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# Summary Analysis of the Loss of Affordable Rental Housing: 2002 to 2008

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**March 28, 2007**

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- Between 2002 and 2008, a total of approximately **9,305** rental housing units affordable at 70 percent of the AMI and below have been lost to *rising rents, redevelopment, and condominium conversions*.
  - Without the Penny for Affordable Housing Fund, the loss would have been closer to 11,500 units
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# Total privately-owned units affordable at 70 percent AMI or less:

**2002:** 44,914 units

**2008:** 35,609 units

**Total Loss (2002-2008):  
approximately 9,305 units**

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## The loss of affordable housing is attributable to the following causes:

- **Redevelopment:** 271 units
  - **Condominium Conversions:** 1,088 units
  - **Rent repositioning/increases:** 7,946 units
  - **Total Loss (2002-2008):** approximately 9,305 units
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Between 2002 and 2008, the percentage of total privately owned rental units affordable at 70 percent AMI *fell* from **75 percent** to **56 percent**.

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# Methodology

- The *2002 Rental Housing Complex Analysis*, produced by the Fairfax County Department of Systems Management for Human Services.
  - 2008 data derived from the *January 2008 List of Multi-Family Housing Projects*, produced by the Fairfax County Department of Tax Administration and the *2006 Rental Housing Complex Analysis* produced by the Department of Systems Management for Human Services.
  - Staff conducted a survey of publicly-available rent information, and compared that data to the information reported in the 2002 report from the Department of Systems Management for Human Services.
  - The 2002 and 2008 rents for units without utilities included were adjusted, by unit size, for the HUD-approved utility components for those respective years.
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- QUESTIONS
  - DISCUSSION
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