

Affordable Housing Dashboard

Overall Housing Supply 127,116 Units [\(click for more\)](#)

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

In fiscal year 2026, Arlington County approved **64** committed affordable housing units as part of four site plan developments, bringing the total number of committed affordable housing in the County to **11,872** units.



[See FY2026 Projects](#)



Renter Assistance

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

1,736 Households receiving Housing Grants

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

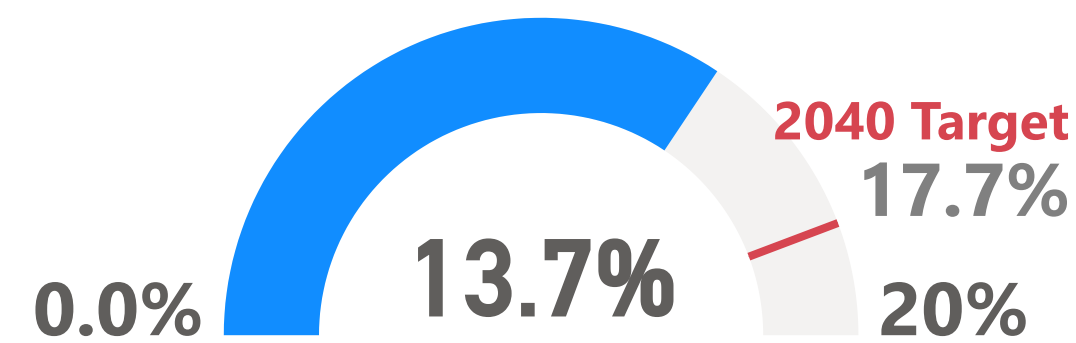
1,670 Households receiving Housing Choice Vouchers

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

488 Persons supported through Permanent Supportive 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.



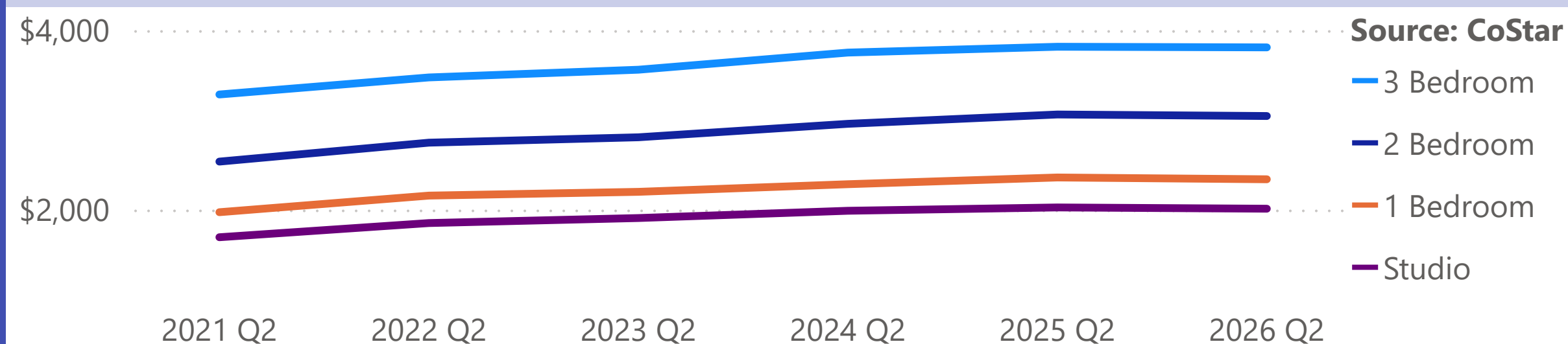
Preventing and Ending Homelessness [\(click for more\)](#)

902 Households were served through eviction prevention.

431 Persons served by shelters.

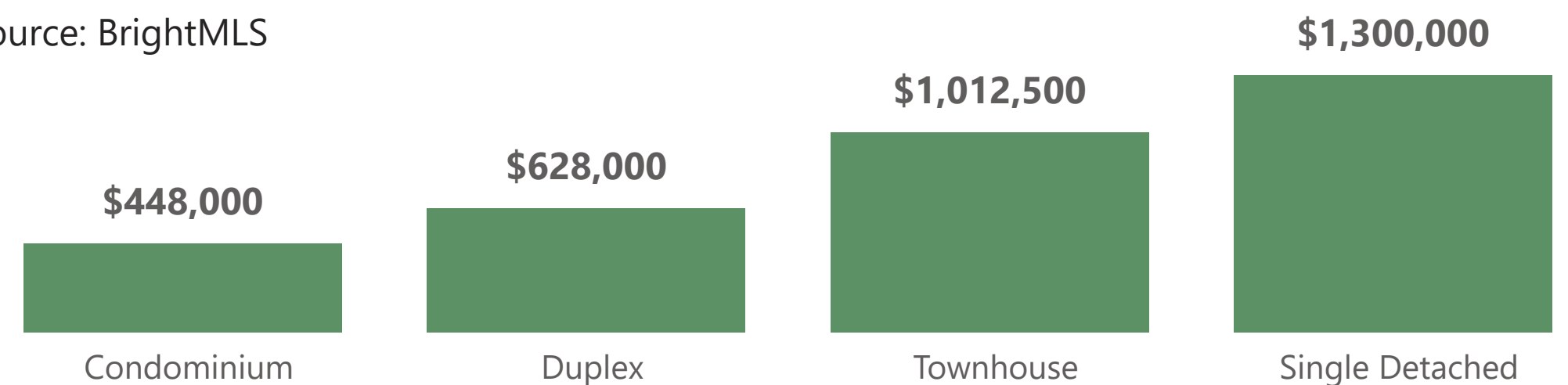
94% of Permanent Supportive Housing (PSH) program participants have remained in PSH or exited to other stable housing.

Average Asking Rent [\(click to open Quarterly Rent Report\)](#)



2025 Median Housing Sale Prices [\(click to open Annual Sales Report\)](#)

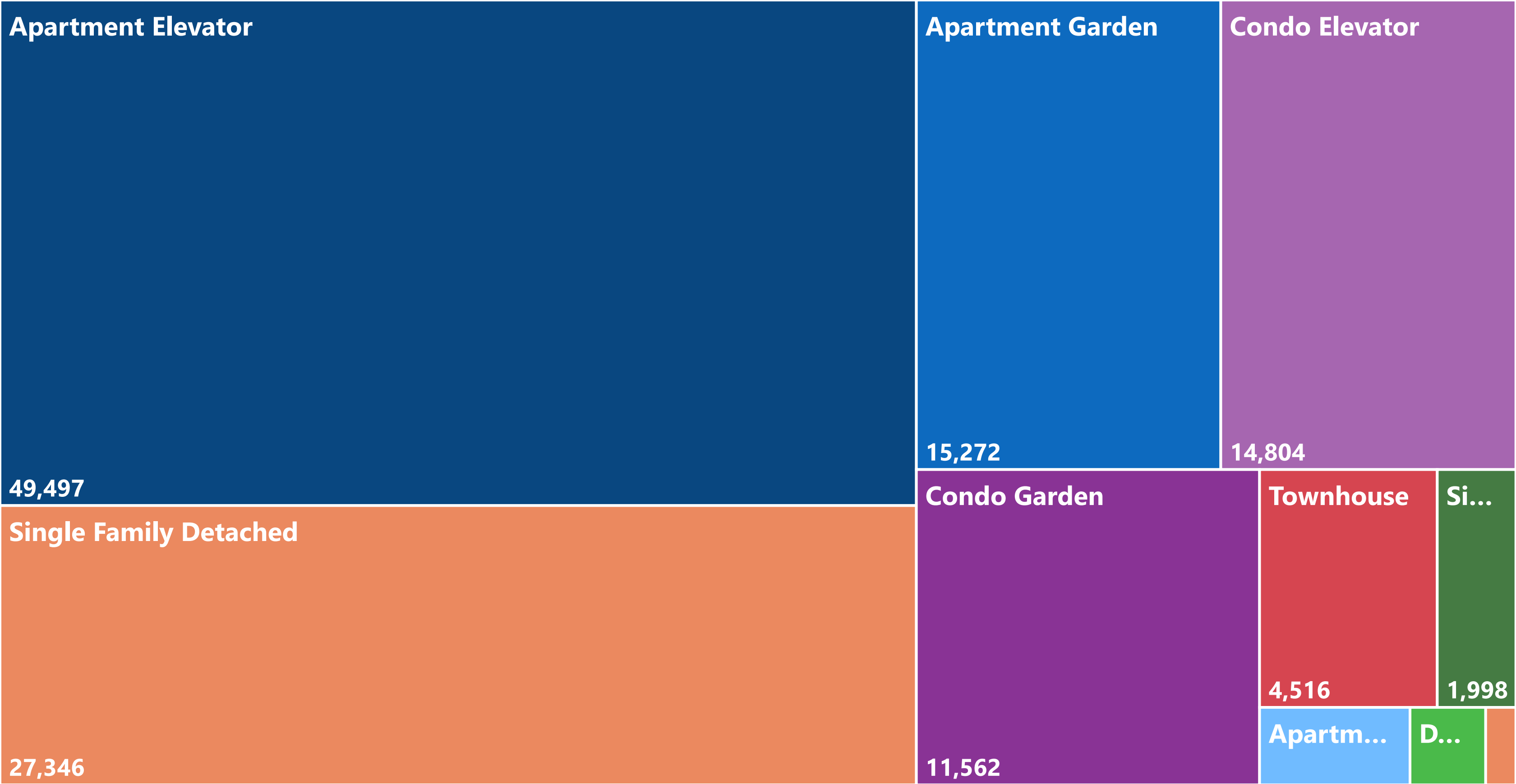
Source: BrightMLS





Housing Units by Type

(Hover over an area to view details)



127,116

Total Housing Units

Reset



Housing Units by Type

Housing Type	Units	Share
Apartment Elevator	49,497	38.94%
Single Family Detached	27,346	21.51%
Apartment Garden	15,272	12.01%
Condo Elevator	14,804	11.65%
Condo Garden	11,562	9.10%
Townhouse	4,516	3.55%
Side-by-Side	1,998	1.57%
Apartment Elevator - Senior	1,245	0.98%
Duplex	626	0.49%
Single Family Detached with AD	250	0.20%
Total	127,116	100.00%

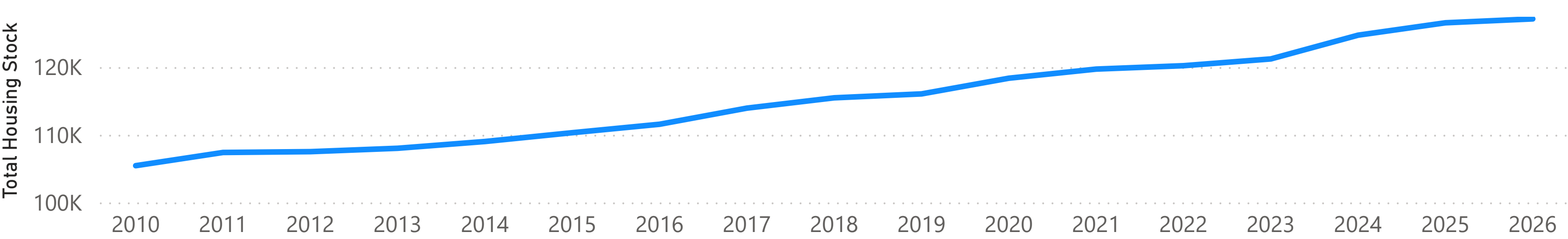
Tenure of non-apartment housing

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.

Total Housing Stock by Fiscal Year





Committed Affordable Housing

[Back to Overview](#)

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?

How does the County ensure that committed affordable units are adequately operated and maintained?

See what's new in FY 2026

In fiscal year 2026 the County Board approved 4 site plan projects that will provide a total of 64 onsite committed affordable housing units. The County Board also approved the Alexan Courthouse project that will provide a base contribution of \$1,953,162 or 18 on-site affordable units and a contribution for bonus density of \$5,000,000 or 9 on-site units, and the [RiverHouse Neighborhood](#) project that will provide either a cash contribution of \$3,614,920 or 12 on-site affordable units.

Two Committed Affordable Housing projects, [Melwood](#) and [Leckey Gardens](#) redevelopment, also received site plan approval. The County's practice has been to add CAF projects to the count in the year that the projects receive approval for County financing and therefore are not included in the FY2026 count.

Two projects, with a total of 128 CAF units, expired or were discontinued by the County Board and have not received subsequent approvals or entitlements. These projects (Merion Pike West and Crystal Plaza 5) have been removed from the CAF inventory.

Walgreens 3130 Langston Boulevard



Number of CAFs: 19

CAF Unit Size and Affordability

Unit Type	60%	80%	Total
1-Bedroom	7	3	10
2-Bedroom	6	3	9
Total	13	6	19

Affordability Term: 30 Years

Accessible Affordable Units: 0

Cash Contribution: \$866,229

[Walgreens site plan webpage](#)

Shirlington House Infill 4201 31st Street S



Number of CAFs: 12

CAF Unit Size: 6 one-bedroom
6 two-bedroom

Affordability level: 60% AMI

Affordability Term: 30 Years

Accessible Affordable Units: 1

Cash Contribution: \$2,004,471

[Shirlington House webpage](#)

2500 Wilson Boulevard



Number of CAFs: 20

CAF Unit Size: 9 one-bedroom
11 two-bedroom

Affordability level: 60% AMI

Affordability Term: 30 Years

Accessible Affordable Units: 1

Cash Contribution: \$733,280

Inn of Rosslyn 1601 Fairfax Drive



Number of CAFs: 13

CAF Unit Size: 6 one-bedroom
7 two-bedroom

Affordability level: 60% AMI

Affordability Term: 30 Years

Accessible Affordable Units: 1

Cash Contribution: \$2,004,471

[Inn of Rosslyn webpage](#)

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
AMI	\$116,300	\$132,900	\$149,500	\$166,100	\$179,400	\$192,700

Rent Limit by Unit Size					
AMI Level	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
AMI	\$2,870	\$3,074	\$3,690	\$4,262	\$4,754

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

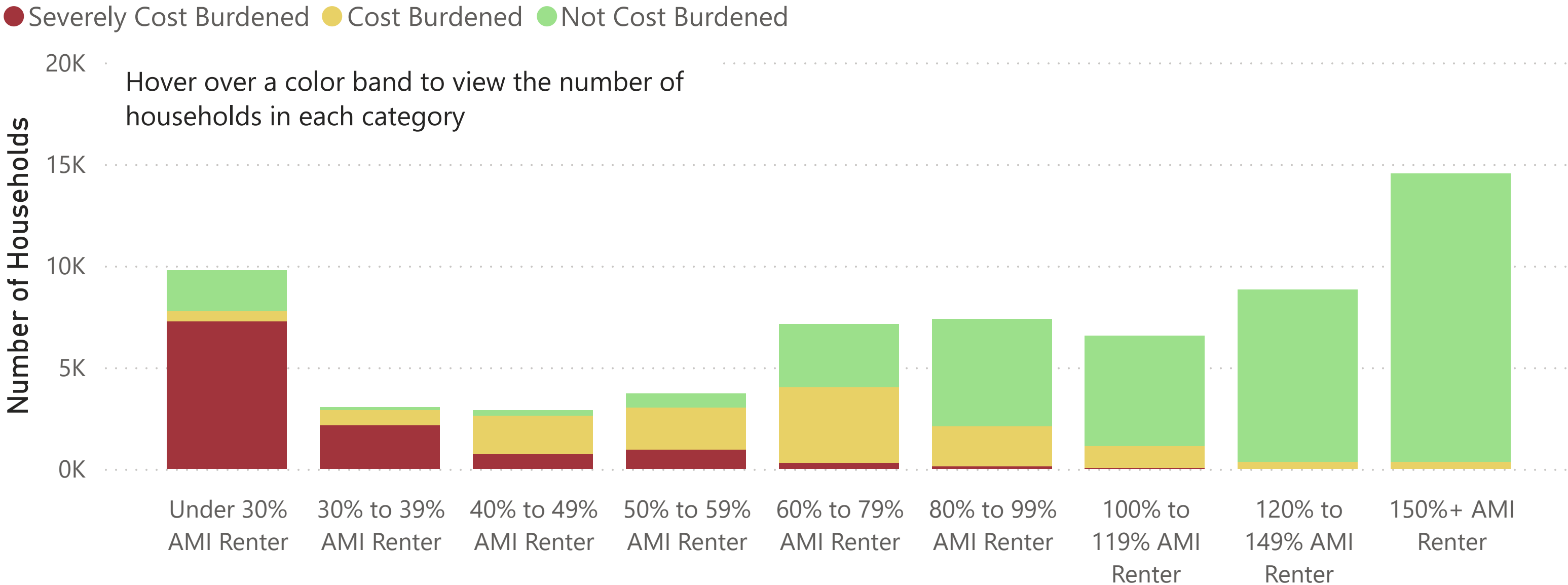
- ☐ Owner
- ☒ Renter

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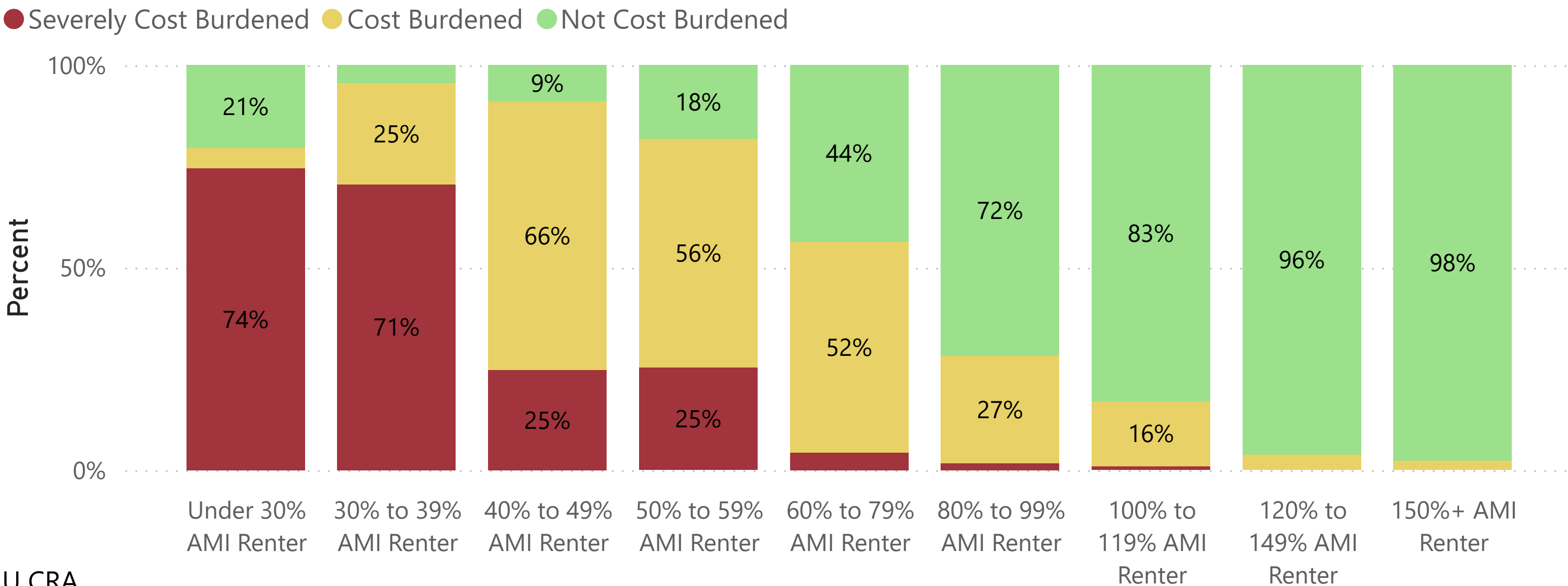


Source: ACS 2023 5-Year Microdata, GMU CRA

Housing Cost Burden - Number of Households



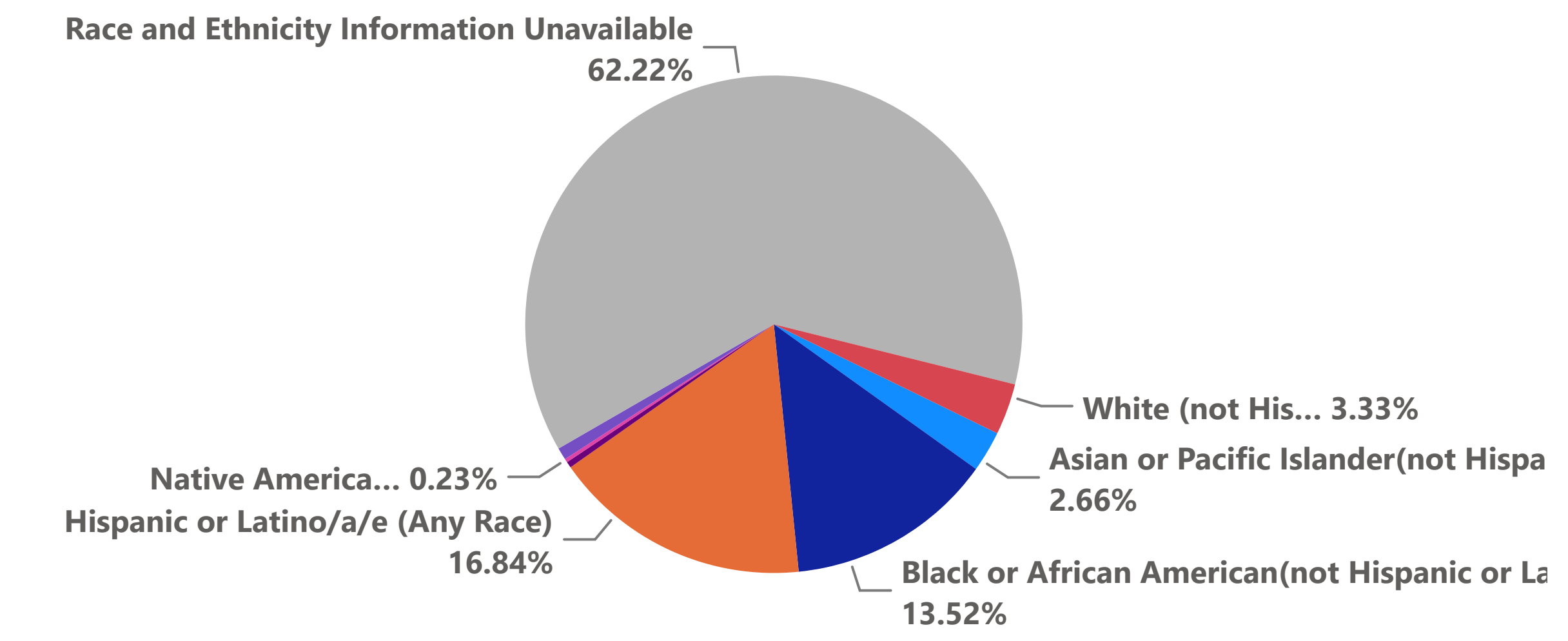
Housing Cost Burden - Percent



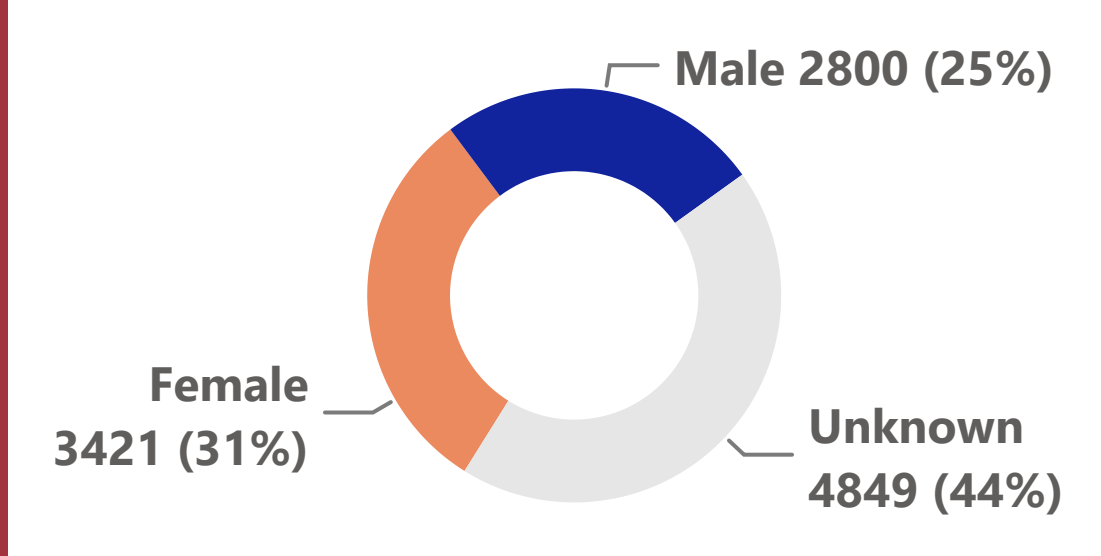
Who lives in Committed Affordable Housing?

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 Affordable Homes & Communities, True Ground Housing Partners, and Wesley Housing and represents a portion of the CAF resident population, including 11,073 residents in 4,713 households. Information gaps exist resulting from residents choosing not to respond to certain questions.

Race and Ethnicity of CAF Residents



Gender



Age

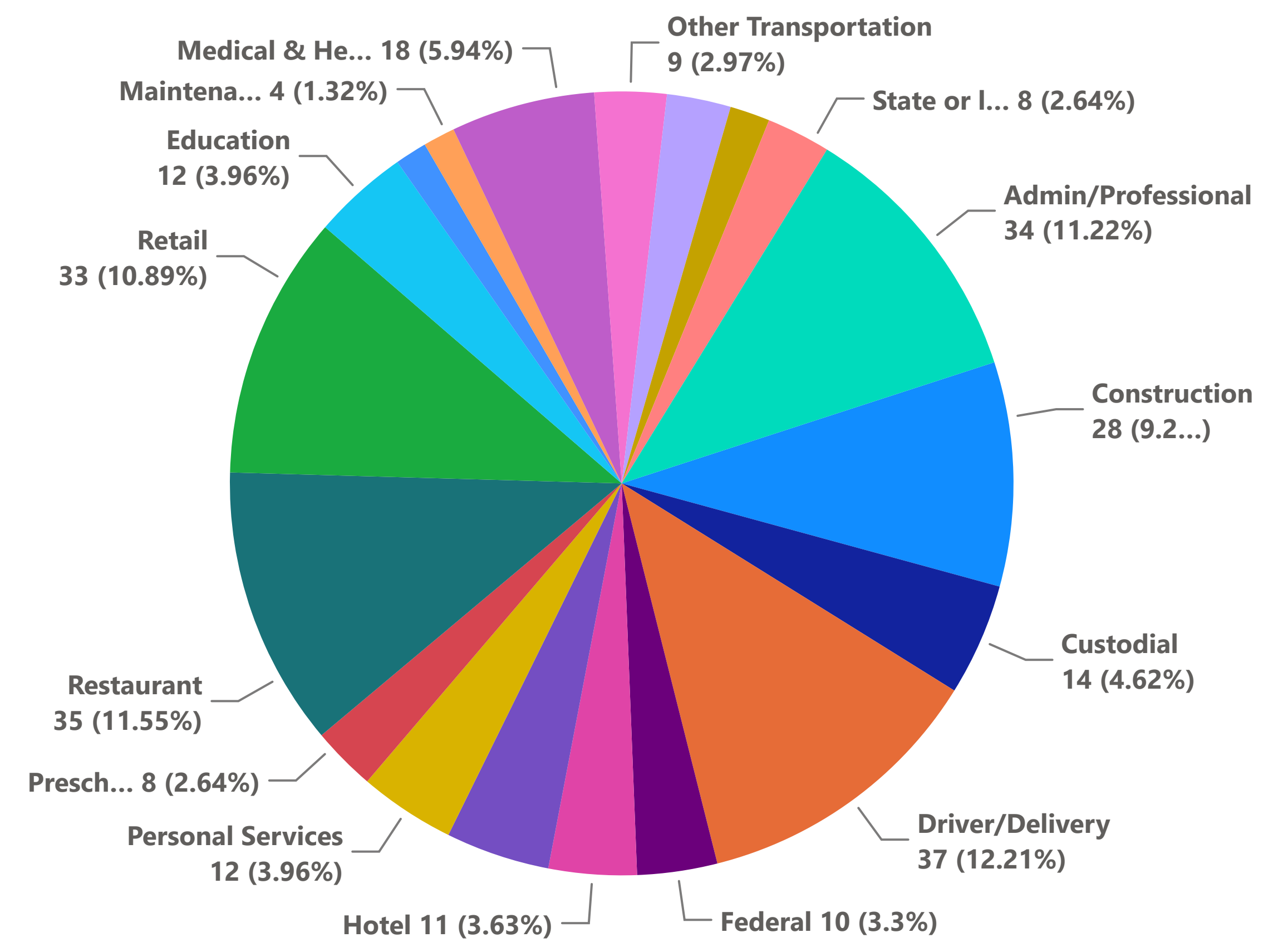
Children under the age of 18 make up **26%** in the sample pool of CAF residents.

Older adults aged 65 and over make up **8.6%** 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



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Affordability Expirations

CAF Home

Back to Overview

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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	600
2030	900
2040	600
2050	200
2060	1650
2070	1350
2080	900
2090	1150
2100	300
2120	1950

Affordability expirations within the next ten years

Expiration	CAF Units
2027	233
2028	22
2029	300
2031	11
2032	129
2033	5
2034	260
2035	110
2036	77

Affordability expirations within the next ten years

Expiration	Current Name	CAF Units
2027	Ballston Park at Historic Buckingham Village	233
2028	Calvert Manor	22
2028	Key Boulevard Apartments	41
2029	Claridge House	300
2031	Cameron Commons	11
2031	Quebec Apartments	129
2032	Patrick Henry	110
2033	Cameron Commons II	5
2033	Leckey Gardens	40
2034	Hunter's Park	74
2034	Lenox Club	77
2034	Monterey Apartments	100
Total		1,292

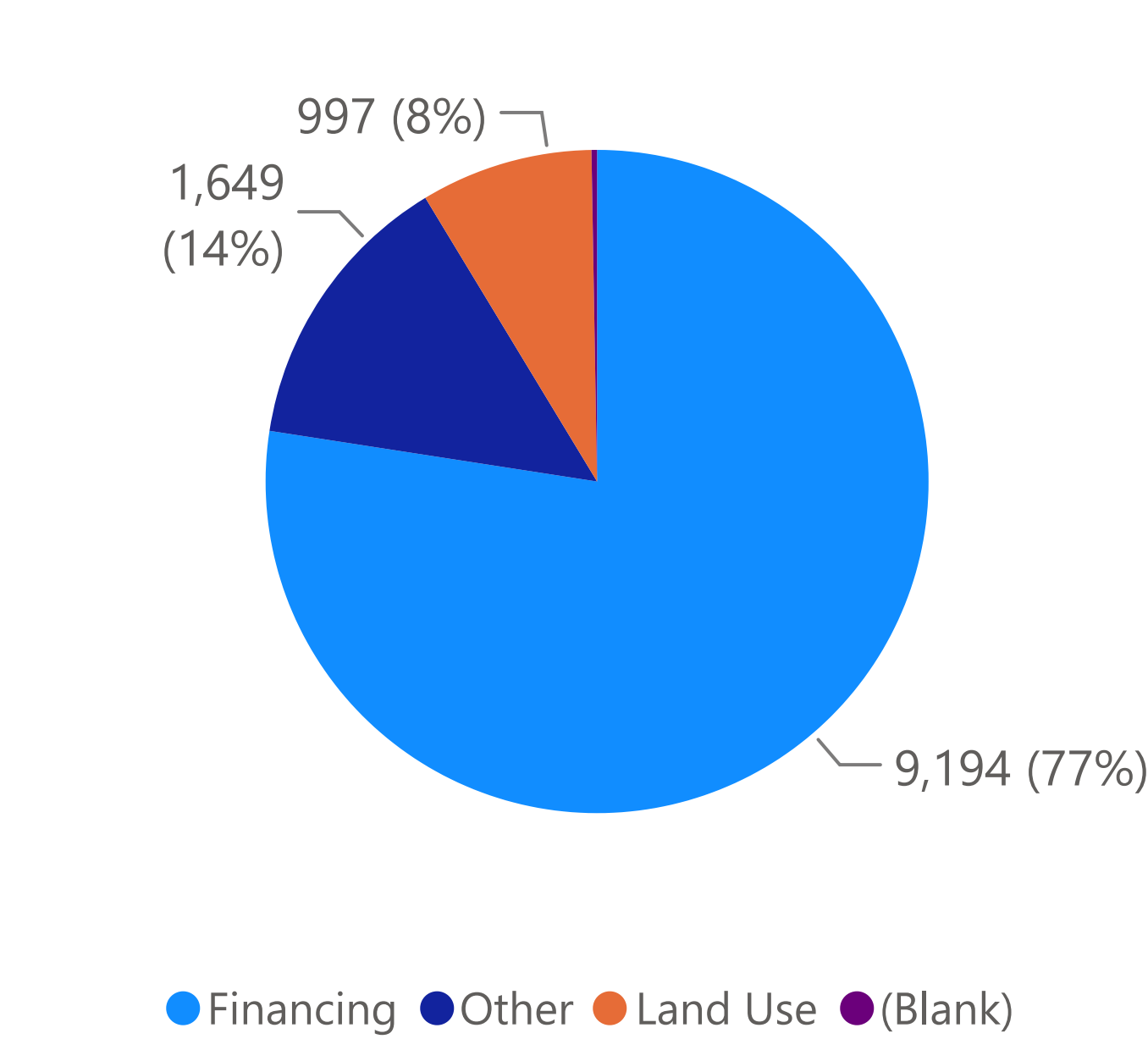
How is Committed Affordable Housing Produced?

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.

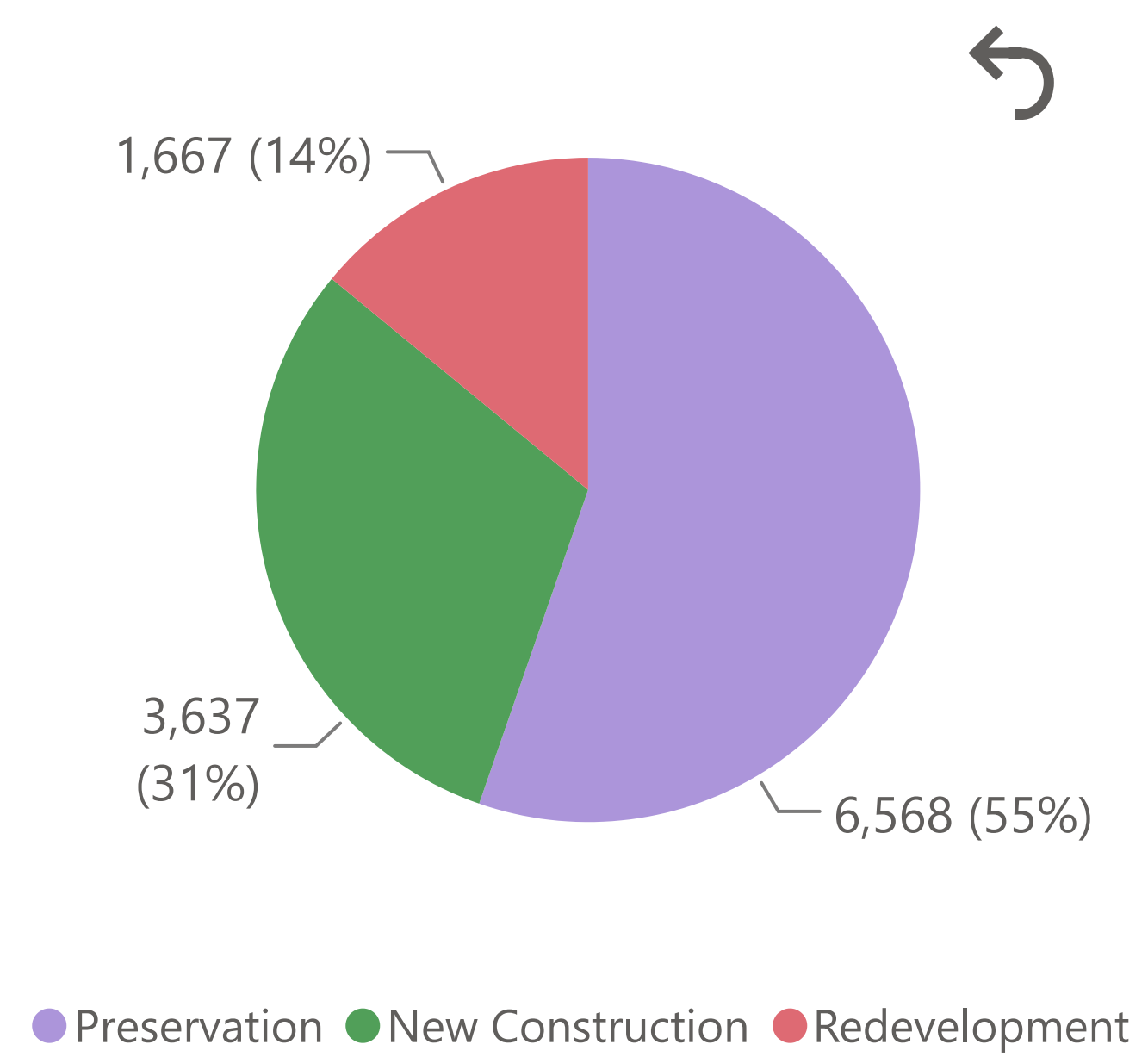
A second way to look at production is by the action that takes place physically.

- **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.

CAF Units by Production Method



CAF Units by Activity



Reset
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Current Name	CAF Units	Production Method	Activity
1800 Oak Apartments	38	Land Use	New Construction
2201 Pershing Drive	18	Land Use	New Construction
2500 Wilson Blvd	20	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
Bingham Center	15	Land Use	New Construction
Cameron Commons II	5	Financing	New Construction
Clarendon Square	8	Land Use	New Construction
Claridge House	300	Other	New Construction
Total	11,872		

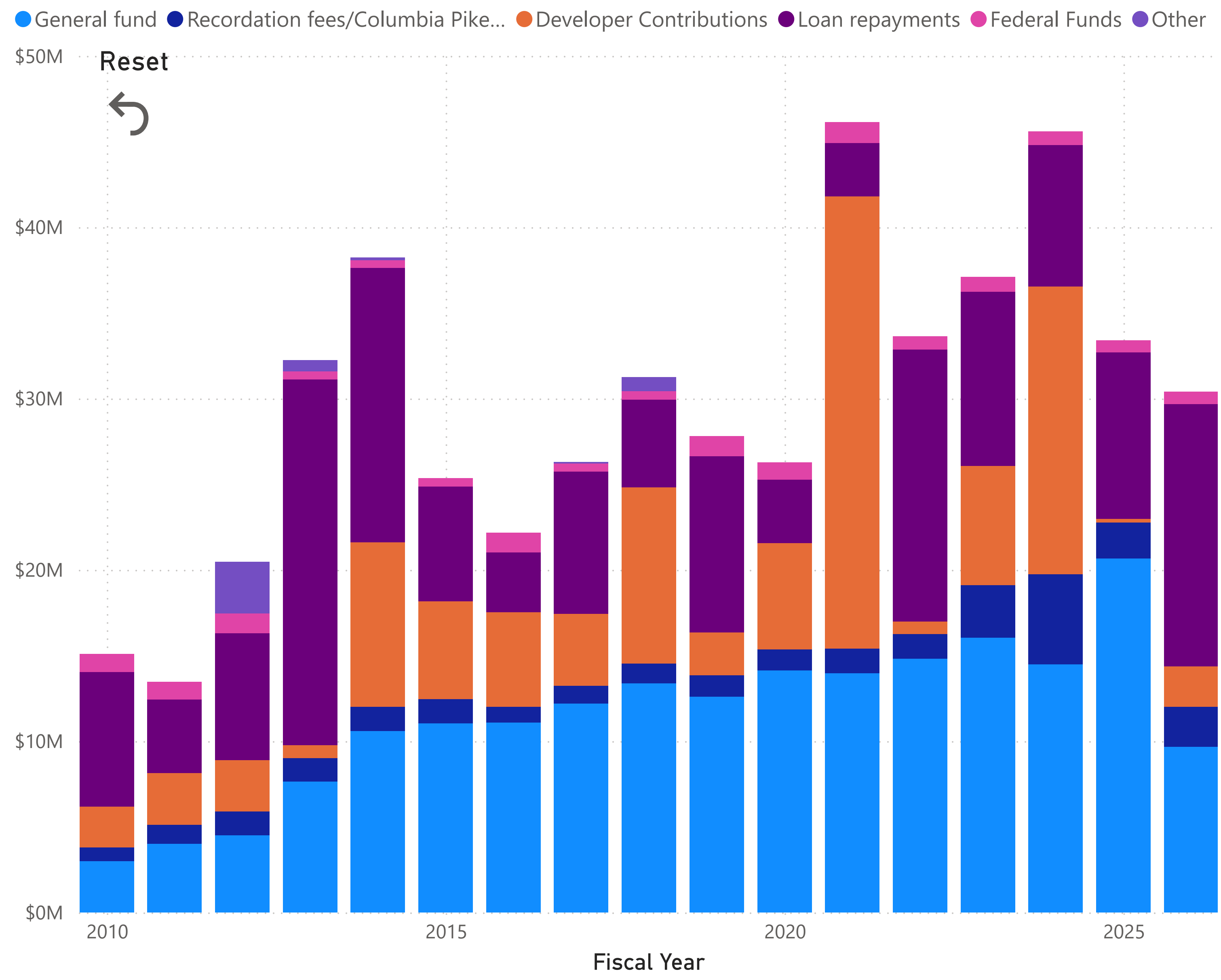
How are Committed Affordable Units Financed?

Creating and preserving affordable housing requires multiple sources for financing each with varying requirements. Arlington County supports affordable housing production and preservation through loans to project sponsors filling the gap between the total project costs and the amount of funds that a given project can secure through other sources. The [Financial Tools webpage](#) provides a more detailed review of the various financing mechanisms and an example from a recent project.

County Loan Funds are derived from multiple sources including; annual general fund allocations, a portion of recordation fees, developer contributions from site plan developments, and federal funds (Community Development Block Grant and HOME), and the Columbia Pike TIF.

Note: Chart does not include the \$150 million line of credit used for the acquisition of the Barcroft Apartments in FY2022.

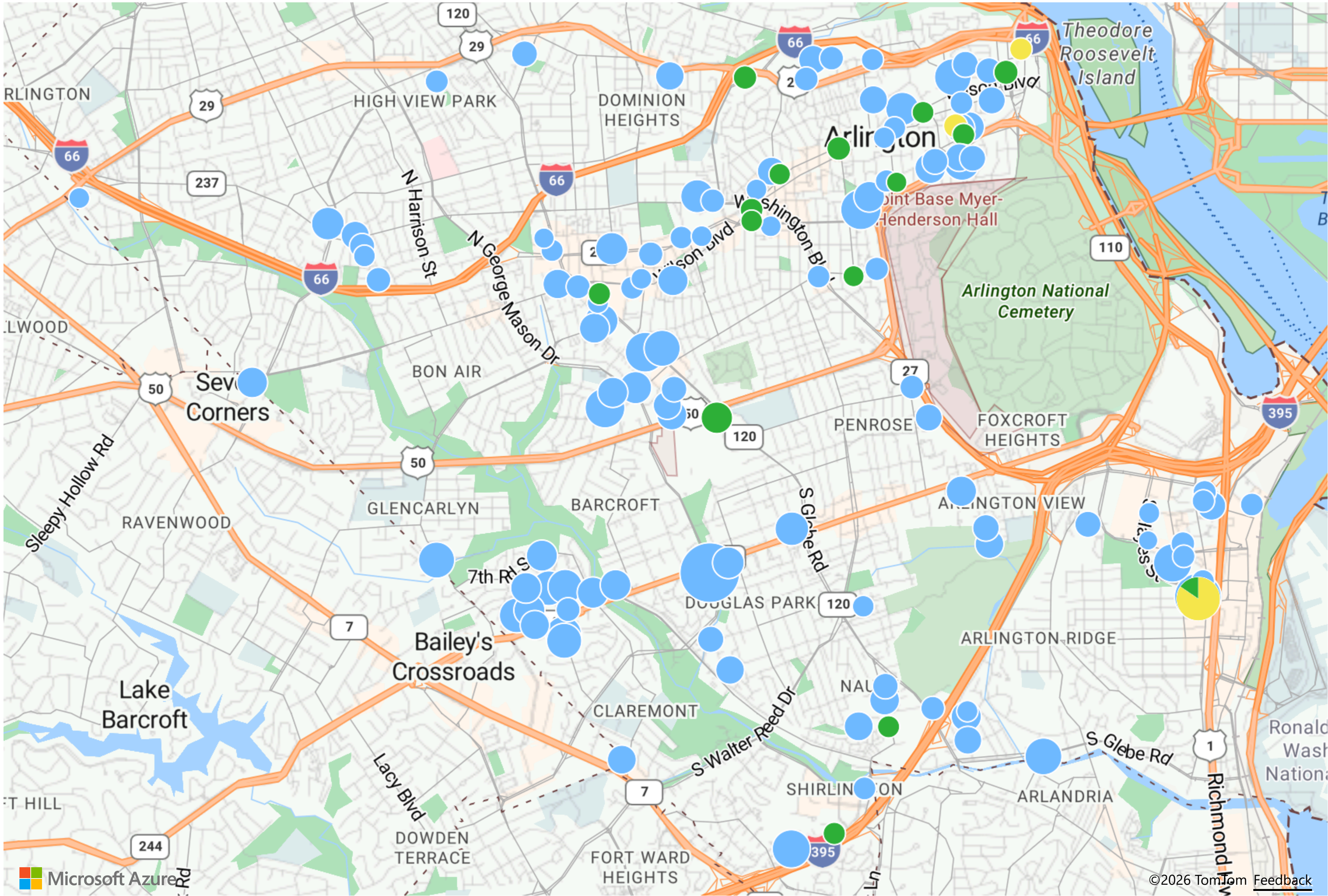
Sources of County Loan Funds





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
2201 Pershing Drive	18	220
2500 Wilson Blvd	20	250
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
Bingham Center	15	320
Total	11,872	109

Reset

View Current Vacancies

More Info on CAF Distribution

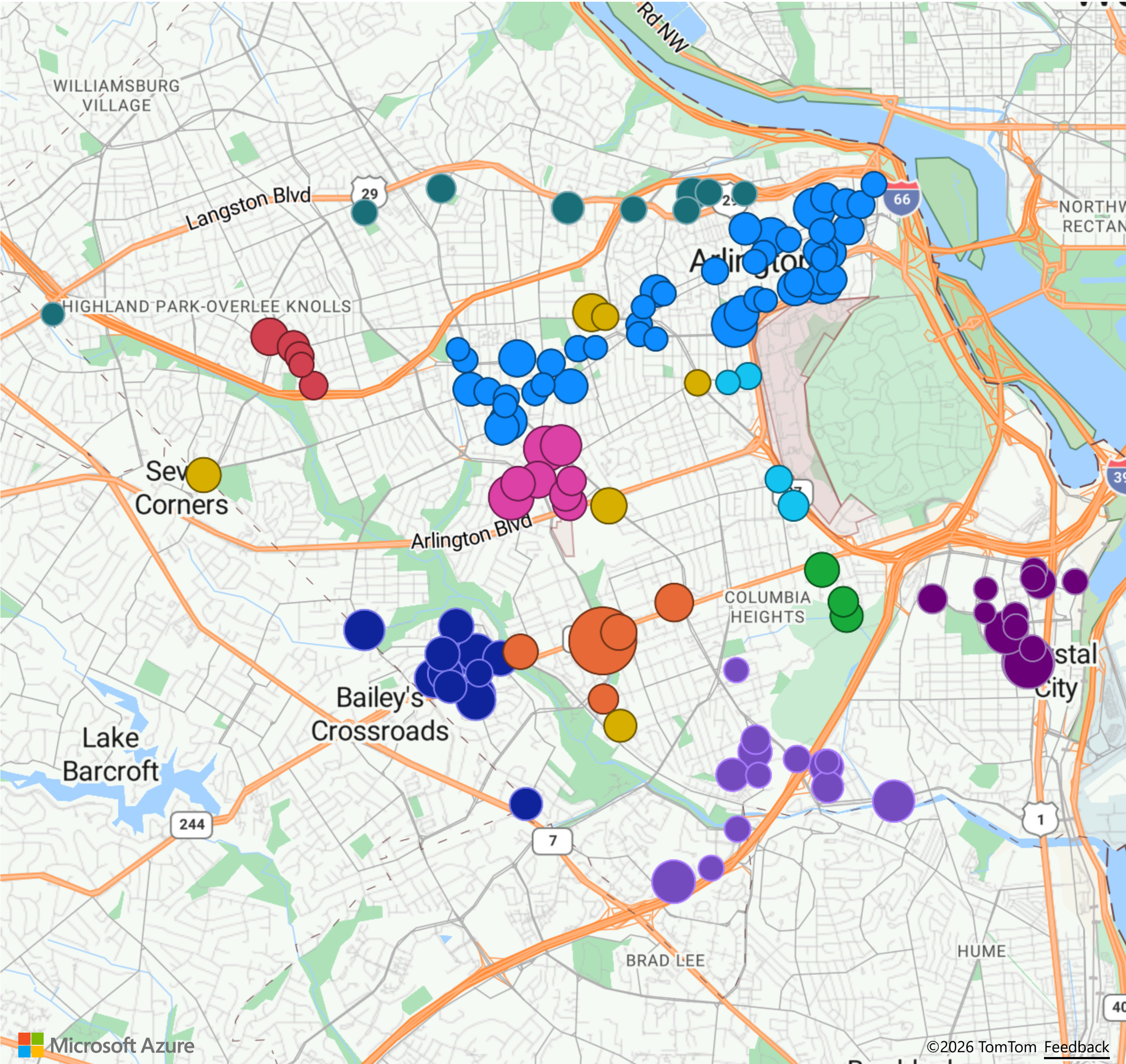


Hover over a dot on the map to view details, click on an AHMP Area in the legend to filter by area (hold down shift key to select more than one), or select a property from the list to zoom to location.

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.

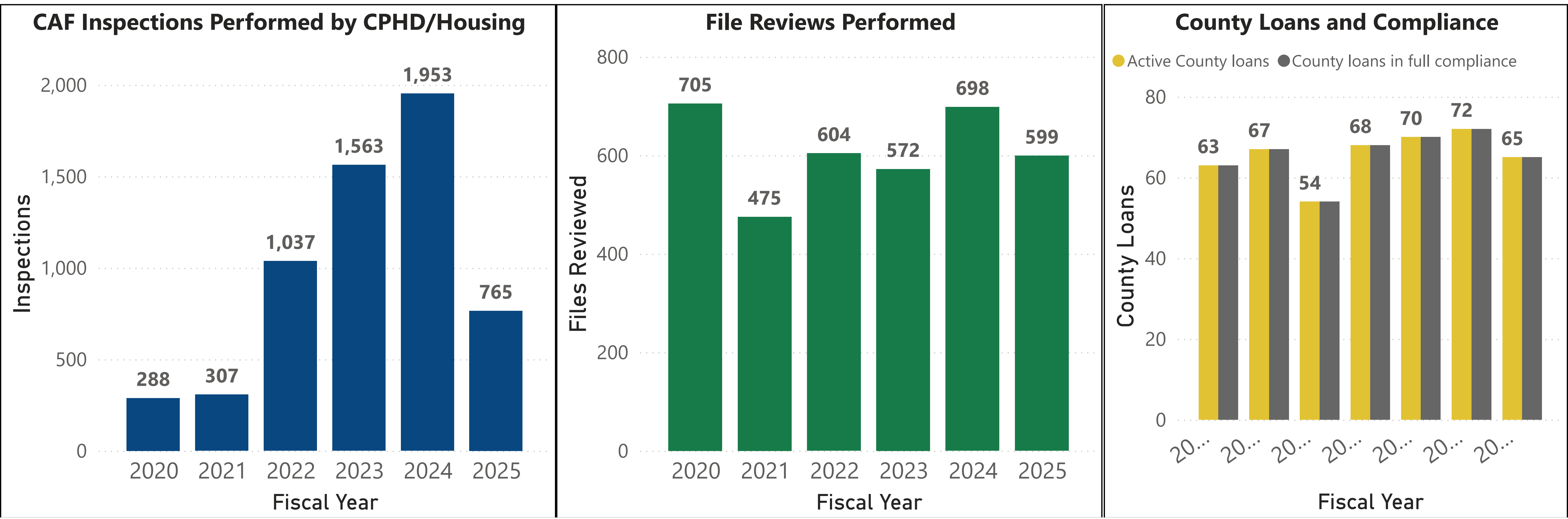


Property Name	CAF U
1800 Oak Apartments	
2201 Pershing Drive	
2500 Wilson Blvd	
672 Flats	
Ames Center	
Apex	
Arbor Heights	
Arlington Mill Residences	
Arlington View Terrace	
Arna Valley View	
Ashton House I, II & III	
Avalon at Arlington Square	
Ballston Macy's	
Ballston Park at Historic Buckingham Village	
Barcroft Apartments	1
Bell at Arlington Ridge	
Bell at Courthouse	
Bingham Center	
Buchanan Gardens	
Buckingham Gardens	
Calvert Manor	
Total	11



How does the County ensure that committed affordable units are adequately operated and maintained?

Compliance enables more proactive oversight of CAF units, intentional support of residents living in the units, and review of overall financial health of the property. Compliance focuses on physical inspections, file reviews, and reviews and analysis of overall property financials. These three processes inform staff on whether the property and the units are meeting all of the physical requirements of an inspection, whether rent and other lease requirements are in compliance with the loan agreement (including local, state and federal requirements), and if the property is operating efficiently, with high occupancy, and making necessary repairs and replacements of systems when needed. The goal is for CAF's to be well-maintained, proficiently operated, and tenants are supported.

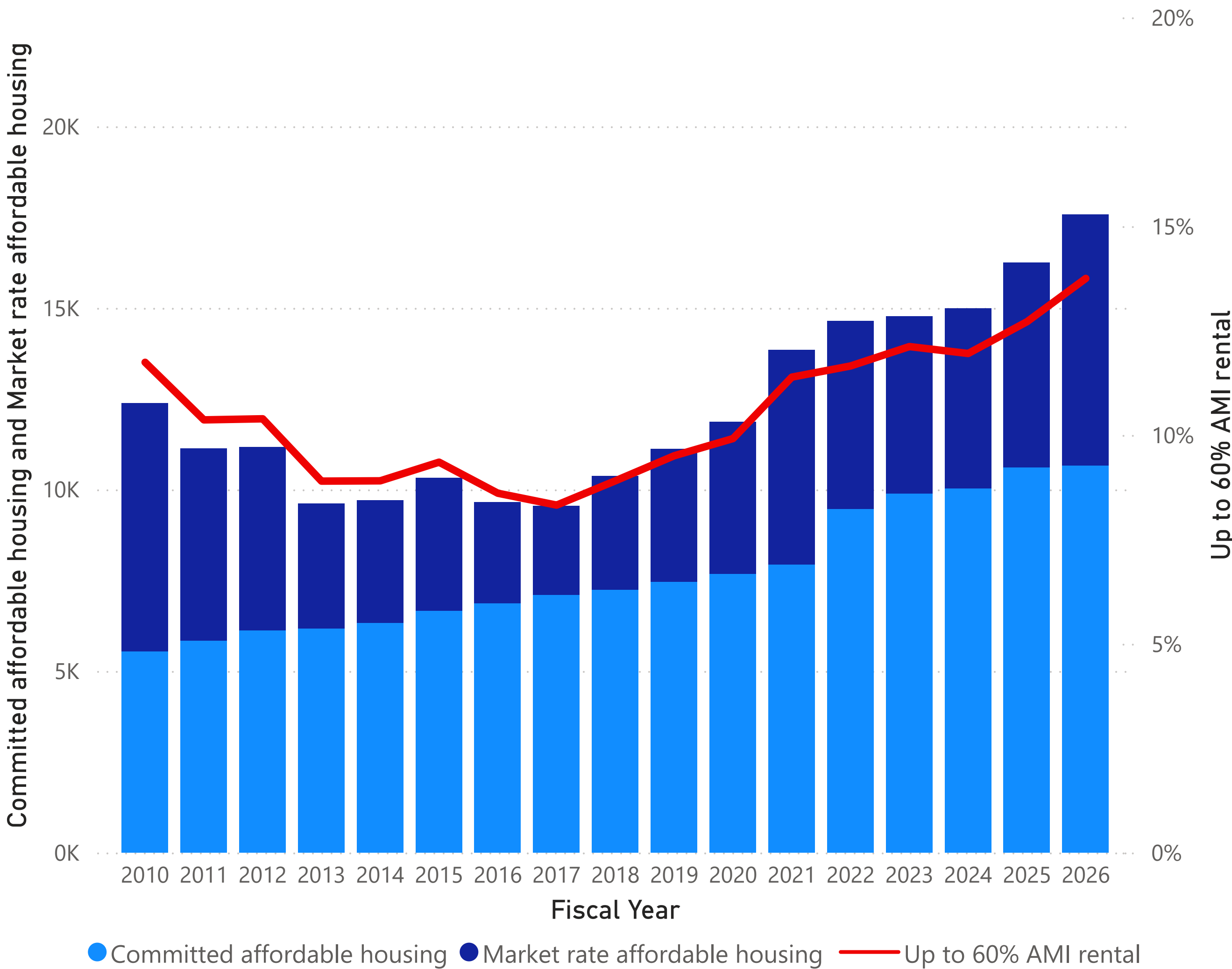


The first goal of the [Affordable Housing Master Plan](#) is that *Arlington County shall have an adequate supply of housing available to meet community needs.*

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

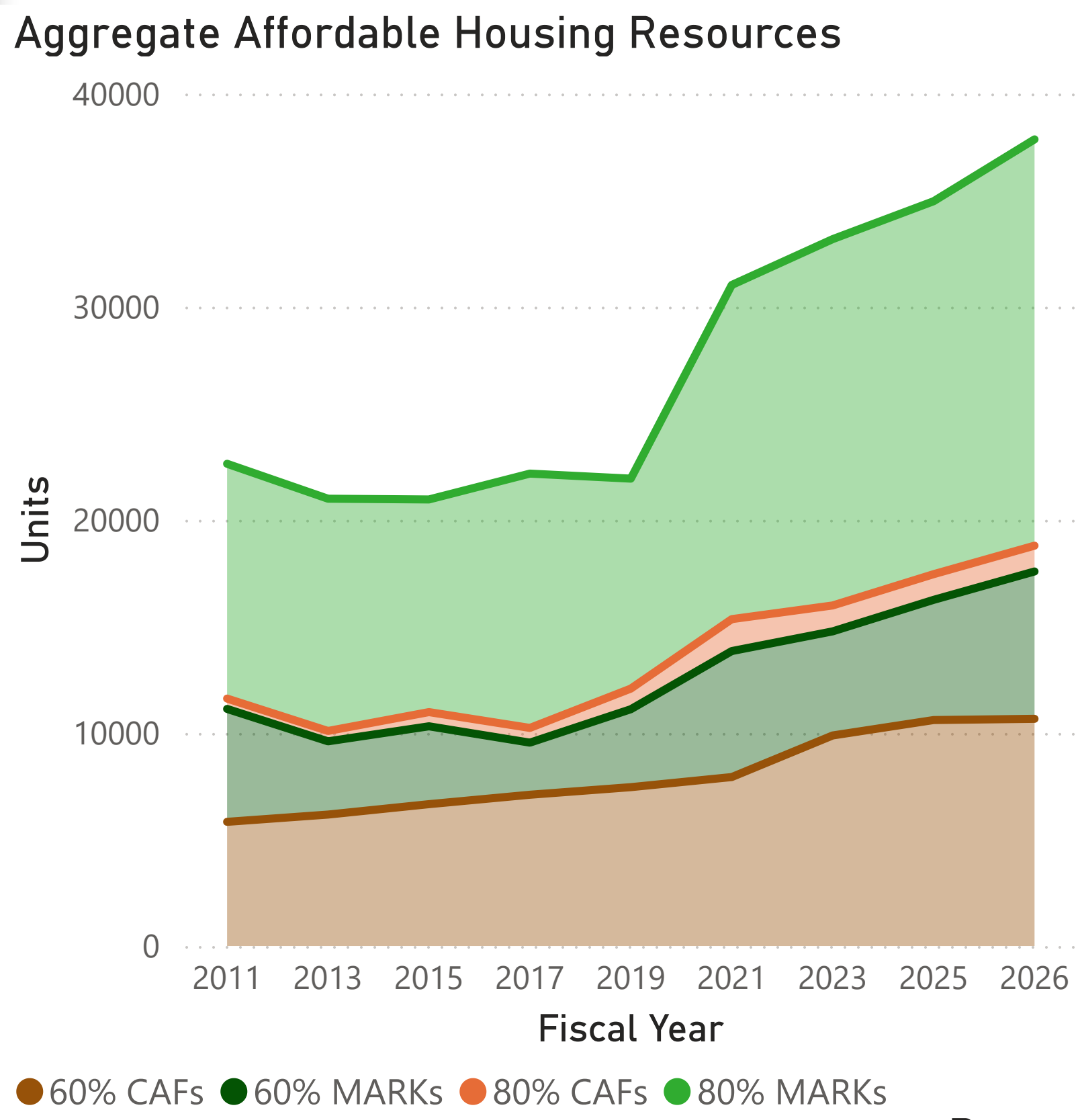
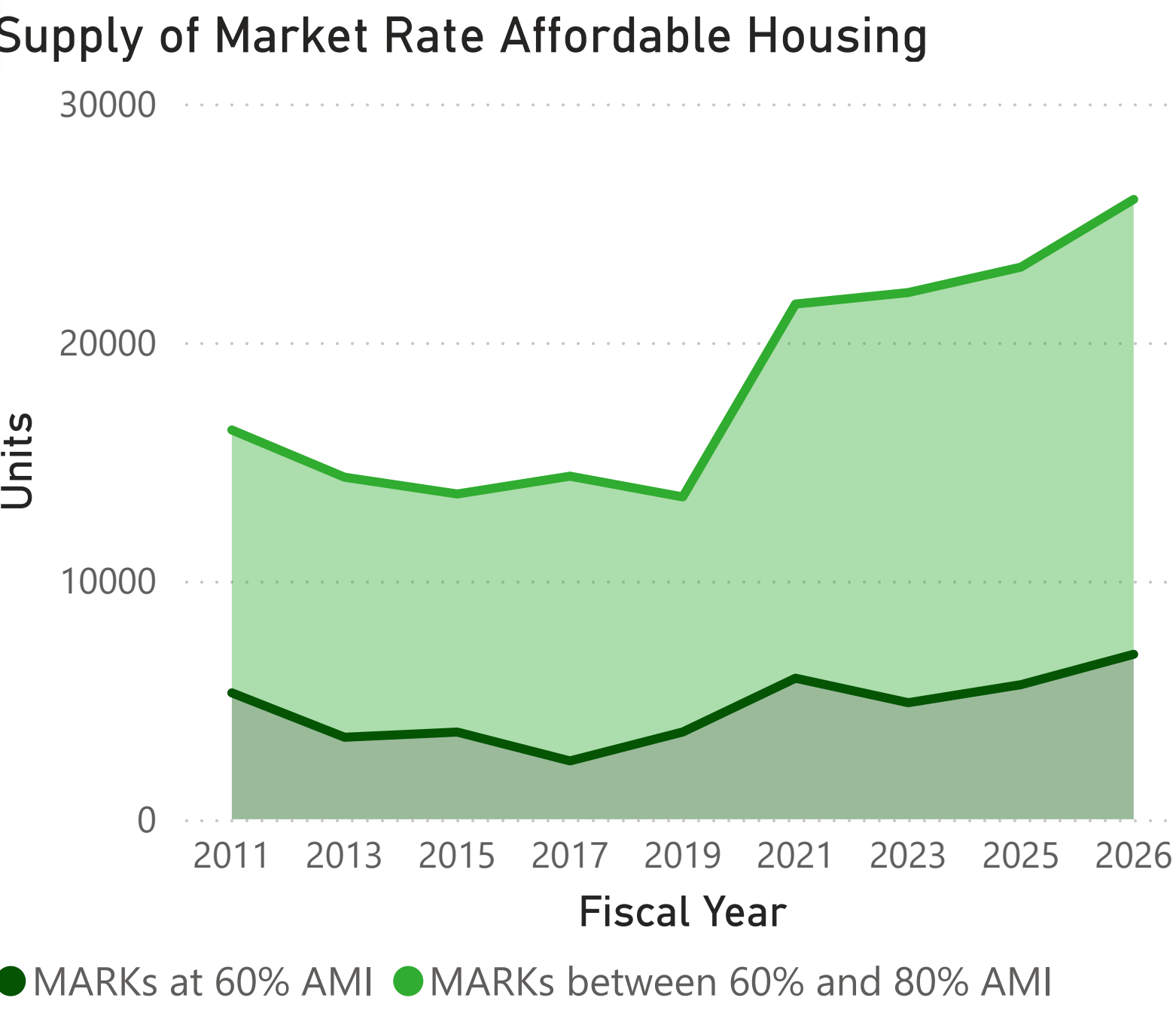
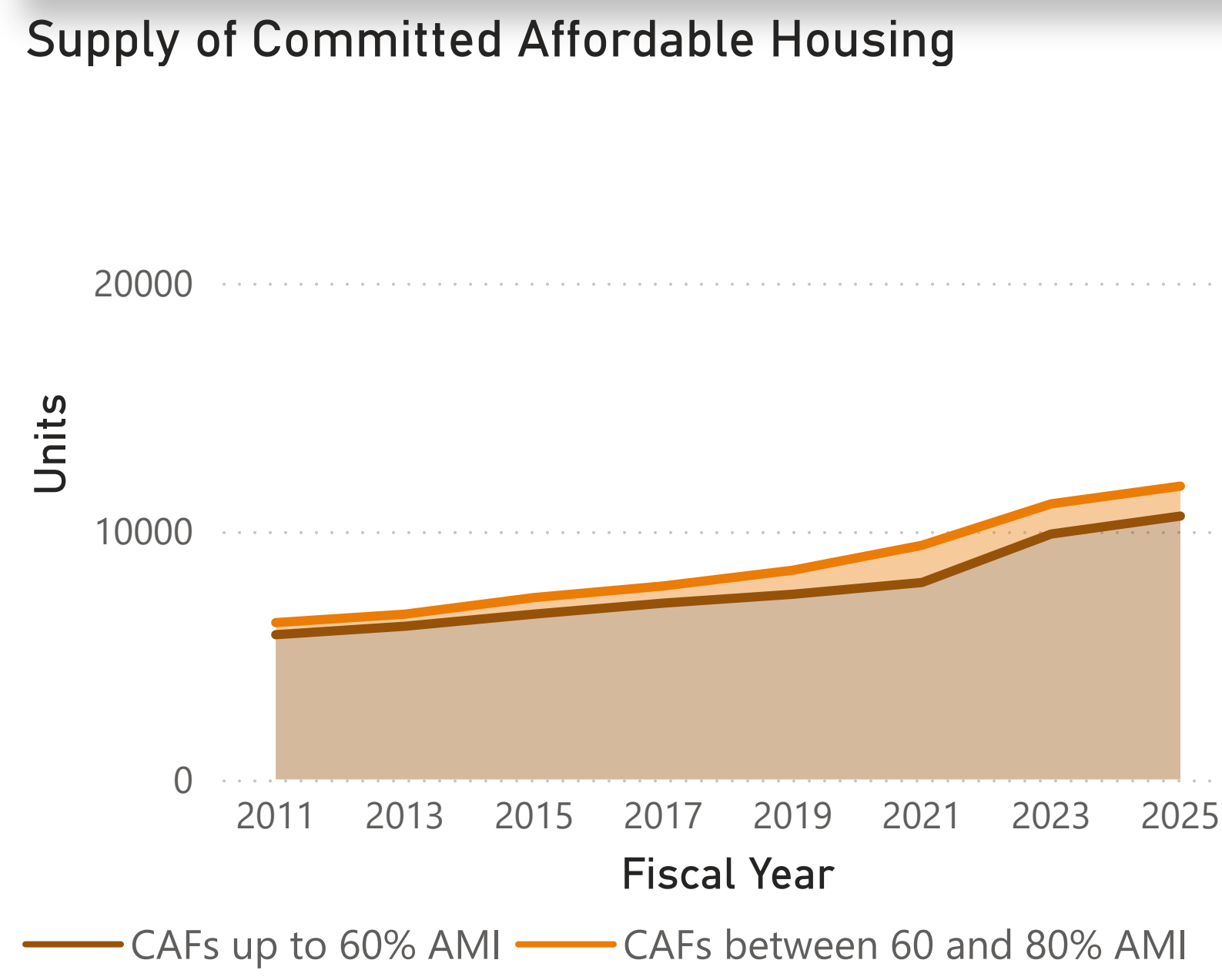


[More on committed affordable and market rate affordable housing](#)

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.

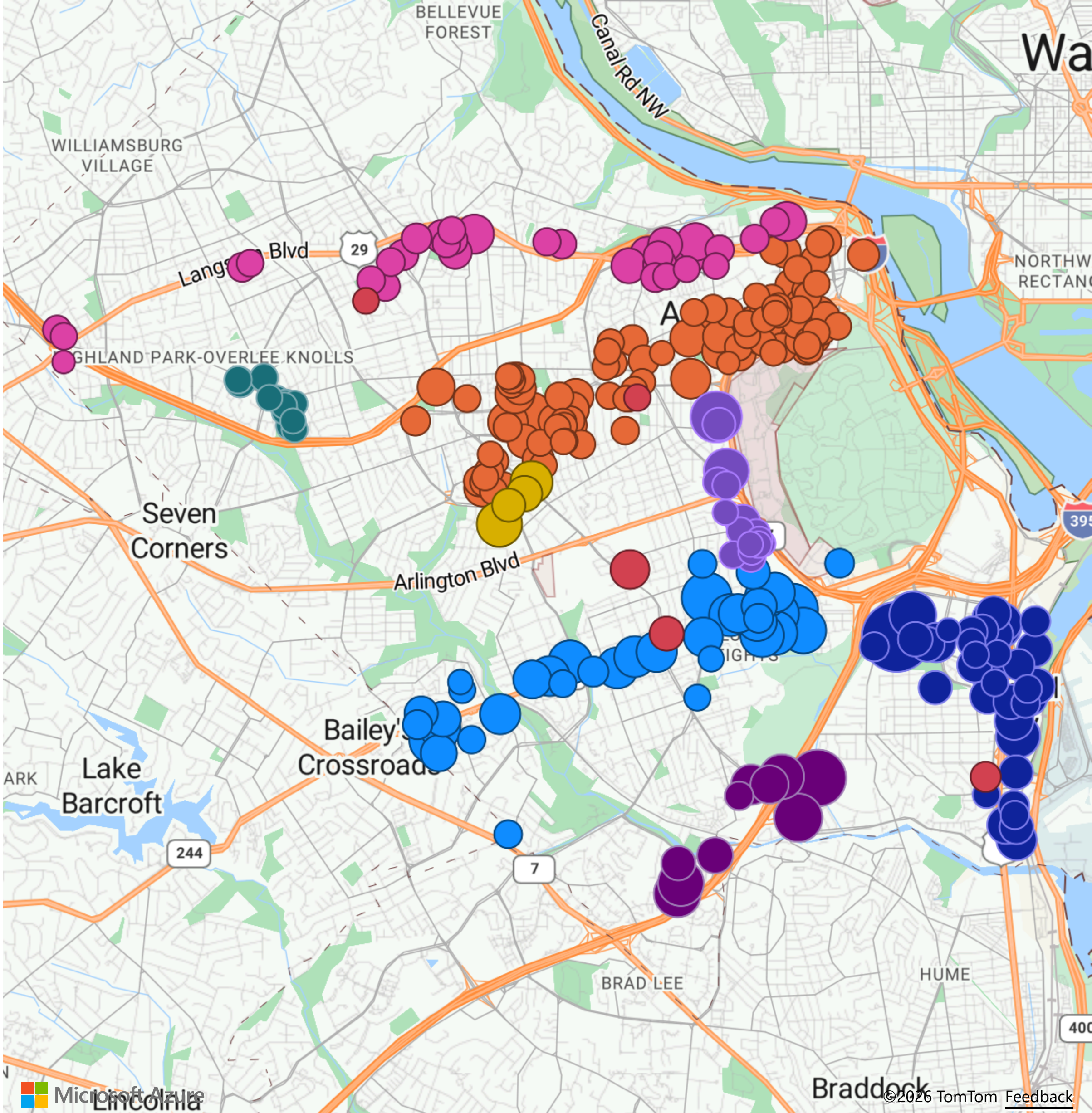
Market Rate Affordable Housing Units (MARKs) are privately owned apartments that have affordable rents because of the building age, type, location, and/or amenities. Affordability fluctuates based on factors that impact housing market conditions, including employment trends, economic stability and basic 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.



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



Property Name	MARKs Units	60%
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	
1325 Pierce Street	18	
1401 Joyce on Pentagon Row Apartments	103	
1410 N Quinn St	7	
1412 N Rolfe St	7	
1500 Arlington	245	
1515 12th St N	16	
1520-1530 N Lancaster St	16	
1601 N Rhodes St	17	
16th Street Apartments	14	
1726-1730 16th St N	8	
1800 Oak Apartments	33	
1901-1909 N Culpeper St	30	
19Nineteen Clarendon	8	
Total	25,979	

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.

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Information on AMI & affordable rents

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Housing Grants

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The County's Housing Grants program is locally funded and provides rental assistance to low-income Arlington residents. The grant covers a portion of monthly rent, depending on household income, household size and rent amount.

[Learn more about the Housing Grants program](#)

Number of Households Receiving Housing Grants

1,680

Average Amount of Monthly Assistance

\$804

Share of Recipients in Committed Affordable Housing

97%

82%

of Housing Grants participants are likely to avoid evictions when participating in the program.

Reset

Housing Grant Utilization by Fiscal Year

Age 65 and over

Persons with Disabilities

Families

Fiscal Year	Age 65 and over	Persons with Disabilities	Families	Total
2011	350	350	350	1050
2012	350	380	370	1100
2013	400	400	350	1150
2014	420	420	380	1220
2015	430	450	420	1300
2016	420	480	400	1300
2017	380	480	420	1280
2018	380	480	400	1260
2019	390	490	380	1260
2020	360	480	400	1240
2021	400	500	450	1350
2022	450	550	500	1500
2023	480	580	480	1540
2024	500	600	500	1600
2025	550	650	550	1750
2026	600	700	600	1900

Retention of Housing by Housing Grant Recipients

Remained in housing

Exited program du...

Exited progra...

Goal

Fiscal Year	Remained in housing	Exited program due to...	Exited program due to...	Total
2021	90%	0%	10%	100%
2022	81%	5%	15%	101%
2023	75%	5%	21%	101%
2024	72%	5%	25%	102%
2025	88%	5%	11%	104%

Race

Category	White	Black	Asian/Pacific Islander	Total
Housing Grants	32%	46%	7%	85%
County	77%	11%	12%	100%

Ethnicity

Ethnicity	Percentage
Not Hispanic or Latino/a	83%
Hispanic or Latino/a	17%

85% of Housing Grants households are reporting race and 47% of households are reporting ethnicity in FY 2025.

