

Affordable Housing Dashboard

Overall Housing Supply 126,540 Units [\(click for more\)](#)

Committed Affordable Housing [\(click for more\)](#)

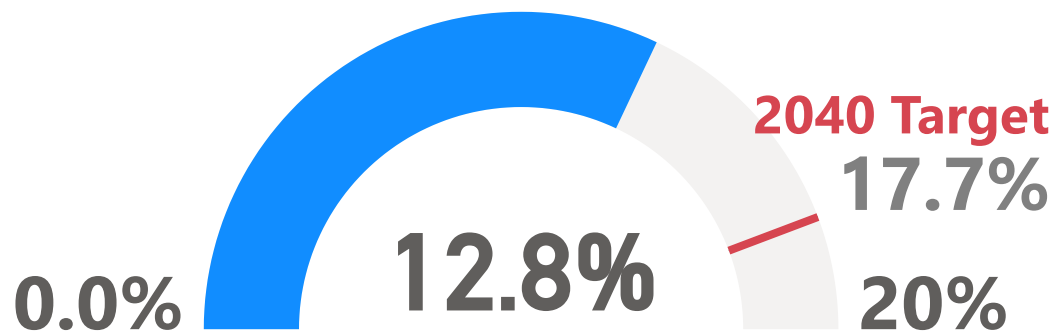


In fiscal year 2025, Arlington County added **581** committed affordable housing units, bringing the total number of committed affordable housing in the County to **11,936** units.

[See FY2025 Projects](#)

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.



Affordable Housing Master Plan at 10 years

The Affordable Housing Master Plan was adopted ten years ago in September 2015. Learn more about the County's achievements and progress towards the plan's goals, objectives and policies in the [10-year report](#).



Renter Assistance

Housing Grants [\(click for more\)](#)

1,680 Households receiving Housing Grants

Housing Choice Vouchers [\(click for more\)](#)

1,677 Households receiving Housing Choice Vouchers

Permanent Supportive housing [\(click for more\)](#)

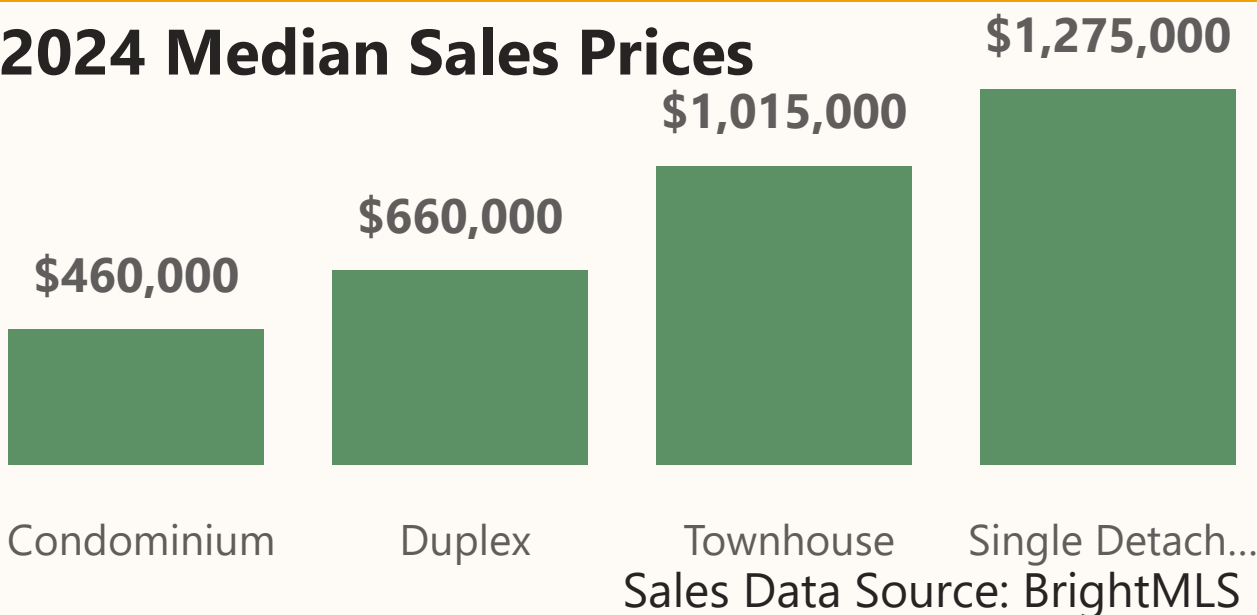
493 Persons supported through Permanent Supportive Housing

Rental Housing Market [\(click for more\)](#)

Average Asking Rents		Change
Studio	\$1,992	-0.4%
One Bedroom	\$2,315	0.3%
Two Bedroom	\$2,988	0.9%
Three Bedroom	\$3,814	2.1%

Rent Data Source for 2025 Q3: CoStar

For Sale Housing Market [\(click for more\)](#)



Preventing and Ending Homelessness [\(click for more\)](#)

1,611 Households were served through eviction prevention.

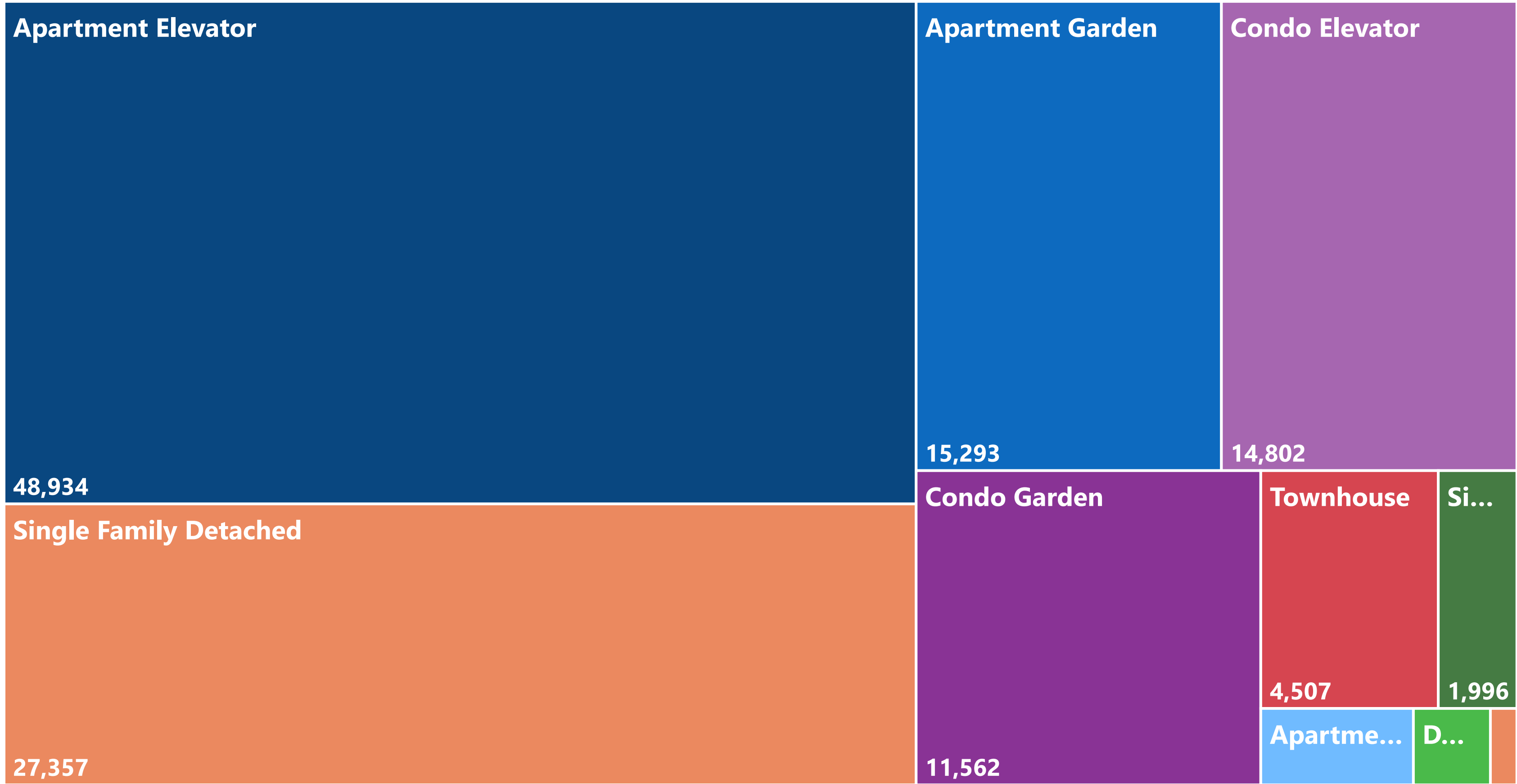
469 Persons served by shelters.

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

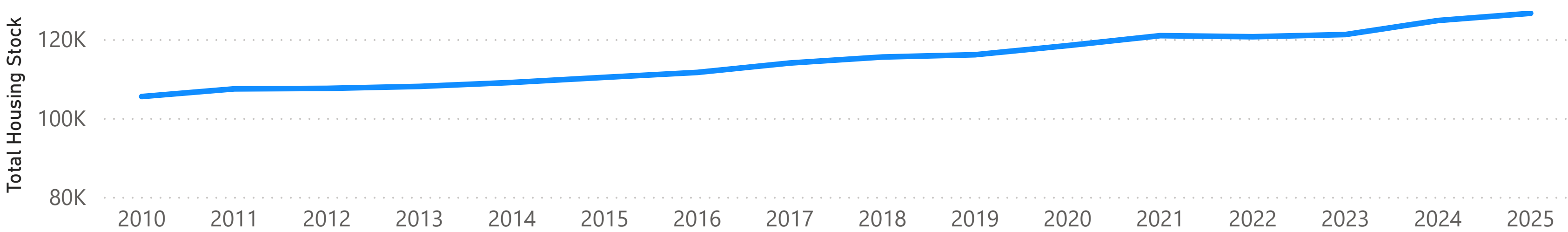


Housing Units by Type

(Hover over an area to view details)



Total Housing Stock by Fiscal Year



126,540

Total
Housing
Units

Housing Units by Type

Housing Type	Units	Share
Apartment Elevator	48,934	38.67%
Single Family Detached	27,357	21.62%
Apartment Garden	15,293	12.09%
Condo Elevator	14,802	11.70%
Condo Garden	11,562	9.14%
Townhouse	4,507	3.56%
Side-by-Side	1,996	1.58%
Apartment Elevator - Senior	1,245	0.98%
Duplex	628	0.50%
Single Family Detached with AD	216	0.17%
Total	126,540	100.00%

Tenure of non-apartment housing

Housing Type	Owner	Renter	Owner %	Renter %
Single Family Detached	23,731	3,645	87%	13%
Townhouse	3,343	1,082	76%	24%
Side-by-Side	1,472	523	74%	26%
Condo Garden	8,162	3,379	71%	29%
Condo Elevator	9,245	5,363	63%	37%
Duplex	174	446	28%	72%
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.

Reset





Committed Affordable Housing Units (CAFs) are privately owned apartments 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.

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

[What is considered affordable?](#)[What is Arlington's Housing Need?](#)[Who lives in committed affordable housing?](#)[When do affordability commitments end?](#)[What is the Difference between CAFs and MARKs?](#)[How is committed affordable housing produced?](#)[How does the County finance committed affordable housing?](#)[Where is affordable housing located and how is it distributed throughout the County?](#)

**See what's
new in FY
2025**

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
- ☐ AMI

Income Limit						
AMI Level	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
30% AMI	\$34,400	\$39,360	\$44,280	\$49,170	\$53,130	\$57,060

Rent Limit by Unit Size					
AMI Level	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
30% AMI	\$861	\$922	\$1,107	\$1,278	\$1,426

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.

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 2025. The County's affordable housing investments are designed to meet the needs of current residents.

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.

Explore the housing cost burden data for Arlington County by selecting a characteristic and tenure type (owner or renter).

Characteristic

☐ Age

☒ Income

☐ Race and Ethnicity

Tenure

☐ Owner

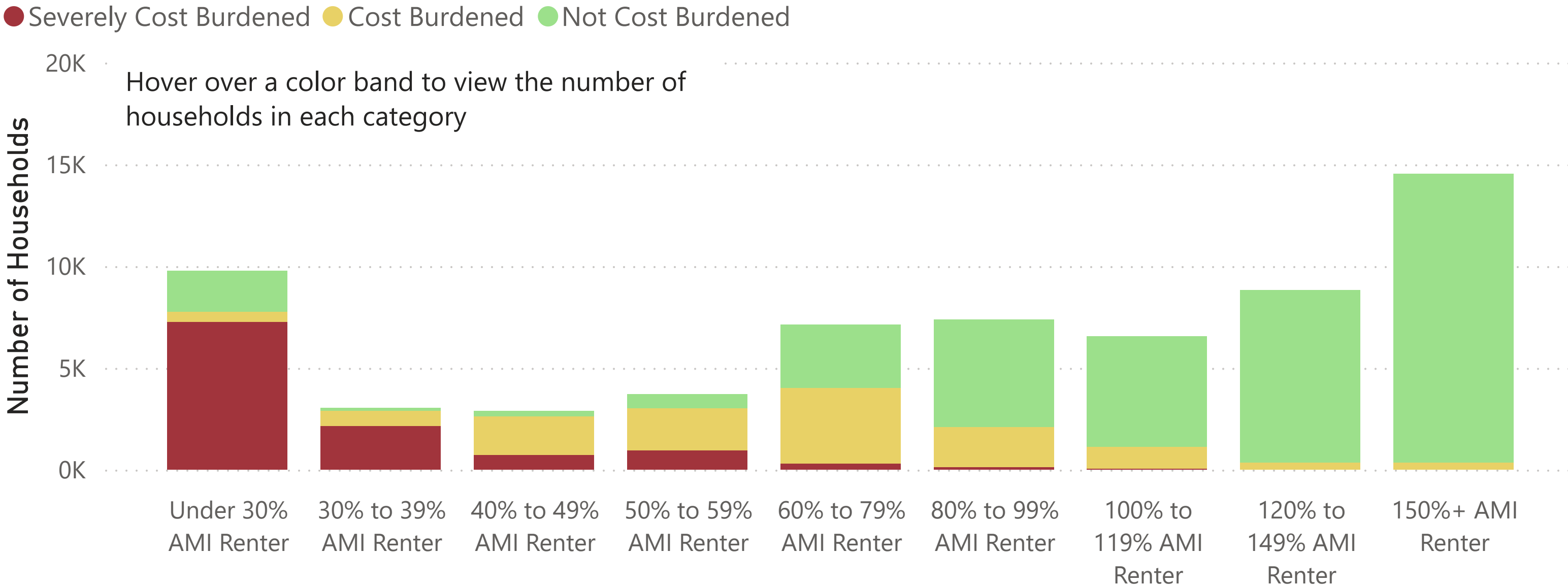
☒ Renter

Reset

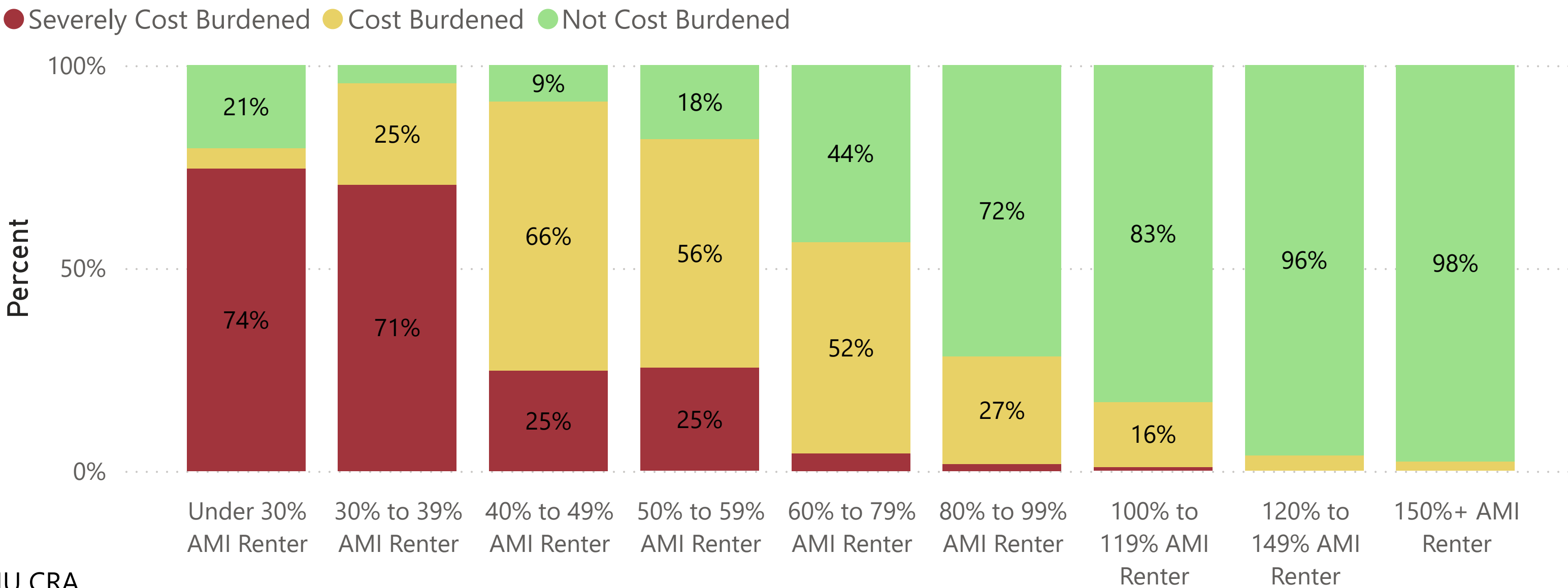


Source: ACS 2023 5-Year Microdata, GMU CRA

Housing Cost Burden - Number of Households



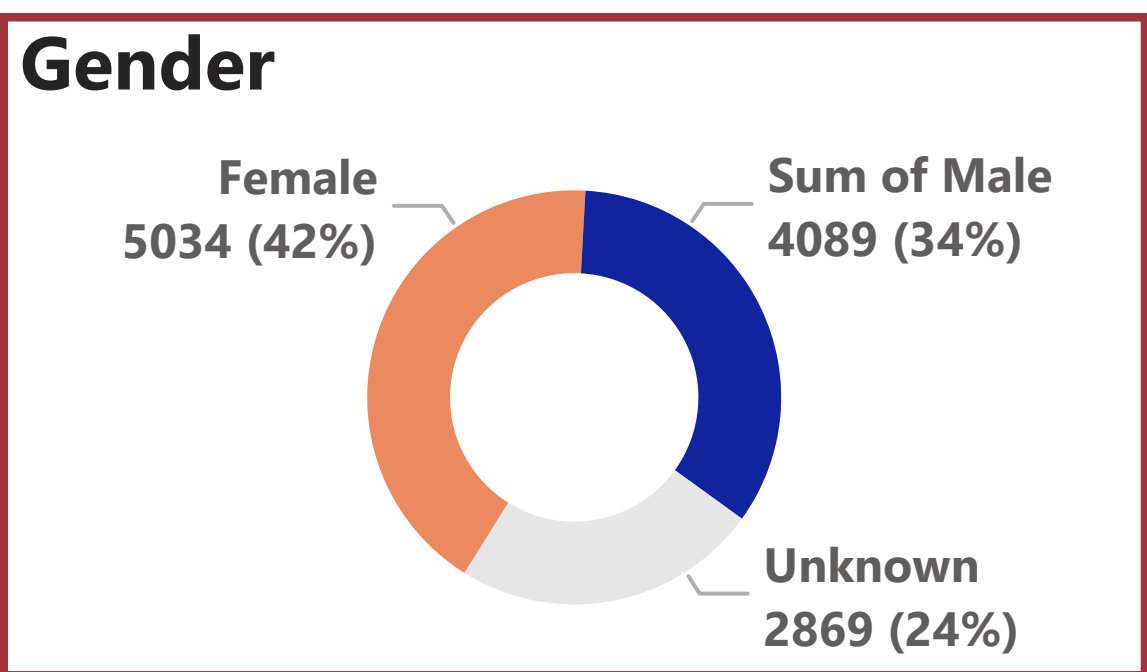
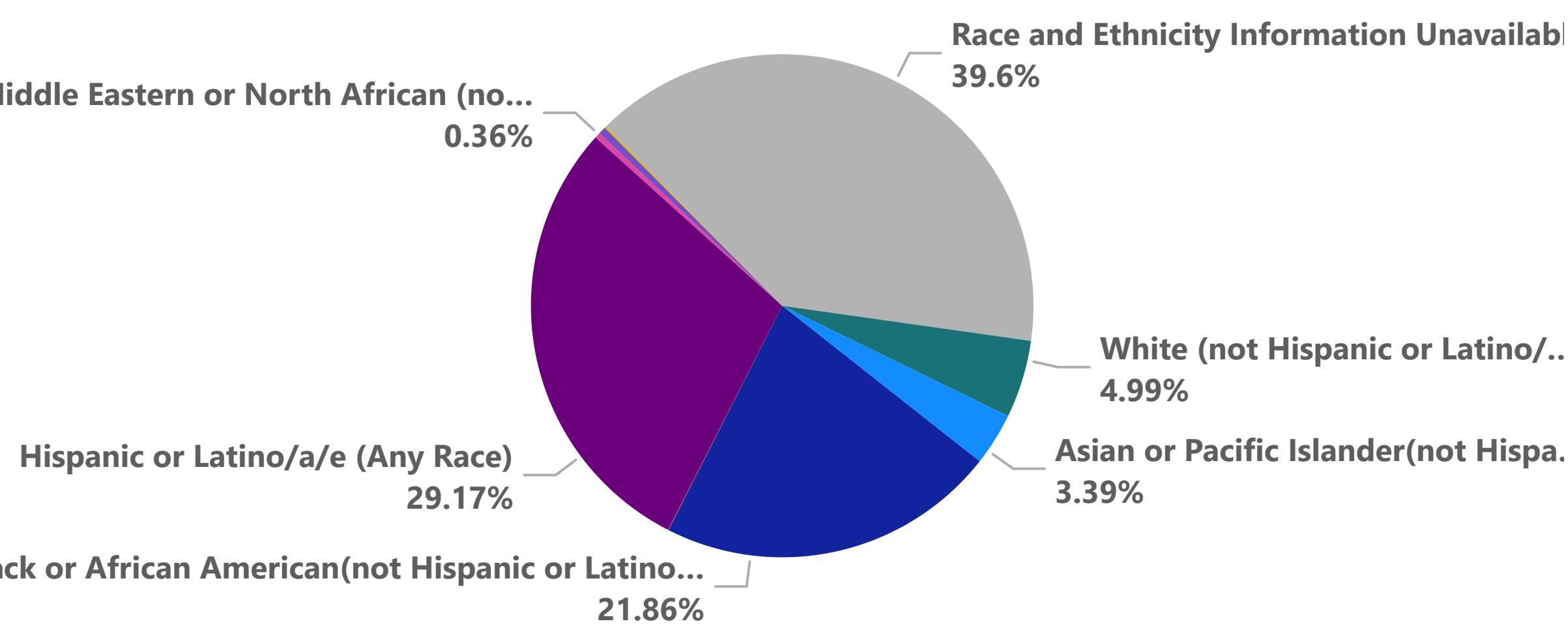
Housing Cost Burden - Percent



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 11,943 residents in 5,036 households. Information gaps exist resulting from residents choosing not to respond to certain questions.

Race and Ethnicity of CAF Residents



Age

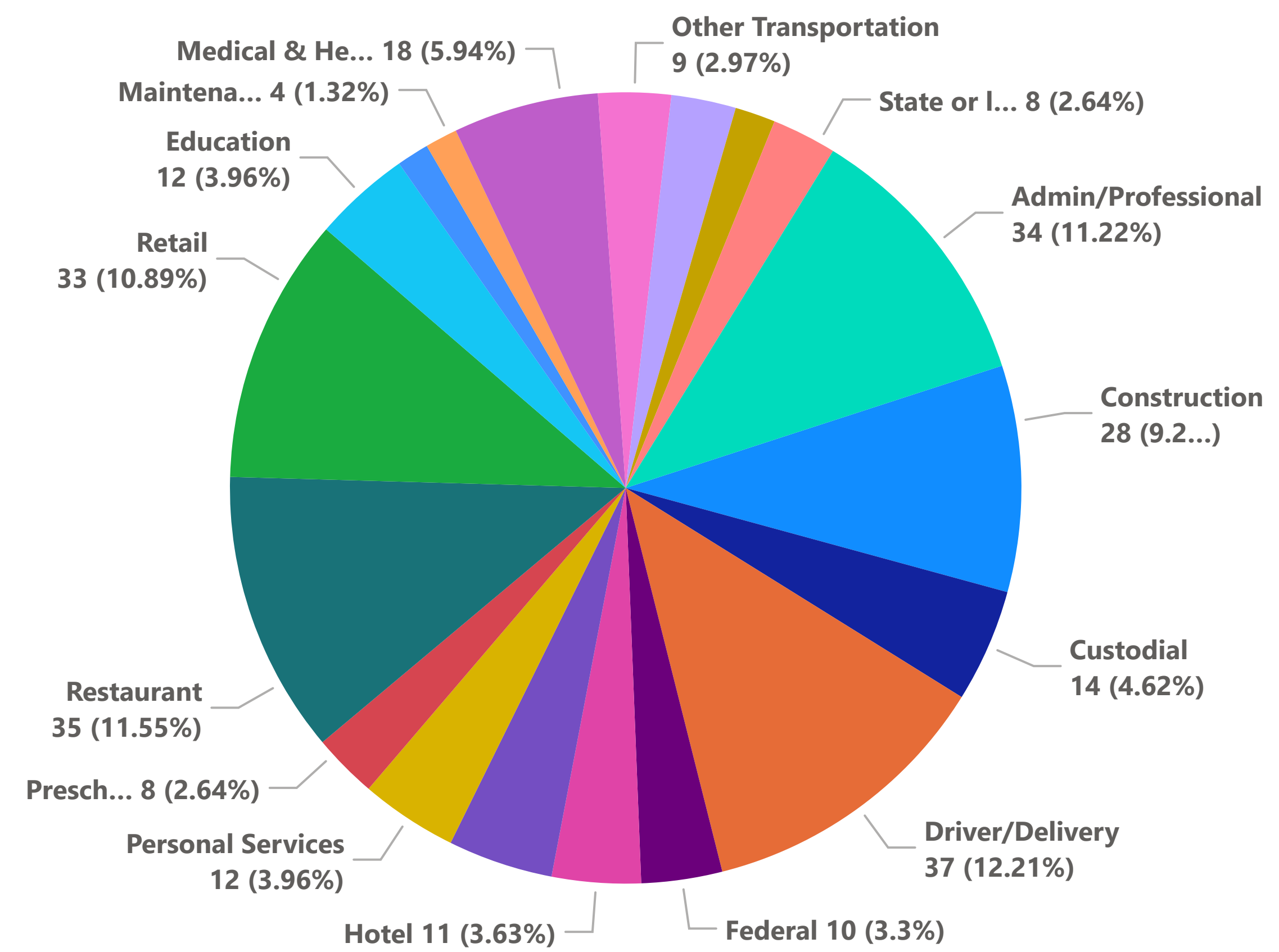
Children under the age of 18 make up **27%** in the sample pool of CAF residents.

Older adults aged 65 and over make up **7.9%** 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 303 residents.

CAF Resident Occupations



ARLINGTON

VIRGINIA

Affordability Expirations

CAF Home

Back to Overview

←

↶

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.

Reset

Committed Affordable Units by Expiration Decade

Expiration Decade	Committed Affordable Units
2020	750
2030	750
2040	580
2050	180
2060	1650
2070	1380
2080	900
2090	1150
2100	300
2120	1950

Affordability expirations within the next ten years

Expiration	CAF Units
2026	76
2027	323
2028	22
2029	77
2031	41
2032	300
2033	11
2034	40

Affordability expirations within the next ten years

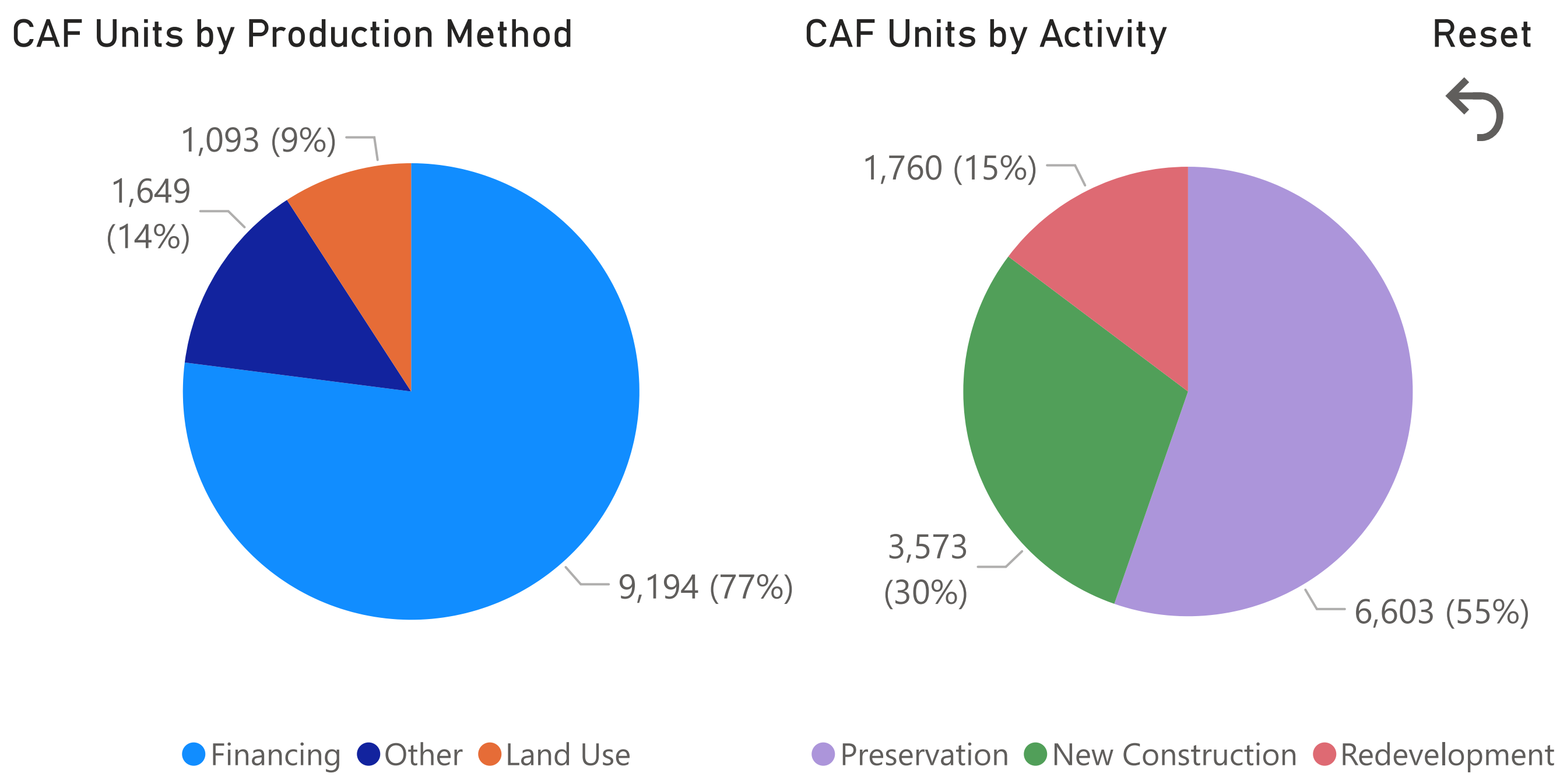
Expiration	Current Name	CAF Units
2026	Virginia Gardens	76
2027	Ballston Park at Historic Buckingham Village	233
2027	Calvert Manor	22
2027	Lenox Club	77
2028	Key Boulevard Apartments	41
2029	Claridge House	300
2031	Cameron Commons	11
2031	Leckey Gardens	40
2031	Quebec Apartments	129
2032	Patrick Henry	110
2033	Cameron Commons II	5
2034	Hunter's Park	74
Total		1,227

How is Committed Affordable Housing Produced?

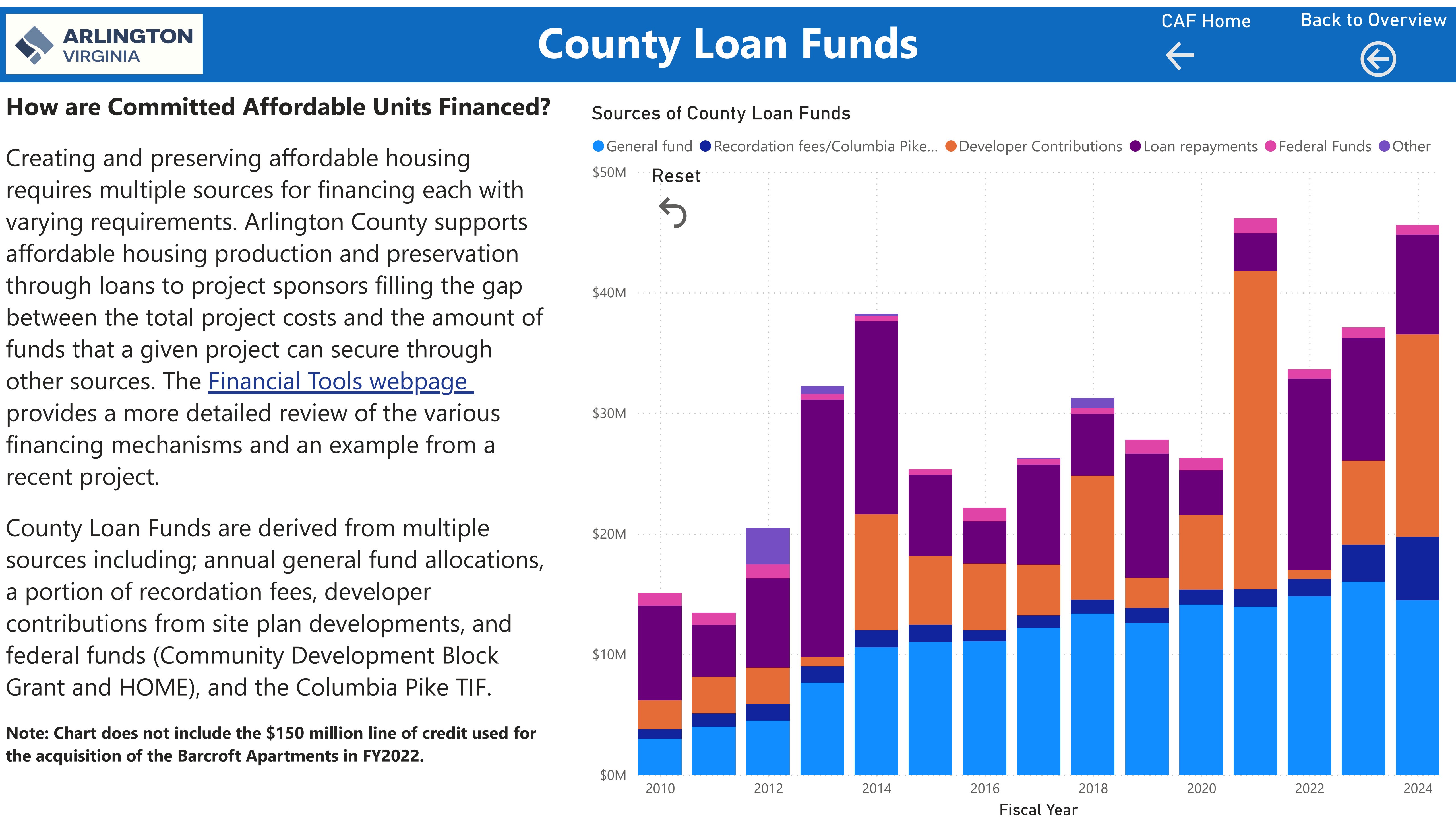
Committed affordable housing is primarily produced through conditions established through financing. Affordability conditions are also secured through the approval process by employing an array of [land use tools](#) that have been developed over the years. These include the affordable housing ordinance, bonus density, form-based code, and transfer of development rights. 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.

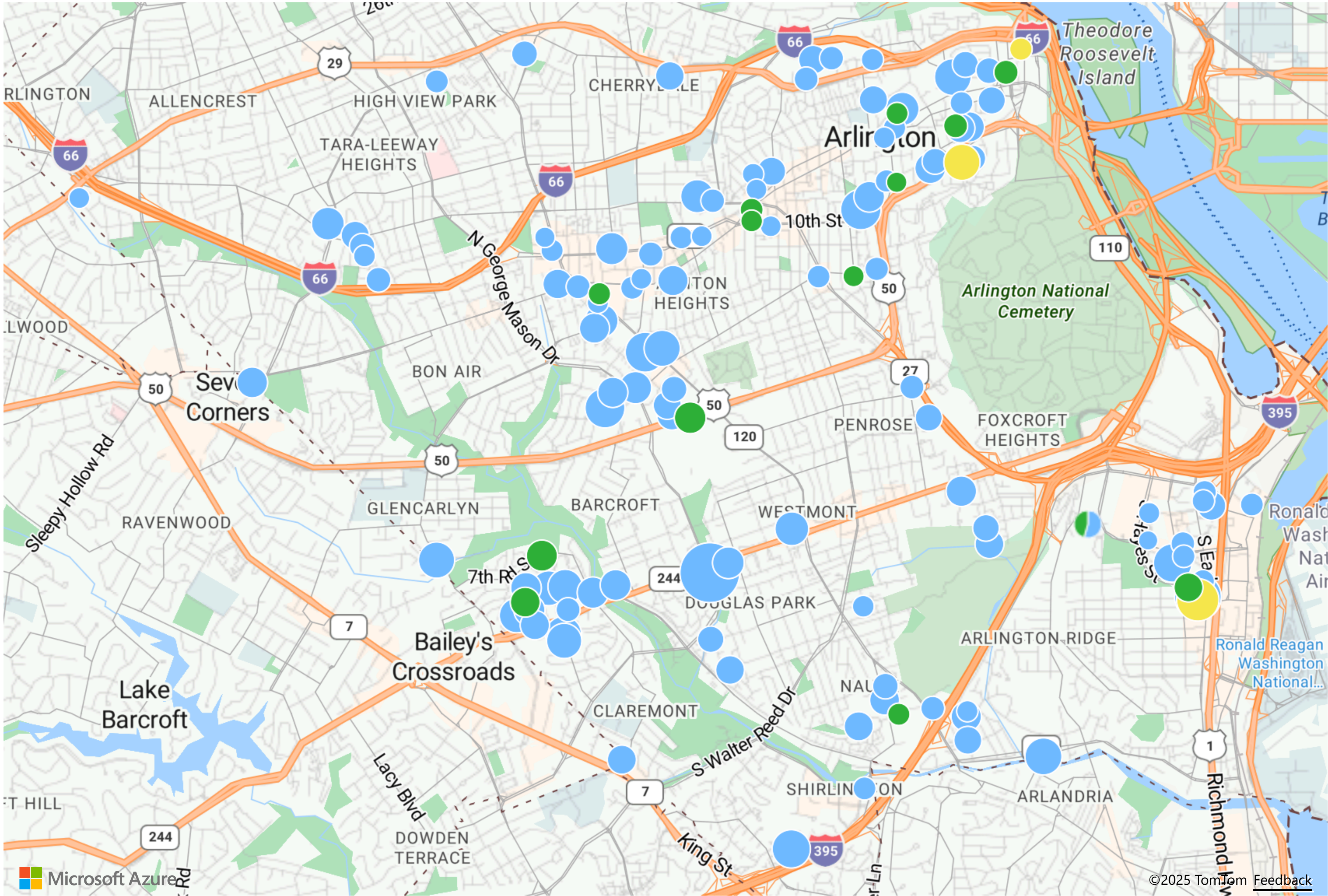


Current Name	CAF Units	Production Method	Activity
1800 Oak Apartments	38	Land Use	New Construction
2025 Clarendon Blvd	12	Land Use	New Construction
2201 Pershing Drive	18	Land Use	New Construction
672 Flats	7	Land Use	New Construction
Ames Center	24	Land Use	New Construction
Arlington Mill Residences	121	Other	New Construction
Ballston Macy's	12	Land Use	New Construction
Bell at Arlington Ridge	20	Land Use	New Construction
Bell at Courthouse	12	Land Use	New Construction
Bennett Park	14	Land Use	New Construction
Bingham Center	15	Land Use	New Construction
Cameron Commons II	5	Financing	New Construction
Clarendon Square	8	Land Use	New Construction
Total	11,936		



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 ● Operating ● Under Construction ● Approved



Property Name	CAF Units	Add
1800 Oak Apartments	38	180
2025 Clarendon Blvd	12	202
2201 Pershing Drive	18	220
672 Flats	7	672
Ames Center	24	182
Apex	256	290
Arbor Heights	198	520
Arlington Mill Residences	121	901
Arlington View Terrace	47	142
Arna Valley View	101	230
Ashton House I, II & III	28	570
Avalon at Arlington Square	64	235
Ballston Macy's	12	701
Ballston Park at Historic Buckingham Village	233	351
Barcroft Apartments	1,335	113
Bell at Arlington Ridge	20	248
Bell at Courthouse	12	119
Bennett Park	14	160
Total	11,936	109

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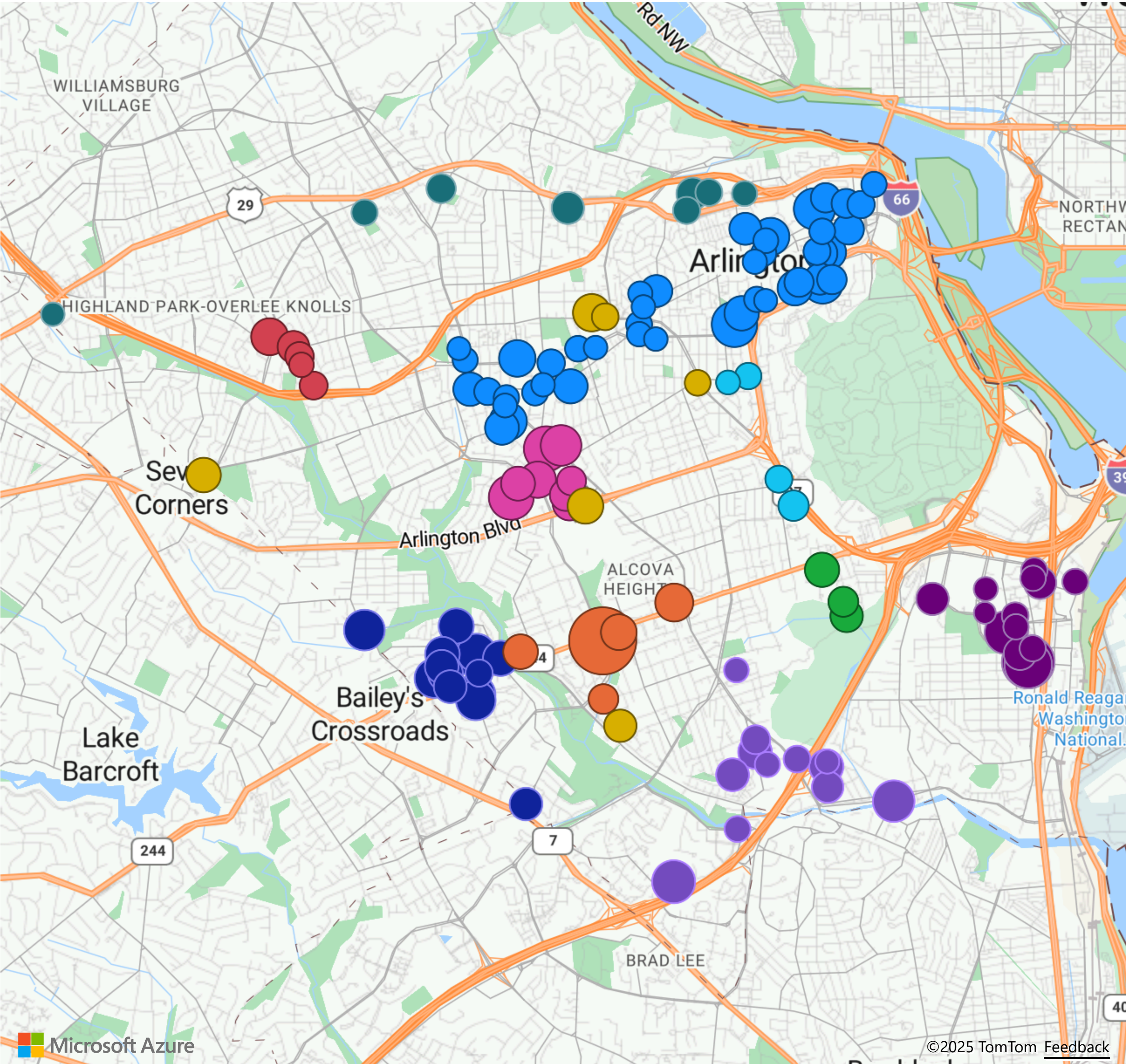
View Current Vacancies

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

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.



Property Name	CAF U
1800 Oak Apartments	
2025 Clarendon Blvd	
2201 Pershing Drive	
672 Flats	
Ames Center	
Apex	
Arbor Heights	
Arlington Mill Residences	
Arlington View Terrace	
Arna Valley View	
Ashton House I, II & III	
Avalon at Arlington Square	
Ballston Macy's	
Ballston Park at Historic Buckingham Village	
Barcroft Apartments	1
Bell at Arlington Ridge	
Bell at Courthouse	
Bennett Park	
Bingham Center	
Buchanan Gardens	
Buckingham Gardens	
Total	11

Reset

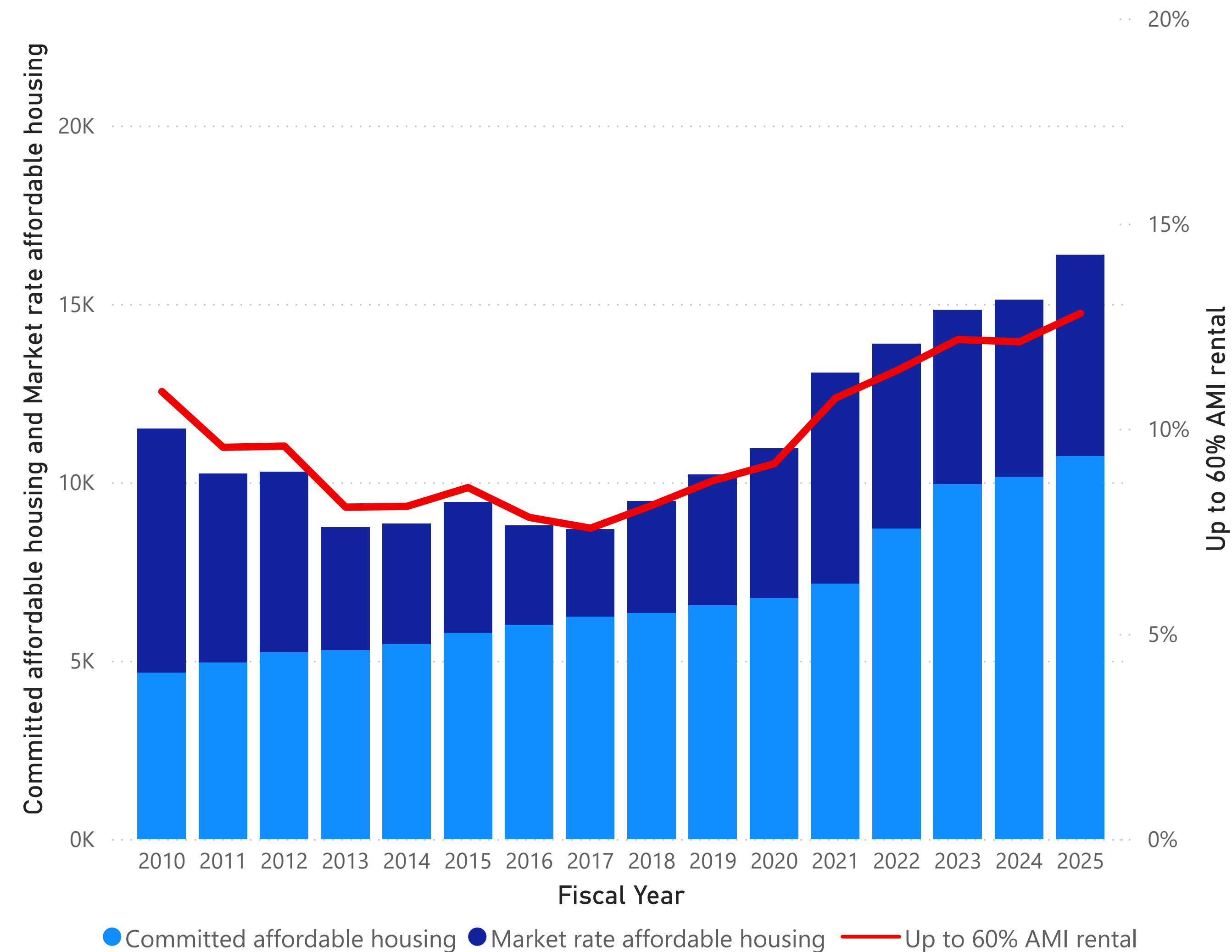


The first goal of the [Affordable Housing Master Plan](#) is that *Arlington County shall have an adequate supply of housing available to meet community needs.*

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](#)

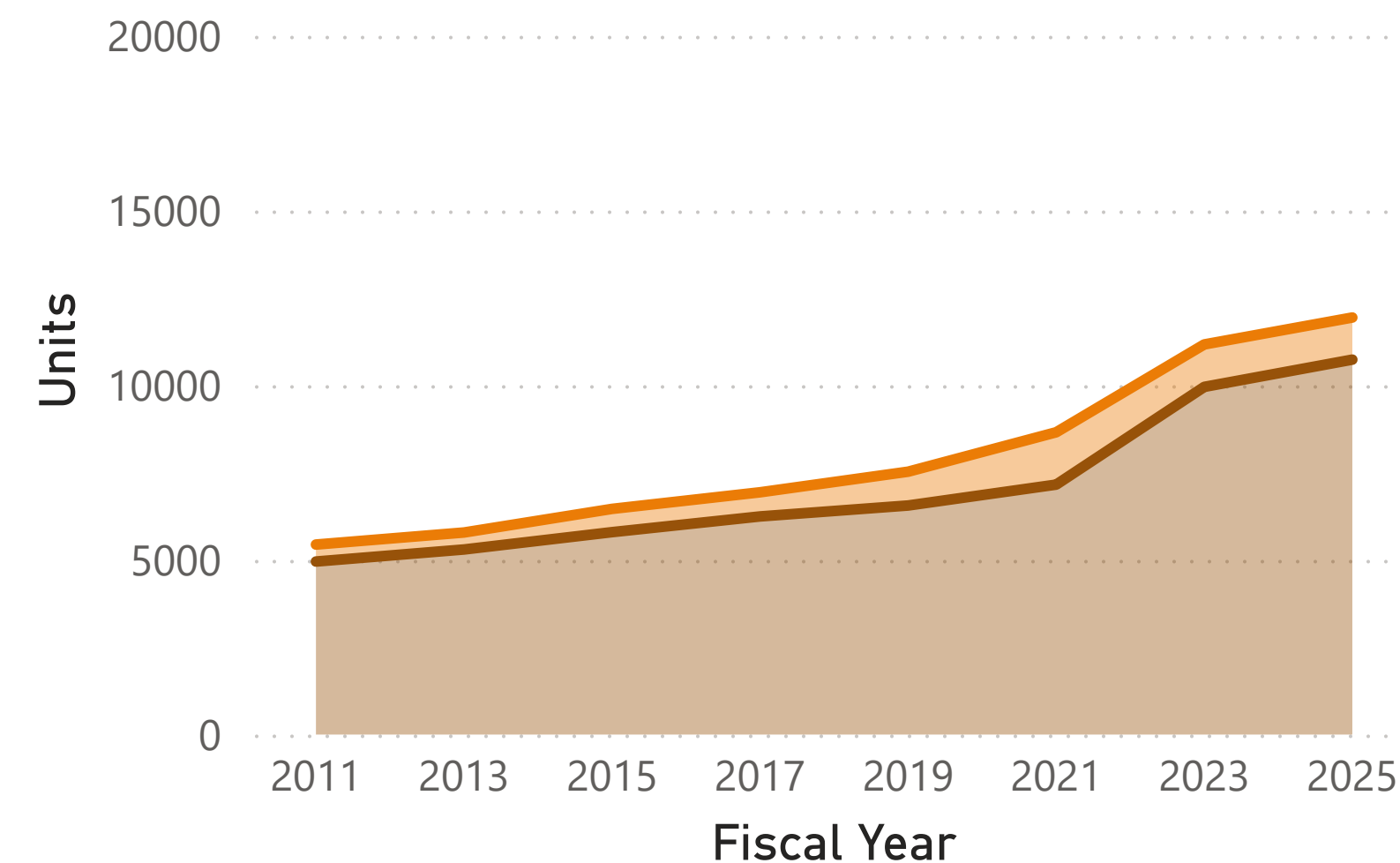


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Market Rate Affordable Housing Units (MARKs) are privately owned apartments that have affordable rents that because apartment type, location, or amenities. Affordability fluctuates based on factors that impact housing market conditions, including employment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

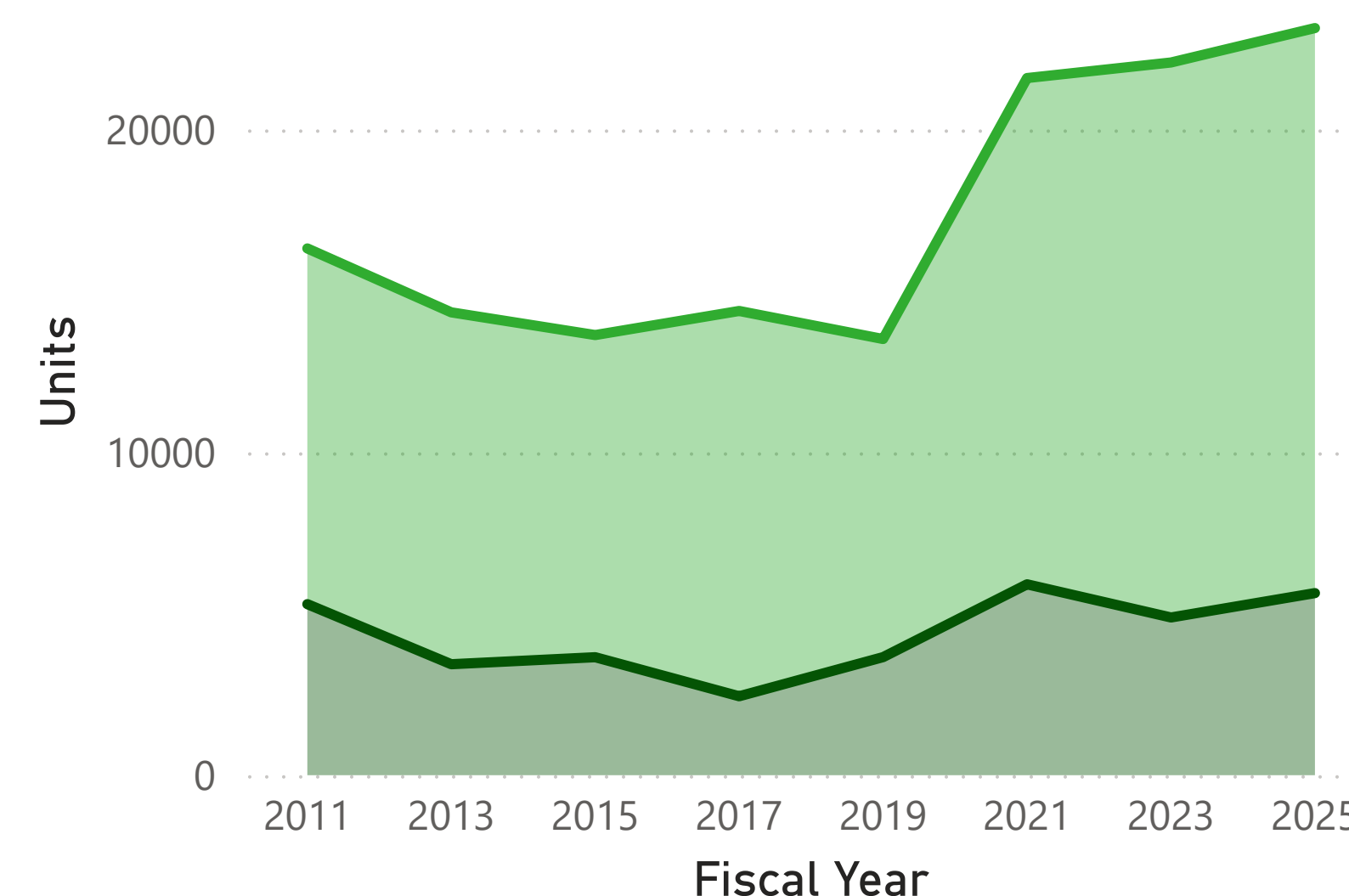
Aggregate Affordable Housing Resources include both committed affordable and market rate affordable units.

Supply of Committed Affordable Housing



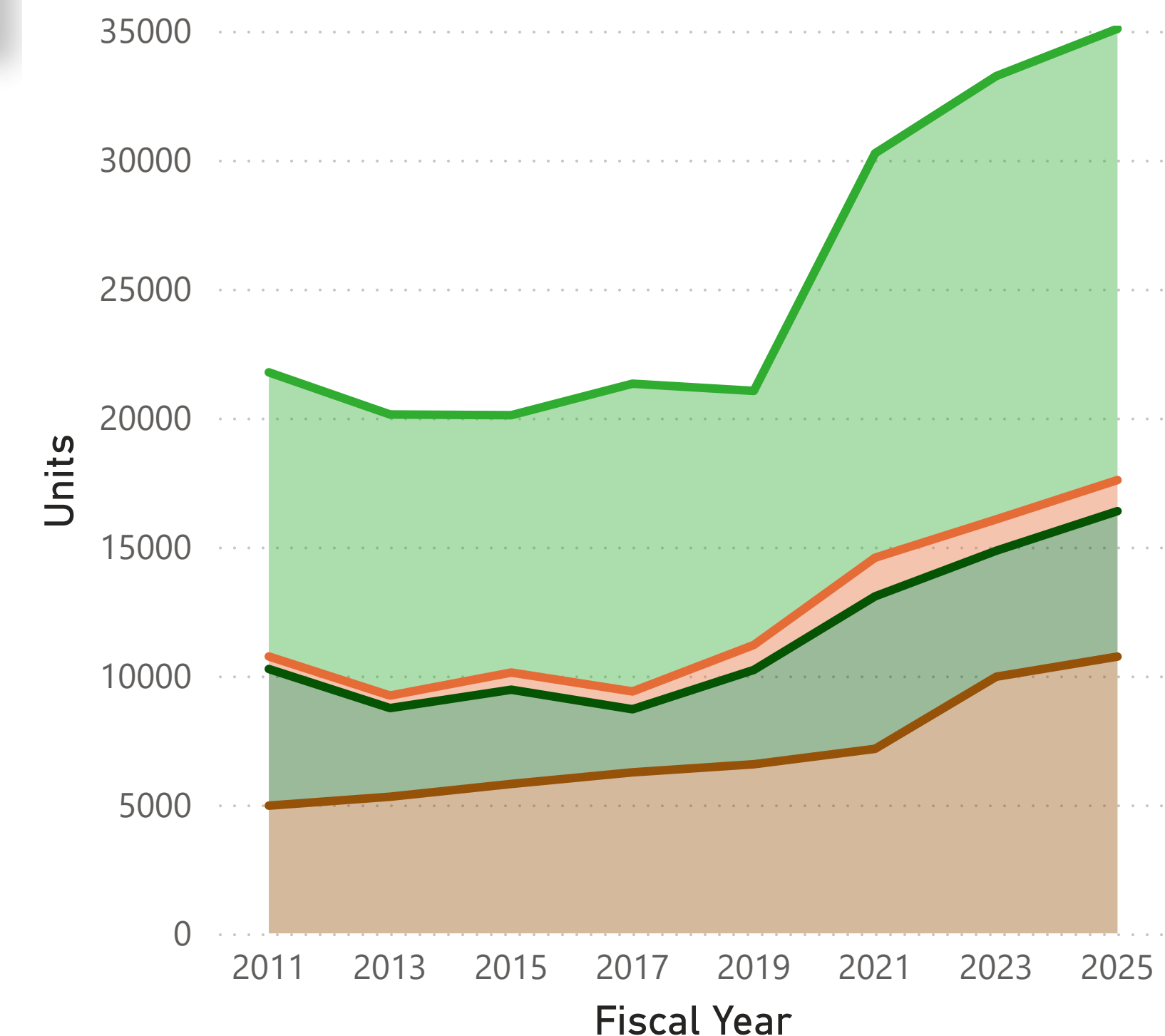
— CAFs up to 60% AMI — CAFs between 60 and 80% AMI

Supply of Market Rate Affordable Housing



● MARKs at 60% AMI ● MARKs between 60 and 80% AMI

Aggregate Affordable Housing Resources



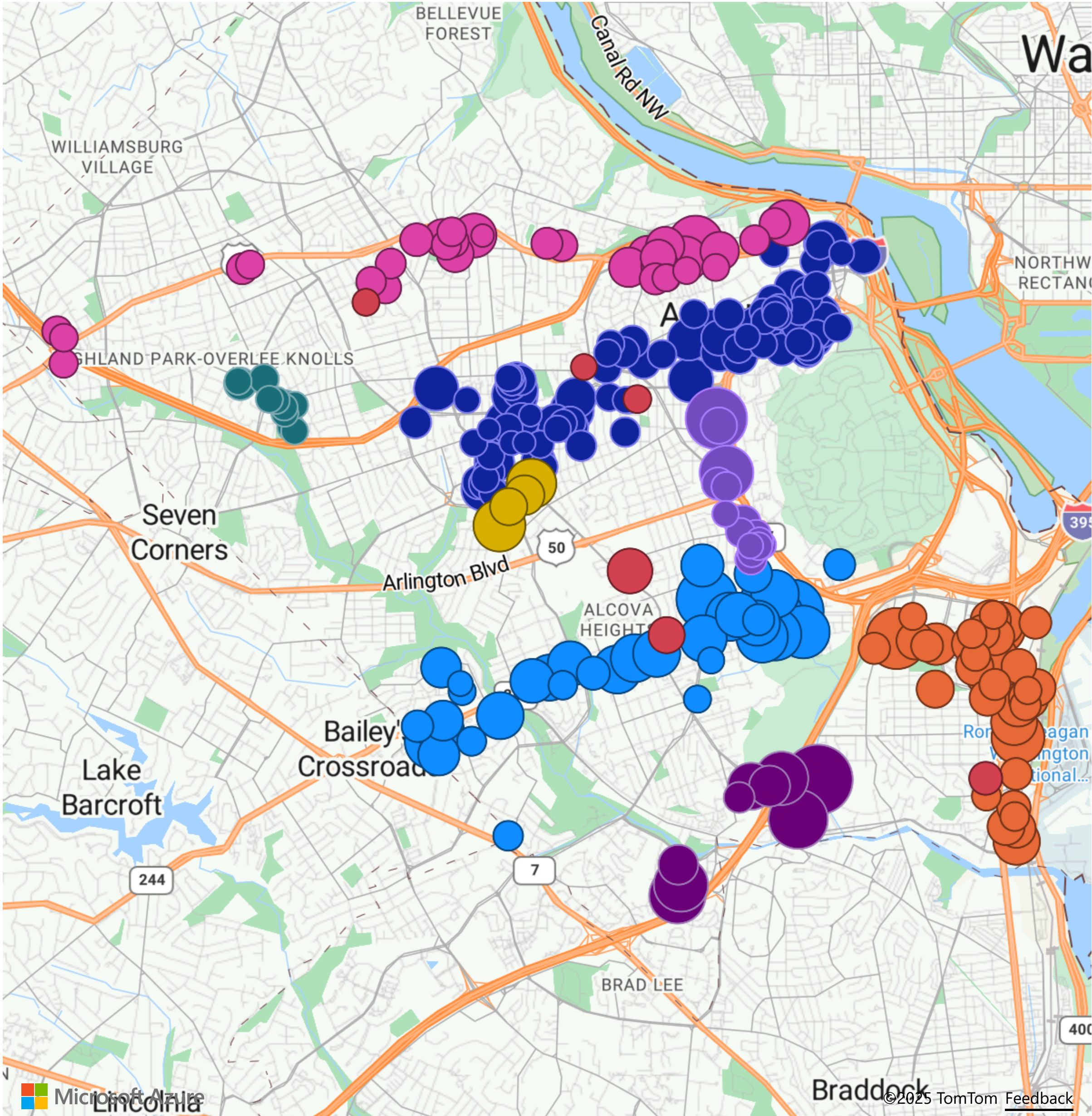
● 60% CAFs ● 60% MARKs ● 80% CAFs ● 80% MARKs

[CAF Info](#)
[View a map of CAFs](#)
[View a map of MARKs](#)
[Reset](#)


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

- Columbia Pike
- Rosslyn-Ballston
- Richmond Highway
- I-395
- Langston Blvd
- Arlington and Washington Blvds
- Buckingham
- Other
- Westover



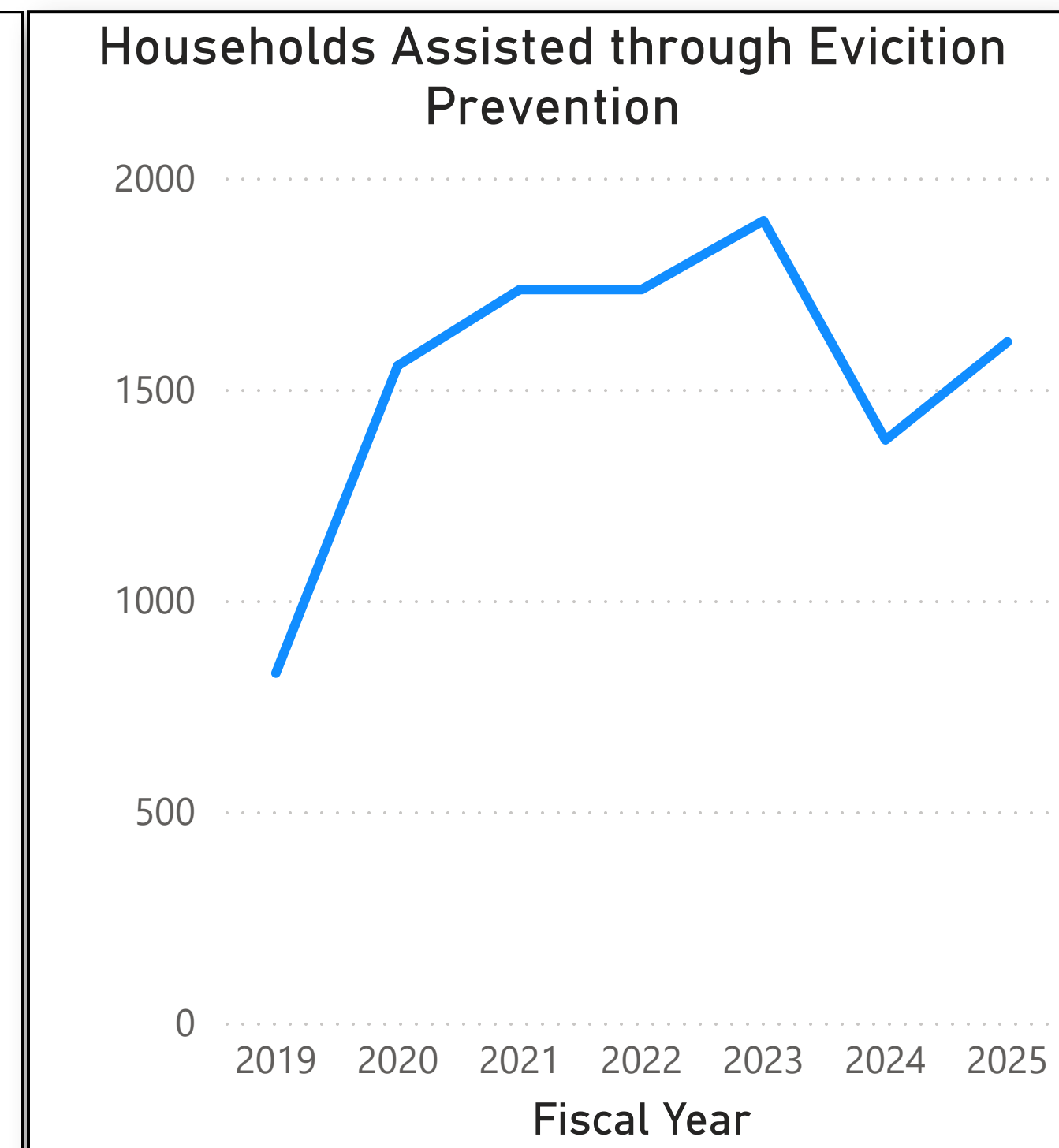
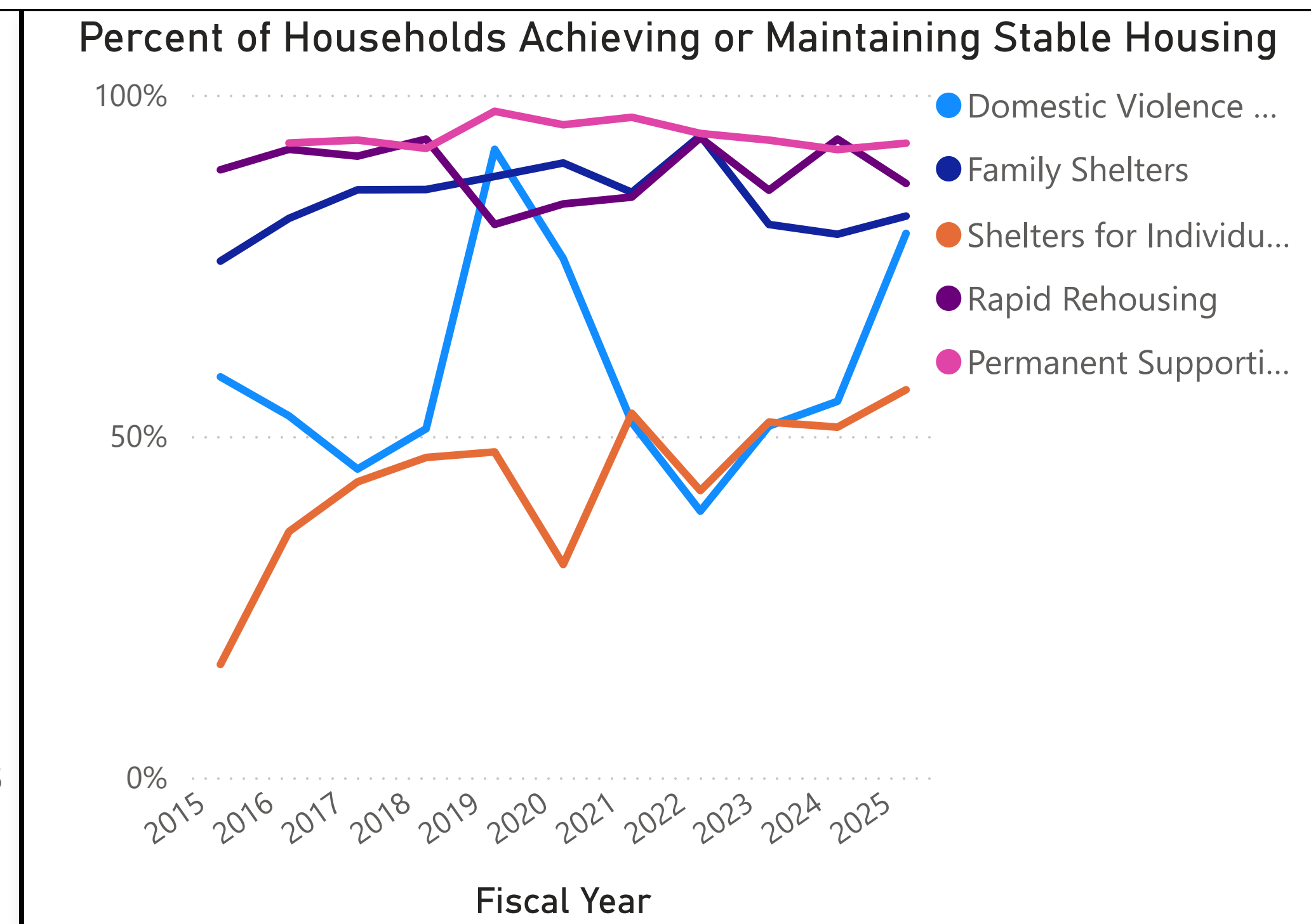
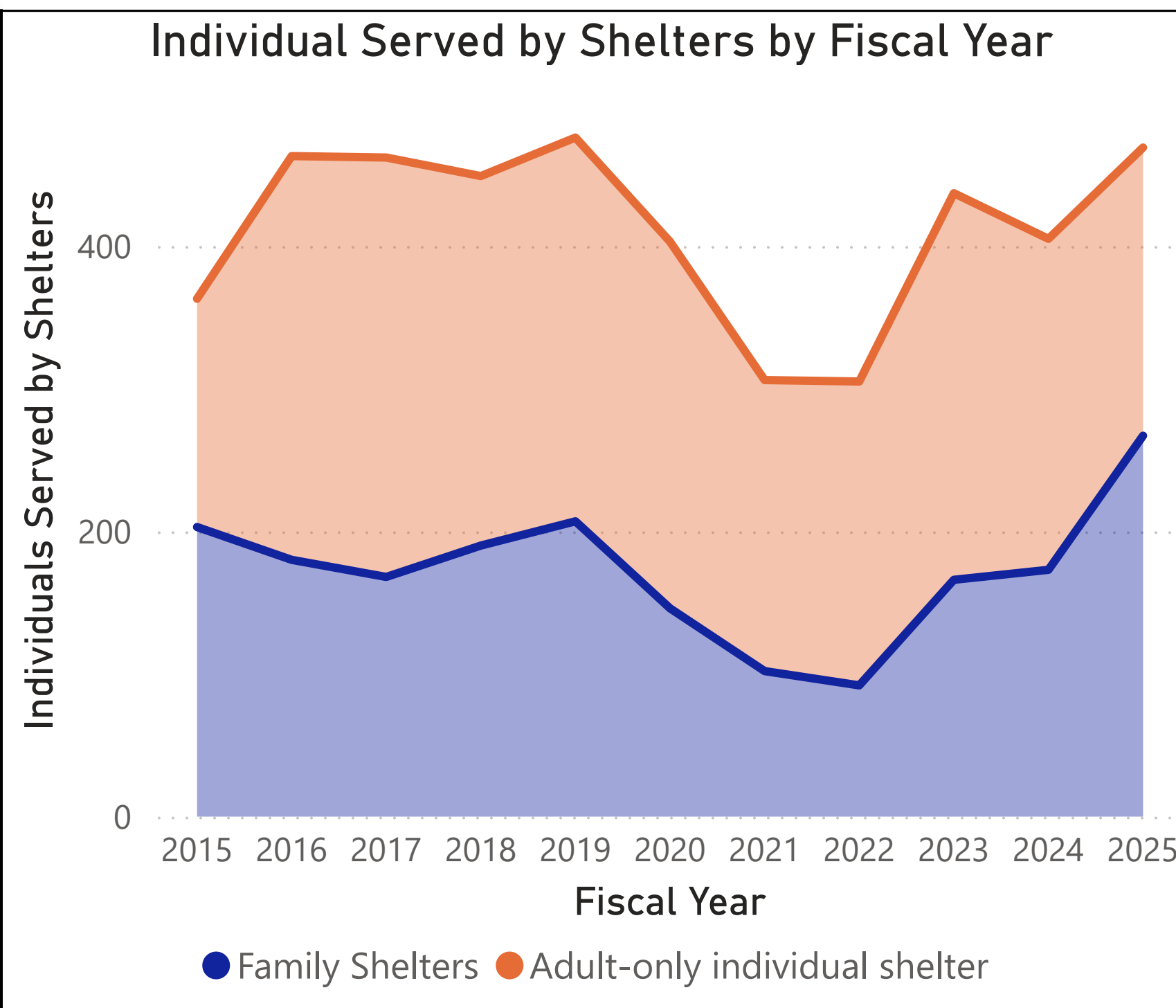
Property Name	MARKs Units	60% AMI MARK
110 S Wise St	6	
1125 N Kenilworth St	8	
1210 N Kenilworth St	8	
1210 N Kensington St	8	
1301 Fort Myer Dr	14	1
1325 Pierce Street	18	
1410 N Quinn St	7	
1412 N Rolfe St	7	
1500 Arlington	245	
1515 12th St N	16	
1520 N Lancaster	8	
1601 N Rhodes St	17	
16th Street Apartments	14	
1726-1730 16th St N	8	
1800 Oak Apartments	23	
1901-1909 N Culpeper St	30	3
2000 4th St S	11	1
200-204 S Veitch St	16	1
Total	23,140	5,64

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

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



Does not include persons served through the hypothermia shelter or the domestic violence shelter.

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 for assistance.
- For shelter need during non-business hours, call 703-228-1010 for assistance.

