

ARLINGTON HOUSING TRENDS



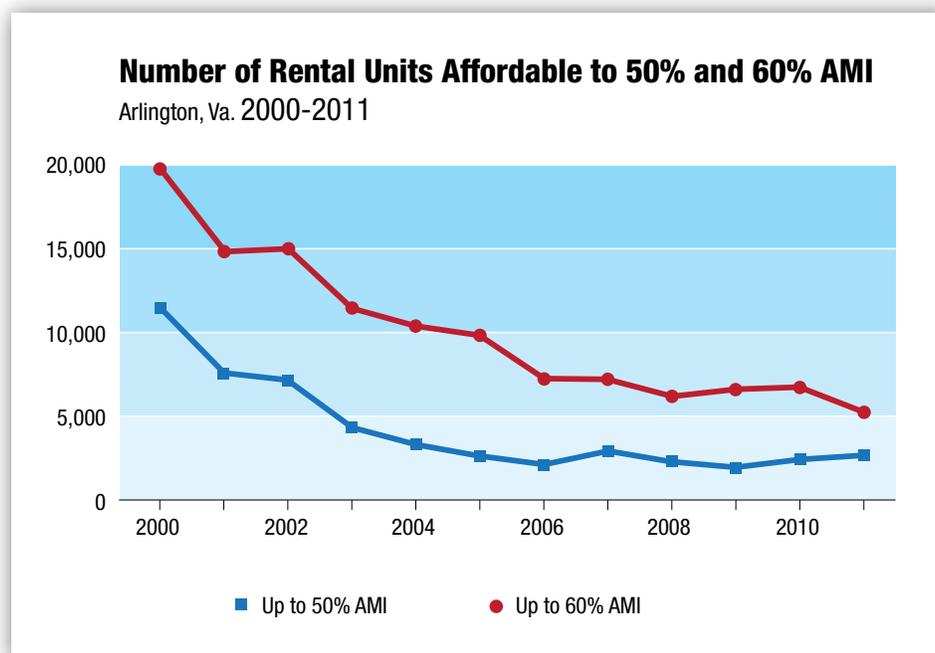
FROM CHALLENGE TO CRISIS TO...

- Arlington has long struggled to maintain a housing mix that serves various income levels. But what was a challenge became a crisis during the last decade with the **steady loss of “market-rate affordable” units (MARKs)**.
- MARKs are privately owned with no restrictions but with rents that are affordable to moderate- and lower-income households. For example, **“60% MARKs” are affordable to households earning 60% of Area Median Income (AMI)**. (In Arlington in 2012, 60% of AMI was \$45,180 for a household of one and \$64,500 for a family of four.)
- As the chart below shows, in 2000 there were approximately 20,000 such units, and by 2011, only about 6,000 remained. Most of that loss occurred during the

run-up to the housing market crash of 2008, due largely to increased rent levels and upscale renovation.

In 2000, about half of Arlington’s rental stock was 60% MARKs; now that share is only about 12%.

- Arlington continues to lose 60% MARKs, and we will need to work hard to preserve such remaining units.
- The Columbia Pike Neighborhoods Plan has an ambitious goal of preserving thousands of MARKs along the Pike.
- **Why it matters:** Without an adequate housing mix, Arlington’s economic vitality and diversity are at risk. Projections by George Mason University experts show that our rental housing portfolio is out of sync with the needs of those who live—and want to work—here.



Source: Arlington County Housing Targets Report, 2011

Find more info at www.AllianceForHousingSolutions.org, including links to the Columbia Pike Plan and other County documents under the “Programs and Plans” tab.

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