Affordable HOUSING Study

September 26, 2013

Preliminary Data Report
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

Population Distribution by Age and Sex

Source: US Census Bureau, Census 2010 SF1: P12
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

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

- Hispanic or Latino: 80.0%
- White: 0.0%
- Black/African American: 20.0%
- Asian/Pacific Islander: 40.0%
- Other/Multi-Racial: 60.0%

Arlington vs DC Region
Race and Hispanic/Latino Origin by Jurisdiction 2010

- Hispanic or Latino
- White
- Black/African American
- Asian/Pacific Islander
- Other/Multi-Racial

- District of Columbia, District of Columbia
- Montgomery County, Maryland
- Prince George's County, Maryland
- Arlington County, Virginia
- Fairfax County, Virginia
- Alexandria city, Virginia
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 over 2010

- Employment
- Population
- Households

2015, 2020, 2025, 2030, 2035, 2040

Percentage increases from 2010 are shown for each category.
Cumulative Change in Average Rent Compared to Change in Average Salaries 2003-2013

Source: U.S. Bureau of Labor Statistics and Arlington County Rent and Vacancy Surveys
Inventory of Market Affordable and Committed Affordable Units 2000-2012

- Net Gain of 2,665 Committed Affordable Units
- Net Gain of 3,143 Marked Affordable Units from 60% to 80% AMI
- Net Loss of 11,547 Marked Affordable Units up to 60% AMI

Source: Arlington County Housing Division, Rent and Vacancy Surveys
From 2000 to 2012

11,547 Units

HOUSING MARKET
Source: Arlington County Housing Division, Rent and Vacancy Surveys

So Where have the MARKs Gone?

- 1,218 Condo Conversion 10.5%
- 1,367 Net Redevelopment 11.8%
- 581 Redevelopment CAFs 5.0%
- 1,948 Preserved as CAFs 16.9%
- 1,419 Renovation 12.3%
- 5,014 Rent Increase 43.4%

Source: Arlington County Housing Division, Rent and Vacancy Surveys
The homeownership rate in Arlington County, VA is 46.60%, indicated by a red oval around the bar representing Arlington County. This rate is higher than the average homeownership rate shown in the graph.
## Snapshot of Housing Market

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

<table>
<thead>
<tr>
<th>Bedrooms</th>
<th>Property Type</th>
<th>Inventory</th>
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</thead>
<tbody>
<tr>
<td>0</td>
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<tr>
<td>1</td>
<td>Condo/Coop</td>
<td>57</td>
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<td></td>
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<td>2</td>
<td>Condo/Coop</td>
<td>31</td>
</tr>
<tr>
<td></td>
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</tr>
<tr>
<td></td>
<td>Townhouse</td>
<td>3</td>
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<tr>
<td>3</td>
<td>Townhouse</td>
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</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>Total</strong></td>
<td><strong>105</strong></td>
</tr>
</tbody>
</table>

Of 448 listed properties

Source: Redfin
Goal 6: Serious Housing Need

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

- Housing: $25,590 (35%)
- Transportation: $10,889 (15%)
- Food: $8,342 (12%)
- Personal Insurance & Pensions: $10,004 (14%)
- Healthcare: $4,306 (6%)
- All Other: $13,317 (18%)

Source: U.S. BLS, Consumer Expenditure Survey
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.
- ¼ 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.
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.