

**RESOLUTION: RESIDENTIAL HOUSING TRACKER**  
**DRAFT: 29 OCT 2024**

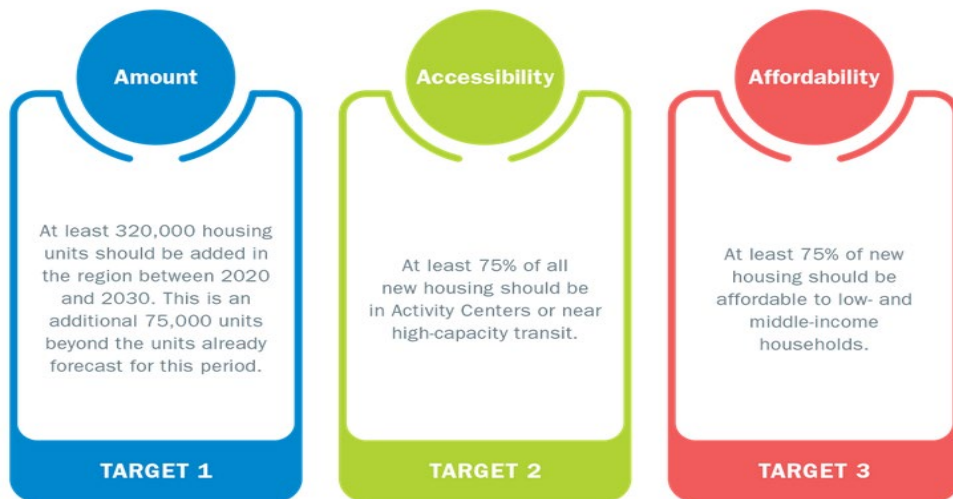
Resolution by the Housing Committee of the Arlington County Civic Federation (ACCF) introduced at the 12 November 2024 ACCF Membership Meeting and voted on by the General Membership on 10 December 2024.  
Committee Co-Chairs Matthew Hall and Anne Bodine [housing.chair@civfed.org](mailto:housing.chair@civfed.org)

**Residential Unit Tracker**

**WHEREAS** Arlington County officials cite our **housing crisis** as well as objectives of its [Affordable Housing Master Plan of 2015](#) in its approach to most policies relating to preservation and production of housing units in Arlington County.

**WHEREAS** Arlington County, [which makes up .75% of the MWCOG policy area](#) and participates in the [MWCOG 2020-2030 regional housing production goal](#) process for establishing its share of the regional housing market needs (chart below depicts suggested breakdown of housing affordability and transit accessibility as percentages of the total goal):

**2030 Housing Targets**



Read more about the targets in COG's report, [The Future of Housing in Greater Washington](#), and learn how COG is building on this work through its [Region United Planning Framework](#) for 2030.

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**WHEREAS** Arlington County is guided by its **AHMP implementation plan**, [the most recent iteration of which was published in 2022](#); and which shows a surplus of units at 50% of AMI and above (at then current levels) and a deficit of units below 50% of AMI (at then current levels);



		Renter Households	Rental Units	Surplus/(Deficit) of units by affordability
Income and Affordability Level	Up to 30% AMI	8,077	1,585	(6,492)
	30% to 50% AMI	5,210	2,197	(3,013)
	50% to 60% AMI	3,332	3,597	265
	60% to 80% AMI	6,075	13,655	7,580
	Above 80% AMI	36,395	38,055	1,660

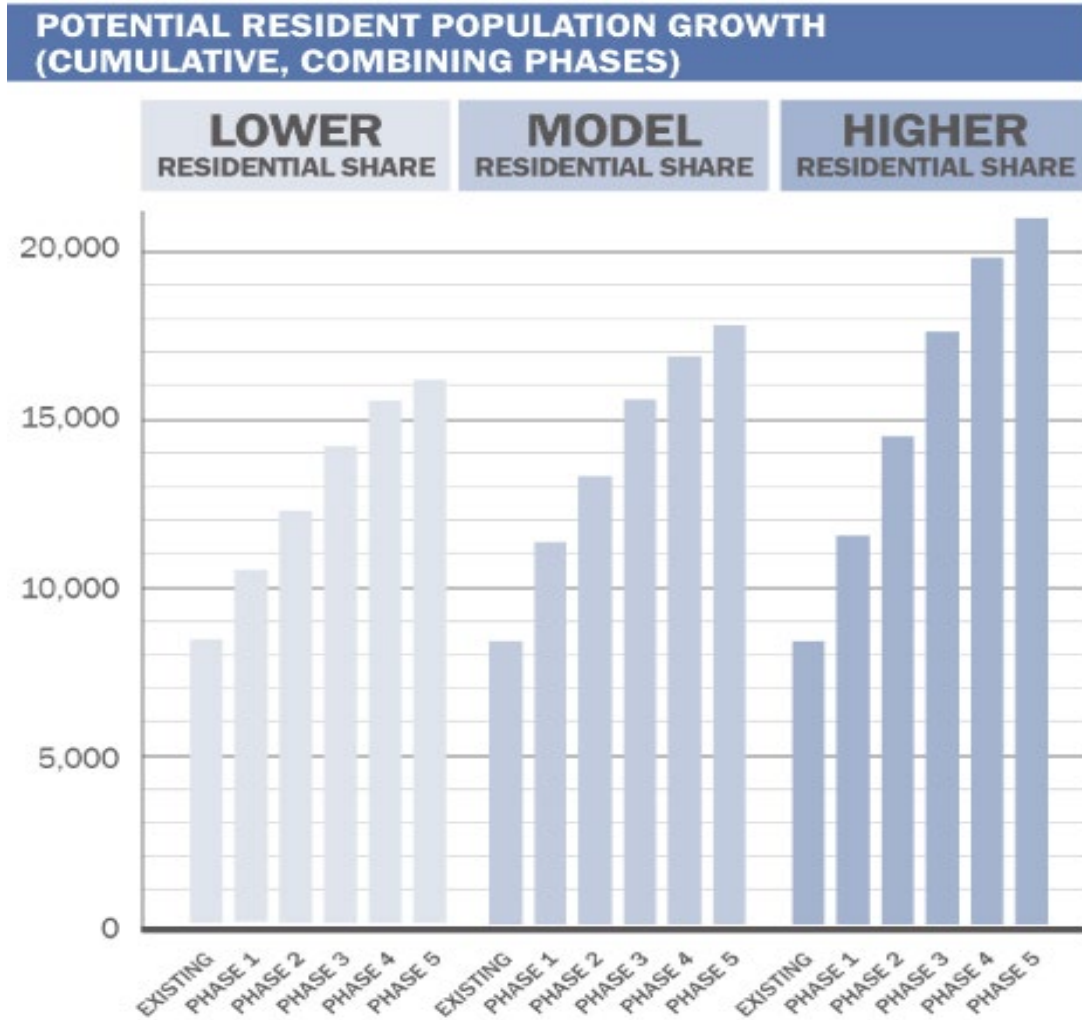
Source: 2016-2018 American Community Survey (microdata)

**WHEREAS** Arlington County has taken numerous policy steps since 2005 to increase housing production, to include the [Affordable Housing Ordinance of 2005](#);

**WHEREAS** Virginia HB 2046 signed on March 27 2023 requires Virginia localities over 3,500 to submit annual reports to the State summarizing their “housing policies, ordinances, or processes affecting the development and construction of housing.” ([HB 2046 Statewide housing needs assessment and plan](#) (Bill language and history))

**BE IT RESOLVED** that the ACCF calls on Arlington County Board to define the housing needs through 2040 as [Arlington’s share of MWCOG regional goals, including specific numbers that must be at 50% of AMI and below (see [AMI rates effective April 2024 here](#)) to clarify housing production potential with current zoning and land use, and to establish yearly goals for housing preservation and production to meet needs identified in the AHMP implementation and other housing goals outlined in the General Land Use Plan. (See sample projections on attached pages from 2023 Pentagon Sector plan p. 27. (NOTE: The Pentagon City Plan has been revised since original passage, but the modeling from the original plan is illustrative of ways to track potential yield from all new zoning and land use amendments.)

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<b>POTENTIAL RESIDENT POPULATION GROWTH (NEW POPULATION BY PHASE, NON-CUMULATIVE)</b>						
<b>EXAMPLE TIMEFRAME</b>	<b>EXAMPLE REDEVELOPMENT SITES</b>	<b>TOTAL EXISTING &amp; APPROVED FLOOR AREA AS OF NOV 2021 – ALL USES</b>	<b>LAND USE MIX</b>	<b>TOTAL RESIDENTIAL FLOOR AREA</b>	<b>RESIDENTIAL SHARE OF NEW FLOOR AREA FOR PHASE</b>	<b>DWELLING UNITS</b>
Existing		13,395,000		6,016,000	n/a	5,380
<b>Phase 1</b> (exclusive of existing)			Future – less residential, more office	1,448,000	60%	1,320
Near-term	> Brookfield > RiverHouse south of 15th Street S > Simon garage redevelopment on 12th Street S corridor > Regency Care additional building	2,414,000	Future – as modeled	2,108,000	87%	1,920
			Future – more residential, less office	2,245,000	93%	2,040
<b>Phase 2</b> (exclusive of existing)			Future – less residential, more office	1,289,000	57%	1,170
Near-term	> RiverHouse between 13th and 15th Streets S > Simon infill sites along S Hayes Street, Army Navy Drive	2,261,000	Future – as modeled	1,402,000	62%	1,280
			Future – more residential, less office	2,103,000	93%	1,910
<b>Phase 3</b> (exclusive of existing)			Future – less residential, more office	1,443,000	57%	1,310
Mid-term	> RiverHouse north of 13th Street S > FRIT/Westpost parking lot infill development	2,531,000	Future – as modeled	1,631,000	64%	1,480
			Future – more residential, less office	2,354,000	93%	2,140
<b>Phase 4</b> (exclusive of existing)			Future – less residential, more office	848,000	50%	770
Mid-term	> Infill or redevelopment on portions of Simon property	1,696,000	Future – as modeled	908,000	54%	830
			Future – more residential, less office	1,509,000	89%	1,370
<b>Phase 5</b> (exclusive of existing)			Future – less residential, more office	493,000	35%	450
Long-term	> DEA site redevelopment	1,430,000	Future – as modeled	660,000	46%	600
			Future – more residential, less office	772,000	54%	700
<b>Combined Existing + Phases 1-5</b>			Future – less residential, more office	11,538,000	50%	10,400
	Total floor area reflects demolition of some existing space	23,727,000	Future – as modeled	12,726,000	55%	11,470
			Future – more residential, less office	15,000,000	65%	13,540

Assumptions include: Average residential unit area 1,100 gross square feet; 1.54 residents per unit; 100% unit occupancy. Actual phasing of development may vary.