Affordable Housing is fundamental to
- maintain a diverse, vibrant community with individuals from all backgrounds.
- secure local jobs and benefit our community’s economic prosperity.
- support better transportation choices because residents can live near their work and amenities.

WHAT IS AFFORDABLE HOUSING?
Housing is considered affordable when rent or mortgage, plus utilities, is no more than 30% of a household’s gross income.

Area Median Income (AMI) is the middle income level in a community. When compared to households of the same size, half will earn more than the AMI and half will earn less.

TERMS TO KNOW
- Committed Affordable Units (CAFs)
  - Guaranteed to remain affordable for a specified period of time
  - Eligible rents at 80% or less of AMI

- Market-Rate Affordable Units (MARKs)
  - Owned by the private market
  - Affordability depends on market conditions
  - Rent prices are at 50-60% and 60-80% of AMI

WHO IS IT FOR?
CAFs may operate at 80% of the area medium income, however the majority are affordable to households earning 60% or less:

2013 Arlington Area Median Income

<table>
<thead>
<tr>
<th>Family Size</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
</tr>
</thead>
<tbody>
<tr>
<td>60% AMI</td>
<td>$45,180</td>
<td>$51,600</td>
<td>$58,080</td>
<td>$64,500</td>
</tr>
</tbody>
</table>

A kindergarten teacher who makes $42,710 a year would qualify for a CAF.

An engineer technician with two children would qualify by earning $54,330 a year.

A health care assistant in a family of four qualifies with a household gross income of $62,370.


WHAT ARE THE CHALLENGES?
The County uses programs and tools focused on building and rental assistance to meet challenges:

High Demand
- Great jobs, schools and location make Arlington desirable
- High demand increases rent prices and challenges affordability for residents
- MARKs have declined in recent years with redevelopment of properties

MARKs in Arlington

<table>
<thead>
<tr>
<th>Year</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>20,000</td>
</tr>
<tr>
<td>2005</td>
<td>12,000</td>
</tr>
<tr>
<td>2010</td>
<td>6,000</td>
</tr>
</tbody>
</table>

Cost of Rent in Arlington

- 2003: $1800mo
- 2005: $1550mo
- 2010: $1300mo

Visit housing.arlingtonva.us for more on Affordable Housing Programs in Arlington.
Affordable Housing is a top priority for the County.

- The Columbia Pike Neighborhoods Area Plan has ambitious goals to preserve 100% of the existing affordable units and implement tools that will create new units. A form-based code and tax incentives are two tools that will increase the affordable housing supply.

- The Affordable Housing Study will survey current housing needs, outline long-term objectives and develop strategic direction for future investments in Arlington's affordable housing.

- In FY2014, funding in the County is over $55 million for programs and efforts to meet affordable housing needs.

LEARN MORE ABOUT AFFORDABLE HOUSING

housing.arlingtonva.us/affordable-housing

Visit the web for more on:
- Goals and Targets
- Affordable Housing Study
- Affordable Housing Investment Fund
- Affordable Housing Programs