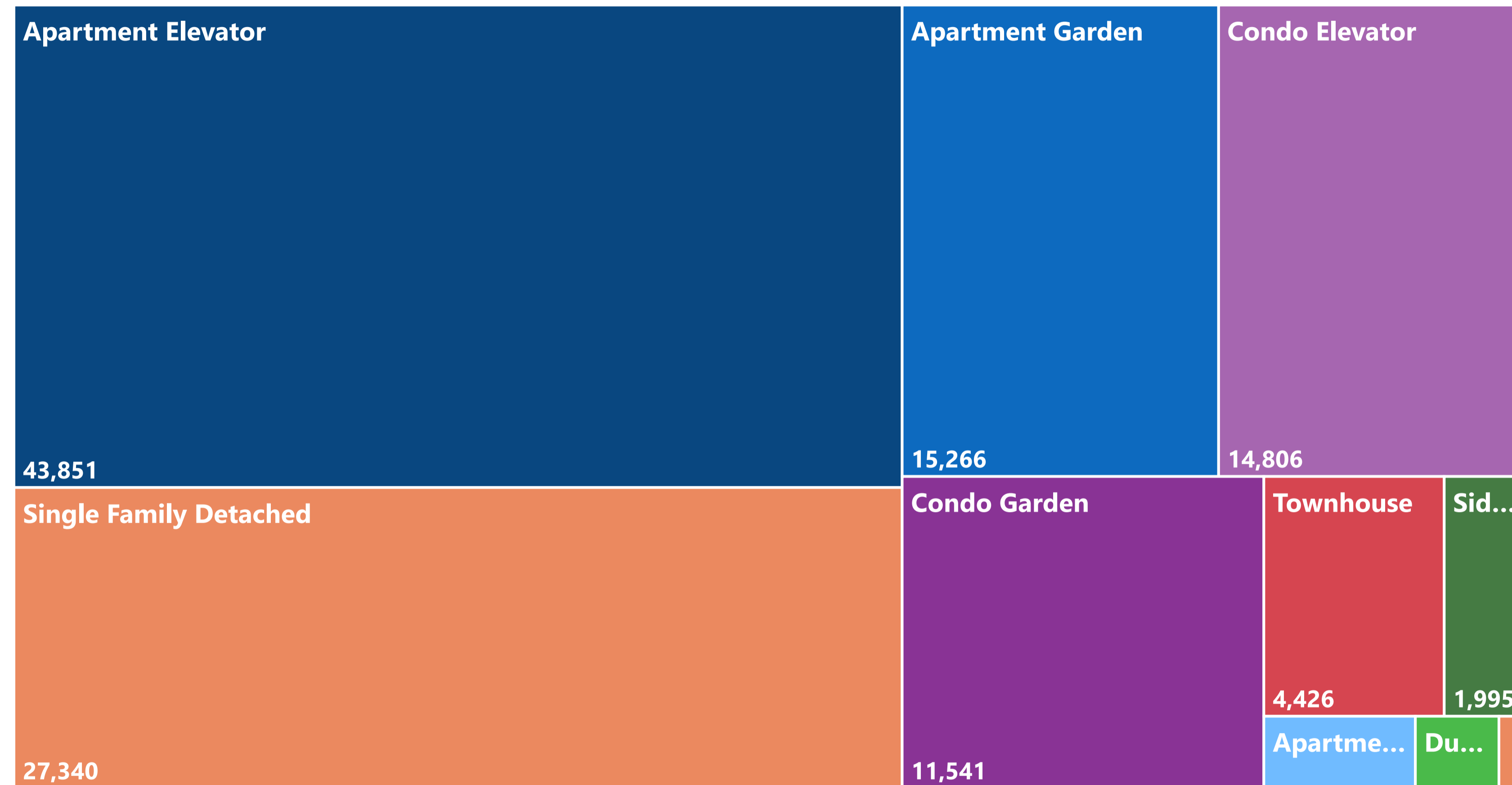
| Housing Type | Owner | Renter | Owner % | Renter % |
|------------------------|---------------|---------------|---------|----------|
| Condo Elevator | 9,245 | 5,363 | 63% | 37% |
| Single Family Detached | 23,731 | 3,645 | 87% | 13% |
| Condo Garden | 8,162 | 3,379 | 71% | 29% |
| Townhouse | 3,343 | 1,082 | 76% | 24% |
| Side-by-Side | 1,472 | 523 | 74% | 26% |
| Total | 46,127 | 14,438 | | |

Additional Information:

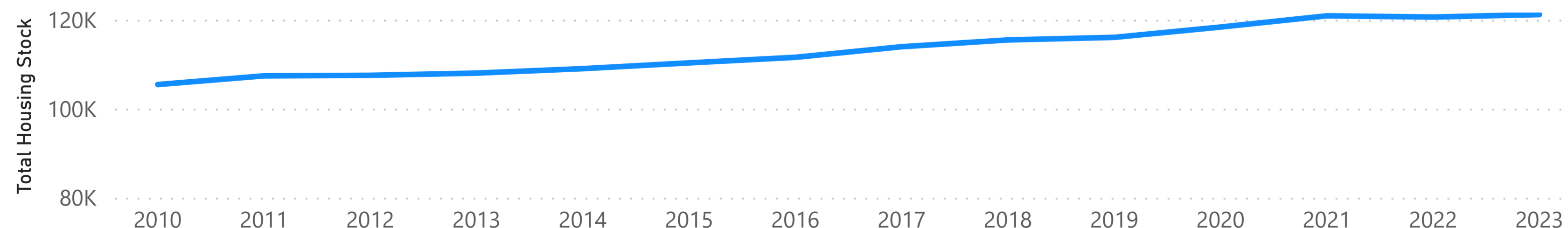
The [Development Tracking Dashboard](#) provides more information on residential projects under construction and recently completed. Information is updated quarterly.

Housing Units by Type

(Hover over an area to view details)



Total Housing Stock by Fiscal Year





Click on a topic area below to learn more about Arlington's committed affordable housing.

Who lives in committed affordable housing?

What is considered affordable?

Where is affordable housing located and how is it distributed throughout the County?

When do affordability commitments end?

Why is affordable housing needed?

How is committed affordable housing produced?

How does the County ensure that committed affordable units are adequately maintained?

What's new?

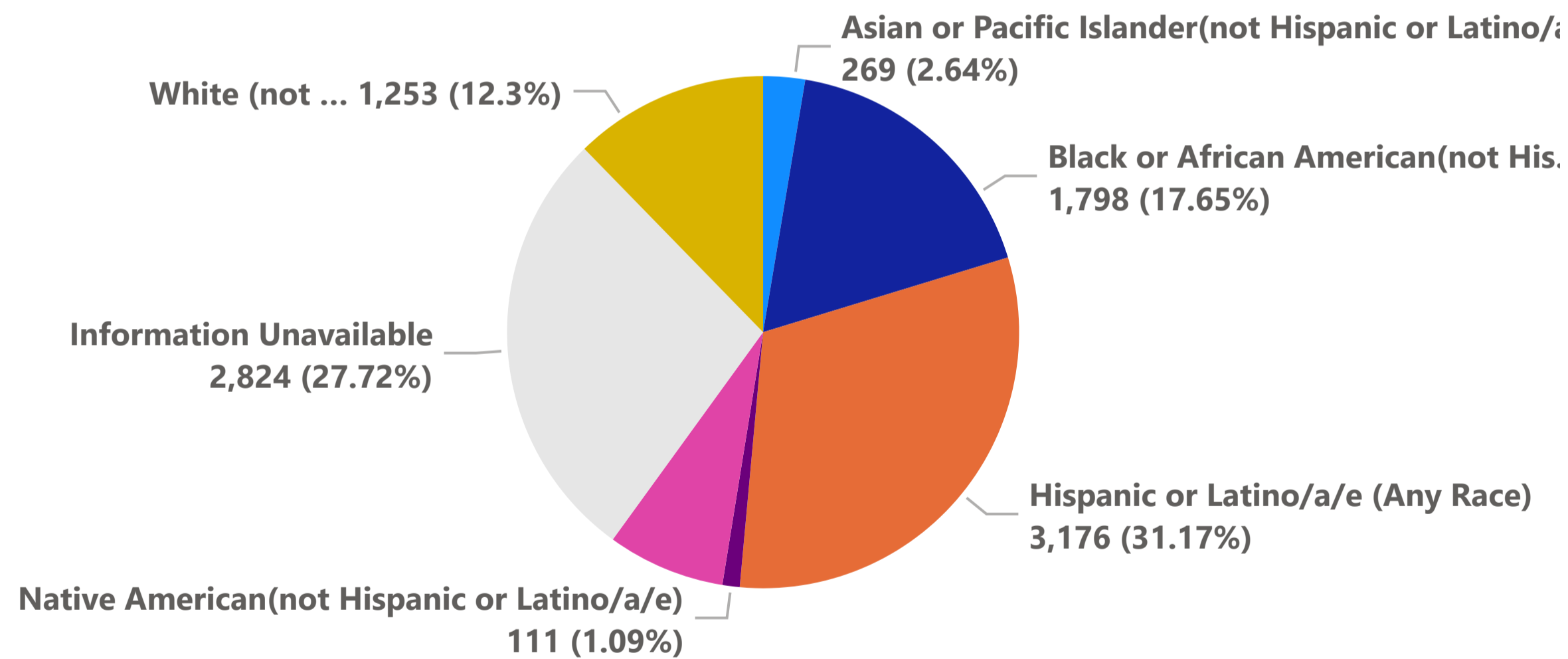


Who lives in Committed Affordable Housing?

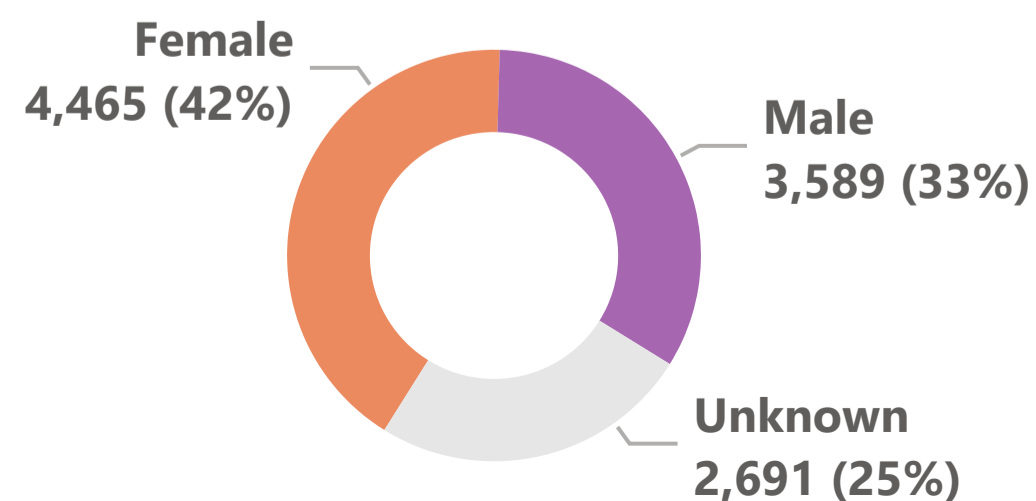
Supporting committed affordable housing is a very tangible way the County works towards its vision of being a diverse and inclusive community. The information provided below provides some insight into the demographic makeup of committed affordable housing. The data below was provided by AHC, Inc. APAH, and Wesley Housing and represents a portion of the CAF resident population, including 10,189 residents in 4,734 households. Information gaps exist resulting from residents choosing not to respond to certain questions.

This is the first year that demographic data has been presented and represents a starting point to present complete information in the future.

Race and Ethnicity of CAF Residents



Gender



Age

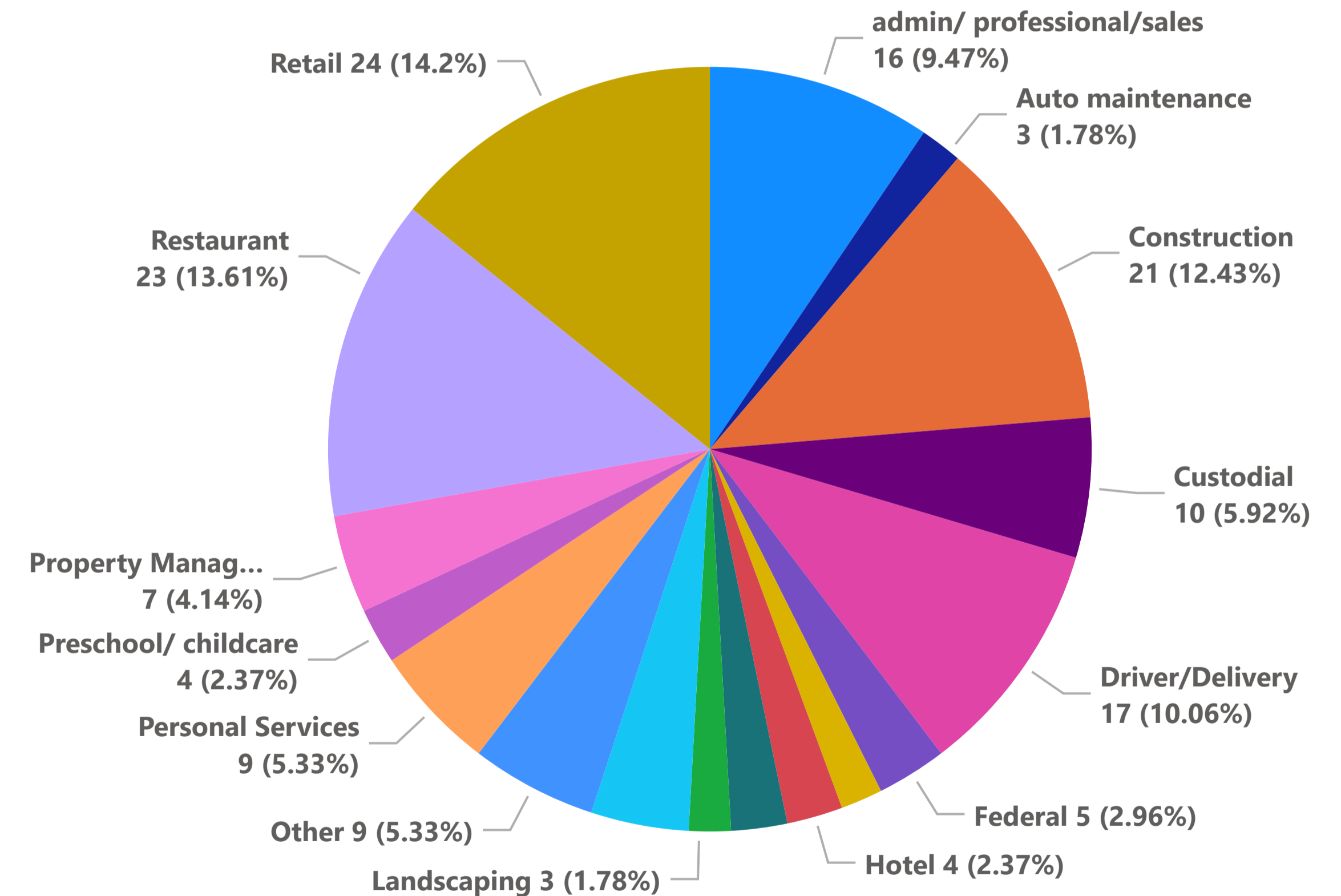
Children under the age of 18 make up **28%** in the sample pool of CAF residents.

Older adults aged 65 and over make up **8%** of in the sample pool of CAF residents.

What occupations do CAF residents have?

Residents of committed affordable housing work in a wide range of professions. The chart below displays the variety of occupations of CAF residents. The data is based on a sampling of 169 residents.

CAF Resident Occupations





Area Median Income and the Measurement of Affordability

The Area Median Income (AMI) is the income at which half of the families of a particular household size have incomes higher and half have incomes lower in a defined area. Area Median Income is used as a benchmark for defining affordability levels. Affordable rent limits are based on 30% of monthly income. In Arlington, the income and rent limits are established using median income statistics for the Washington-Arlington-Alexandria Metro Area issued annually by the Department of Housing and Urban Development (HUD).

Select an Area Median Income level to view income and rent limits.

- 30% AMI
- 40% AMI
- 50% AMI
- 60% AMI
- 80% AMI

Income Limit

| AMI Level | 1 Person | 2 Person | 3 Person | 4 Person | 5 Person | 6 Person |
|-----------|----------|----------|----------|----------|----------|----------|
| 50% AMI | \$52,750 | \$60,300 | \$67,850 | \$75,350 | \$81,400 | \$87,450 |

Rent Limit by Unit Size

| AMI Level | Efficiency | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
|-----------|------------|-----------|-----------|-----------|-----------|
| 50% AMI | \$1,318 | \$1,413 | \$1,696 | \$1,959 | \$2,186 |

Maximum annual incomes allowed for tenants of affordable rental units are based on the number of persons in the household, not on the size of the unit.

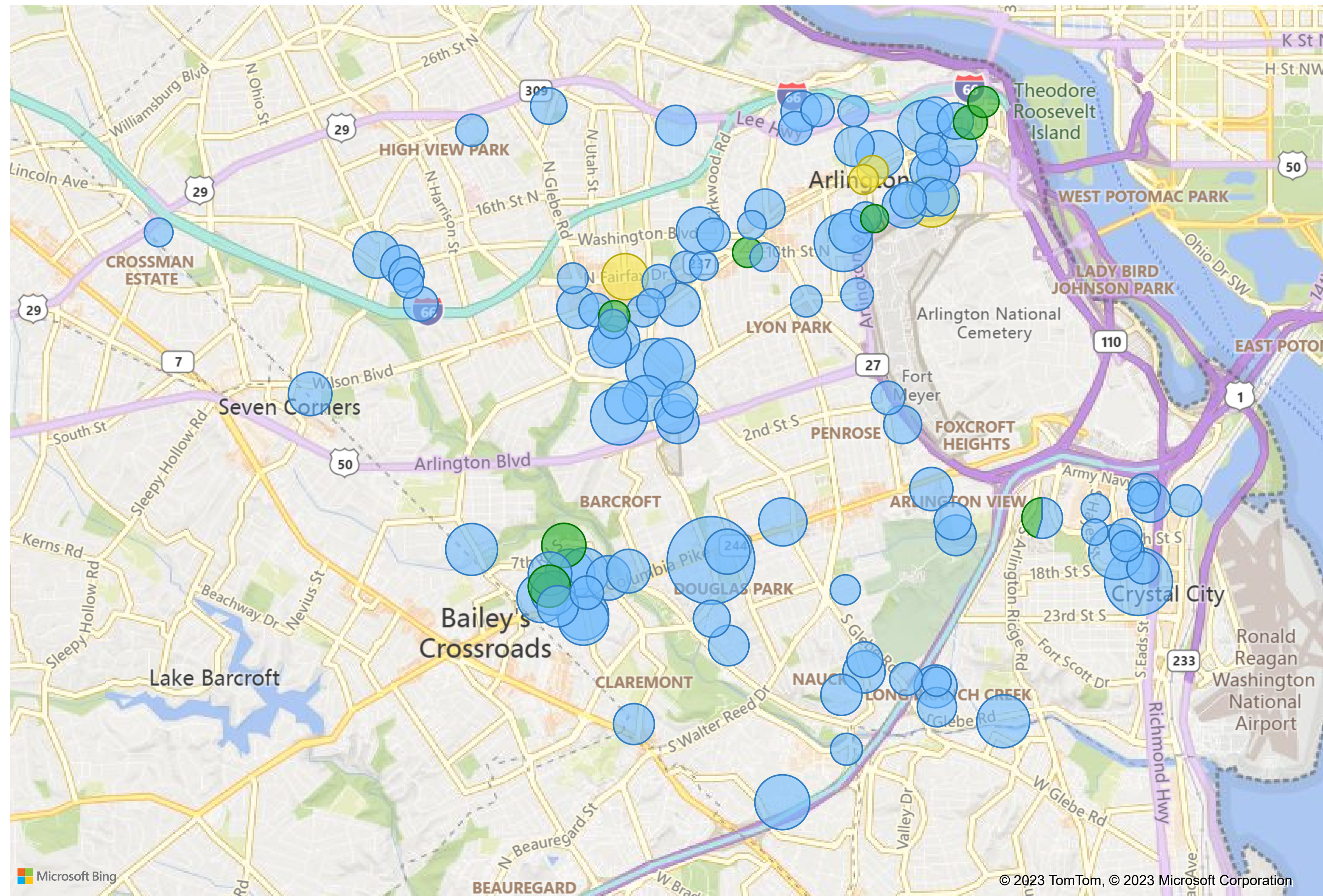
Maximum rent amounts allowed for affordable rental units are based on size of the unit, not on number of persons living in the unit.

If tenants pay utilities, the rent charged will be adjusted downward from the amounts above by the estimated costs of those utilities.



Hover over a dot on the map to view details, click on a status to filter by status (hold down shift key to select more than one), or select a property from the list to zoom to location.

Status ● Approved ● Operating ● Under Construction



| Property Name | CAF Units | AHMP Area |
|-------------------------------|---------------|------------------|
| Woodland Hill | 235 | Columbia F |
| Woodbury Park | 364 | Rosslyn-Ba |
| William Watters Apartments | 21 | Langston E |
| Whitefield Commons Apartments | 64 | Buckingar |
| Westover Apartments | 152 | Westover |
| Wakefield Manor | 5 | Rosslyn-Ba |
| vPoint | 70 | Rosslyn-Ba |
| Virginia Square Towers | 6 | Rosslyn-Ba |
| Virginia Gardens | 76 | Columbia F |
| Verde Pointe | 11 | Langston E |
| Union on Queen | 80 | Rosslyn-Ba |
| The Witmer | 7 | Richmond |
| The Wellington | 105 | Columbia F |
| The Waycroft | 22 | Rosslyn-Ba |
| The View al Libety Center | 15 | Rosslyn-Ba |
| The Springs | 98 | Rosslyn-Ba |
| The Spectrum | 80 | Columbia F |
| The Shelton | 94 | I-395 |
| The Shell | 83 | Columbia F |
| Total | 11,213 | Arlington |

[Reset](#)

[View Current Vacancies](#)

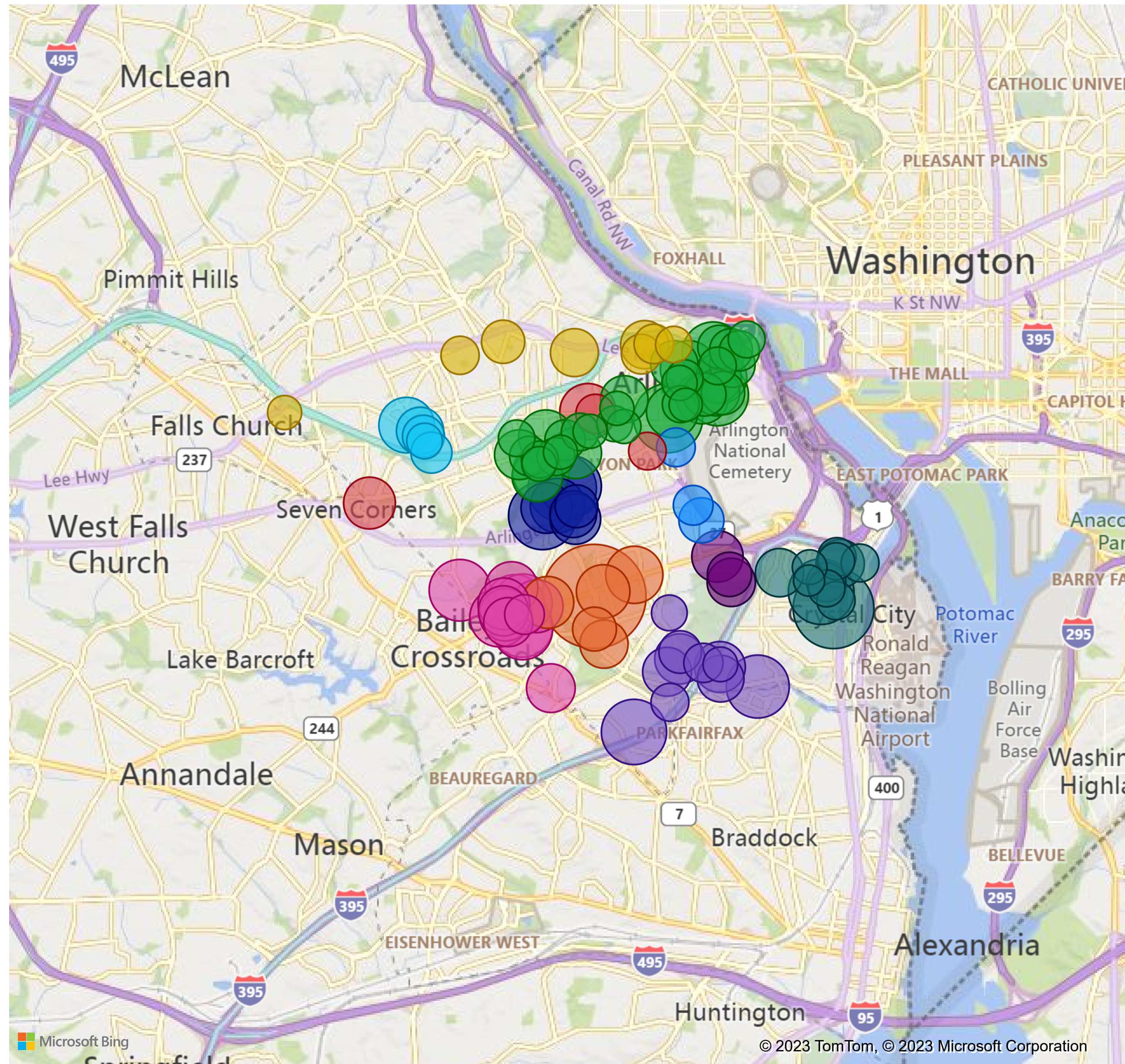
[More Info on CAF Distribution](#)



Hover over a dot on the map to view details, click on an AHMP Area in the legend to filter by area (hold down shift key to select more than one), or select a property from the list to zoom to location.

AHMP Area

- Arlington and Washington Boulev...
- Buckingham
- Columbia Pike Central
- Columbia Pike East
- Columbia Pike West
- I-395
- Langston Boulevard
- Other
- Richmond Highway
- Rosslyn-Ballston
- Westover



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| The Spectrum | 80 |
| The Shelton | 94 |
| The Shell | 83 |
| Total | 11,213 |

The Affordable Housing Master Plan included a forecast for rental housing (both CAFs and MARKs) up to 60% AMI. See how the current distribution compares to the forecast.

AHMP
Distribution Map

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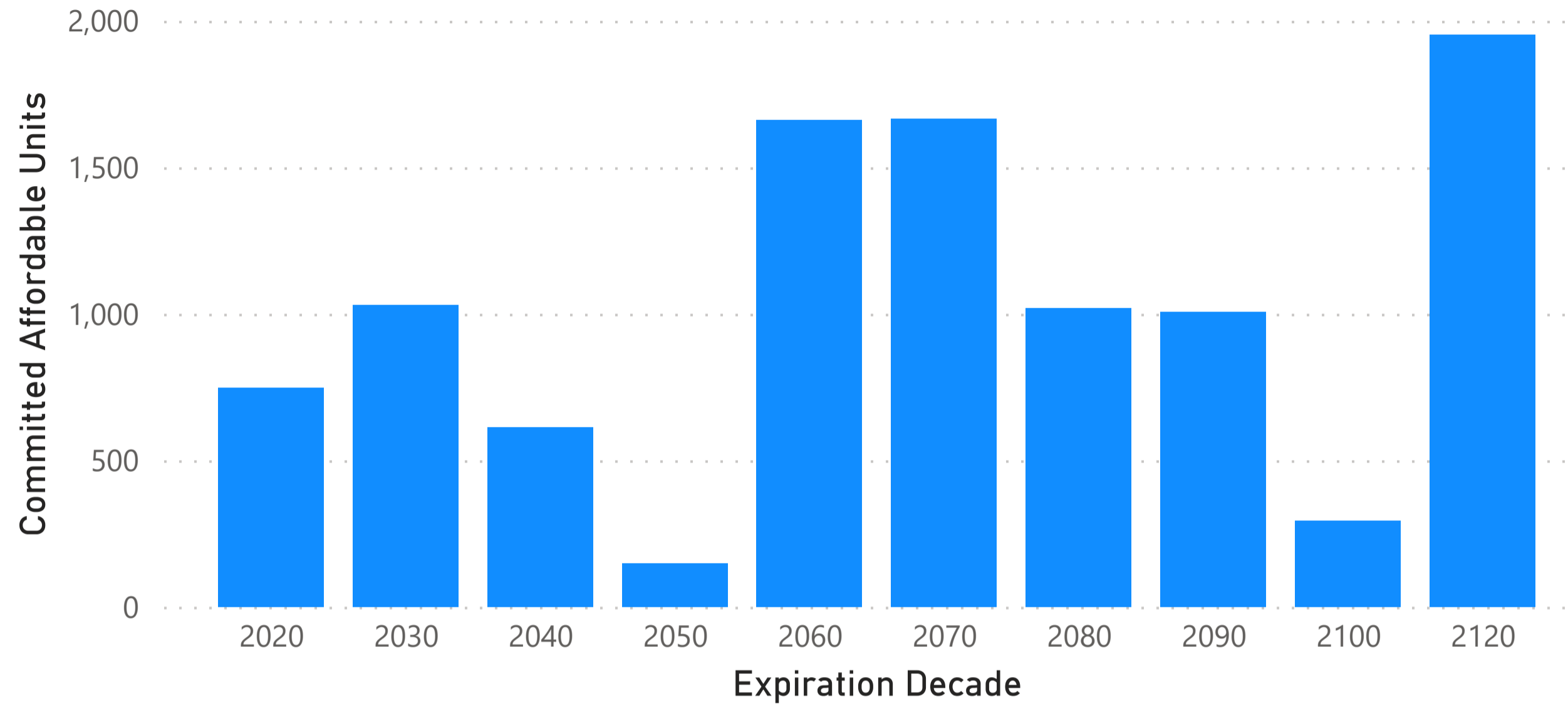
When do affordability commitments end?

All of the committed affordable housing in the County has an end date. The County works with property owners to extend affordability requirements prior to their expiration. Affordability terms are generally 60 or more years for committed affordable housing receiving County financing. Committed affordable units achieved through land use tools (e.g. bonus density, form-based codes, affordable housing ordinance) have an affordability term of 30 years.

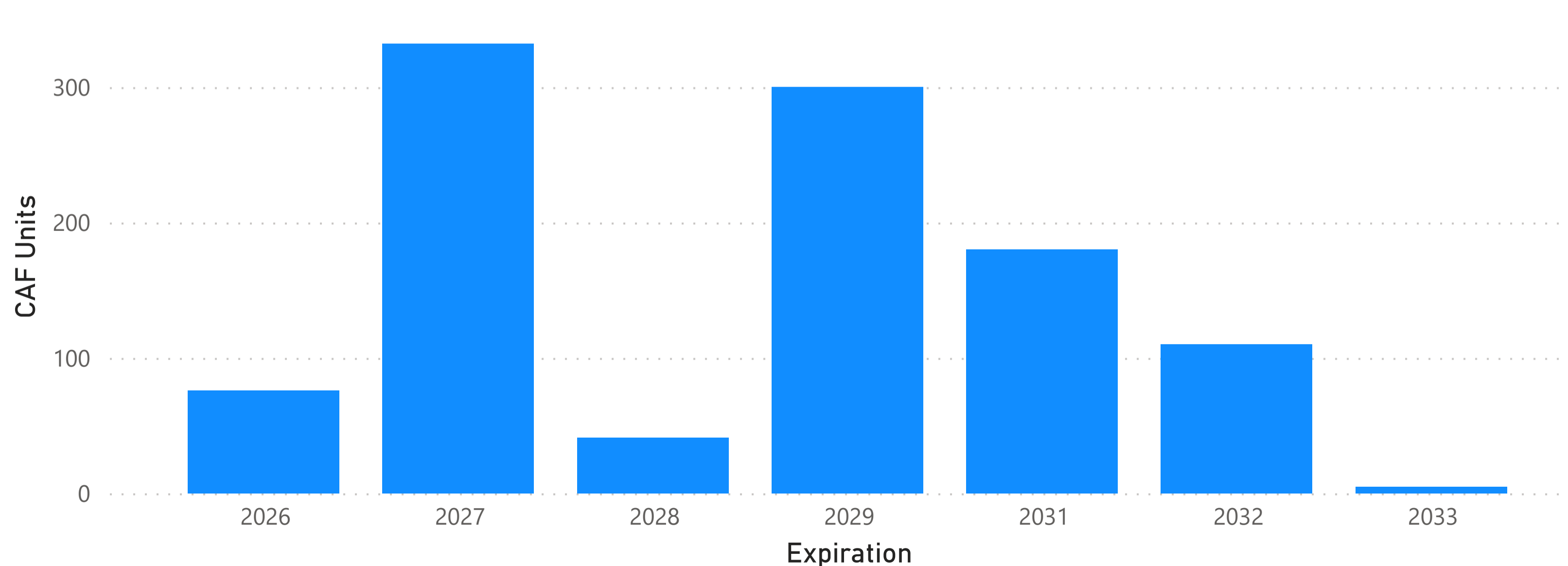
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Committed Affordable Units by Expiration Decade



Affordability expirations within the next ten years



Affordability expirations within the next ten years

| Expiration | Current Name | CAF Units |
|--------------|--|--------------|
| 2026 | Virginia Gardens | 76 |
| 2027 | Ballston Park at Historic Buckingham Village | 233 |
| 2027 | Calvert Manor | 22 |
| 2027 | Lenox Club | 77 |
| 2028 | Key Boulevard Apartments | 41 |
| 2029 | Claridge House | 300 |
| 2031 | Cameron Commons | 11 |
| 2031 | Leckey Gardens | 40 |
| 2031 | Quebec Apartments | 129 |
| 2032 | Patrick Henry | 110 |
| 2033 | Cameron Commons II | 5 |
| Total | | 1,044 |



Housing affordability is essential to achieving Arlington's vision of being a diverse and inclusive community.

Housing affordability is vital to the social and economic sustainability of our community. Providing housing across a wide range of affordability:

Supports our people at all ages and stages of life, such as young families who are just starting out; seniors who wish to securely age in place; families with children who are looking for stability; and hardworking employees who deserve opportunity and choices.

Improves our neighborhoods by promoting stability; maintaining diversity; assuring the quality of the built environment and neighborhood character; and reinforcing efficient transportation and land use policies.

Strengthens our economy by enhancing our market competitiveness; assuring employers access to workers needed for a variety of jobs; providing workers with better access to homes near their jobs; attracting the best employees; connecting business owners with a stable customer base; and allowing consumers the flexibility to spend less of their income on housing.

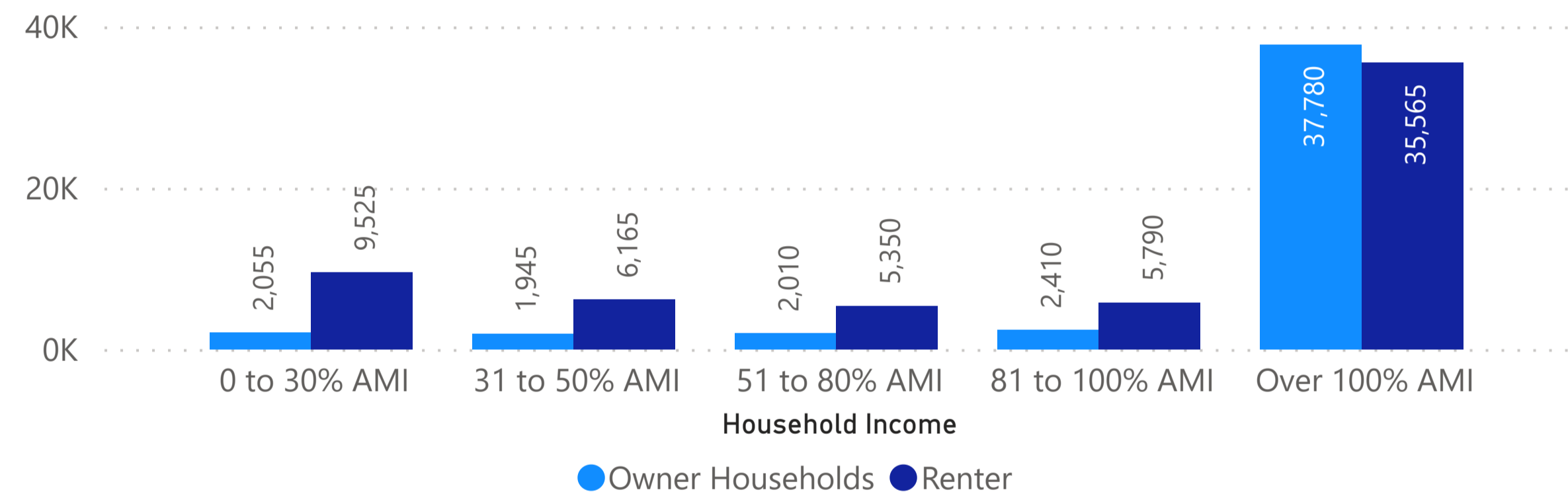
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How much affordable housing is needed?

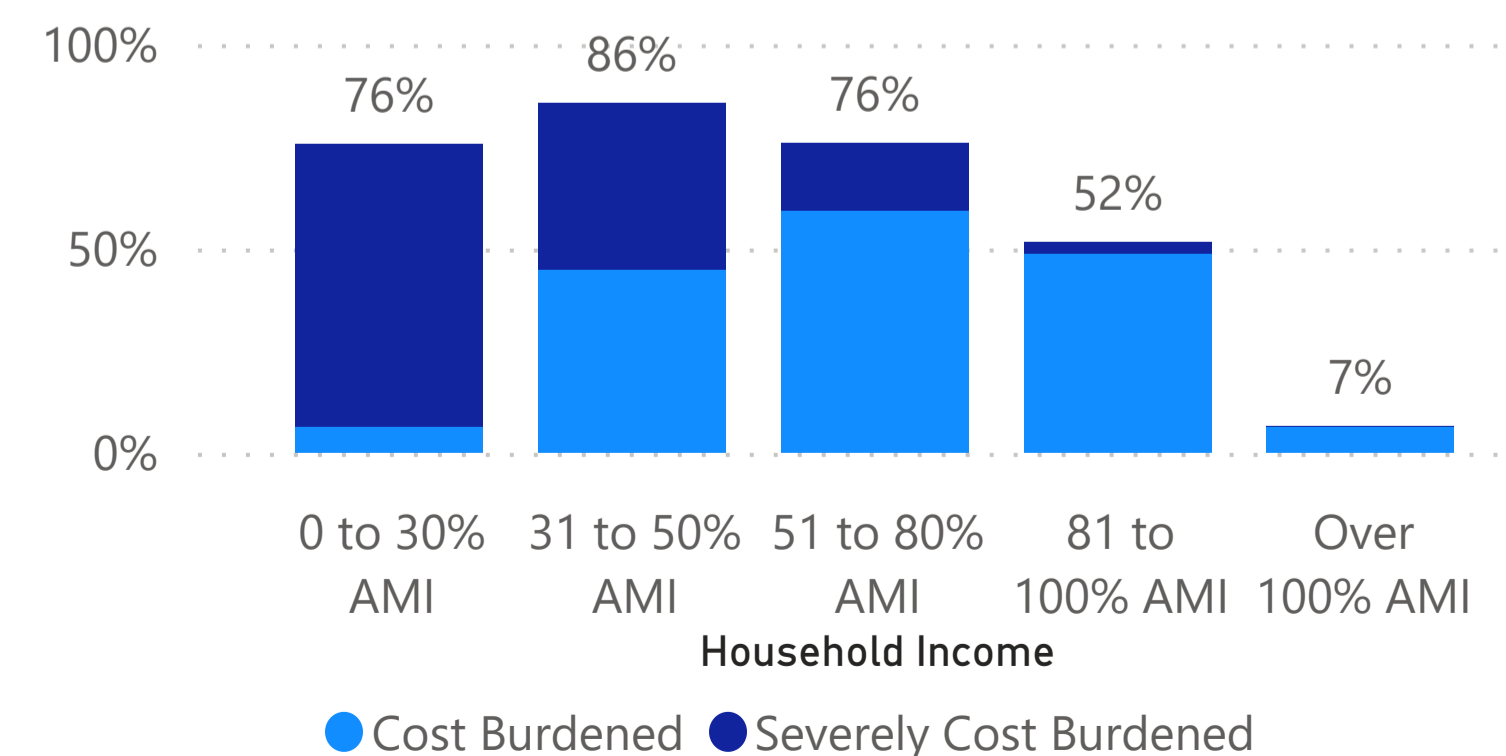
Arlington periodically conducts a housing needs analysis to quantify current and future housing needs. The most recent [housing needs analysis](#) was completed in 2020. The County's affordable housing investments are designed to meet the needs of current residents.

Households by income and Tenure



HUD CHAS data based on 2016-2020 ACS 5-year estimates

Renter Housing Cost Burden by Income



HUD CHAS data based on 2016-2020 ACS 5-year estimates

Housing cost burden is one metric that illustrates the need for affordable housing. A household is considered housing cost-burdened if their housing expense exceeds 30% of their gross income. Severe cost burden occurs when housing costs exceed 50% of a household's income.



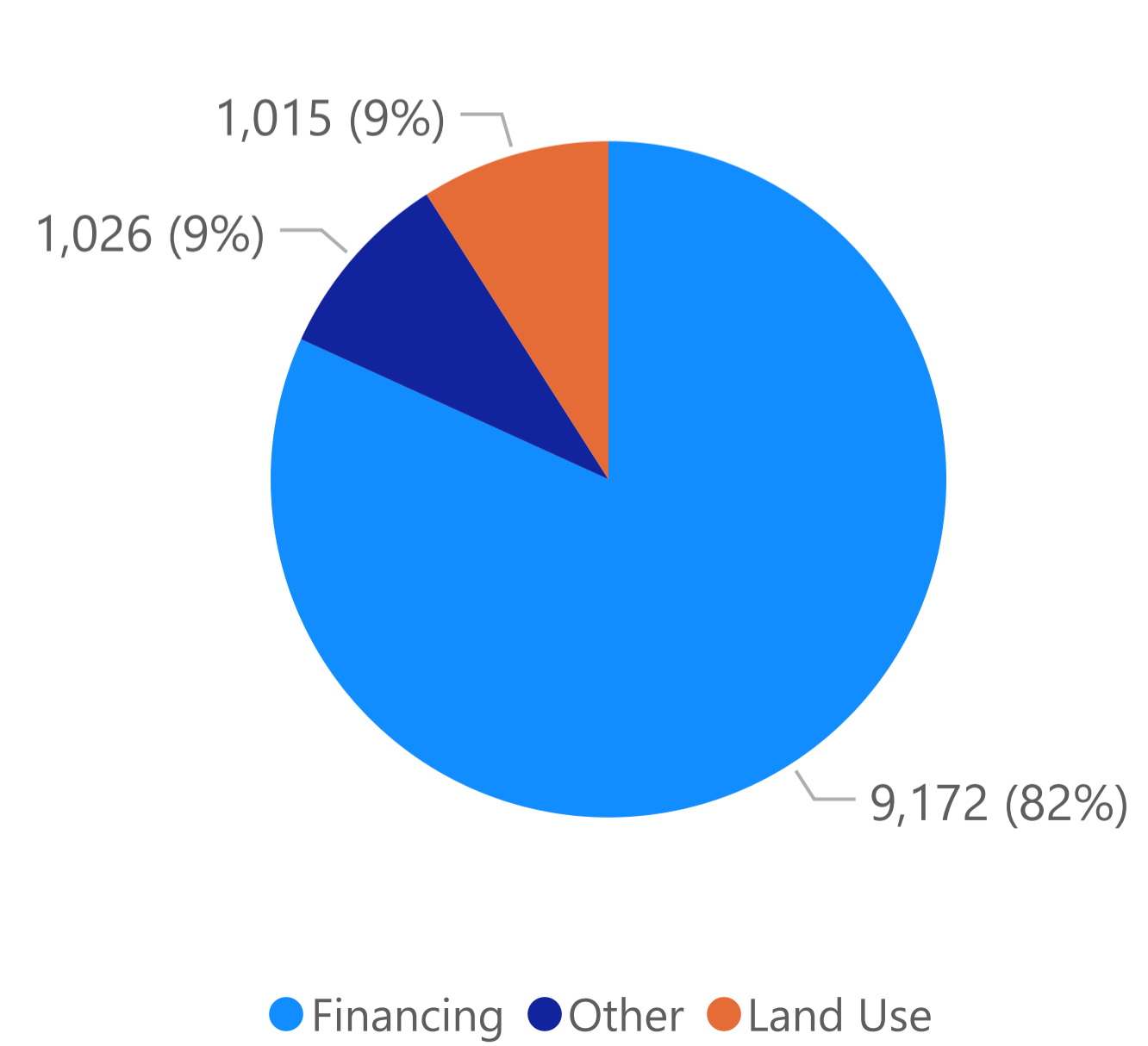
How is Committed Affordable Housing Produced?

Committed affordable housing is primarily produced through conditions established through financing. Affordability conditions are also secured through the approval process by employing an array of land use tools that have been developed over the years. Other committed affordable housing results from Housing Assistant Payment contracts with the US Department of Housing and Urban Development, land leases, and ownership by mission driven non-profits.

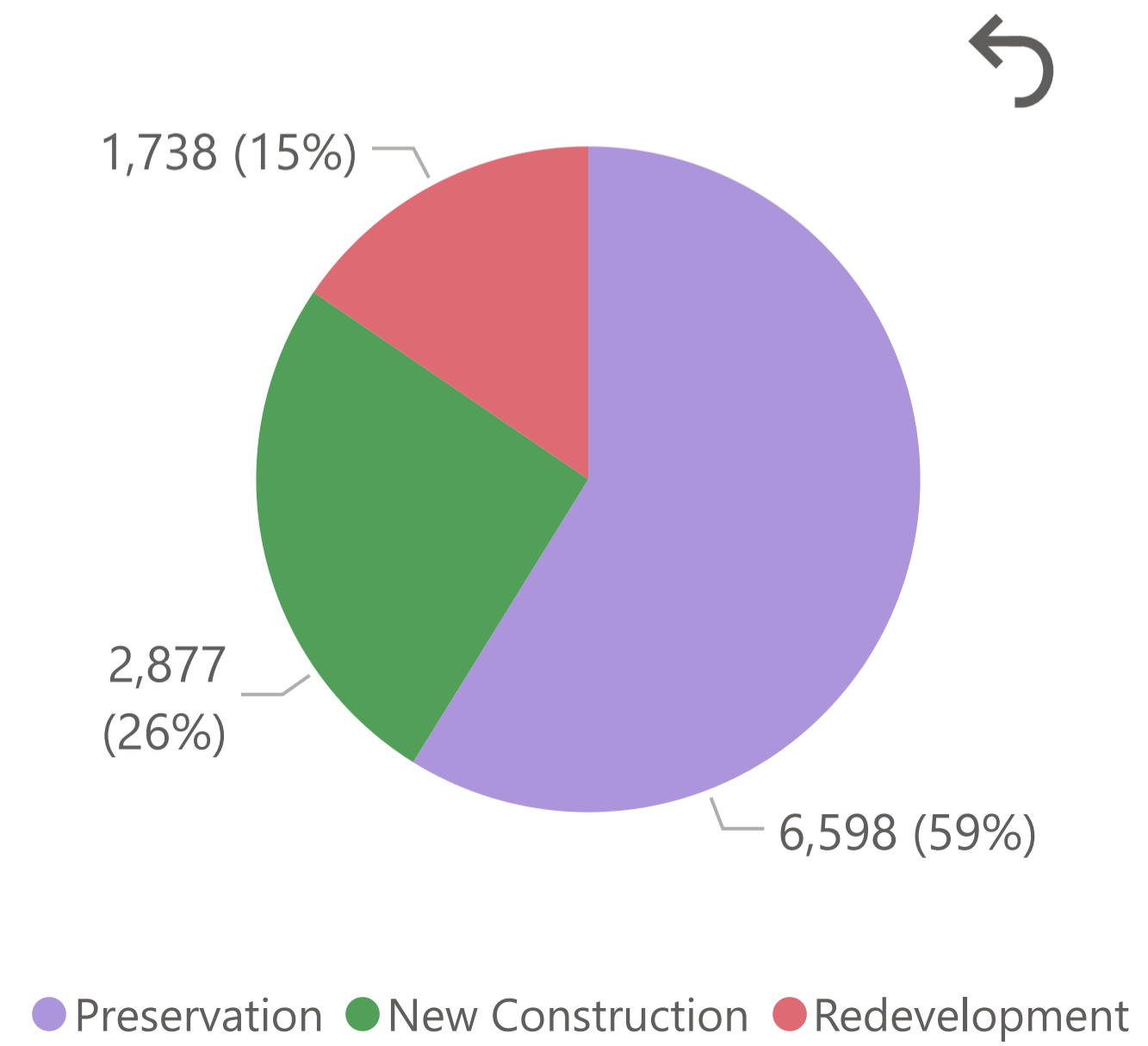
A second way to look at production is by the action that takes place physically.

- **Preservation:** Some committed affordable housing is created by acquiring existing market rate apartments to guarantee future affordability and prevent the displacement of residents.
- **Redevelopment:** Opportunities for creating significantly more housing on a site can help to expand the supply of committed affordable housing. To protect existing tenants when redevelopment occurs, the County has developed a set of Relocation Guidelines that developers must follow.
- **New Construction:** Technically redevelopment, but considered new construction when the site's previous use was not residential.

CAF Units by Production Method



CAF Units by Activity



Reset

| Current Name | CAF Units | Production Method | Activity |
|--|---------------|-------------------|------------------|
| Apex | 256 | Financing | Redevelopment |
| Arbor Heights | 198 | Financing | Preservation |
| Arlington View Terrace | 47 | Financing | Preservation |
| Arna Valley View | 101 | Financing | Redevelopment |
| Ashton House I, II & III | 28 | Financing | Preservation |
| Ballston Park at Historic Buckingham Village | 233 | Financing | Preservation |
| Ballston Station/CUMC | 144 | Financing | New Construction |
| Barcroft Apartments | 1,334 | Financing | Preservation |
| Buchanan Gardens | 111 | Financing | Preservation |
| Calvert Manor | 22 | Financing | Preservation |
| Cameron Commons | 11 | Financing | Preservation |
| Cameron Commons II | 5 | Financing | New Construction |
| Clarendon Court Apartments | 103 | Financing | Preservation |
| Total | 11,213 | | |

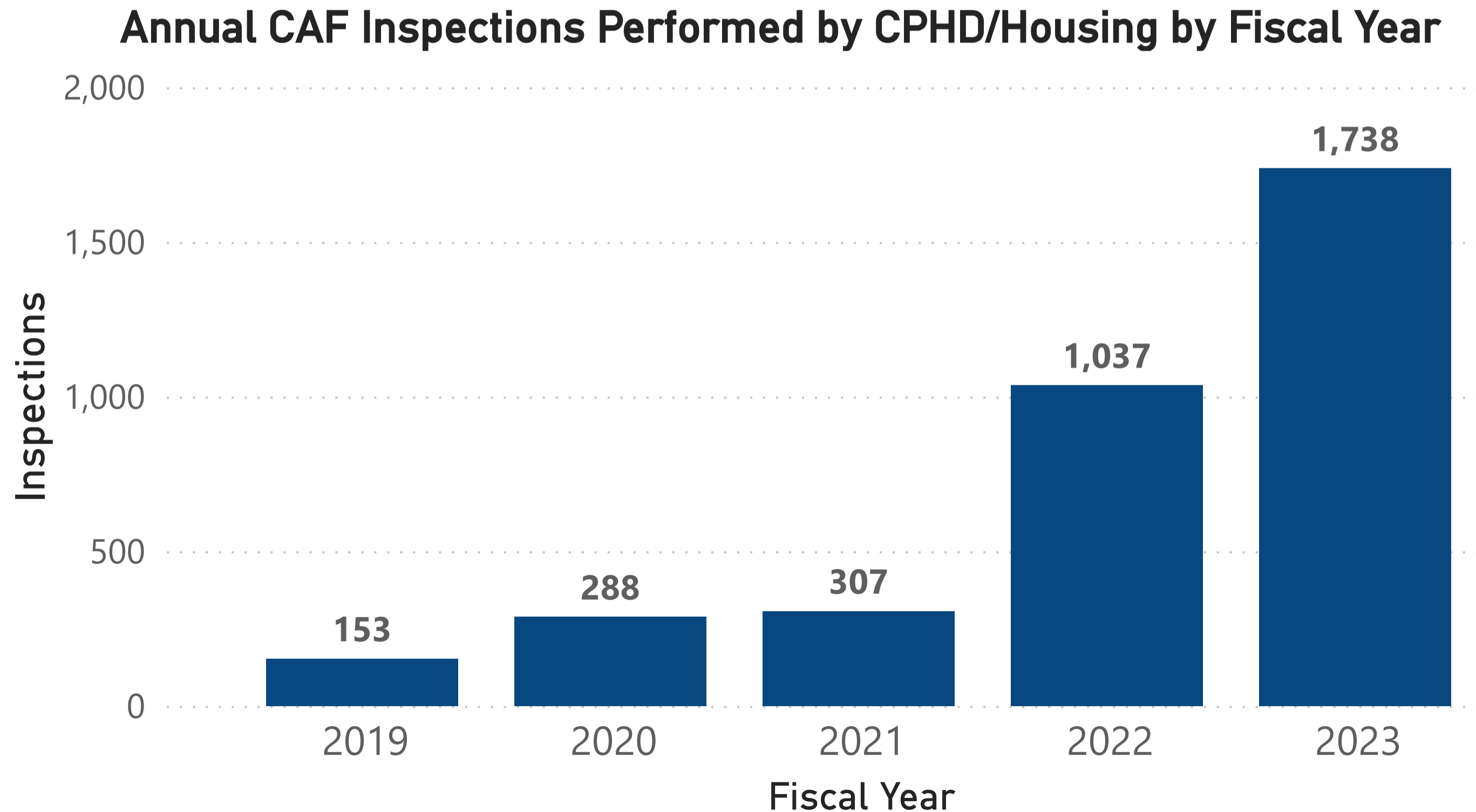
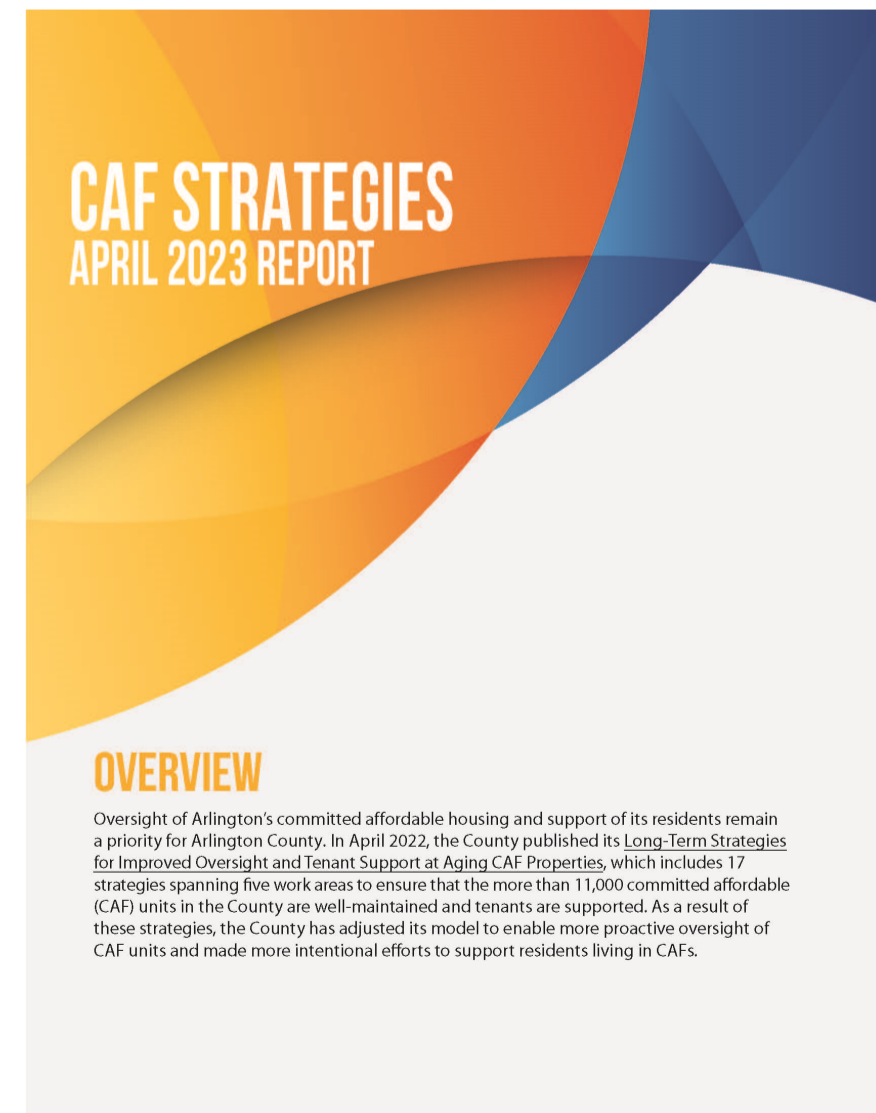
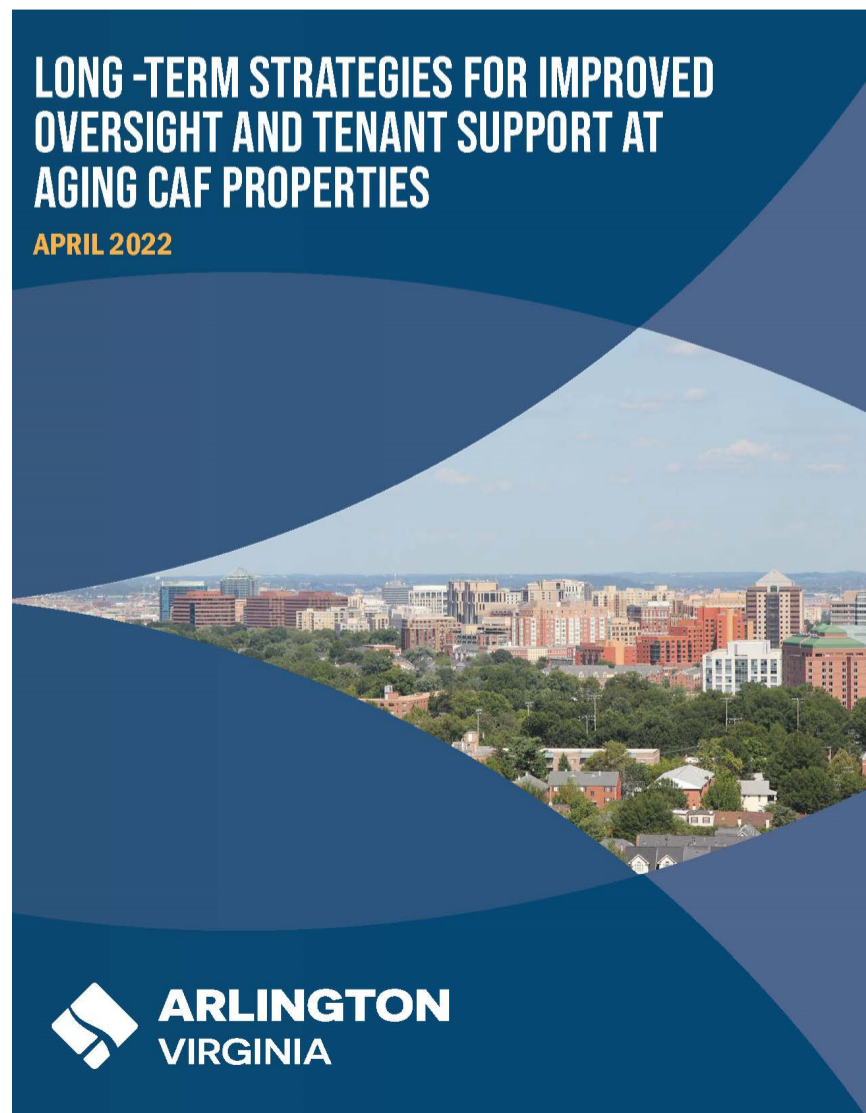


How does the County ensure that committed affordable units are adequately maintained?

In April 2022, the County published its "Long-Term Strategies for Improved Oversight and Tenant Support at Aging CAF Properties." This document includes 17 strategies spanning five work areas to ensure that the more than 11,000 committed affordable housing units in the County are well-maintained and tenants are supported. As a result of these strategies, the County has adjusted its model to enable more proactive oversight of CAF units and made more intentional efforts to support residents living in CAFs. The strategies are focused on five work areas: oversight and asset management, capital investment, coordination, problem solving, and communication and outreach.

[Read the CAF Strategies Document](#)

[Read the 2023 CAF Strategies Report](#)





10th and Irving (Joyce Motors) 3201 10th Street North



Nine on-site committed affordable units will be included as part of the [Joyce Motors site plan](#), located in the vicinity of the Clarendon Metro station.

Number of CAFs: 9

CAF Unit Size: 4 one-bedroom
3 two-bedroom
2 three-bedroom

Affordability level:

1 unit at 60% AMI
11 units at 80% AMI

Affordability Term: 30 Years

Accessible Affordable Units: 1

Cash Contribution: \$438,834

Ballston Macy's 701 North Glebe Road



A site plan for the redevelopment of the [Ballston Macy's](#) was approved. This development will produce a mixed-use building, including 533 apartments.

Number of CAFs: 12

CAF Unit Size: 8 efficiency
1 one-bedroom
3 two-bedroom

Affordability level:

1 unit at 60% AMI
11 units at 80% AMI

Affordability Term: 30 Years

Accessible Affordable Units: 1

Cash Contribution: \$1,515,151

Haven Apartments 5100 7th Road South



As part of the [Ballston Macy's](#) site plan project, additional density was achieved through a transfer of development rights from the Haven Apartments in the Arlington Mill neighborhood on Columbia Pike providing for long term preservation of affordability.

Number of CAFs: 118

CAF Unit Size: 31 one-bedroom
80 two-bedroom
7 three-bedroom

Affordability level: 60% AMI

Affordability Term: 30 Years

Accessible Affordable Units: NA

RiverHouse James 1400 S Joyce Street



The [Crystal Plaza 5](#) site plan project achieved additional density through the provision of 35 committed affordable units off-site at the River House apartment complex and an additional AHIF contribution of \$4.75 million.

Number of CAFs: 35

CAF Unit Size: 18 one-bedroom
17 two-bedroom

Affordability level: 60% AMI

Affordability Term: 30 Years

Accessible Affordable Units: NA

Cash Contribution: \$8,117,968

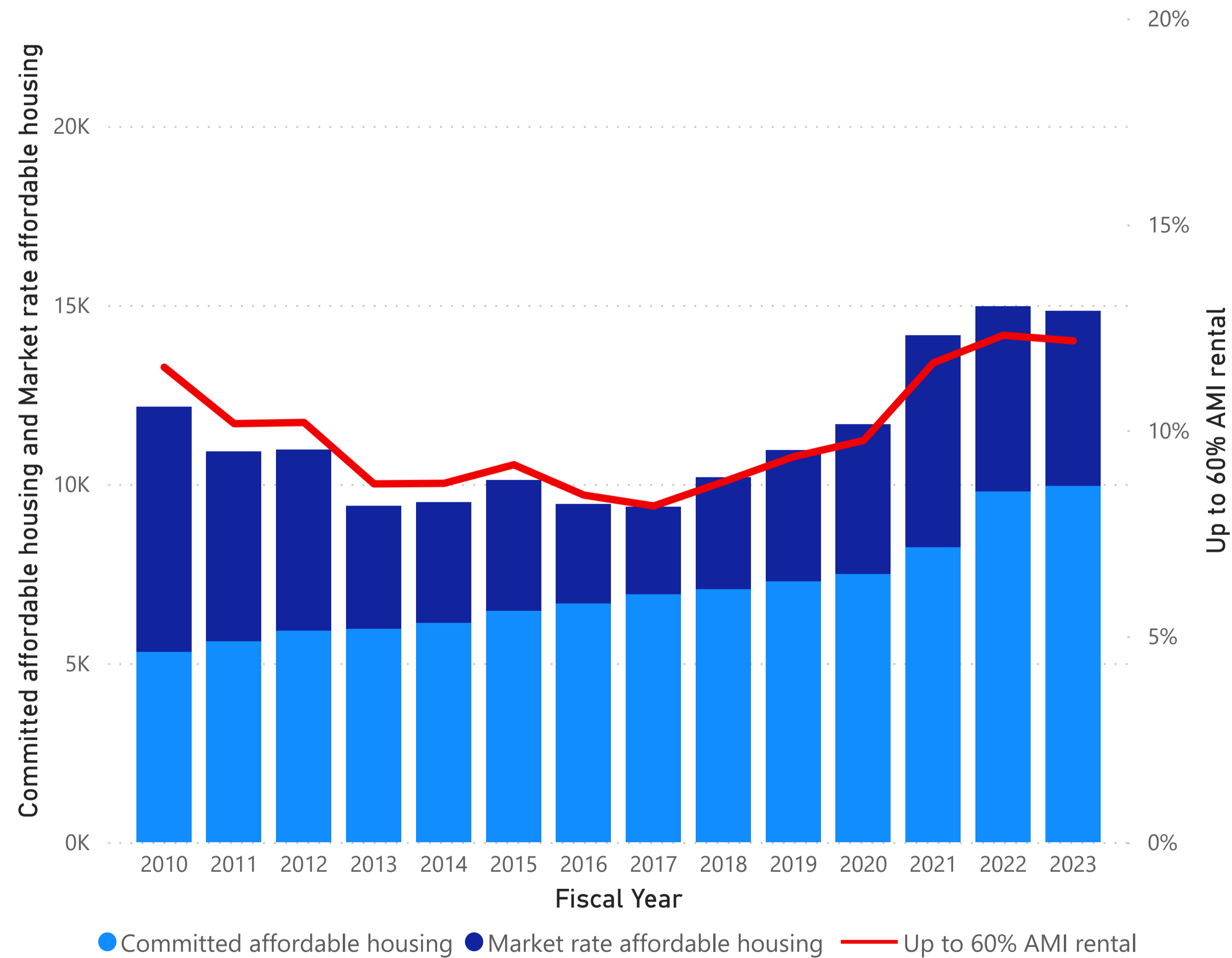


The first goal of the [Affordable Housing Master Plan](#) is that *Arlington County shall have an adequate supply of housing available to meet community needs.*

A key objective to achieve this goal is to *produce and preserve a sufficient supply of affordable rental housing to meet current and future needs.* The Plan's target for this objective is that **by 2040, 17.7% of the County's housing stock should be affordable rentals to meet the needs of renter households with incomes at or below 60% of the Area Median Income.**

The housing needs analysis indicates that 22,800 affordable units will be needed to meet the needs in Arlington by 2040. This need will be met by a combination of committed affordable units and market rate affordable units.

Rental housing stock affordable to households under 60% AMI as a percentage of the total housing supply



[More on committed affordable and market rate affordable housing](#)

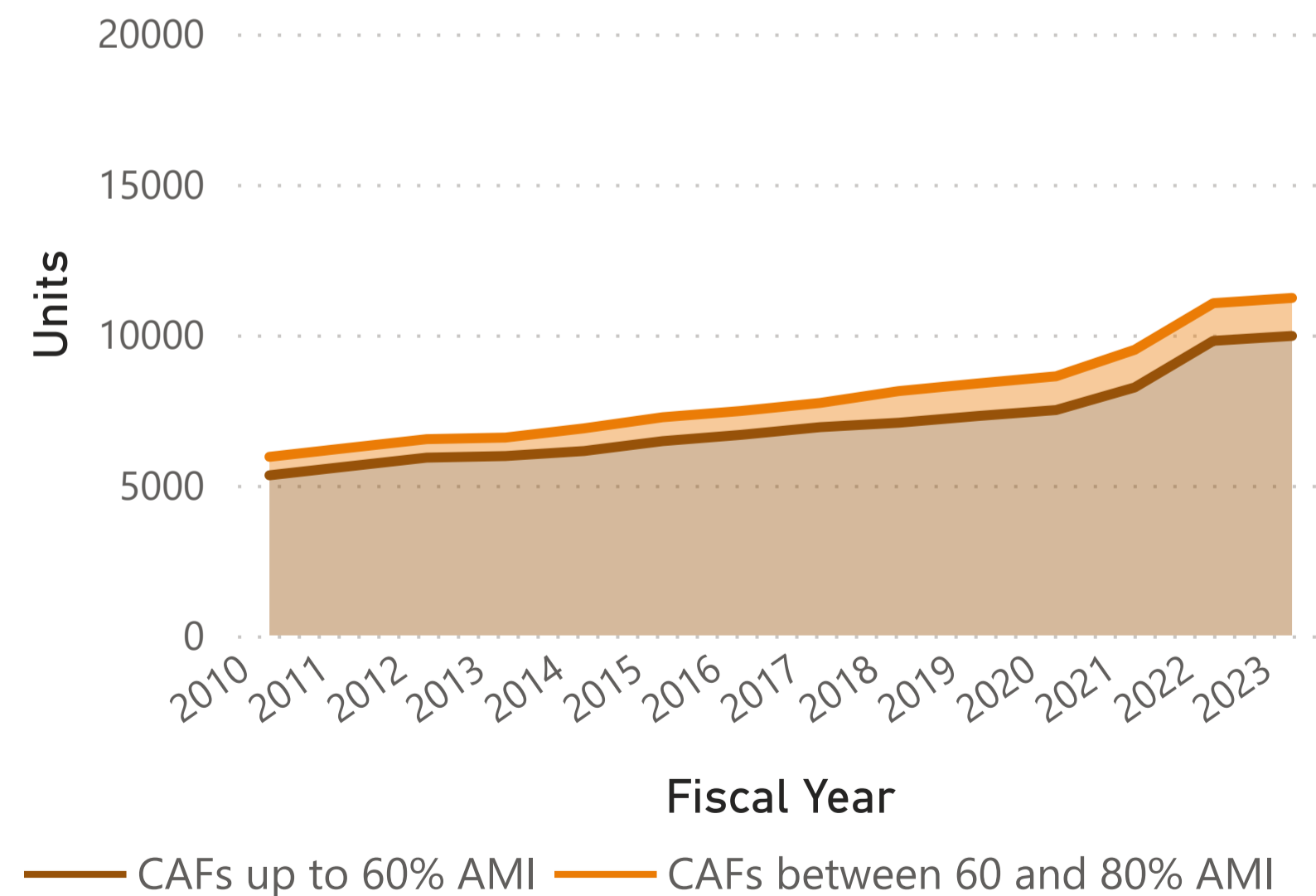


Committed Affordable Housing Units (CAFs) are privately owned apartments that are where affordability is guaranteed by agreement with federal, state, or county government or through other mechanisms, such as tax-exempt bond financing and deed restrictions, to remain affordable to low- and moderate-income households for a specified period of time (generally, 30 to 75 years). Rents in most cases are affordable to households earning 60% or less of the area median income, although some CAFs have rents affordable to households earning up to 80% AMI.

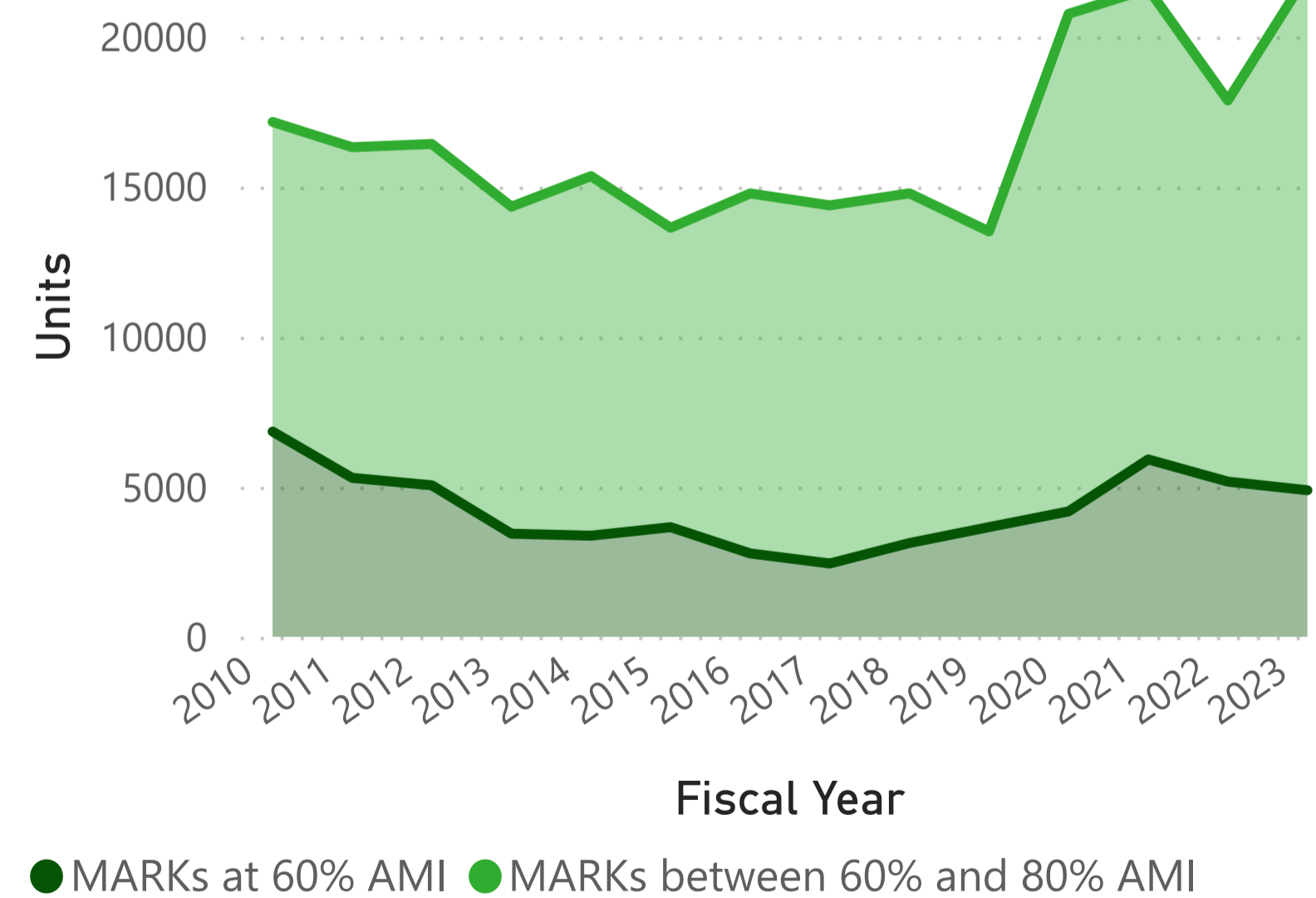
Market Rate Affordable Housing Units (MARKs) are privately owned apartments that have affordable rents that because apartment type, location, or amenities. Affordability fluctuates based on factors that impact housing market conditions, including employment trends, economic stability and basic supply and demand. Affordability of these units ranges from 50-80% AMI.

Aggregate Affordable Housing Resources include both committed affordable and market rate affordable units.

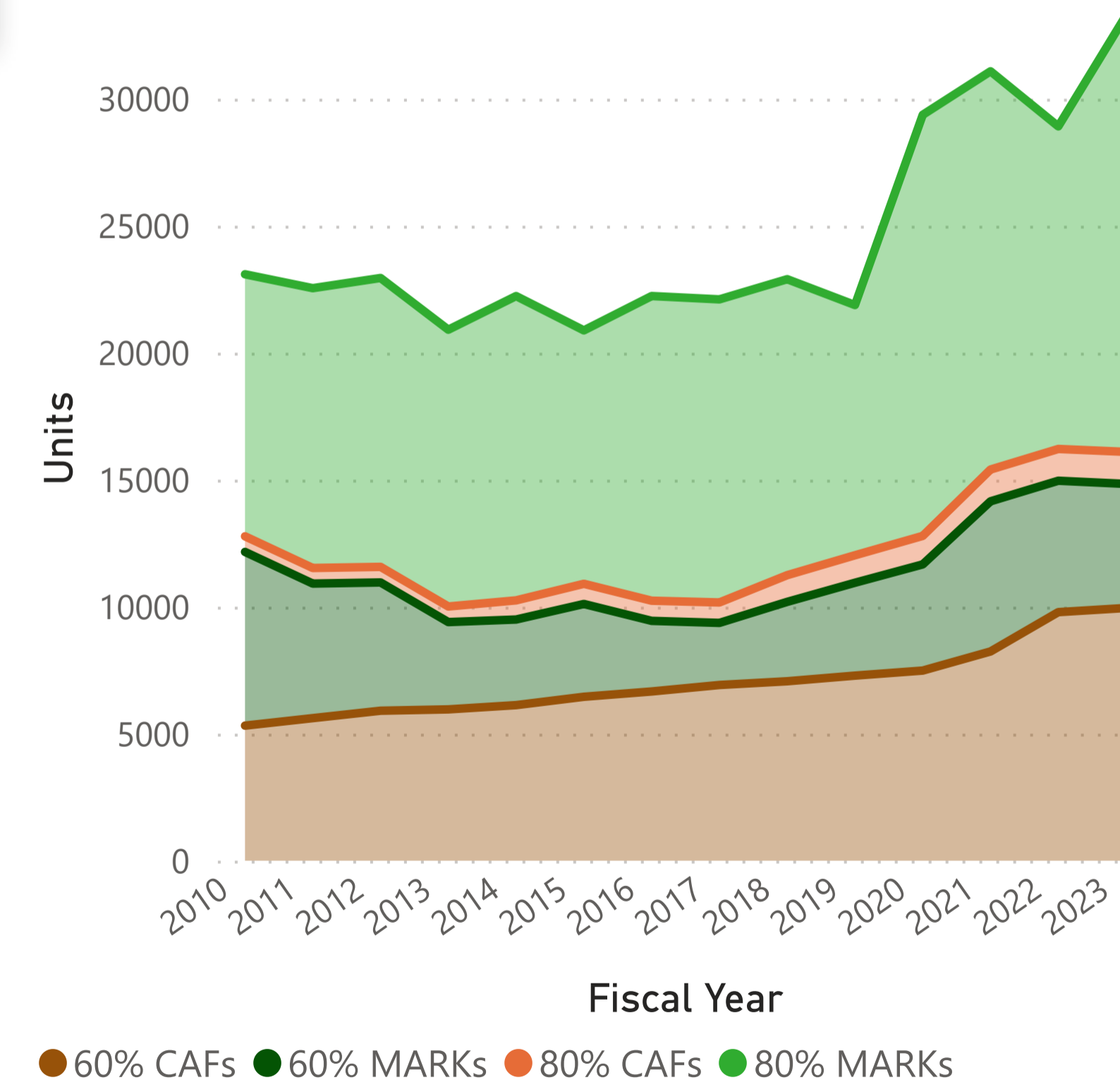
Supply of Committed Affordable Housing



Supply of Market Rate Affordable Housing



Aggregate Affordable Housing Resources



[CAF Info](#)

[View a map of CAFs](#)

[View a map of MARKs](#)

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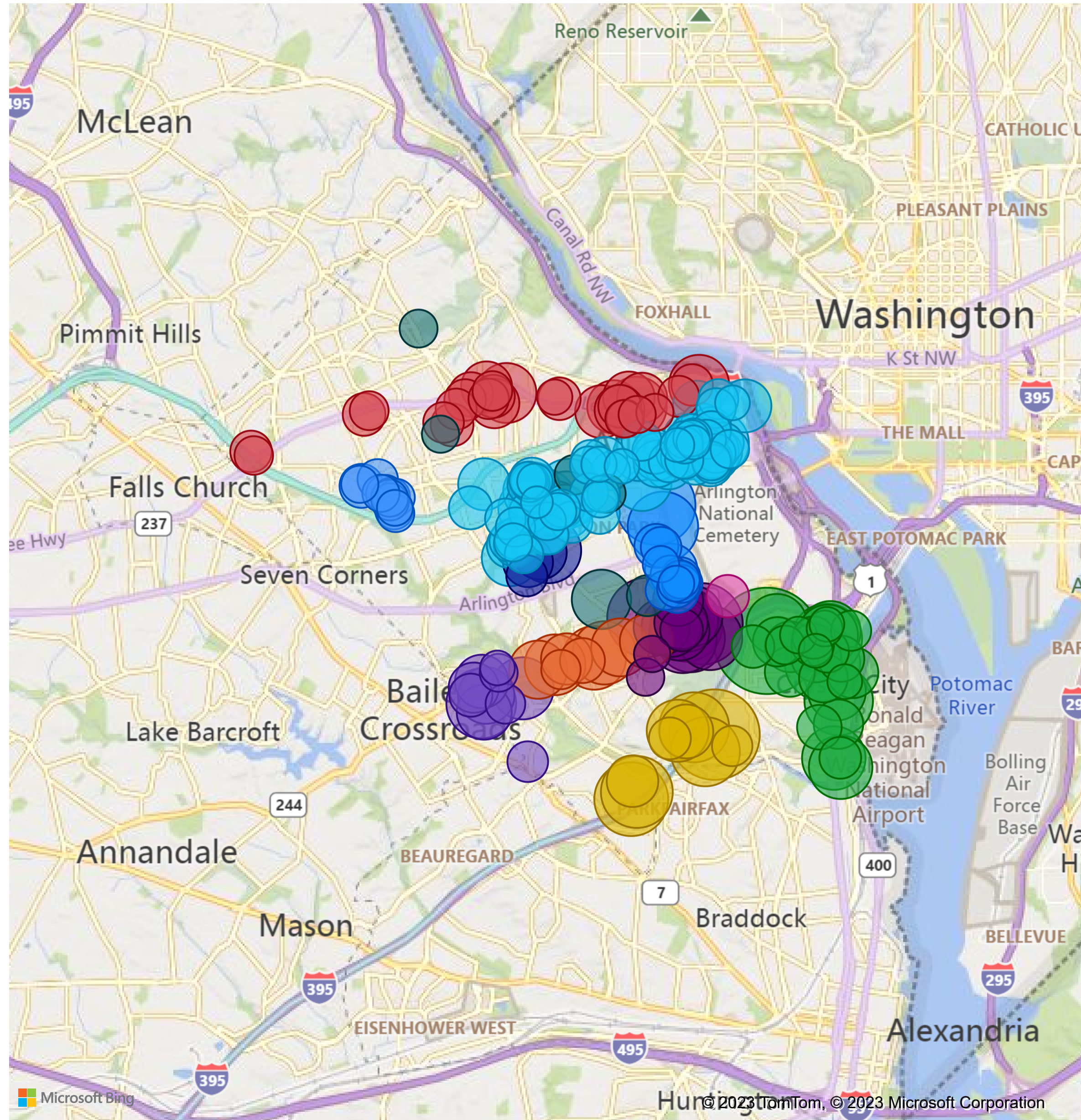




Hover over a dot on the map to view details, click on an AHMP Area in the legend to filter by area (hold down shift key to select more than one), or select a property from the list to zoom to location.

AHMP Area

- Arlington and Washington Bou...
- Buckingham
- Columbia Pike Central
- Columbia Pike East
- Columbia Pike Foxcroft Terrace
- Columbia Pike West
- I-395
- Langston Boulevard
- Other
- Richmond Highway
- Rosslyn-Ballston
- Westover



| Property Name | MARKs Units | 60% A |
|---------------------------------------|---------------|-------|
| 110 S Wise St | 6 | |
| 1125 N Kenilworth St | 8 | |
| 1210 N Kenilworth St | 8 | |
| 1210 N Kensington St | 8 | |
| 1301 Fort Myer Dr | 14 | |
| 1310 Meade St | 12 | |
| 1325 Pierce Street | 18 | |
| 1401 Joyce on Pentagon Row Apartments | 76 | |
| 1410 N Quinn St | 2 | |
| 1412 N Rolfe St | 7 | |
| 1500 Arlington | 245 | |
| 1515 12th St N | 16 | |
| 1520 N Lancaster | 8 | |
| 1601 N Rhodes St | 17 | |
| 16th Street Apartments | 17 | |
| 1726-1730 16th St N | 8 | |
| 1800 Oak Apartments | 16 | |
| 2000 4th St S | 11 | |
| Total | 22,039 | |

Determination of Market Rate Affordable status is based on asking rents during the first week of July, according to data from CoStar. This map includes apartments with Market Rate Affordable units up to 80% of the Area Median Income (AMI) and does not account for utility costs.

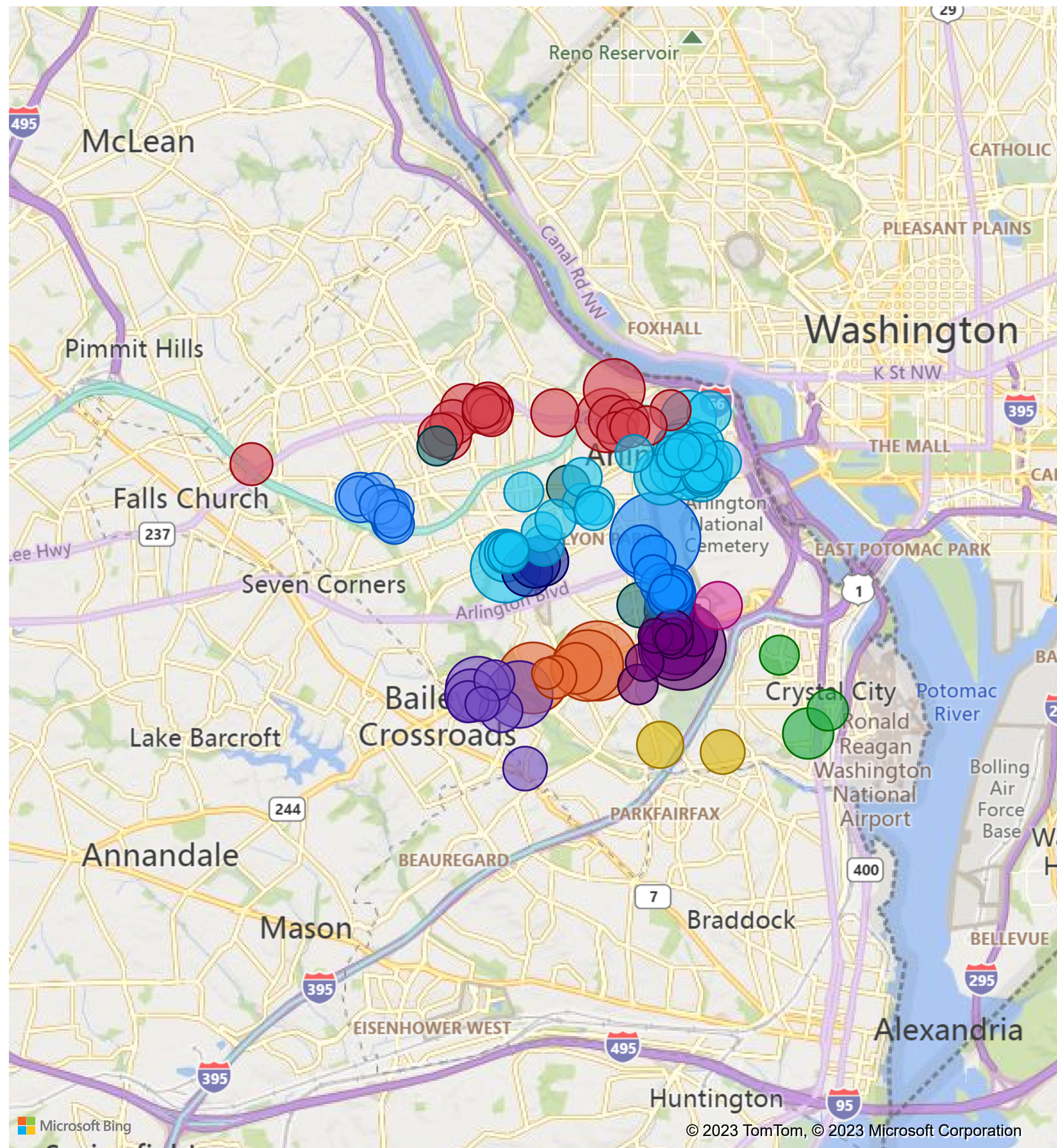
[Reset](#)

[Information on AMI & affordable rents](#)



AHMP Area

- Arlington and Washington Bou...
- Buckingham
- Columbia Pike Central
- Columbia Pike East
- Columbia Pike Foxcroft Terrace
- Columbia Pike West
- I-395
- Langston Boulevard
- Other
- Richmond Highway
- Rosslyn-Ballston
- Westover



| Property Name | 60% AMI MARKs | AHMP Ar |
|-----------------------------|---------------|-----------|
| Wood Lee Arms | 10 | Langston |
| Williamsburg Apartments | 7 | Rosslyn-B |
| Westover Hills Apartments | 37 | Westover |
| Westover Flats | 8 | Westover |
| Westover Court Apartments | 9 | Westover |
| Westmont Gardens Apartments | 166 | Columbia |
| Waverly Village | 13 | Langston |
| Washington Blvd Apartments | 14 | Langston |
| Washington and Lee | 369 | Arlington |
| Wakefield Manor | 67 | Rosslyn-B |
| Upton House | 22 | Langston |
| Tuckahoe Apartments II | 30 | Langston |
| Tuckahoe Apartments I | 13 | Langston |
| The Whitmore | 1 | Columbia |
| The Wellington | 33 | Columbia |
| The George Mason Apartments | 41 | Buckingh. |
| The Fields of Arlington | 10 | Columbia |
| Total | 4,885 | |

Determination of Market Rate Affordable status is based on asking rents during the first week of July, according to data from CoStar. This map includes apartments with Market Rate Affordable units up to 60% of the Area Median Income (AMI) and does not account for utility costs.

[Reset](#)

[Information on AMI & affordable rents](#)



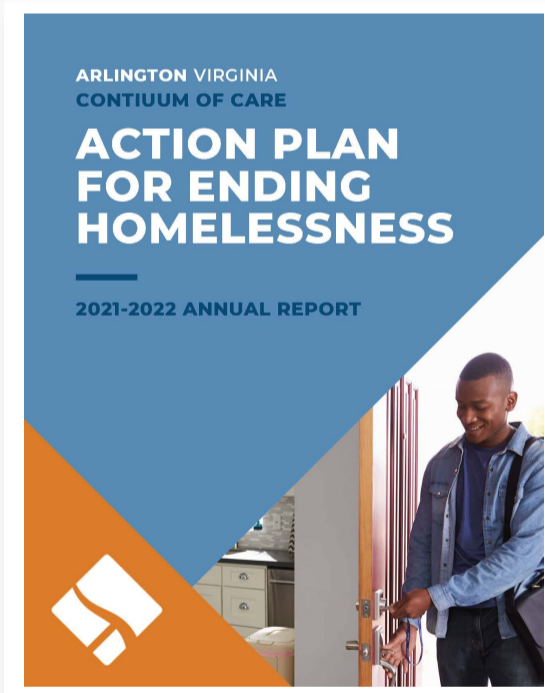
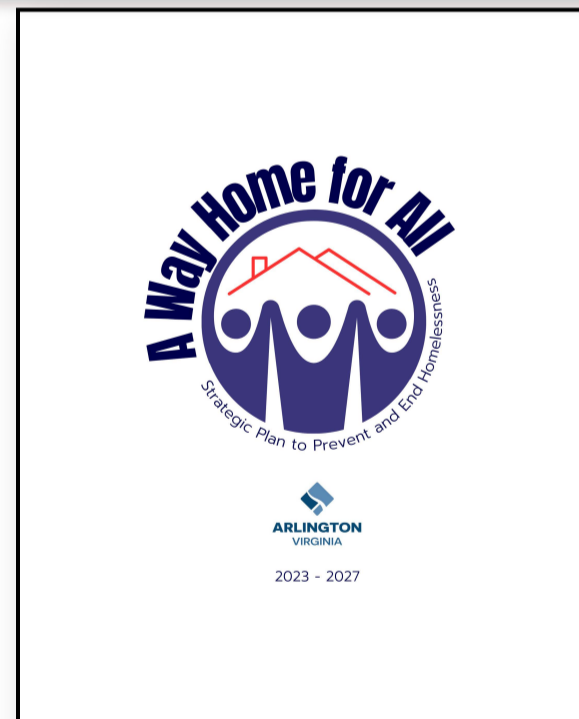
Arlington is dedicated to ending and preventing homelessness in our community.

The Arlington Continuum of Care works to make homelessness rare, brief and non-recurring by providing affordable and sustainable housing, tailored services, and by centering the voices and expertise of people with lived experience of homelessness.

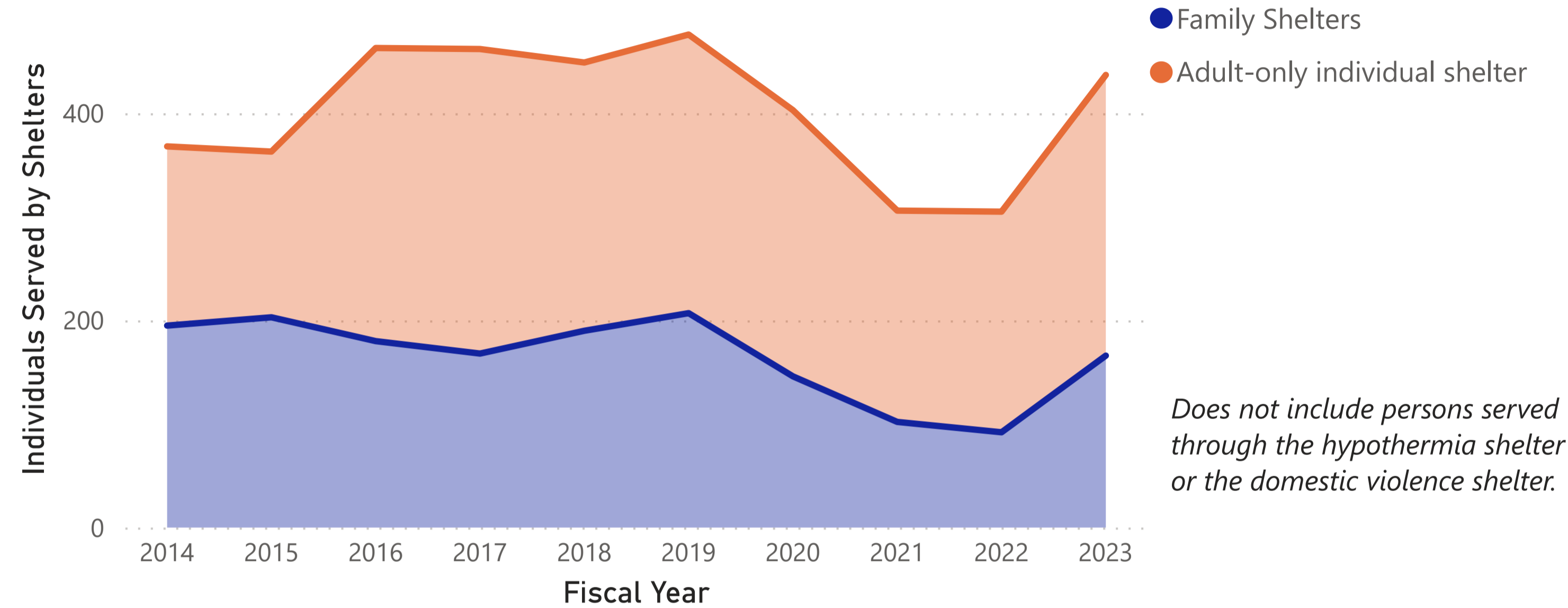
[Learn more about the Arlington Continuum of Care](#)

Read the 2023-2027 Strategic Plan

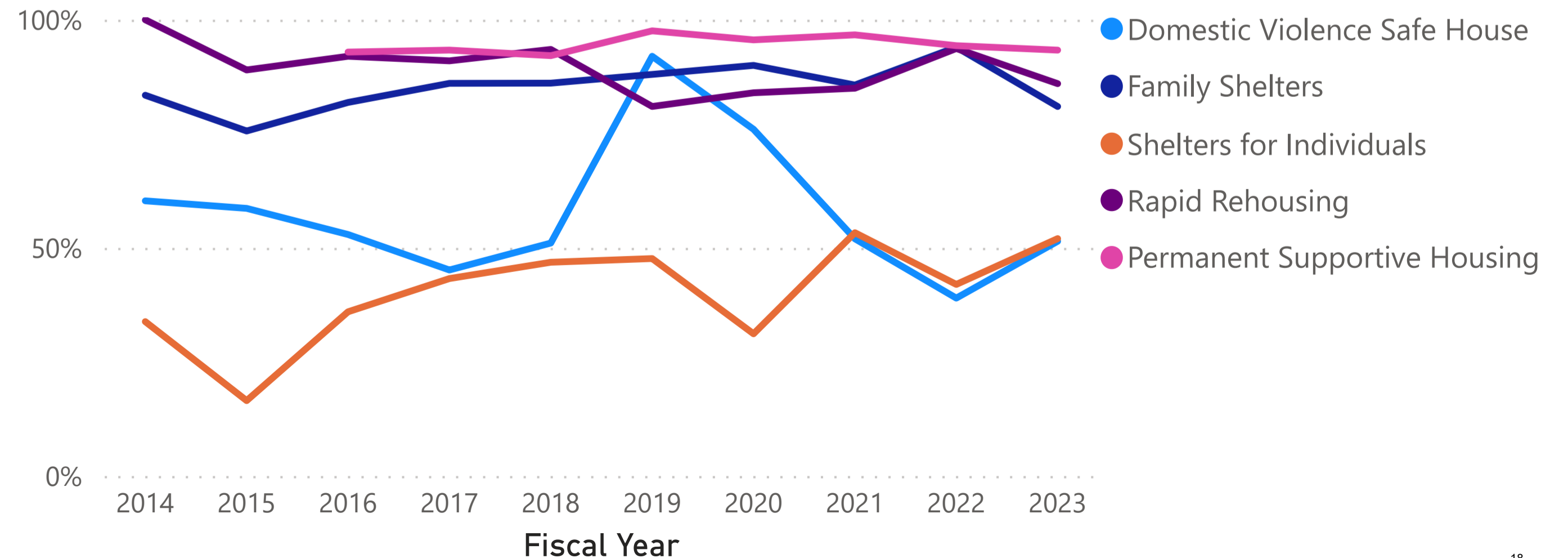
Read the CoC Annual Report



Individual Served by Shelters by Fiscal Year



Percent of Households Achieving or Maintaining Stable Housing by Fiscal Year



If you or someone you know is experiencing homelessness or at risk:

- Contact the Department of Human Services Community Assistance Bureau at [703-228-1300](tel:703-228-1300) for assistance.
- For shelter need during non-business hours, call [703-228-1010](tel:703-228-1010) for assistance.

Reset



Housing Grants

Housing Choice Vouchers

Permanent Supportive Housing

The County's Housing Grants program is locally funded and provides rental assistance to low-income Arlington residents. The grant covers a portion of monthly rent, depending on household income, household size and rent amount.

The Housing Choice Voucher (HCV) program, formerly titled Section 8, is a federally funded rental assistance program administered by Arlington County that helps very low-income families, elderly and disabled residents to afford suitable housing.

Permanent Supportive Housing combines affordable housing with services that help people with disabilities obtain and maintain their housing.

[Learn more about the Housing Grants program](#)

[Learn more about the Housing Choice Voucher program](#)

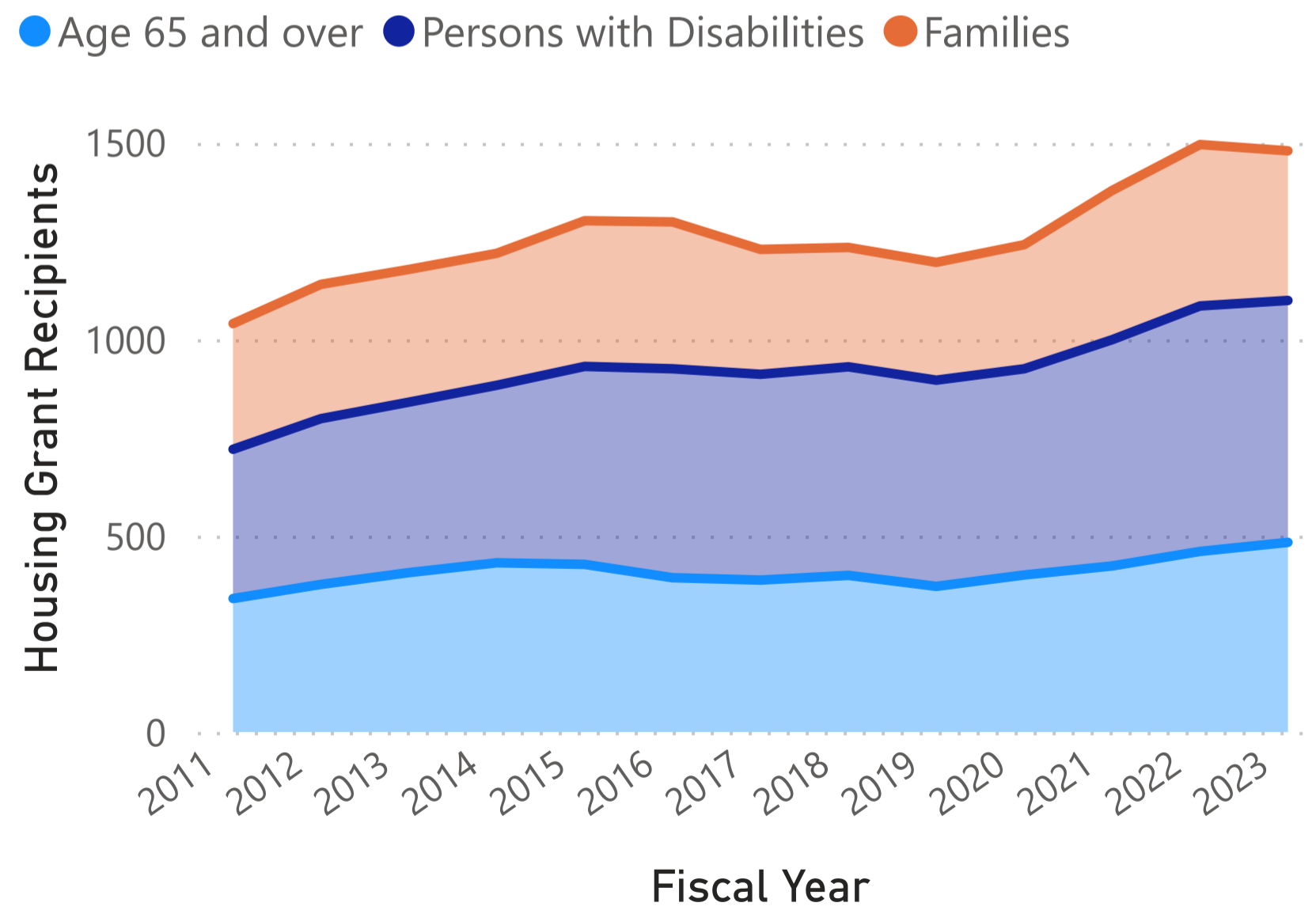
[Learn more about Permanent Supportive Housing](#)

| | |
|---|--------------|
| Number of Households Receiving Housing Grants | 1,480 |
| Average Amount of Monthly Assistance | \$711 |
| Share of Recipients in Committed Affordable Housing | 97% |

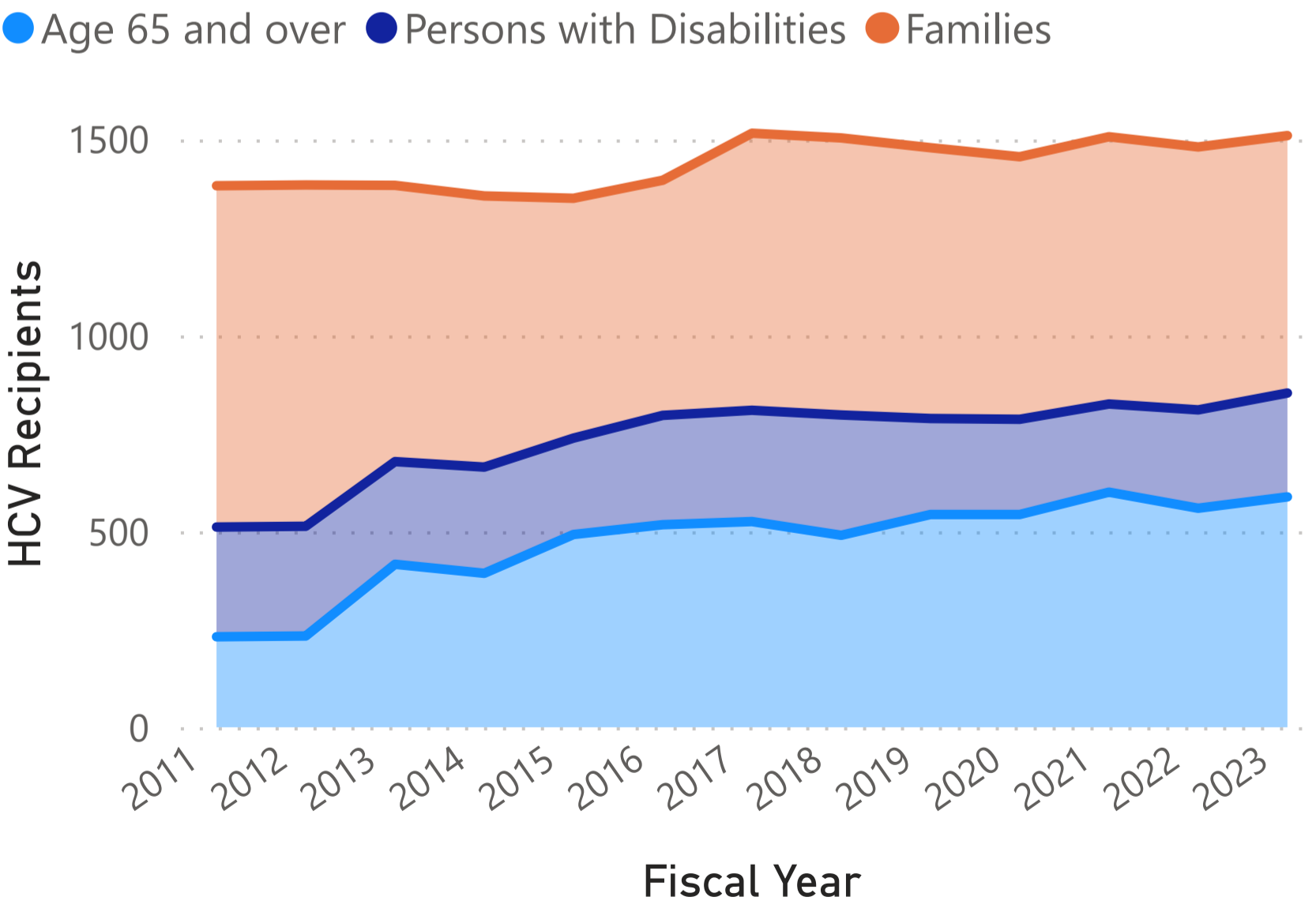
| | |
|---|----------------|
| Number of Households Receiving HCV | 1,510 |
| Average Amount of Monthly Assistance | \$1,162 |
| Share of Recipients in Committed Affordable Housing | 99% |

| | |
|---|------------|
| Persons supported through PSH | 496 |
| Committed affordable units designated for PSH | 392 |

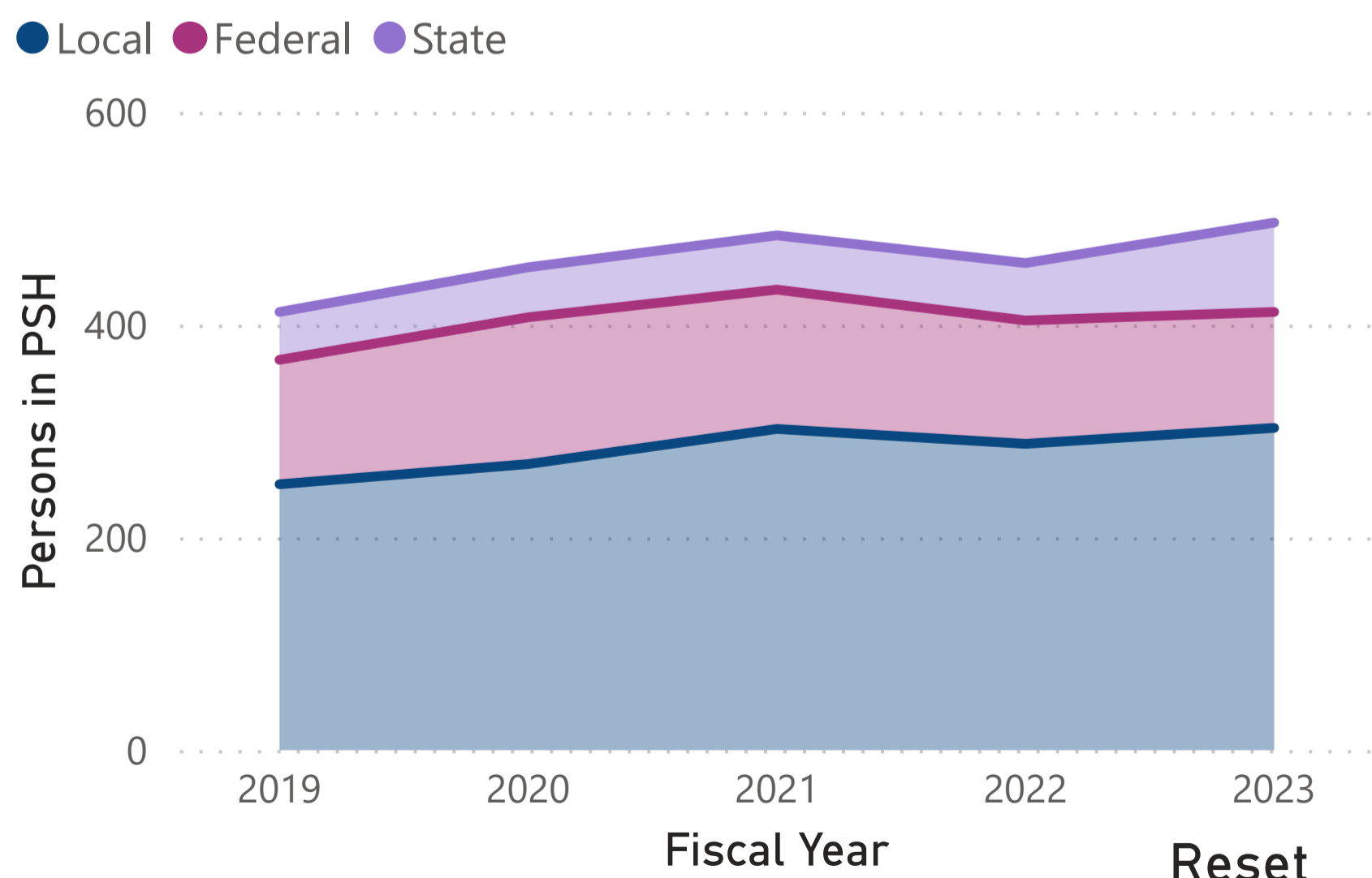
Housing Grant Utilization by Fiscal Year



HCV Utilization by Fiscal Year



Persons Served through Permanent Supportive Housing by Fiscal Year and Funding Source



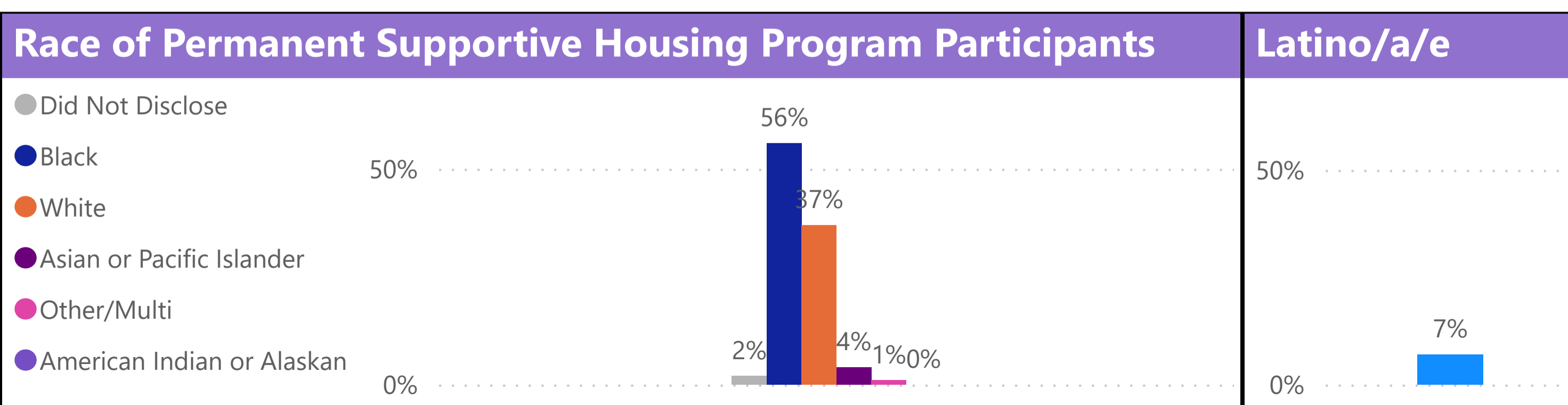
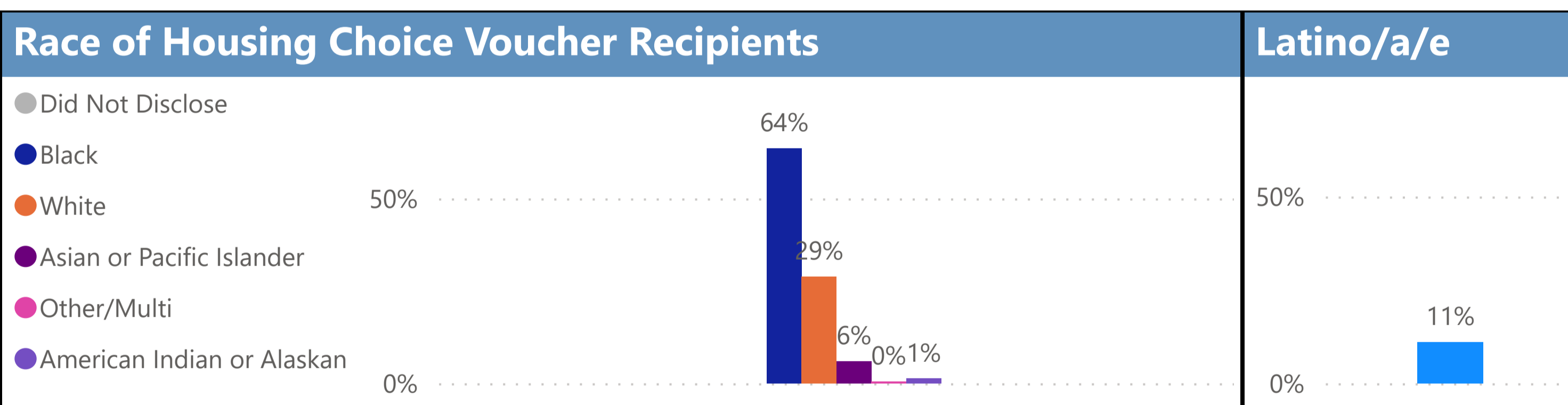
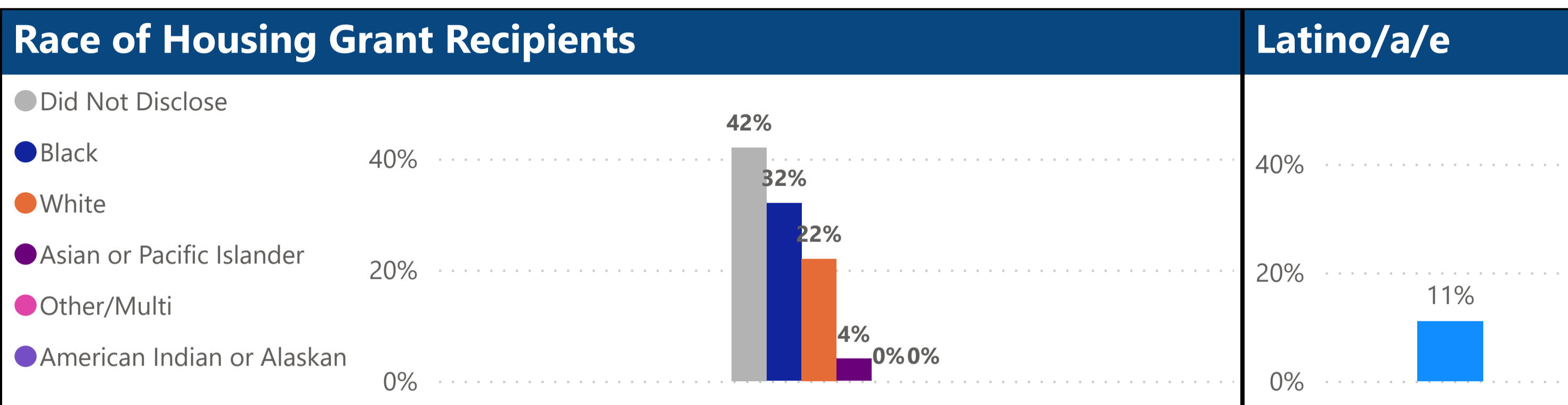
[View Race and Ethnicity Information for Rental Assistance Programs](#)

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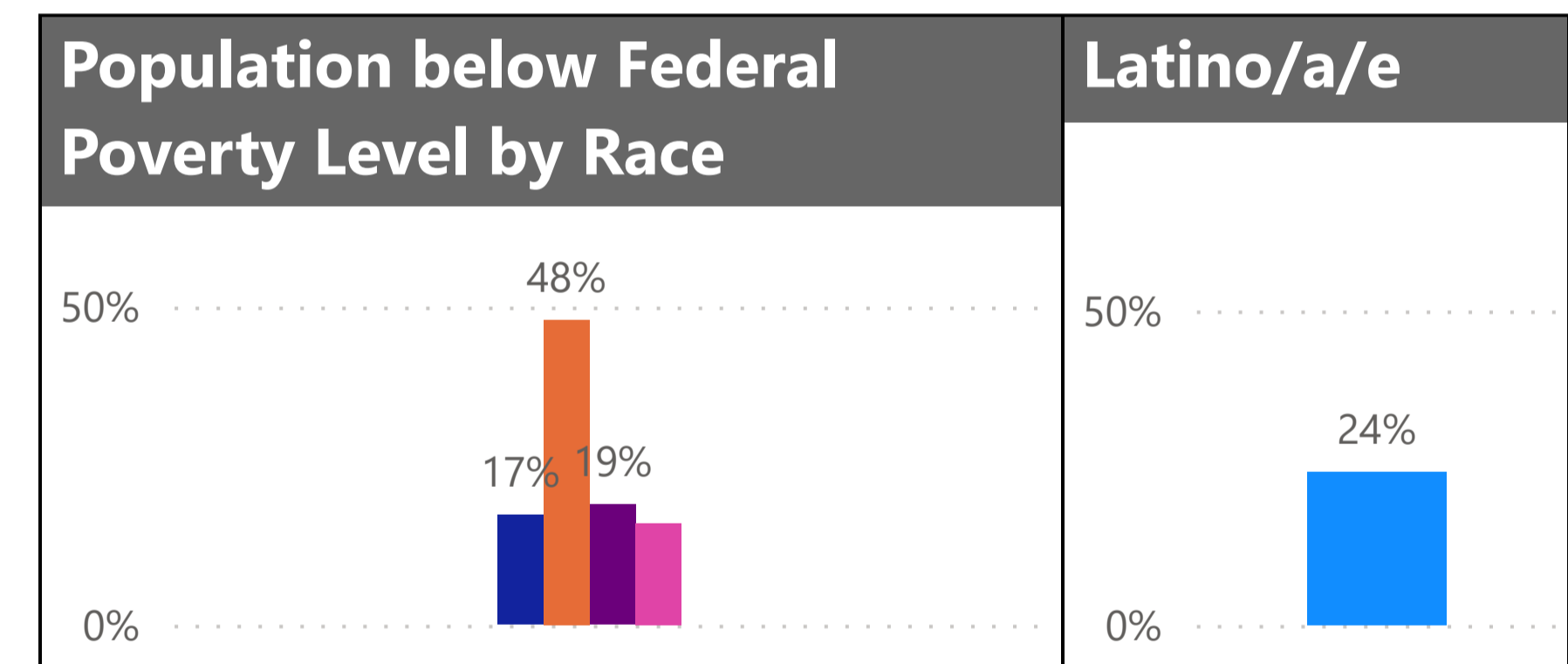
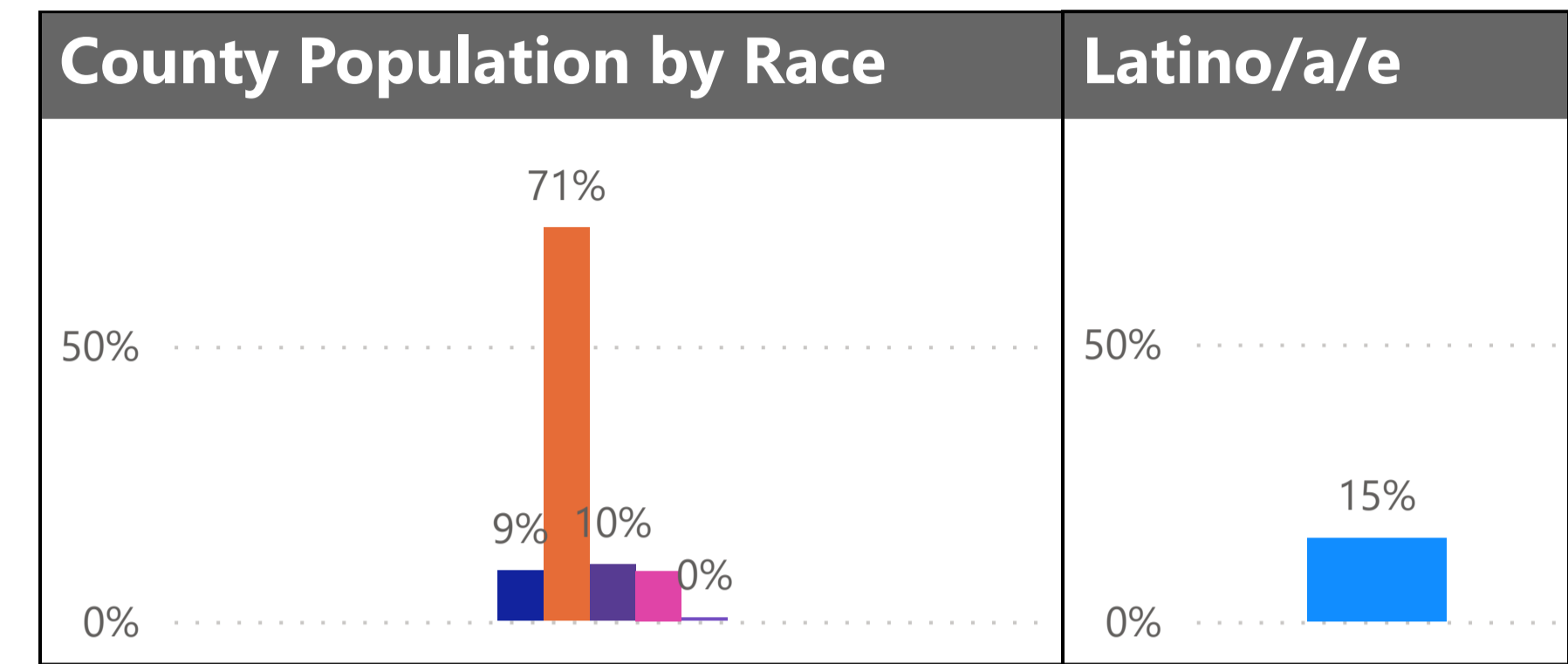




Race and Ethnicity of Persons Served by Rental Assistance Programs



Reference Populations



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Distribution of Housing Affordable up to 60% of AMI In 2023

Includes both committed affordable and market rate affordable housing units affordable up to 60% AMI

| Areas | FY2023 | | 2040 Forecast | |
|---------------------------------------|---------------|-------------|---------------|-------------|
| | Units | Share | Units | Share |
| Metro Corridors | 4,107 | 28% | 7,200 | 32% |
| Rosslyn Ballston | 3,360 | 23% | 5,000 | 22% |
| Route 1 | 747 | 5% | 2,200 | 10% |
| Columbia Pike | 6,166 | 42% | 5,000 | 22% |
| Western Pike | 2,078 | 14% | 2,300 | 10% |
| Central Pike | 2,498 | 17% | 1,400 | 6% |
| Eastern Pike | 1,561 | 11% | 1,250 | 5% |
| Foxcroft Heights | 29 | 0% | 50 | 0% |
| Other Areas | 4,538 | 31% | 10,600 | 46% |
| I-395 | 965 | 7% | 3,000 | 13% |
| Langston Boulevard/ East Falls Church | 837 | 6% | 2,500 | 11% |
| Buckingham | 1,402 | 9% | 1,500 | 7% |
| Westover | 370 | 2% | 700 | 3% |
| Arlington and Washington Boulevards | 643 | 4% | 1,400 | 6% |
| Other Areas | 321 | 2% | 1,500 | 7% |
| Total | 14,811 | 100% | 22,800 | 100% |

Note: Numbers may not sum due to rounding.
Table does not include units affordable over 60% AMI.

