

## Housing Security in the Washington Region

# Demographics

### Arlington County 2009-2011

Total Population	208,700							
Pct. age 17 and under	16							
Pct. age 18-64	76							
Pct. age 65 and over	9							
Households by HUD Area Median Income Level	N	%						
Extremely low (0–30% AMI)	9,100	10						
Very low (31–50% AMI)	7,300	8						
Low (51–80%)	5,100	5						
Middle (81–120%)	27,500	30						
High (over 120%)	43,200	47						
Total households	92,100	100						
			Extremely					
			low	Very low	Low	Middle	High	Total
Housing Tenure								
Pct. renter households	83	77	70	58	39	53		
Pct. owner households	17	23	30	42	61	47		
Household Composition								
Pct. of households: single adult	61	43	44	54	29	41		
Pct. of households: families with children	26	21	21	14	22	20		
Pct. of households: other family households	8	26	25	20	33	26		
Pct. of households: non-family	6	10	9	11	16	13		
Household Size								
Pct. one person	61	43	44	54	29	41		
Pct. two people	18	30	24	25	42	32		
Pct. three people	9	10	11	10	15	12		
Pct. four to six people	13	17	21	9	15	13		
Pct. seven or more people	-	-	0	1	0	1		
Elderly or Disabled Household Members								
Pct. of households with elderly member	28	23	17	13	11	15		
Pct. of households with a member with moderate or severe disabilities	13	9	4	3	3	4		
Pct. of households with elderly member with moderate or severe disabilities	9	6	2	2	2	3		
Household Employment (Mutually Exclusive Categories)								
Pct. households with one or more full-time workers	42	71	88	88	93	84		
Pct. households with no full-time workers and one or more part-time workers	18	14	3	3	3	5		
Pct. households with no one working (all adults are over age 65)	24	13	8	6	3	7		
Pct. households with no one working (at least one working-age member)	15	2	1	3	2	4		

Notes: Extremely low income = 0–30% of HUD area median income (AMI); very low income = 30–50% of AMI; low income = 50–80% of AMI; middle income = 80–120% of AMI; and high income = 120% of AMI or higher. Jurisdictions in the table are defined by their Public Use Microdata Areas (PUMA), except where noted. Percentages have been rounded to the nearest integer and counts have been rounded to the nearest 100.

Source: Urban Institute analysis of 2009–11 American Community Survey Public Use Microdata from the University of Minnesota Integrated Public Use Microdata Series.

## Housing Security in the Washington Region

# Homelessness

*Arlington County*  
2013

	Single Adults		Persons in Families	
	N	%	N	%
Total Population	266	100	211	100.0
<b>Age</b>				
Children ages 17 and under	-	-	123	58
Young adults ages 18-24	24	9	23	11
Adults age 25 and over	242	91	65	31
Age - no response	-	-	-	-
<b>Gender</b>				
Male	208	78	72	34
Female	58	22	139	66
Transgender	-	-	-	-
Gender - no response	-	-	-	-
<b>Employment</b>				
	N	%	N	%
Adults employed	57	21	64	73
Adults not employed	209	79	24	27
Adults employed - no response	-	-	-	-
<b>Income</b>				
Adults with monthly income	172	65	76	86
Adults with no monthly income	57	21	12	14
Adults with monthly income - no response	-	-	-	-
<b>Primary Source of Income, Adults</b>				
Job	53	20	62	70
Social security	4	2	1	1
Disability	32	12	3	3
TANF	19	7	5	6
Other	64	24	5	6
No income	57	21	12	14
No response	37	14	-	-
<b>Assessing Need - All Homeless</b>				
Total	266	100	211	100
Chronically homeless and need permanent supportive housing	156	59	-	-
Not chronically homeless and do not need permanent supportive housing	110	41	211	100
<b>Assessing Need - In Emergency Shelter</b>				
Total	120	100	211	100
Chronically homeless and need permanent supportive housing	63	53	-	-
Not chronically homeless and do not need permanent supportive housing	57	48	211	100
<b>Assessing Need - Unsheltered</b>				
Total	146	100	-	#VALUE!
Chronically homeless and need permanent supportive housing	93	64	-	#VALUE!
Not chronically homeless and do not need permanent supportive housing	53	36	-	#VALUE!

## Housing Security in the Washington Region

# Homelessness

*Arlington County  
2013*

	Single Adults		Persons in Families	
	N	%	N	%
<b>Bed Supply</b>				
Total beds for the homeless	211	100	236	100
Total, excluding permanent supportive housing	139	66	236	100
Emergency shelter	46	22	71	30
Transitional housing	12	6	165	70
Winter/hypothermia	75	36	-	-
Safe Haven	6	3	-	-
Permanent supportive housing	72	34	-	-
<b>Beds Occupied</b>				
Total beds for the homeless	124	100	211	100
Total, excluding permanent supportive housing	120	97	211	100
Emergency shelter	46	37	70	33
Transitional housing	3	2	141	67
Winter/hypothermia	68	55	-	-
Safe Haven	3	2	-	-
Permanent supportive housing	4	3	-	-
<b>Gap Analysis</b>				
Chronically homeless	156	-	-	-
Available beds	68	-	-	-
Gap (or surplus)	88	-	-	-
<b>Unsheltered</b>				
Available beds	19	-	26	-
Gap (or surplus)	127	-	(26)	-
Chronically homeless In emergency shelter	63	-	-	-
Gap (or surplus) if chronically homeless are housed in permanent supportive housing	64	-	(26)	-

*Note:* Permanent supportive housing besides currently occupied by individuals who were formerly homeless are not considered to be available to housing currently homeless individuals in need of permanent supportive housing.

*Source:* Urban Institute analysis of Metropolitan Washington Council of Governments 2013 Point-in-Time Enumeration of the homeless.

# Rental Housing

## Arlington County 2009-2011

	N	%		
Total renter-occupied units	49,300	90		
Vacant rental units	5,600	10		
Total rental units	54,900			
			Occupied units	All units
Monthly Gross Rent for Renter Households	N	%	N	%
No rent paid	700	1	700	1
Under \$800	3,200	7	3,500	6
\$800–1,330	12,800	26	14,300	26
\$1,330–1,690	11,600	24	13,100	24
\$1,690–3,190	20,000	41	22,100	40
\$3,190 or more	1,000	2	1,200	2
Subsidized Units by Program Type, 2012	N	%		
All HUD programs	2,700	100		
Public housing	-	-		
Section 8 certificates and vouchers	1,500	58		
Section 8 moderate rehabilitation	-	1		
Section 8 new construction or substantial rehabilitation	900	35		
Section 236	-	1.6		
All other multifamily assisted projects	100	4.6		
Low Income Housing Tax Credit	3,100	N/A		
Monthly Housing Costs as a Percent of Household Income for Renter-Occupied Units	N	%		
All renter households	49,300			
Paying less than 30% of income in rent	29,800	61		
Paying 30%-50% of income in rent	10,500	21		
Paying 50% or more of income in rent	8,900	18		
Extremely low income renter households	7,500			
Paying less than 30% of income in rent	600	9		
Paying 30%-50% of income in rent	700	9		
Paying 50% or more of income in rent	6,200	82		
Very low income renter households	5,600			
Paying less than 30% of income in rent	500	9		
Paying 30%-50% of income in rent	3,100	56		
Paying 50% or more of income in rent	2,000	35		
Low income renter households	3,600			
Paying less than 30% of income in rent	1,300	37		
Paying 30%-50% of income in rent	1,700	48		
Paying 50% or more of income in rent	500	15		
Middle income renter households	15,900			
Paying less than 30% of income in rent	11,200	71		
Paying 30%-50% of income in rent	4,400	28		
Paying 50% or more of income in rent	200	1		
High income renter households	16,700			
Paying less than 30% of income in rent	16,100	97		
Paying 30%-50% of income in rent	500	3		
Paying 50% or more of income in rent	-	-		

## Rental Housing

*Arlington County  
2009-2011*

Occupancy of Affordable Rental Units (Supply)	Extremely					Total
	low	Very low	Low	Middle	High	
Higher income occupants (not available)	1,800	7,200	8,000	11,100	-	28,100
Same or lower-income occupants (available)	2,100	5,600	3,600	8,900	1,000	21,200
Vacant (available)	300	1,600	1,500	2,100	200	5,600
Total units	4,200	14,300	13,100	22,100	1,200	54,900
Percent of Affordable Units Not Available to Income Group	43	50	61	52	-	
Affordability Gap (Renter Households-Available Units )	5,100	(1,500)	(1,500)	4,900	15,500	

*Notes:* Extremely low income = 0–30% of HUD area median income (AMI); very low income = 30–50% of AMI; low income = 50–80% of AMI; middle income = 80–120% of AMI; and high income = 120% of AMI or higher. Jurisdictions in the table are defined by their Public Use Microdata Areas (PUMA), except where noted. Percentages have been rounded to the nearest integer and counts have been rounded to the nearest 100.

*Sources:* Urban Institute analysis of 2009–11 American Community Survey Public Use Microdata from the University of Minnesota Integrated Public Use Microdata Series and Picture of Subsidized Housing 2012, U.S. Department of Housing and Urban Development.

# Homeownership

## Arlington County 2009-2011

	N	%		
Owner-occupied units	42,900	98		
Vacant owner units	900	2		
Total owner units	43,700	100		
Monthly Housing Costs for Owner-Occupied Units	N	%		
Under \$740	4,700	11		
\$740–1,240	5,500	13		
\$800–1,580	2,800	6		
\$1,580–2,970	17,700	41		
\$2,970 or more	12,200	29		
Monthly Housing Costs if Unit Sold to First-Time Homebuyer	Occupied units		All units	
	N	%	N	%
Under \$740	700	2	800	2
\$740–\$1,240	1,200	3	1,200	3
\$1,240–1,580	2,200	5	2,200	5
\$1,580–2,970	12,100	28	12,400	28
\$2,970 or more	26,700	62	27,200	62
Monthly Housing Costs if Unit Sold to Repeat Homebuyer				
Under \$740	1,000	2	1,100	3
\$740–\$1,240	2,200	5	2,200	5
\$1,240–1,580	3,800	9	3,800	9
\$1,580–2,970	15,100	35	15,500	35
\$2,970 or more	20,800	48	21,100	48
Monthly Housing Costs as a Percent of Household Income for Owner-Occupied	N	%		
All owner households	42,900			
Paying less than 30% of income in housing costs	31,900	74		
Paying 30%-50% of income in housing costs	8,000	19		
Paying 50% or more of income in housing costs	3,000	7		
Extremely low income owner households	1,600			
Paying less than 30% of income in housing costs	200	10		
Paying 30%-50% of income in housing costs	200	13		
Paying 50% or more of income in housing costs	1,200	77		
Very low income owner households	1,600			
Paying less than 30% of income in housing costs	500	30		
Paying 30%-50% of income in housing costs	500	28		
Paying 50% or more of income in housing costs	700	41		
Low income owner households	1,500			
Paying less than 30% of income in housing costs	600	40		
Paying 30%-50% of income in housing costs	800	51		
Paying 50% or more of income in housing costs	100	9		
Middle income owner households	11,600			
Paying less than 30% of income in housing costs	7,100	61		
Paying 30%-50% of income in housing costs	3,600	31		
Paying 50% or more of income in housing costs	800	7		
High income owner households	26,500			
Paying less than 30% of income in housing costs	23,500	89		
Paying 30%-50% of income in housing costs	2,900	11		
Paying 50% or more of income in housing costs	100	1		

# Homeownership

Arlington County

2009-2011

Occupancy of Affordable Owner Units (Supply)	Extremely					Total
	low	Very low	Low	Middle	High	
Higher income occupants (not available)	600	900	1,500	6,300	-	9,300
Same or lower-income occupants (available)	100	300	600	5,800	26,700	33,600
Vacant (available)	100	-	-	300	500	900
Total units	800	1,200	2,200	12,400	27,200	43,700
Percent of Affordable Units Not Available to Income Group	73.5	72.5	71.2	50.9	-	
Affordability Gap (Owner Households-Available Units)	1,400	1,300	900	5,500	(600)	

*Notes:* Extremely low income = 0–30% of HUD area median income (AMI); very low income = 30–50% of AMI; low income = 50–80% of AMI; middle income = 80–120% of AMI; and high income = 120% of AMI or higher. Jurisdictions in the table are defined by their Public Use Microdata Areas (PUMA), except where noted. Percentages have been rounded to the nearest integer and counts have been rounded to the nearest 100.

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