



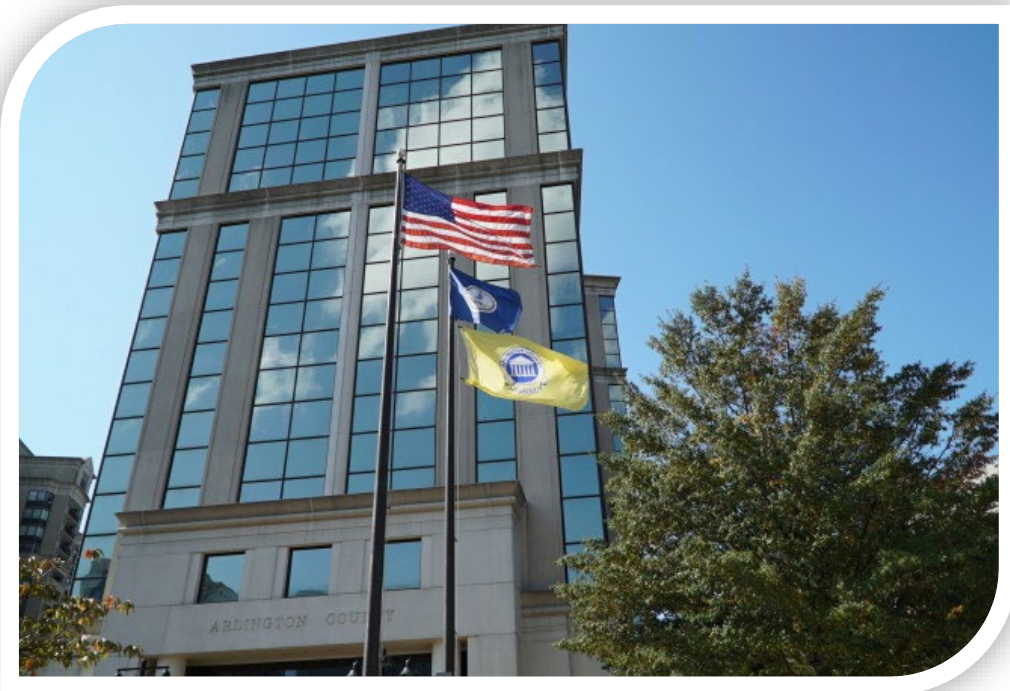
# Affordable Housing in Arlington County

Civic Federation Presentation  
February 2025

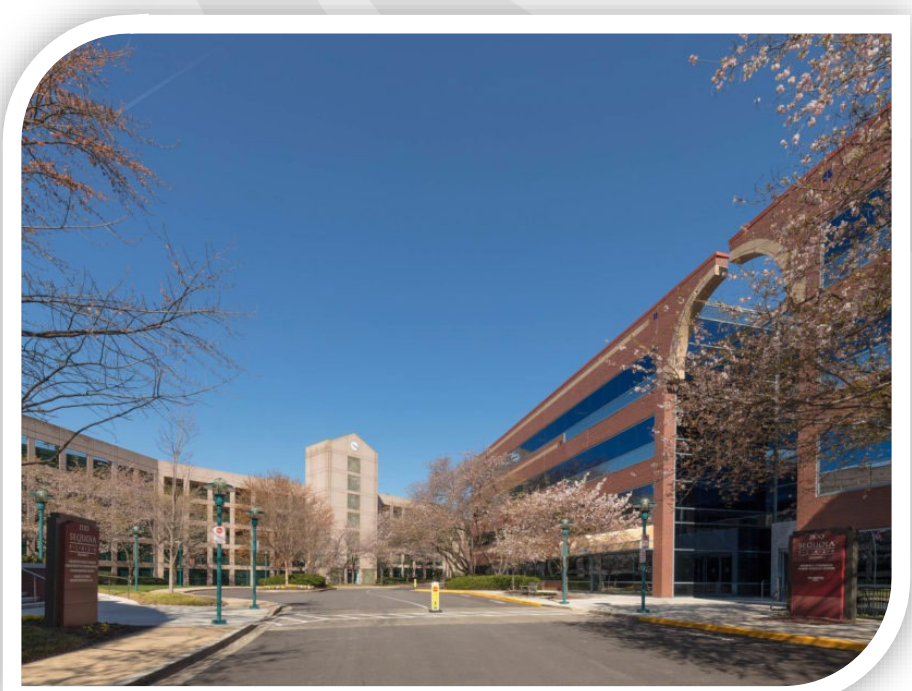
# HOW IS THE COUNTY'S HOUSING WORK STRUCTURED?



# ARLINGTON COUNTY'S HOUSING AND HOUSING SERVICES



**CPHD/Housing Division – 7<sup>th</sup> Floor  
Bozman Government Center  
2100 Clarendon Blvd.**



**DHS/Housing Assistance  
Sequoia Plaza  
2100 Washington Blvd.**

# DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT – HOUSING DIVISION

- 25 staff, led by a Housing Director and organized into 4 teams:
  - **Housing Development** – works with property owners and homeowners to create and preserve affordable housing
  - **Planning and Community Development** – drafts policy recommendations and administers community development programs
  - **Finance and Asset Management** – Manages affordable housing portfolio compliance and program funding
  - **Housing Arlington** – leads Housing Arlington efforts

# DEPARTMENT OF HUMAN SERVICES – HOUSING ASSISTANCE BUREAU

Part of the Economic Independence Division. 45 staff, led by the Housing Assistance Bureau Director and organized into 5 teams:

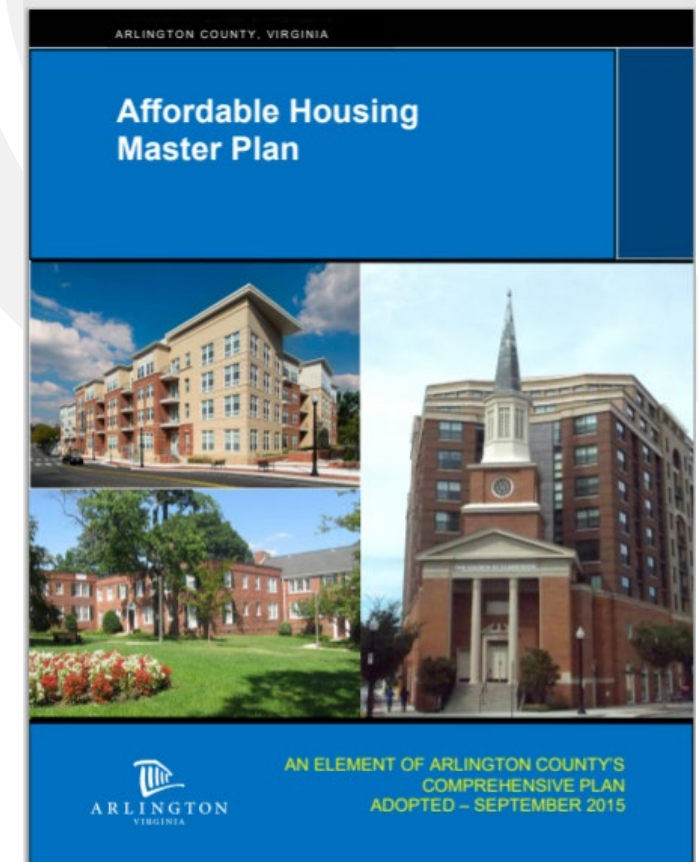
- Manages rental subsidy programs (Housing Grants and Housing Choice Vouchers)
- Administers homelessness programs, including the County's Continuum of Care
- Manages the Permanent Supportive Housing program for residents with disabilities

# WHAT GUIDES ARLINGTON'S AFFORDABLE HOUSING EFFORTS?



# AFFORDABLE HOUSING MASTER PLAN

- The AHMP is the County's long-range vision and policy for addressing housing needs through 2040
- It has three goals:
  - Creating and preserving a **supply** of housing that meets the needs of residents,
  - Ensuring **access** to stable housing and services
  - Supporting the long-term financial and environmental **sustainability** of Arlington's housing stock



# AHMP GOAL 1: SUPPLY



- Rental supply mechanisms:
  - Loans to developers, primarily through the Affordable Housing Investment Fund
  - Site plan project commitments of units and/or funds
  - “Market rate” housing that is naturally affordable
- Homeownership mechanisms:
  - The Moderate-Income Purchase Assistance Program (MIPAP) - down payment and closing cost assistance
  - The Affordable Dwelling Unit (ADU) program - ongoing affordability of ownership units
  - Homeownership study completed in 2024 and will guide future efforts



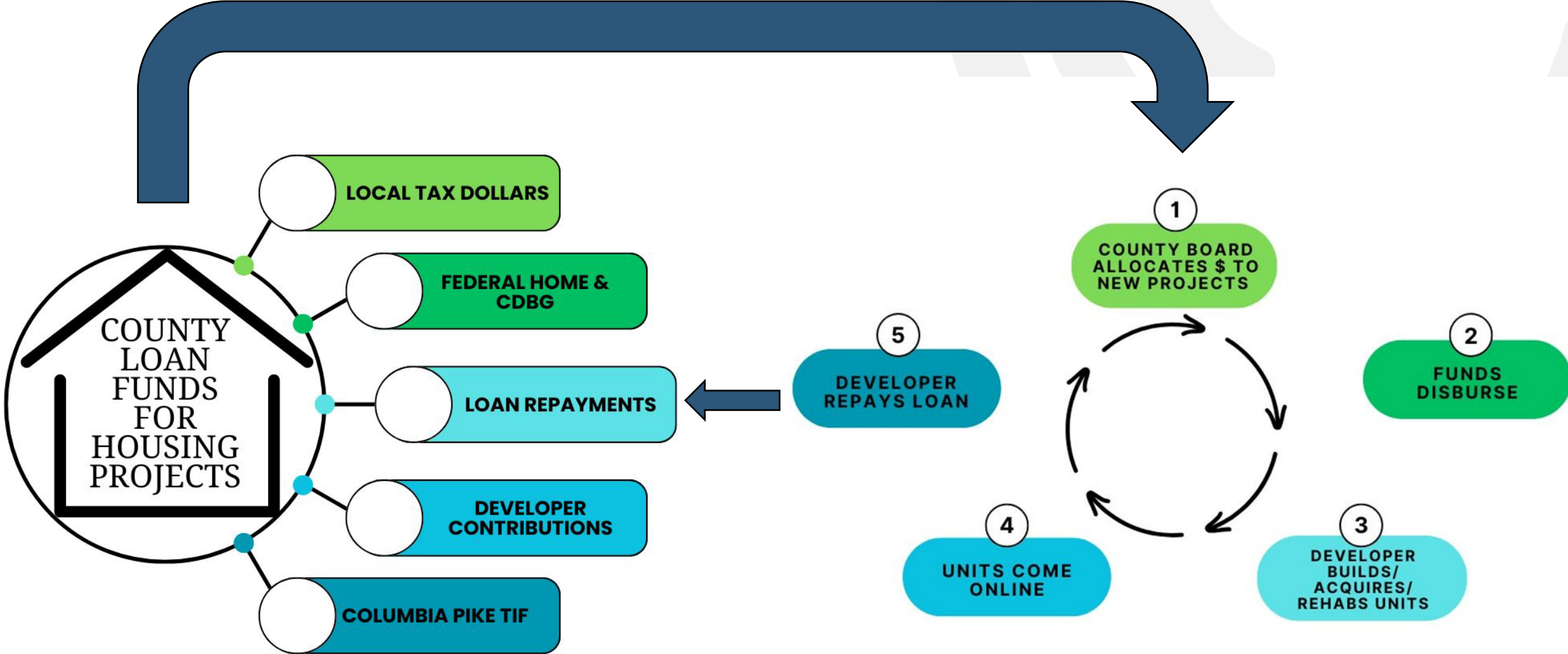
# LOAN MODEL AND PARTNERSHIPS



As of FY 2024:

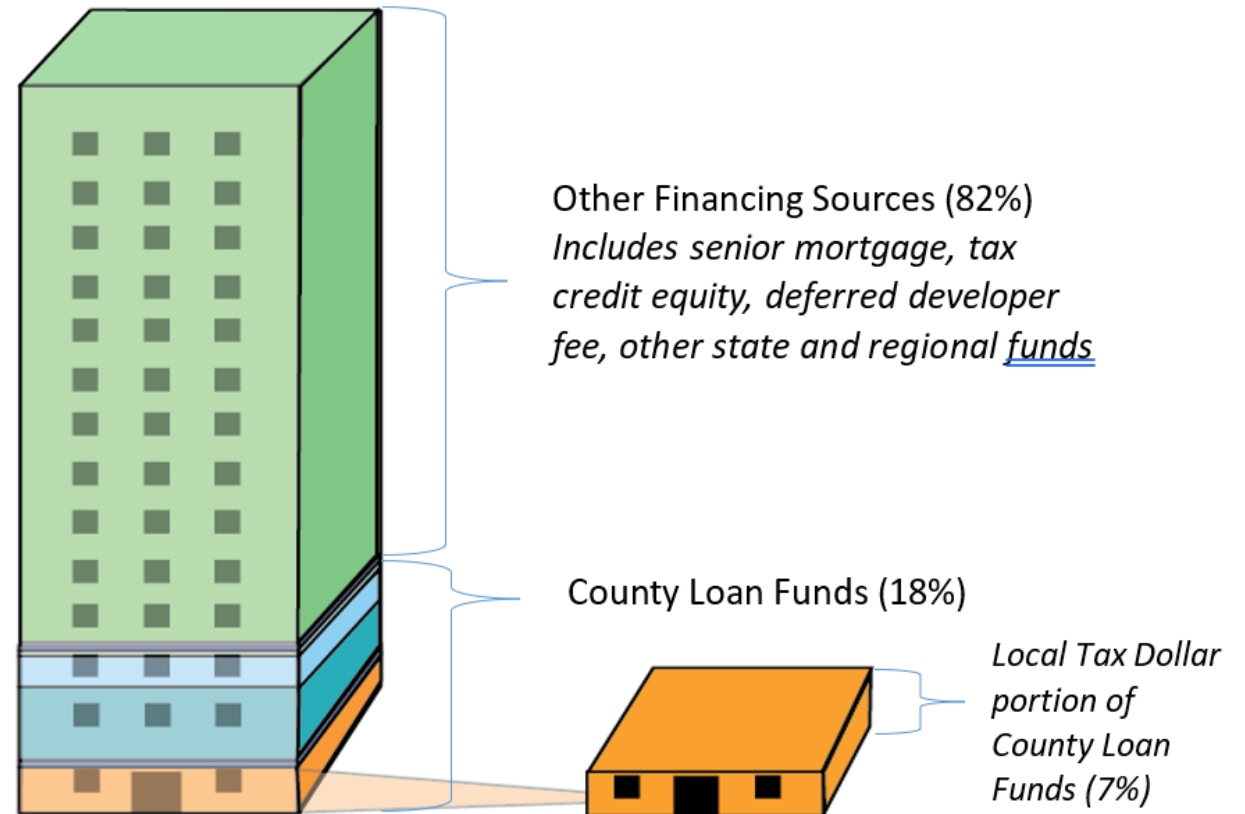
- \$600 million committed for 125 loans
- \$160 million in loan repayments
- 42% of loans paid in full
- 100% of active loans in good standing
- 11,000+ families served as a result of loan model and land-use tools

# LIFECYCLE OF COUNTY LOAN FUNDS

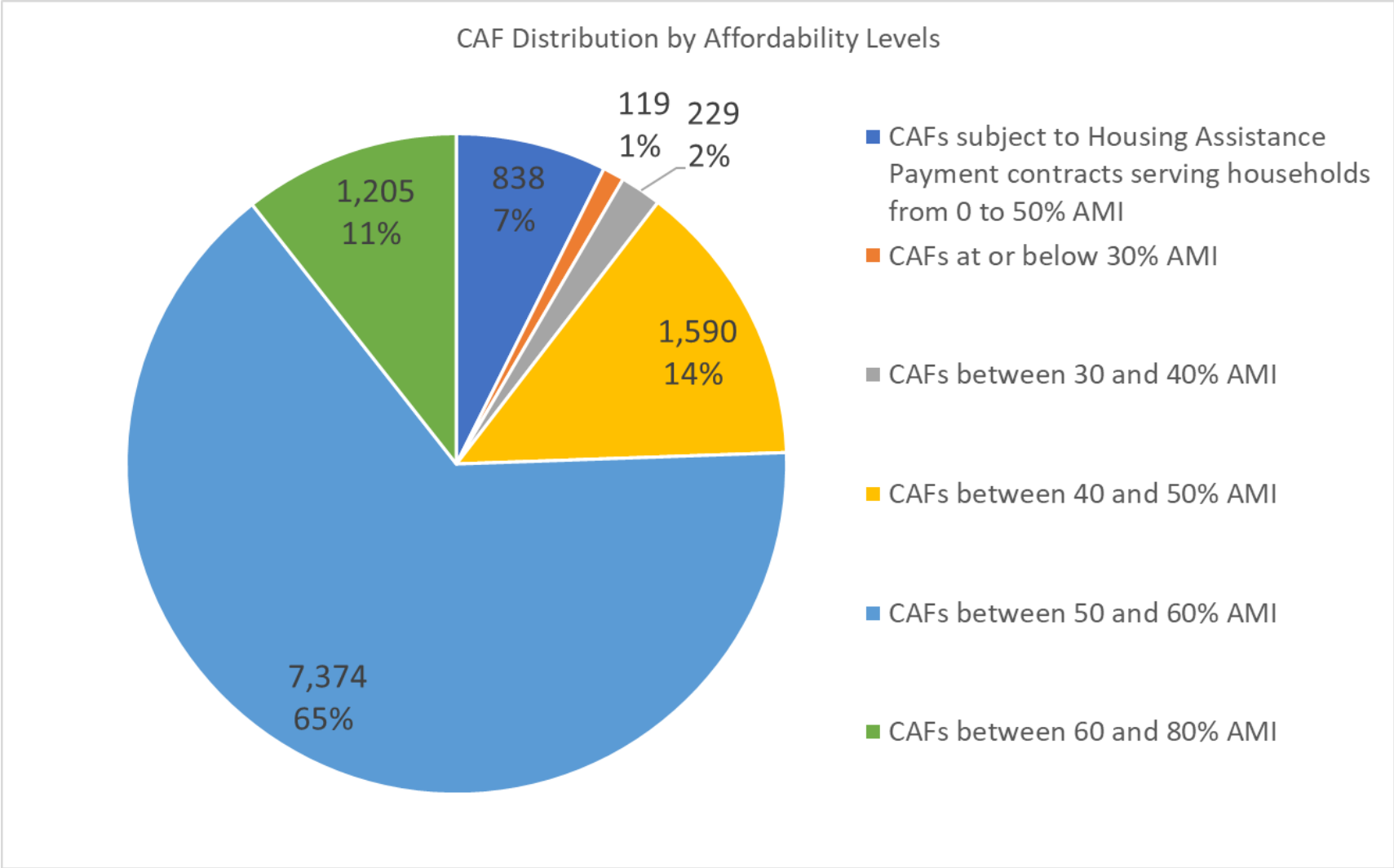


# TYPICAL CAPITAL STACK

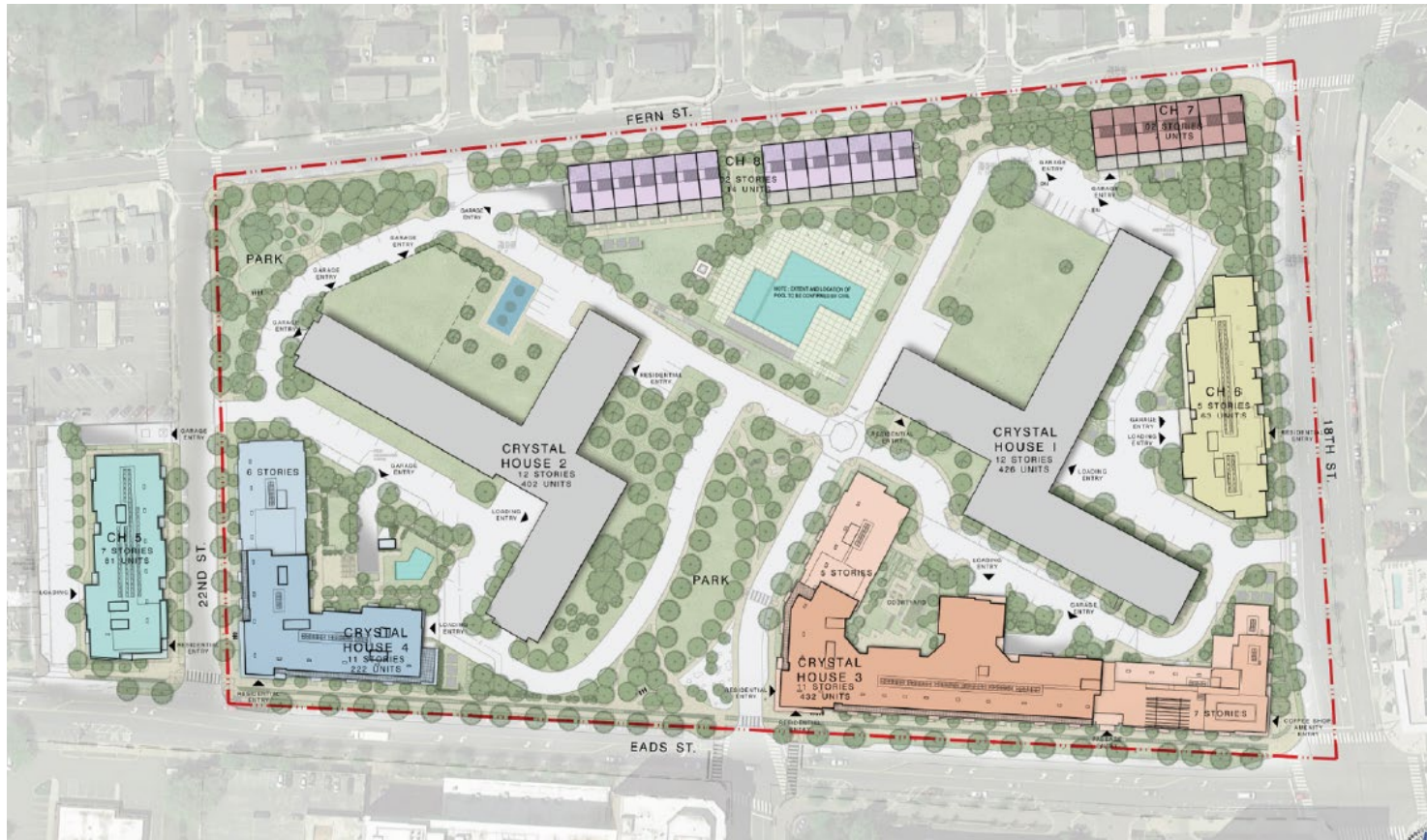
- Between 2020 and 2024 (last five years):
  - Every dollar of County Loan Funds leveraged an average of \$4.70 of outside funds
  - Every local (general fund) tax dollar leveraged an average of \$14 of non-general fund dollars



# RENT LEVELS IN COMMITTED AFFORDABLE UNITS (CAFS)



# AFFORDABLE RENTAL PROJECT: CRYSTAL HOUSES



- 828 existing units – 75% between 50-80% of AMI
- 865 new units – 75% between 50-80% of AMI

# AFFORDABLE RENTAL PROJECT: BARCROFT APARTMENTS



## Public/Private partnership enabled acquisition in December 2021

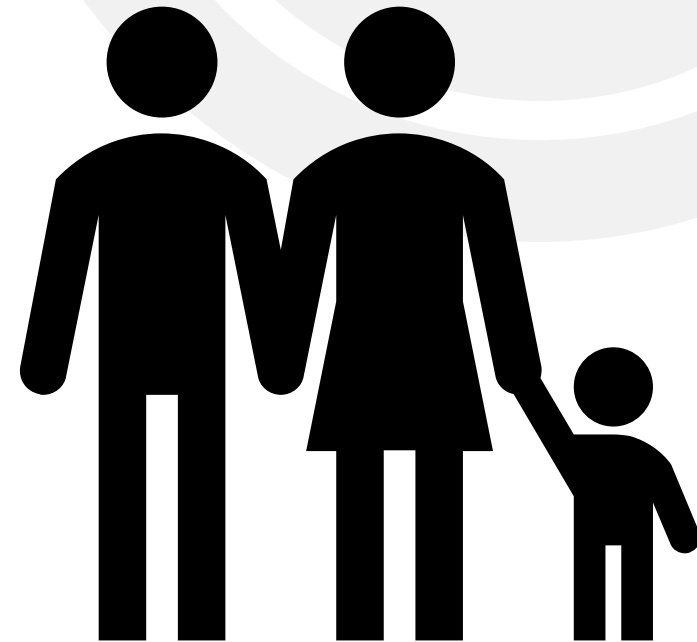
- New owner: Jair Lynch Real Estate Partners
- \$150M County Loan; \$160M Amazon Loan
- Guarantees continued affordability for 99 years for 1,335 rental homes

## Recent and Current Efforts Underway

- **July 2024:** County Board approval of Master Financing and Development Plan (MFDP) and updates to the CP visioning documents
- **November 2024:** Construction started on first renovation phase containing 93 units
- **February 2025:** County Board Consideration of:
  - NFBC/FBC, GLUP, and MTP amendments in support of the MFDP
  - New construction NFBC use permit and associated loan reallocation to support the first new 100% affordable 110-unit new construction building
- Renovations anticipated to complete end of 2028
- New construction to be phased over next 10 years

## GOAL 2: ACCESS

- The County has three rental subsidy programs for low-income residents:
  - Housing Choice Voucher Program
  - Housing Grants Program
  - Permanent Supportive Housing Program
- Homelessness/eviction prevention
  - The County provides information, referrals, and emergency financial assistance to help keep people in their homes
  - A strong safety network includes the County and partner nonprofits, including shelters and rapid rehousing programs.
- Fair housing outreach, education, testing



## GOAL 3: SUSTAINABILITY



- Environmental sustainability
  - Green building and materials
  - Coordinate with other County plans including transportation and energy
- Compliance
  - Safe and sustainable housing
- Financial sustainability
  - Financially stable portfolio



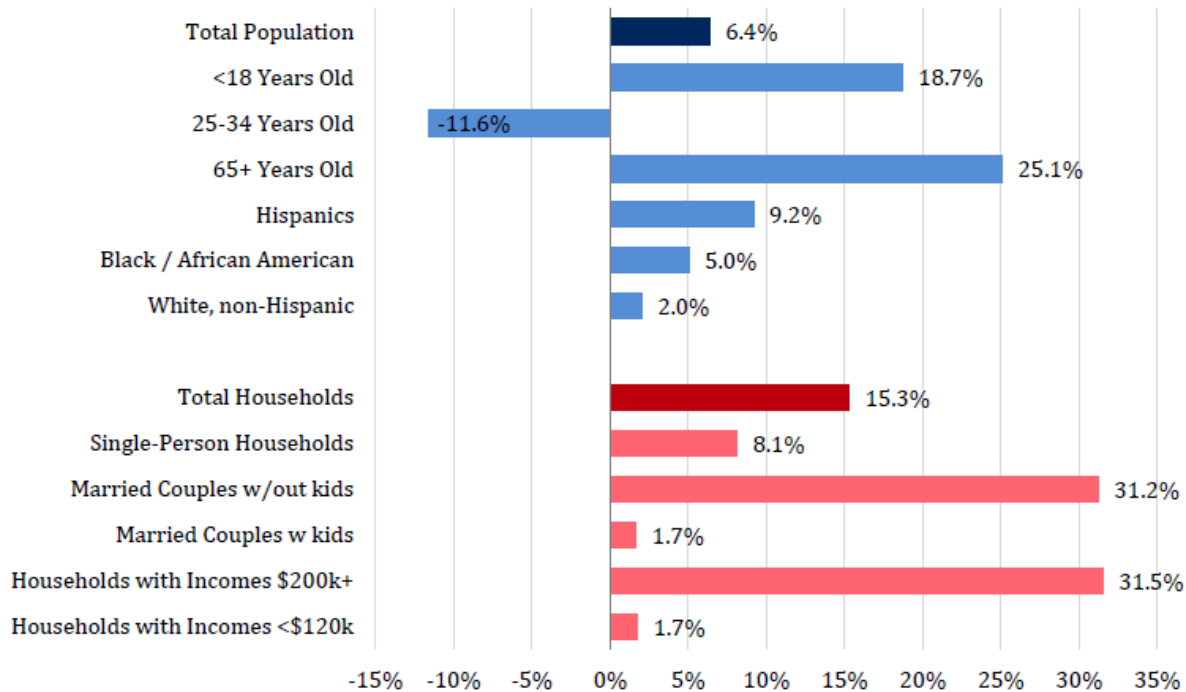
# HOW DO WE MEASURE COMMUNITY NEEDS AND PROGRESS?



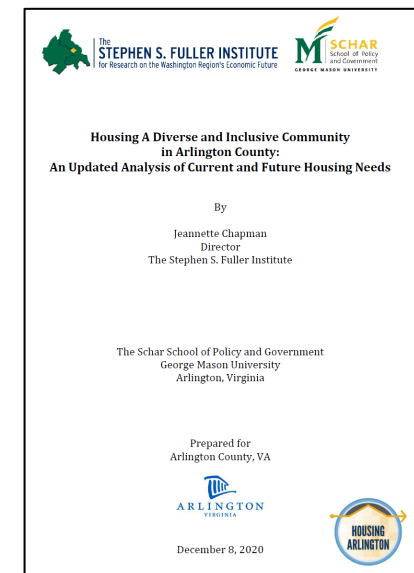
# HOUSING NEEDS ANALYSIS

- Highlights population changes and changes in the housing market
- Quantifies potential shortfalls in housing affordability
- Quantifies future housing needs

Population and Household Change in Select Categories, 2012 - 2018



Source: 2012 & 2018 American Community Survey (summary files)



# MEASURING PROGRESS: HOUSING INDICATORS

## Arlington County Affordable Housing Indicators FY2024

Goal 2: Access

Indicator 45: Seniors served through rental assistance programs														2022	2023	2024
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Seniors receiving rental assistance (Housing Grants and Housing Choice Vouchers)	333	571	609	822	824	919	910	912	889	914	943	1,024	1,019	1,071	1,137	
Rapid Rehousing (Federal, state, Local)										14	7	19	26	47	26	
PSH (Federal, State, Local)										51	71	58	84	87	97	
All types of rental assistance										979	1,021	1,100	1,129	1,205	1,260	
Percent of rental assistance households that are over 65	35%	24%	24%	32%	32%	35%	34%	33%	32%	30%	31%	31%	31%	32%	32%	

Indicator 46: Number of seniors receiving real estate tax relief														2022	2023
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Seniors receiving real estate tax relief	1,083	1,104	4,086	1,012	958	902	895	881	880	883	861	894	859	869	

Note: The Real Estate Tax Relief program for 2024 extends beyond the county fiscal year.

Indicator 47: Supportive housing resources (reported as number of beds)														2022	2023	2024
Type of housing	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
<b>Intellectual Disabilities</b>																
Group Homes	56	56	60	60	60	60	64	62	64	59	59	51	54	53	63	
Supervised Apartments	18	18	20	20	22	25	25	24	22	26	26	23	22	19	19	
Intensive Care Facility	24	24	24	24	24	23	23	19	23	19	20	18	18	18	18	
<b>Mental Health</b>																
Group Homes	28	28	28	28	23	23	23	23	23	23	22	19	22	22	22	
Supervised Apartments					8	8	8	8	10	12	9	7	12	13	12	
Intensive Residential	8	8	8	8	8	8	8	8				**				
<b>Other Supportive Housing Resources</b>																
Assisted Living	424	424	424	424	424	424	424	424	424	424	521	580	647	647	591	
Transitional (Independence House)	18	18	18	18	18	18	14	13	14	14	14	14	14	14		
Supportive Studio Apartments					8	8	8	8	8	8	8	8	8	8	8	
Nursing Homes											612	612	612	612	651	

Note: See indicator 38 for PSH units

\*\*Mental Health Intensive Residential housing no longer provided after FY17

# MEASURING PROGRESS: AFFORDABLE HOUSING DASHBOARD

**ARLINGTON VIRGINIA** **Affordable Housing Dashboard**

**Overall Housing Supply 124,712 Units** *(click for more)*

**Committed Affordable Housing** *(click for more)*



In fiscal year 2024, Arlington County added **132** committed affordable housing units, bringing the total number of committed affordable housing in the County to **11,355** units.

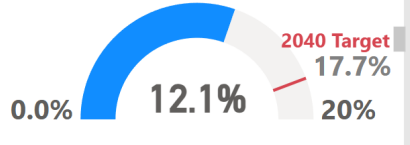
[See FY2024 Projects](#)

**Preventing and Ending Homelessness** *(click for more)*

**1,379** Households were served through eviction prevention.  
**405** Persons served by shelters.  
**92%** of Permanent Supportive Housing (PSH) program participants have remained in PSH or exited to permanent housing.

**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.



**Renter Assistance** *(click for more)*

**1,568** households receiving Housing Grants  
**1,535** households receiving Housing Choice Vouchers  
**485** persons supported through Permanent Supportive Housing

**Implementation Highlights** *(click to go to County webpage)*

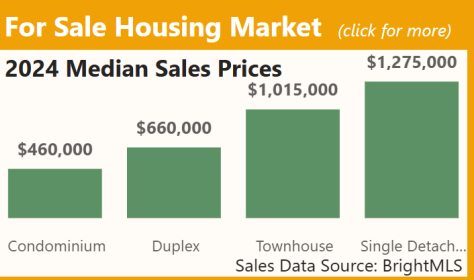
Arlington County continues to make progress towards the goals and objectives of the Affordable Housing Master Plan, Fair Housing Plan and the CAF Strategies.

[See the Highlights](#)

**Rental Housing Market** *(click for more)*

Average Asking Rents	Change
Studio \$1,991	4.0%
One Bedroom \$2,292	6.3%
Two Bedroom \$2,949	6.4%
Three Bedroom \$3,733	5.5%

Rent Data Source for 2024 Q4: CoStar



**Barcroft Master Financing and Development Plan** *(click for County webpage)*

A final Master Financing and Development Plan was completed in June 2024 establishing the long-term plan for preservation and redevelopment of the 1,335 unit Barcroft Apartments. The County Board also approved use permits for the first phase of renovations.

# DEVELOPMENT TRACKING



## Development Tracking Report

Second Quarter 2024

Community Planning, Housing & Development (CPHD)

April 1, 2024 to June 30, 2024

This Development Tracking Report, produced by the CPHD Research and Strategic Initiatives Group, provides a summary of county-wide development activity for the Second Quarter of 2024 (April 1, 2024 - June 30, 2024) and includes development highlights, summary statistics, and information on active development applications. Detailed data tables based on project status (approved, under construction, completed, and demolished) for this quarter are included as an attachment.

### Highlights

- The Vernon Street Duplex (SP #461), 11th and Vermont (North Block Townhomes - SP #447), four (4) by-right townhomes at 2750 11th St. N., and 17 by-right townhomes located at 1010 S. Taylor Ct. were completed. These completions totaled 33 multi-family units added to the County.
- The vacant office building (15,200 SF) located at 3108 Columbia Pike was demolished. The site is owned by the County and will be used as a temporary [overflow parking lot](#) (92 spaces) during construction of the Arlington Public Schools (APS) Career Center project.
- [Expanded Housing Option \(EHO\)](#) regulations went into effect on July 1, 2023. The table below summarizes issued permits and units for new EHO projects by zoning district. There were seven (7) permits issued during the second quarter, totaling 28 units. Two (2) EHO units started construction at 644 S. Illinois St.

### Development Tracking Dashboard

[projects.arlingtonva.us/data-research/development/](https://projects.arlingtonva.us/data-research/development/)

The Development Tracking Dashboard provides an online interactive experience with the development data for this quarter, trends since 2013, and development within and outside the Planning Corridors.



### Project Photos

[www.flickr.com/photos/arlingtonrt/](https://www.flickr.com/photos/arlingtonrt/)

Project photos from staff site visits can be viewed through the Research Team Flickr account.



### Summary of Development Statistics for Second Quarter (2Q) 2024

	Office (GFA)	Retail (GFA)	Other (GFA)	Hotel (Rooms)	Residential Units			
					Total	Multi-Family*	Single-Family	AD
<b>Approvals**</b>	-	-	-	-	28	28	-	-
<b>Construction Starts</b>	-	-	-	-	36	2	34	-
<b>Completions</b>	-	-	-	-	70	33	31	6
<b>Demolitions</b>	15,200	-	-	-	31	-	31	-

# REGIONAL COLLABORATION IN TRACKING HOUSING PRODUCTION

## THE FUTURE OF HOUSING IN GREATER WASHINGTON

A Regional Initiative to Create Housing Opportunities, Improve Transportation, and Support Economic Growth

September 2019



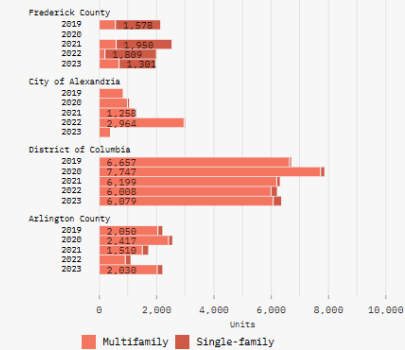
## **HAND** *Housing Indicator Tool*

### Housing Outcomes

Local jurisdictions submitted data to enable the region to track housing production, preservation, and rental affordability.

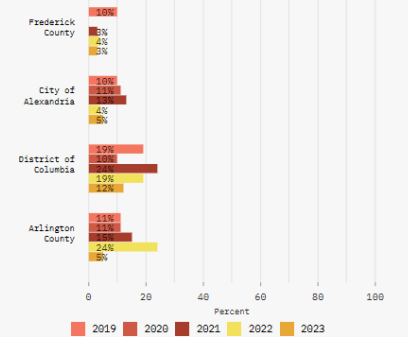
#### Amount of Housing

Number of units built by type



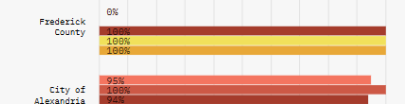
#### Affordability of Housing

Share of units affordable to households with low incomes



#### Accessibility of Housing

Share of affordable units in COG Activity Centers or near high-capacity transit



#### Housing Cost: Lowest

Percentage of # of Units

Units built affordable to households with incomes 0-29.9% of area median





**QUESTIONS?**



**THANK YOU!**