

## A Call to Action for Long-Term Affordable 30% AMI Units at Barcroft Apartments

For decades, Barcroft Apartments has provided housing affordable to residents with a diverse array of incomes and backgrounds, including Arlington’s lowest income residents. In December 2021, Jair Lynch partnered with Arlington County and Amazon to acquire the Barcroft Apartments site, committing to permanent affordability for the 1,334 units at 60% of area median income (AMI) and promising that no existing tenants at any income level will be involuntarily displaced. This 60% AMI commitment is a considerable accomplishment for the County and its partners, and is a critical and necessary first step for preserving Barcroft’s affordability.

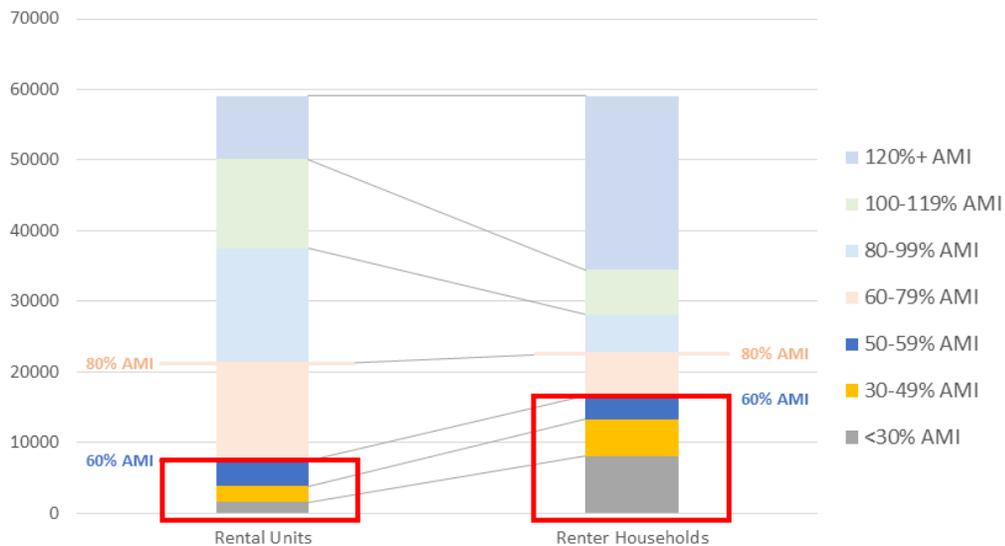
At the time of the spring 2022 census of households at the property, there were 255 households at or below **30% AMI**. As current tenants at the lowest incomes move out over time, **action must be taken to ensure units for 30% AMI households are maintained at this site for at least 30 years**. This is an essential step for addressing the significant 30% AMI supply/demand mismatch across the County. (See figure below.)

In order to meet the long-term goals of the Columbia Pike Neighborhoods Plan, to continue to house 255 households at or below 30% AMI, and to help preserve Arlington’s economic diversity, **we, the undersigned, call on the County Board to ensure that the Master Financing and Development Plan (MFDP) includes explicit commitments to:**

- 1. Produce, over the ten-year phasing period, 255 units hard-wired at 30% AMI for at least 30 years; and**
- 2. Develop a financing strategy that uses tools and funding sources that avoid displacing current tenants or occupancy by future tenants with similar challenges.**

### Arlington Community Foundation Shared Prosperity Initiative

Supply-Demand Mismatch  
Rental Units vs. Renters by AMI  
Arlington County



There is a severe shortage of units affordable at 50% AMI and below relative to the number of households at that level. Extremely low-income households are particularly underserved, with fewer than 1600 units affordable to the 8000+ renter households in Arlington at 30% AMI or below.

Source: GMU Stephen Fuller Institute, Arlington County 2020 Updated Housing Needs Analysis

The following organizations join this Call to Action:

Arlington Community Foundation

Alliance for Housing Solutions

Animal Welfare League

Arlington Food Assistance Center

Arlington Free Clinic

Arlington Thrive

Arm & Arm

Aspire!

BU-GATA

Bridges to Independence

Capital Area Treatment and Recovery

Doorways

Edu-Futuro

Just Neighbors

NAACP Arlington Chapter

Northern Virginia Family Service

Offender Aid and Restoration of Arlington, Alexandria, and Falls  
Church (OAR)

Path Forward

Shirlington Employment and Education Center (SEEC)

Virginians Organized for Interfaith Community Engagement (VOICE)