



# Affordable HOUSING Study

## Preliminary Data Report



September 26, 2013

# Purpose

Compiles existing information to establish the context for affordable housing.

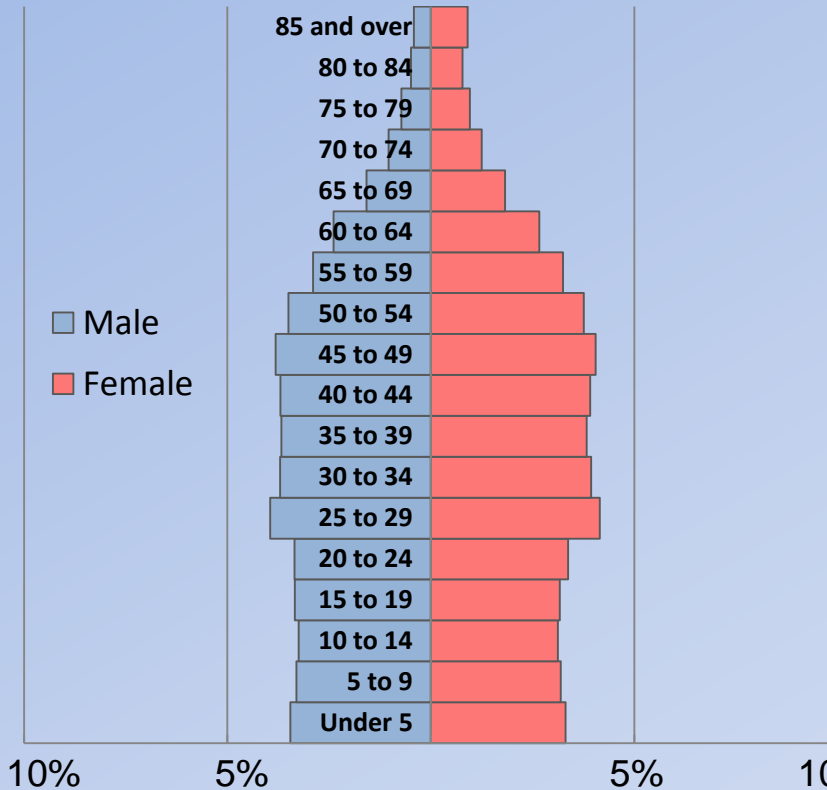
Identify information gaps.

# 212,900 People in 2013

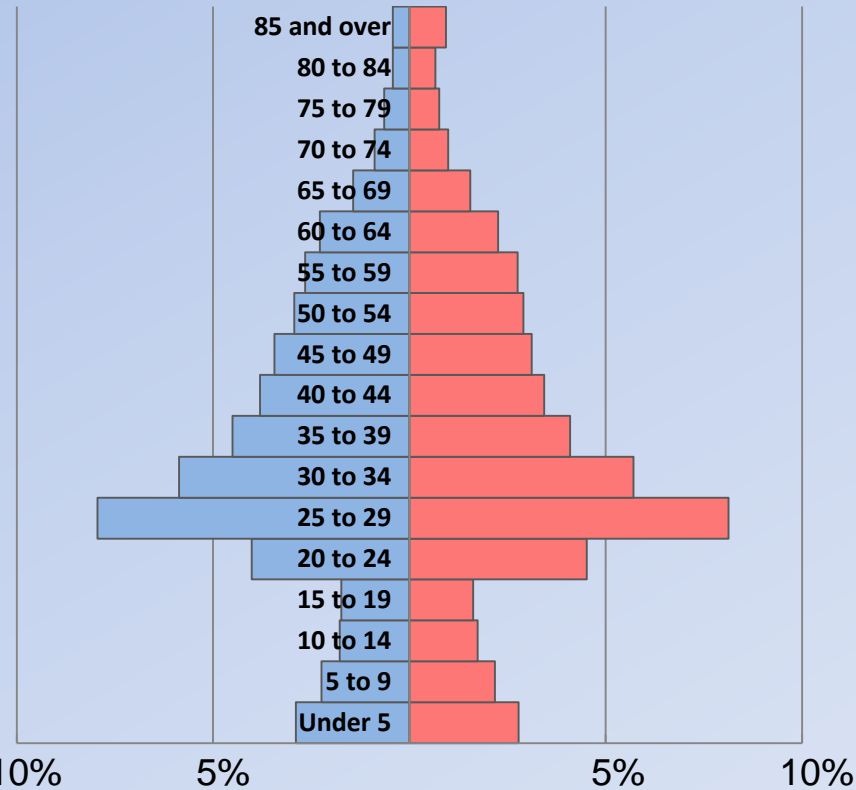
- ▲ 9.6% from 2000-2010
- ▲ 15.1% from 2000-2010 Metro Washington Region

# Arlington looks very different from the region

Metropolitan Washington Region



Arlington County

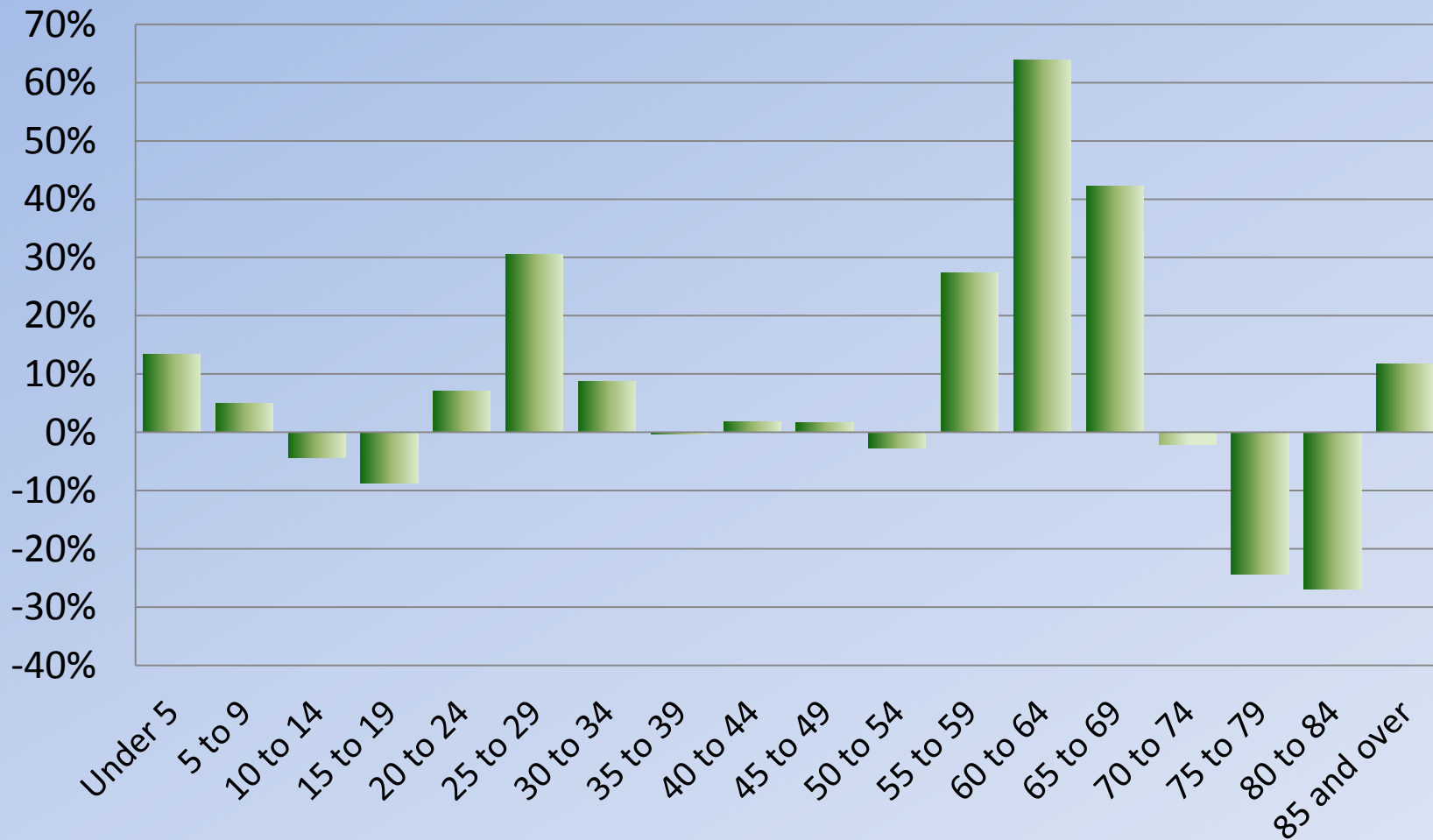


POPULATION

Population Distribution by Age and Sex

# A closer look at age distribution and change

## Percent change in population from 2000-2010 by age range



Source: US Census Bureau, Census 2000 and 2010 SF1

# A closer look at age distribution and change

## Percent change in population from 2000-2010 by age cohort

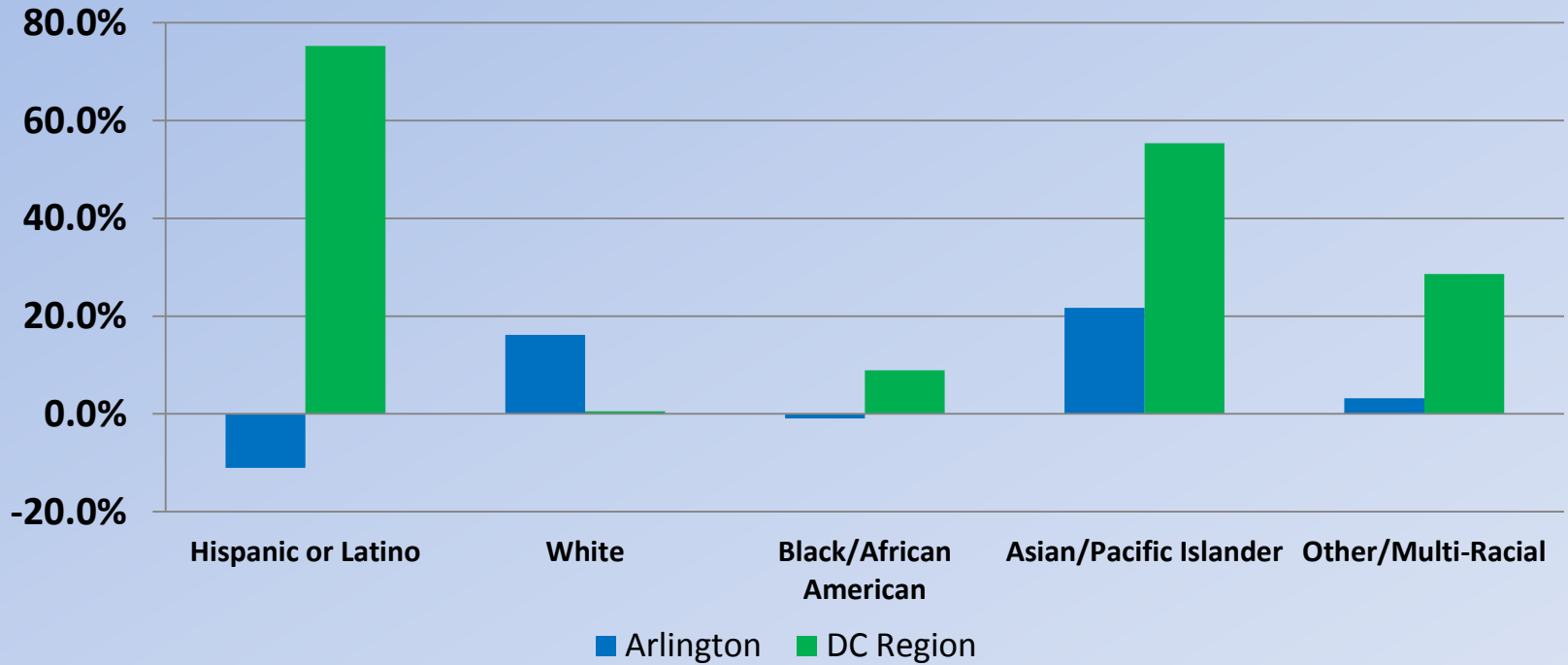


POPULATION

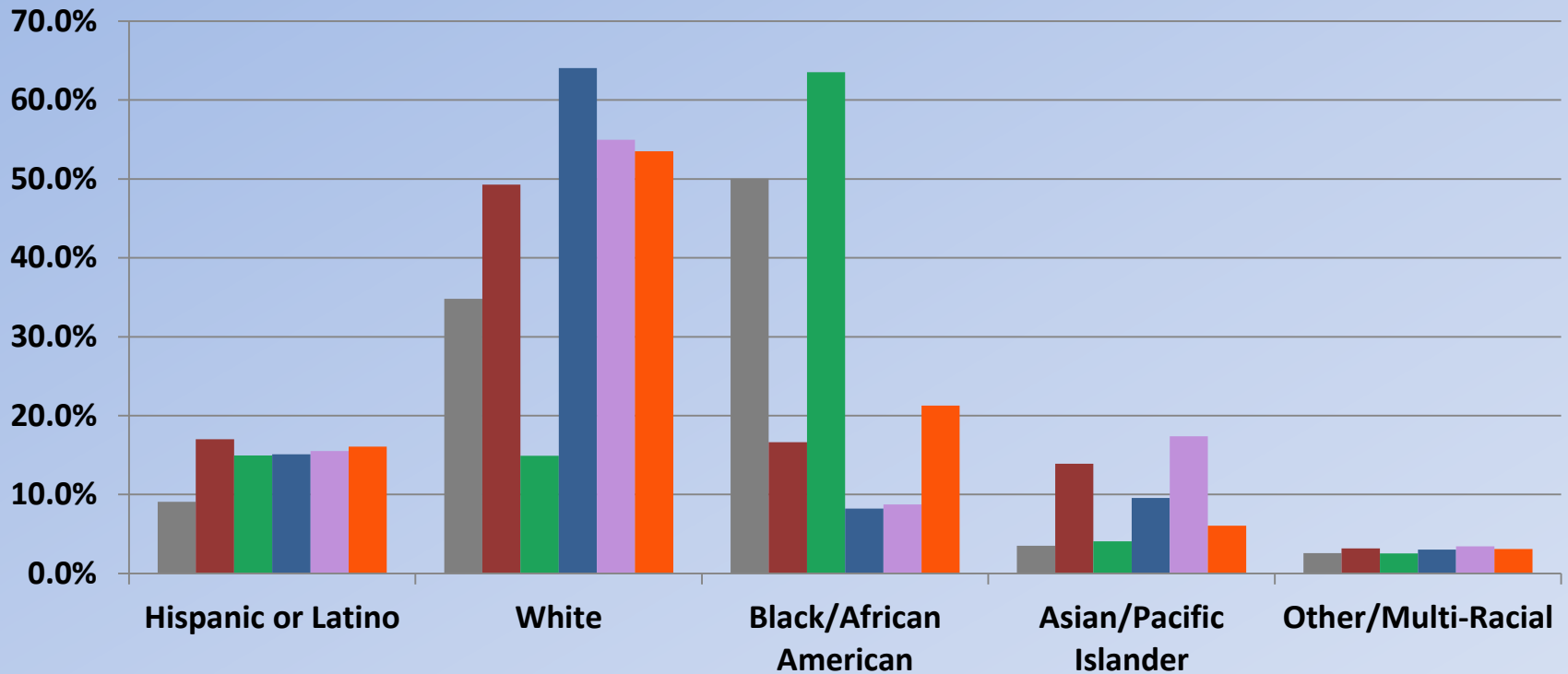


Source: US Census Bureau, Census 2010 SF1

# Comparison of Change in Population by Race and Hispanic/Latino Origin Arlington and DC Metro Region 2000-2010



# Race and Hispanic/Latino Origin by Jurisdiction 2010

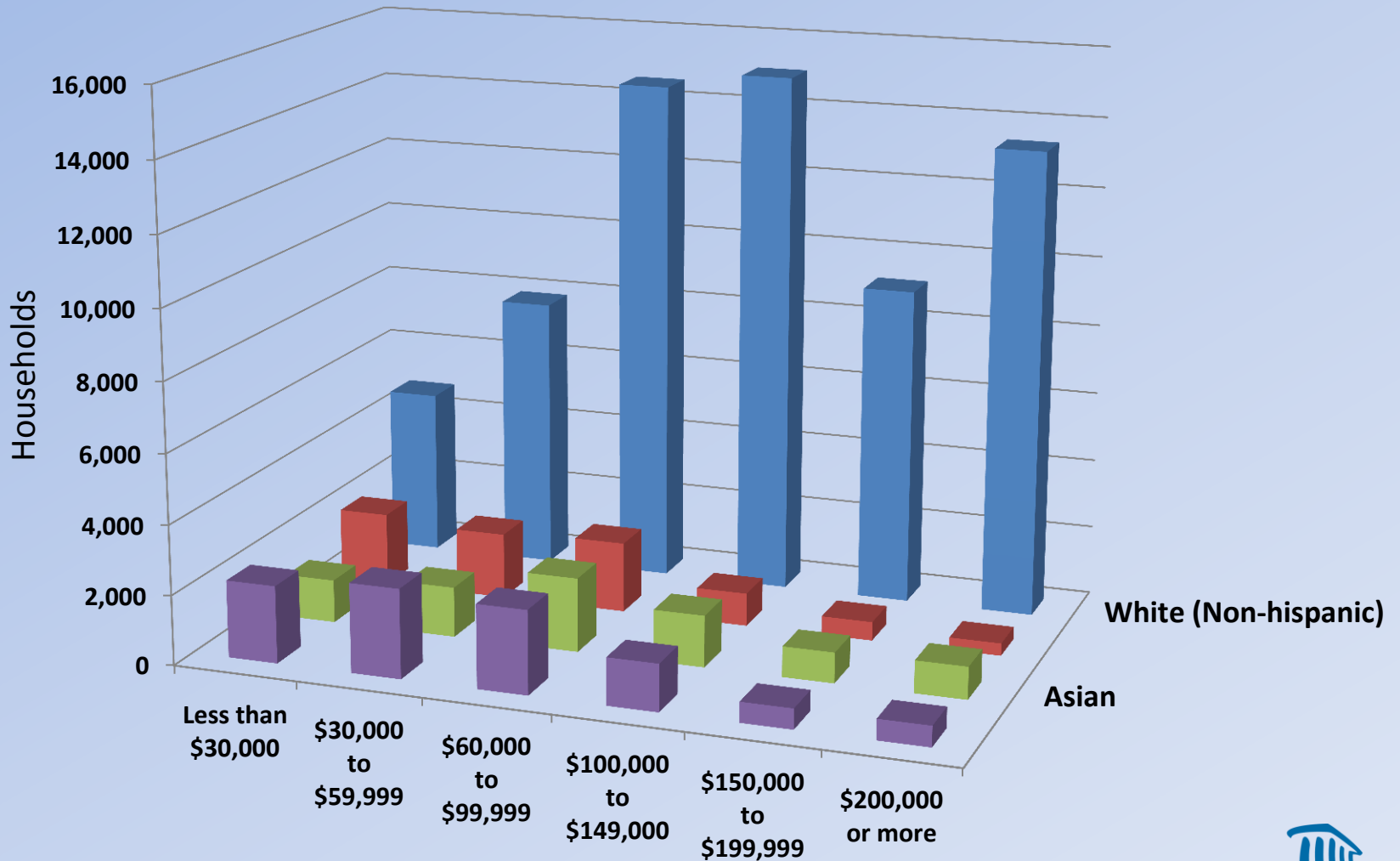


- District of Columbia, District of Columbia
  Montgomery County, Maryland
- Prince George's County, Maryland
  **Arlington County, Virginia**
- Fairfax County, Virginia
  Alexandria city, Virginia

POPULATION

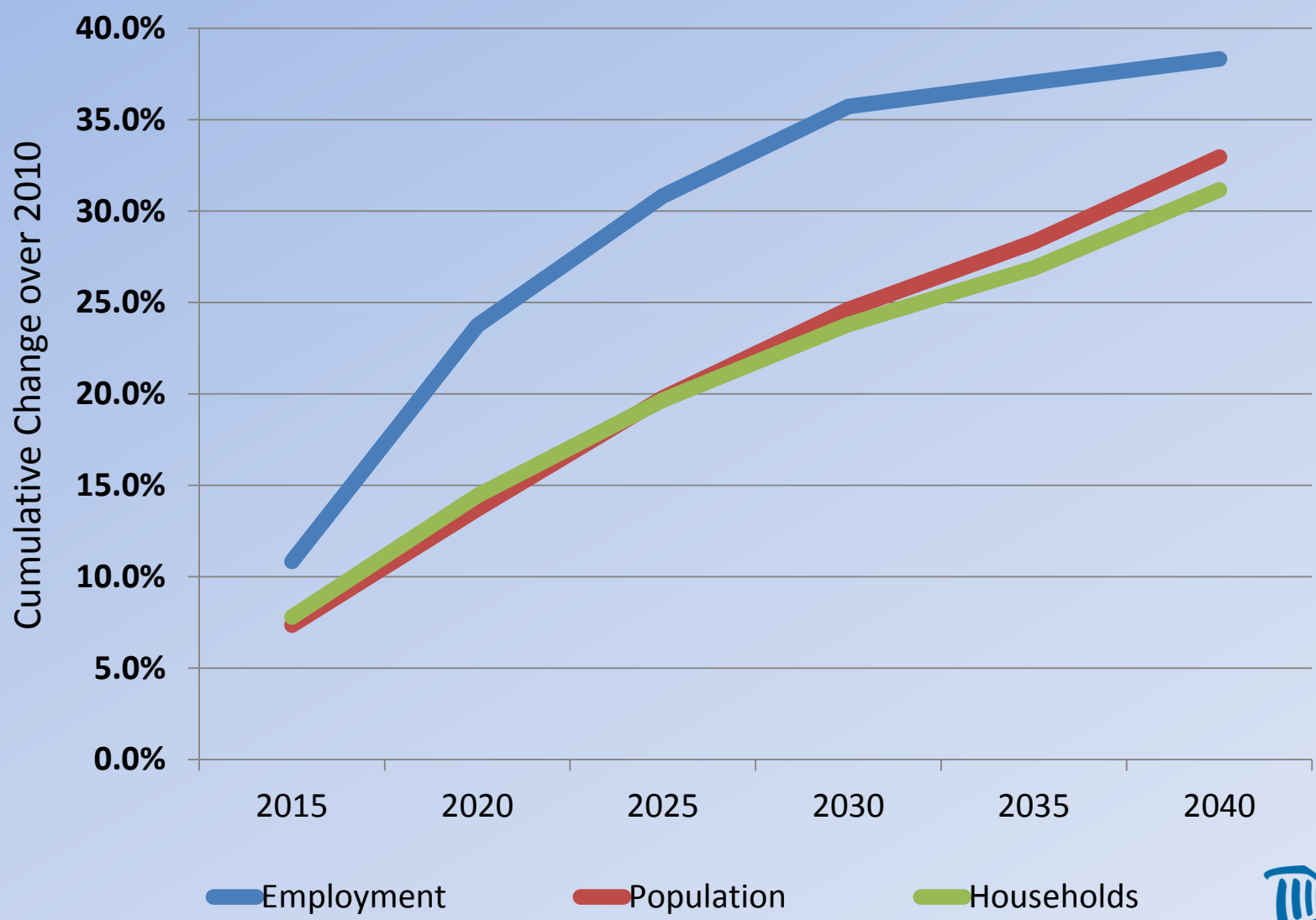


# Household Income by Race and Hispanic/Latino Origin 2011 Estimates



Source: US Census American Community Survey 2011 5-year Estimates

# Employment, Population and Households Forecast through 2040



# Cumulative Change in Average Rent Compared to Change in Average Salaries 2003-2013

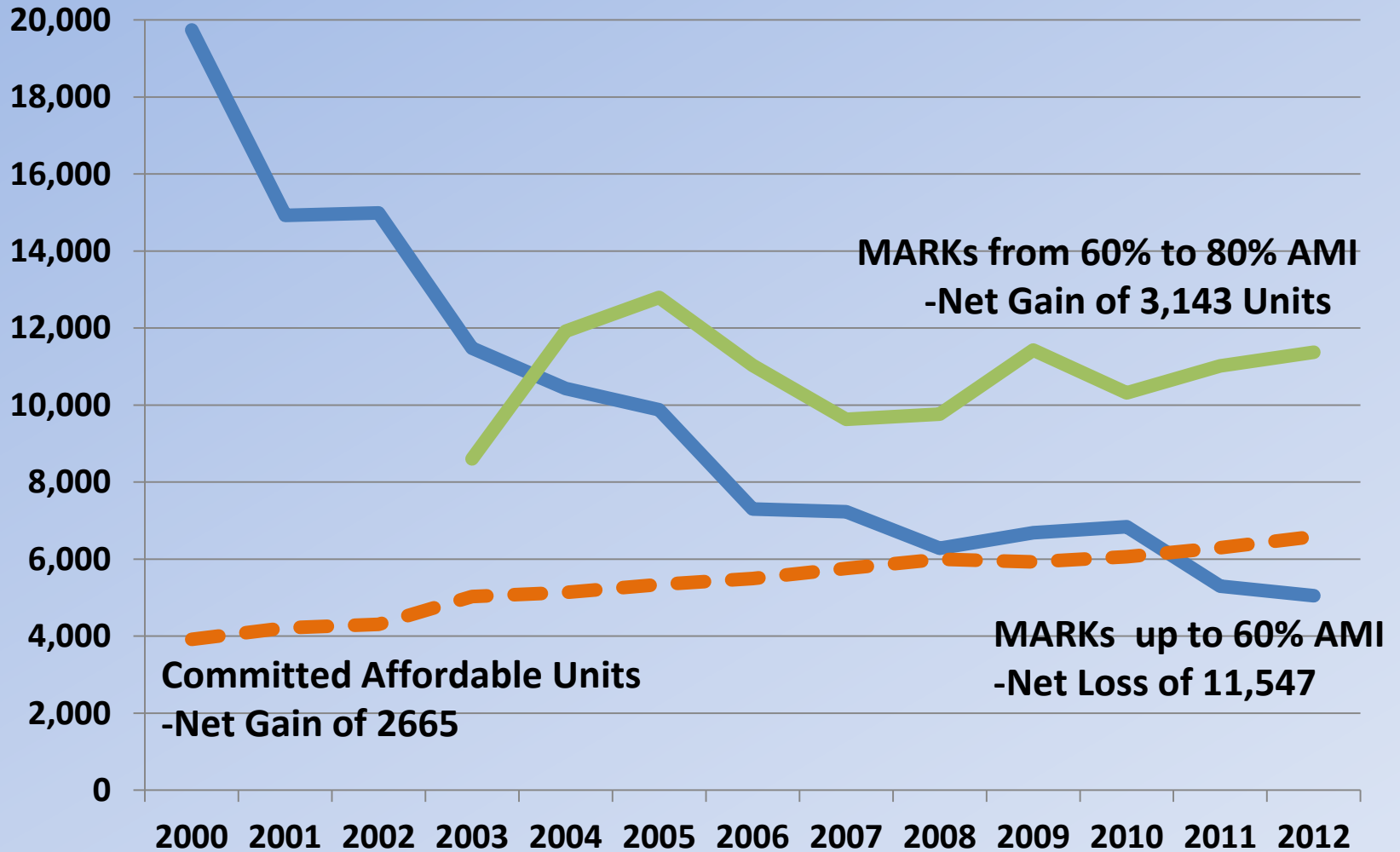
HOUSING MARKET



Source: U.S. Bureau of Labor Statistics and Arlington County Rent and Vacancy Surveys

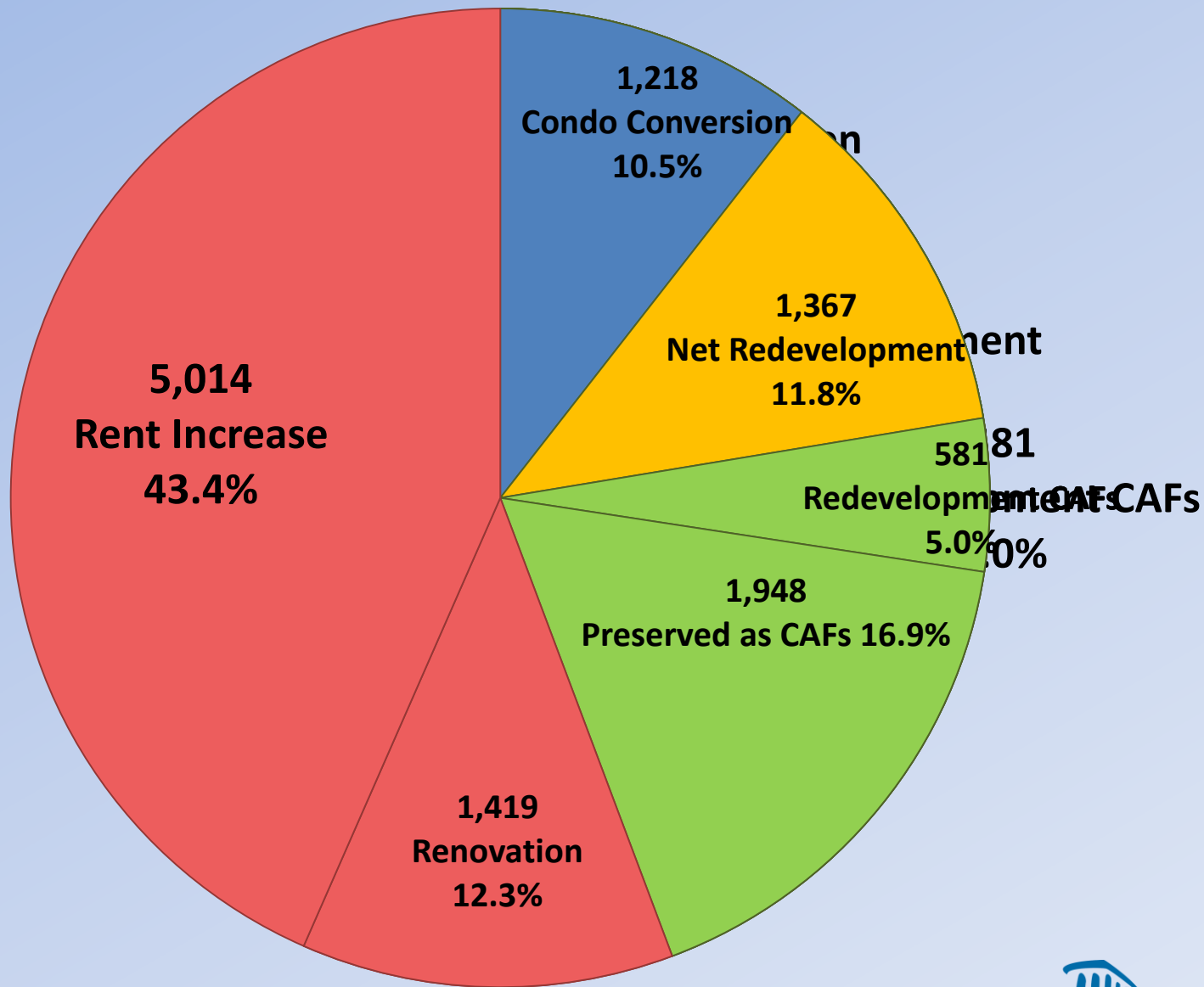


# Inventory of Market Affordable and Committed Affordable Units 2000-2012

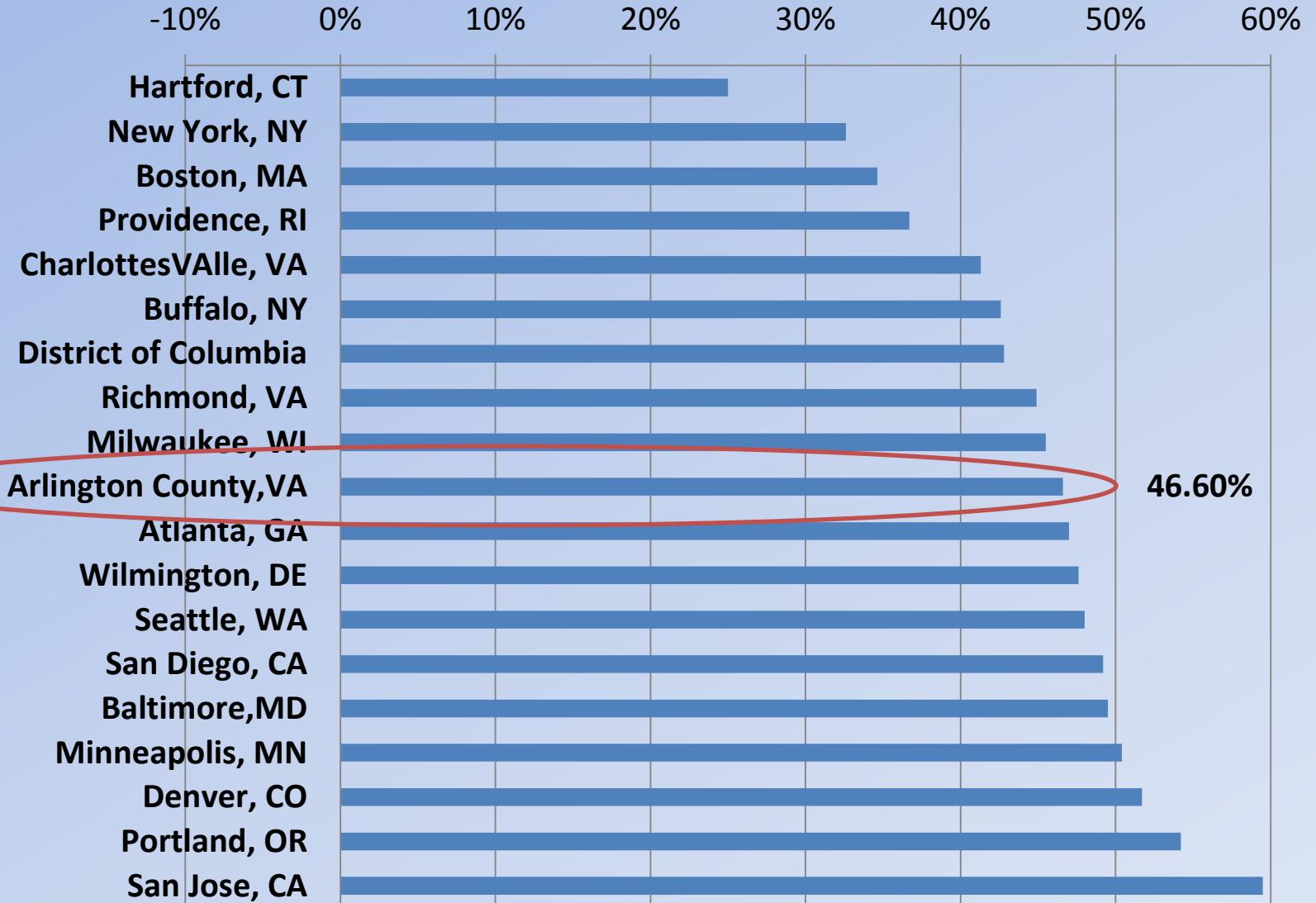


Source: Arlington County Housing Division, Rent and Vacancy Surveys

# So Where have the MARKs Gone?



# Homeownership Rate



# Snapshot of Housing Market

**MIPAP Qualifying (Under \$362,790)** June 10, 2013

Bedrooms	Property Type	Inventory
0	Condo/Coop	9
1	Condo/Coop	57
	Single Family Residential	1
	Townhouse	2
2	Condo/Coop	31
	Single Family Residential	1
	Townhouse	3
3	Townhouse	1
<b>Total</b>		<b>105</b>

Of 448 listed properties

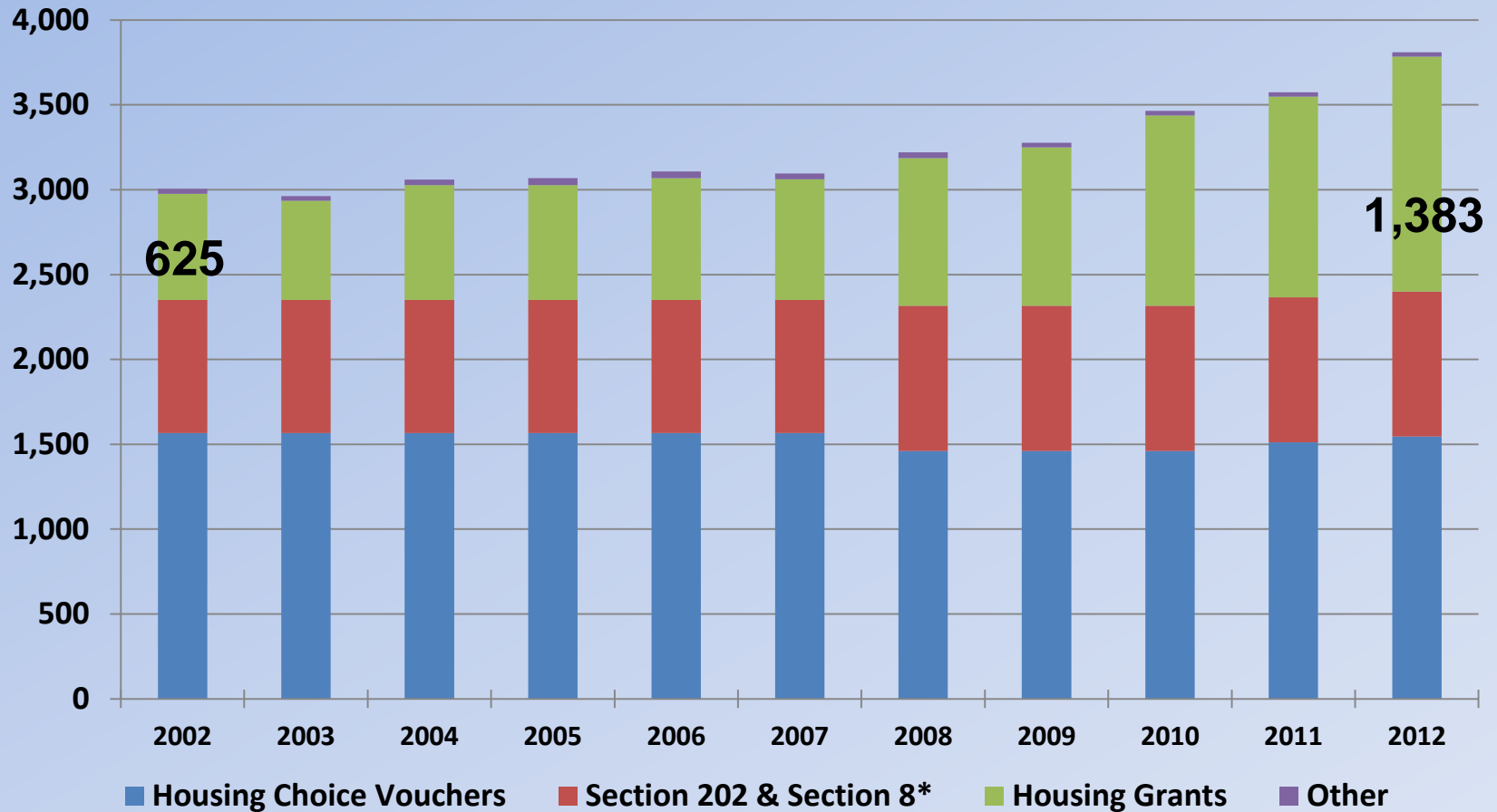
Source: Redfin



ARLINGTON  
VIRGINIA

HOUSING MARKET

# Arlington Households Receiving Rental Assistance



\*not administered or monitored by Arlington County



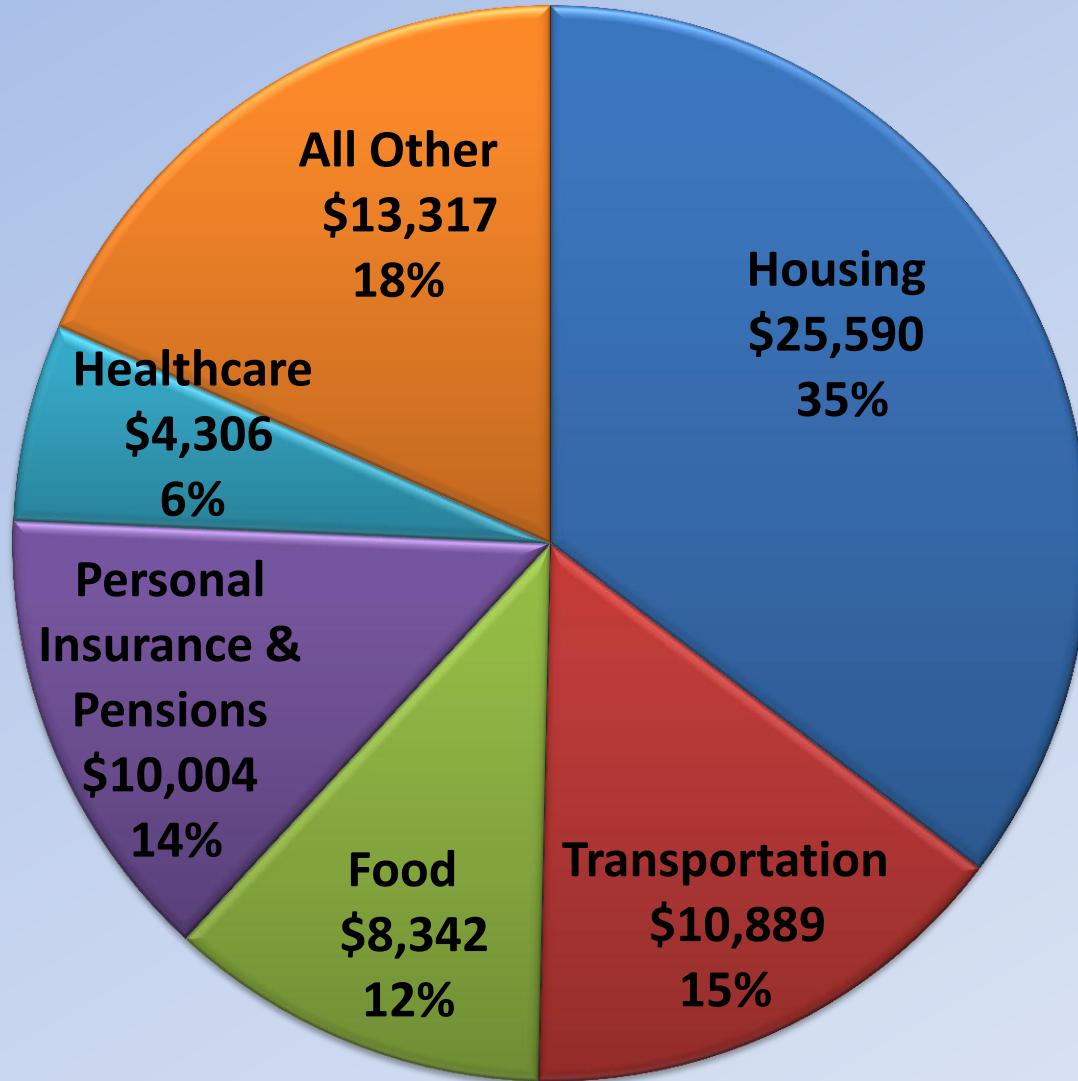
## Results from 2013 Point-in-Time Count

- 479 persons counted January 30, 2013
- 6.2% one-year increase 2012-2013
- 6.3% decrease over five years 2009-2013
- 30% unsheltered
- Homeless ratio of 22 persons per 10,000

Also of note:

- Time in shelters has decreased 28%
- Average shelter stay 3.9 months

# Washington, DC Area Average Annual Expenditures 2010-2011



# Diversity

Importance of supporting affordable access to housing for lower income households to maintain cultural and racial diversity, as well as economic diversity.

Need for at least 21,000 additional housing units by 2040. Affordability of new housing will impact the future demographic make-up of Arlington.

# Affordable Homeownership

- Opportunities limited to 1 and 2-bedroom condominiums and townhomes.
- $\frac{1}{4}$  of “for-sale” housing is within the price limit of the County’s Moderate Income Purchase Assistance Program.
- Condominium and HOA fees further constrain affordability.

# Affordability Gap

Rents have increased, and lower wage incomes have stagnated creating a wider gap in affordability.

AMI growth outpaces lower wage growth.

Affordability gap widening for CAF units as well.

# Interrelatedness

Majority of households receiving Housing Grants and Housing Choice Vouchers live in CAF units.

One third of CAF units are occupied by persons receiving Housing Grants or Housing Choice Vouchers.

# What we don't know

- Detailed information on household income by family size.
- Estimates for households with persons with disabilities.
- Housing preferences.



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