



# AFFORDABLE HOUSING STUDY

Setting a Quantifiable  
Production Objective  
November 5, 2014



ARLINGTON  
VIRGINIA

Where are we now?

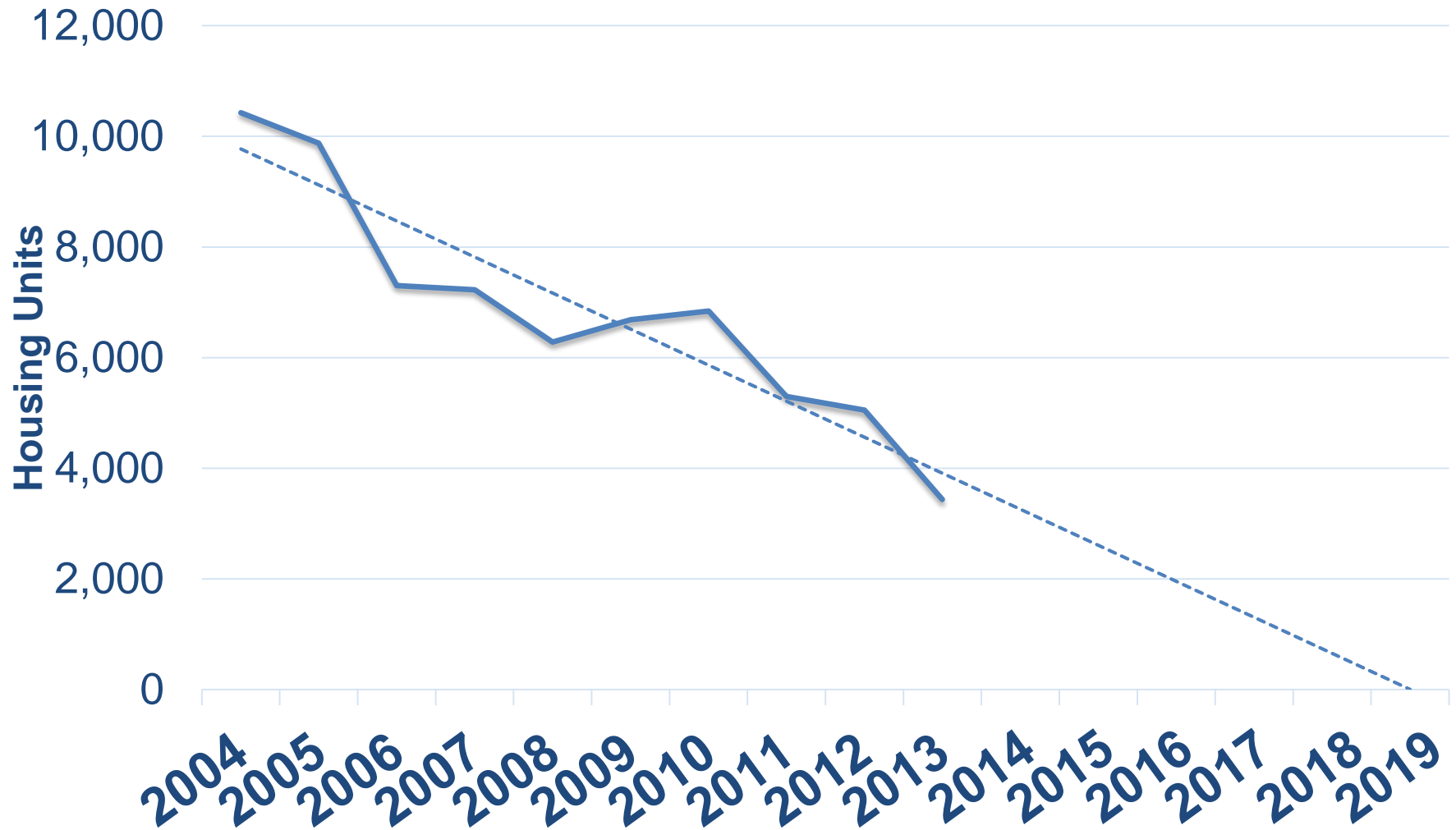
# Length of affordability Family Sized CAFs

## Production Access

# Where we have come from

	Number of CAFs	CAFs as % of rental
1990	2,305	6.7%
2000	3,920	10.2%
2010	6,059	14.2%
2013	6,640	14.6%

# Forecast of MARKs at 60% AMI

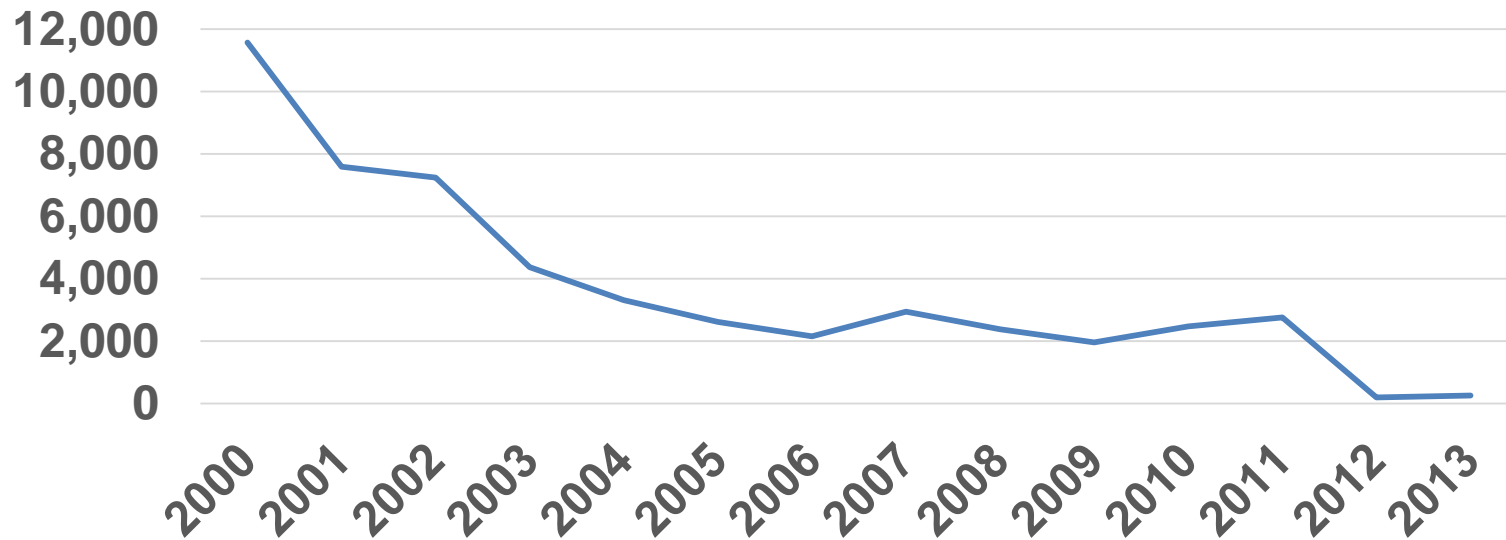


# Assumption: No MARKs at 60%

Precedent for this assumption

- Columbia Pike Neighborhoods Area Plan
- Antecedent of 50% MARKS

MARKs up to 50% of AMI



# Future of Marks at 80%

- In the short term Loss of 80% MARKs offset somewhat by inflation of 60% MARKs.
- Columbia Pike forecasted retention of 82.5% of MARKs at 80% from 2010-2040
- Loss of 17% of 80% MARKs since 2010 countywide
- Possible future filtering of older apartments.
- ASSUMPTION: retention of 60% of Marks at 80% by 2040 (6,539 80% MARKs)

- Forecasted Rental stock **63,671**
- **22,800** Renter Households below  
60% AMI
- **31,000** Renter Households below  
80% AMI (Inclusive of below 60%)



# Possible Rental Production Objective: Columbia Pike Approach

- Preserve all MARKs Countywide
- Maintain a supply of affordable housing equivalent to that of the base year.

# Possible Rental Production Objective: Columbia Pike Approach

Countywide affordable supply in  
2013 was **20,975 units**

- 14,335 Marks from 60%-80%AMI
- 6,640 CAFs

# Possible Rental Production Objective: Columbia Pike Approach

	2013 Baseline	2040 Projection	
<b>All Rental</b>	<b>45,481</b>	<b>63,571</b>	
<b>Market Rate (above 80%)</b>	<b>24,506</b>	<b>42,596</b>	
<b>80% MARKs (60%-80%)</b>	<b>10,898</b>	<b>6,539</b>	
<b>60% MARKs (at/below 60%)</b>	<b>3,437</b>	<b>0</b>	} <b>20,975</b>
<b>CAFs</b>	<b>6,640</b>	<b>14,436</b>	

# Possible Rental Production Objective: Columbia Pike Approach

14,436 CAFs = **22.7%** of Rental Stock in 2040

	Number of CAFs	CAFs as % of rental
<b>1990</b>	<b>2,305</b>	<b>6.7%</b>
<b>2000</b>	<b>3,920</b>	<b>10.2%</b>
<b>2010</b>	<b>6,059</b>	<b>14.2%</b>
<b>2013</b>	<b>6,640</b>	<b>14.6%</b>
<b>2040</b>	<b>14,436</b>	<b>22.7%</b>

# Possible Rental Production Objective: Columbia Pike Approach

In order to achieve **14,436** CAFs countywide by 2040, the County will need to add an additional **7,796** CAFs or an average of **300** units a year.

# Possible Rental Production Objective: CAF Share Approach

Maintain the same share of  
housing as committed affordable

**14.6%**

# Possible Rental Production Objective: Total Share at 60% AMI

Maintain the same share of  
affordable housing up to 60% AMI

**22.2%**

# Possible Rental Production Objective: Total Share at 80% AMI

Maintain the same share of  
affordable housing up to 80% AMI

**35.7% CAFs**

**+ 10.3% MARKs at 80%**

**46%**



# Possible Rental Production Objective: Needs Approach - Share of Needs



Maintain a number of CAFs such that the share of housing affordable at 60% AMI relative to the number of households under 60% AMI remains unchanged

**20.1%**

Possible Rental Production Objective:  
Needs Approach - 100% of need

Produce a number of CAFs equal  
to the number of households under  
60% AMI

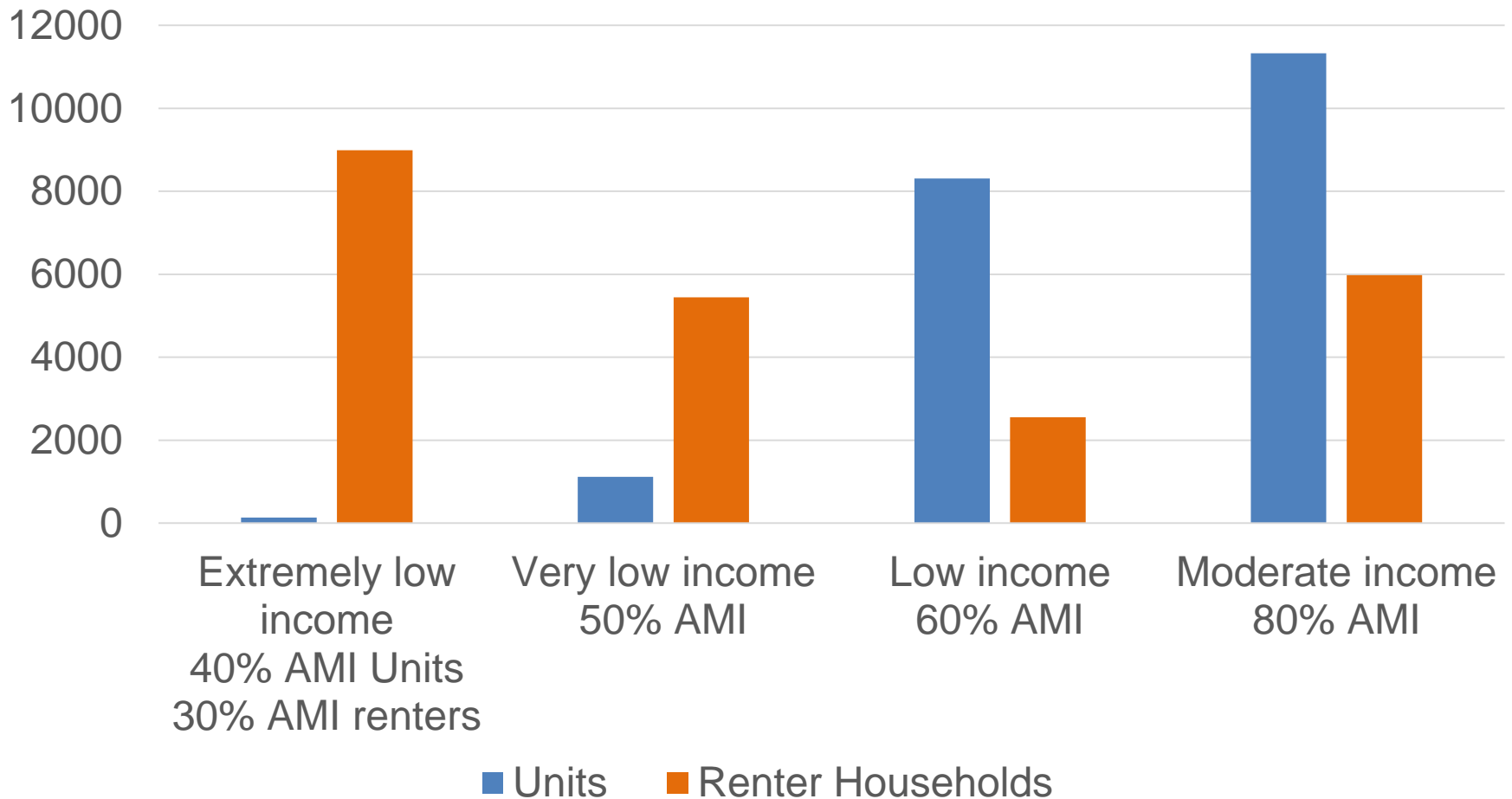
**35.7%**

# Summary of Objective Approaches

Approach	CAF %
Maintain same share of CAFs	14.6%
Serve the Same share of need (under 60% AMI)	20.1%
Maintain the same share of housing under 60% AMI	22.2%
<b>Columbia Pike Approach</b> Maintain a supply of affordable housing (up to 80%) equivalent to that of the base year.	22.7%
100% of need under 60% AMI	35.7%
Maintain the same share of housing under 80% AMI	35.7%

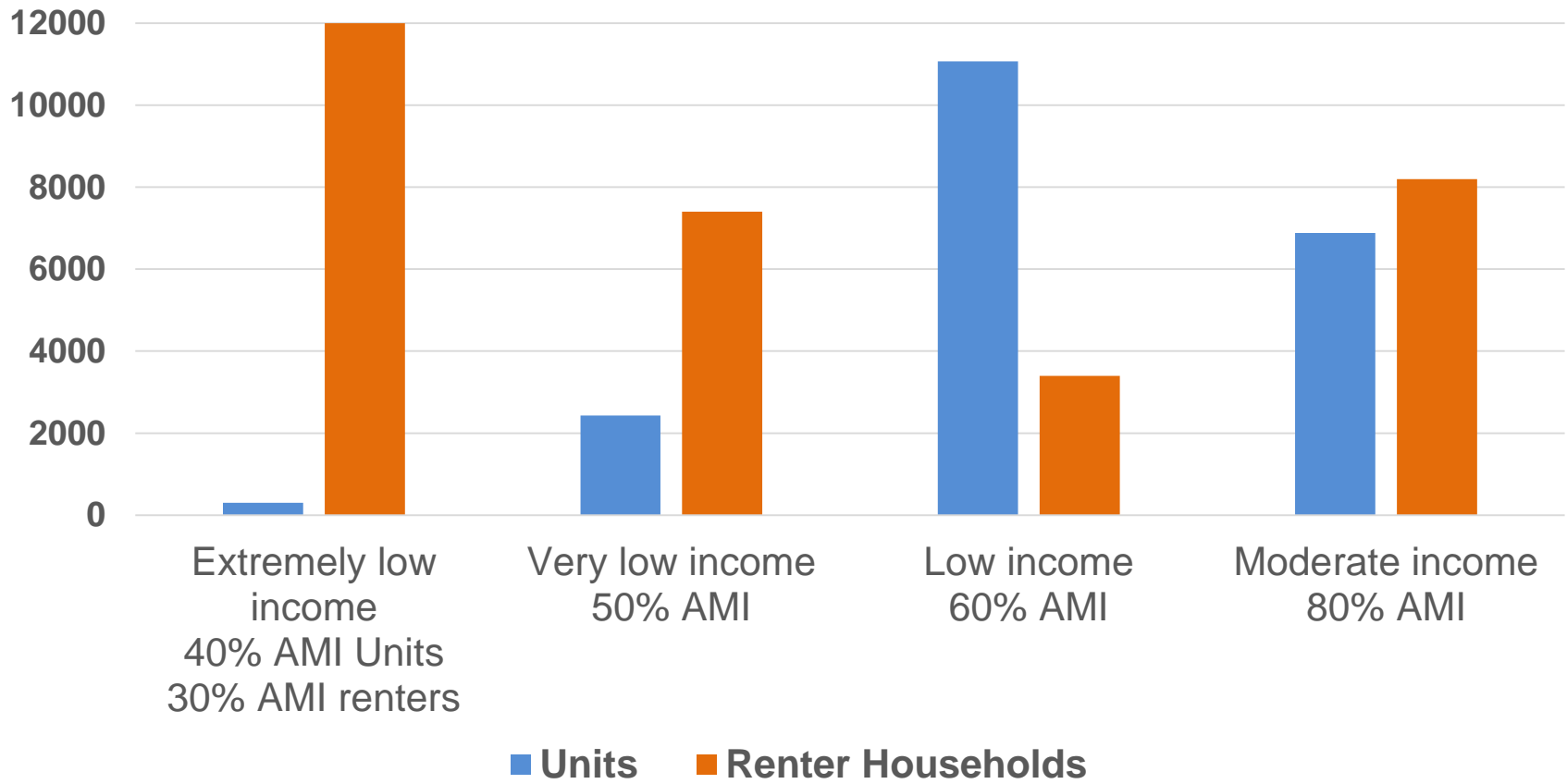
# Supply & Need: Where are we now?

## Current Affordable Housing Supply and Need



# Status Quo CAF production

2040 Affordable Housing Supply and Need





# AFFORDABLE HOUSING STUDY

Help us build a solid foundation for  
the future of housing in Arlington.

[housing.arlingtonva.us/affordable-housing-study](https://housing.arlingtonva.us/affordable-housing-study)

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