

## Housing Security in the Washington Region

# Demographics

### Fairfax County, Fairfax City and Falls Church Cities 2009-2011

Total Population	1,119,800					
Pct. age 17 and under	24					
Pct. age 18-64	66					
Pct. age 65 and over	10					
Households by HUD Area Median Income Level	N	%				
Extremely low (0–30% AMI)	37,200	9				
Very low (31–50% AMI)	33,900	8				
Low (51–80%)	28,600	7				
Middle (81–120%)	113,400	28				
High (over 120%)	188,200	47				
Total households	401,300	100				
	Extremely					
	low	Very low	Low	Middle	High	Total
Housing Tenure						
Pct. renter households	62	52	48	36	14	30
Pct. owner households	38	48	52	64	86	70
Household Composition						
Pct. of households: single adult	41	30	25	27	15	23
Pct. of households: families with children	40	44	36	35	35	36
Pct. of households: other family households	16	20	29	31	43	34
Pct. of households: non-family	3	6	10	7	6	6
Household Size						
Pct. one person	41	30	25	27	15	23
Pct. two people	20	22	30	30	38	32
Pct. three people	13	15	16	16	20	17
Pct. four to six people	25	31	27	25	26	26
Pct. seven or more people	1	2	3	2	1	1
Elderly or Disabled Household Members						
Pct. of households with elderly member	29	25	23	21	17	20
Pct. of households with a member with moderate or severe disabilities	18	11	10	7	5	8
Pct. of households with elderly member with moderate or severe disabilities	10	6	6	4	2	4
Household Employment (Mutually Exclusive Categories)						
Pct. households with one or more full-time workers	41	71	80	84	93	83
Pct. households with no full-time workers and one or more part-time workers	20	12	7	5	3	6
Pct. households with no one working (all adults are over age 65)	21	13	10	8	3	8
Pct. households with no one working (at least one working-age member)	19	4	3	2	1	3

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

Fairfax County, Fairfax City and Falls Church Cities  
2013

	Single Adults		Persons in Families	
	N	%	N	%
Total Population	603	100	747	100.0
<b>Age</b>				
Children ages 17 and under	-	-	452	61
Young adults ages 18-24	49	8	62	8
Adults age 25 and over	554	92	233	31
Age - no response	-	-	-	-
<b>Gender</b>				
Male	443	73	300	40
Female	160	27	447	60
Transgender	-	-	-	-
Gender - no response	-	-	-	-
<b>Employment</b>				
	N	%	N	%
Adults employed	141	23	172	58
Adults not employed	462	77	123	42
Adults employed - no response	-	-	-	-
<b>Income</b>				
Adults with monthly income	337	56	247	84
Adults with no monthly income	166	28	26	9
Adults with monthly income - no response	100	17	22	7
<b>Primary Source of Income, Adults</b>				
Job	138	23	167	57
Social security	15	2	1	0
Disability	102	17	10	3
TANF	42	7	46	16
Other	40	7	23	8
No income	166	28	26	9
No response	100	17	22	7
<b>Assessing Need - All Homeless</b>				
Total	603	100	747	100
Chronically homeless and need permanent supportive housing	243	40	10	1
Not chronically homeless and do not need permanent supportive housing	360	60	737	99
<b>Assessing Need - In Emergency Shelter</b>				
Total	499	100	747	100
Chronically homeless and need permanent supportive housing	159	32	10	1
Not chronically homeless and do not need permanent supportive housing	340	68	737	99
<b>Assessing Need - Unsheltered</b>				
Total	104	100	-	#VALUE!
Chronically homeless and need permanent supportive housing	84	81	-	#VALUE!
Not chronically homeless and do not need permanent supportive housing	20	19	-	#VALUE!

## Housing Security in the Washington Region

# Homelessness

Fairfax County, Fairfax City and Falls Church Cities  
2013

	Single Adults		Persons in Families	
	N	%	N	%
<b>Bed Supply</b>				
Total beds for the homeless	843	100	971	100
Total, excluding permanent supportive housing	507	60	840	87
Emergency shelter	145	17	257	26
Transitional housing	84	10	544	56
Winter/hypothermia	270	32	39	4
Safe Haven	8	1	-	-
Permanent supportive housing	336	40	131	13
<b>Beds Occupied</b>				
Total beds for the homeless	809	100	866	100
Total, excluding permanent supportive housing	499	62	747	86
Emergency shelter	146	18	246	28
Transitional housing	77	10	462	53
Winter/hypothermia	268	33	39	5
Safe Haven	8	1	-	-
Permanent supportive housing	310	38	119	14
<b>Gap Analysis</b>				
Chronically homeless	243	-	10	-
Available beds	26	-	12	-
Gap (or surplus)	217	-	(2)	-
<b>Unsheltered</b>				
Available beds	8	-	93	-
Gap (or surplus)	96	-	(93)	-
Chronically homeless In emergency shelter	159	-	10	-
Gap (or surplus) if chronically homeless are housed in permanent supportive housing	(63)	-	(103)	-

*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

Fairfax County, Fairfax City and Falls Church Cities  
2009-2011

	N	%		
Total renter-occupied units	121,200	93		
Vacant rental units	8,600	7		
Total rental units	129,900			
			Occupied units	All units
Monthly Gross Rent for Renter Households	N	%	N	%
No rent paid	2,600	2	2,600	2
Under \$800	10,000	8	10,400	8
\$800–1,330	30,200	25	34,000	26
\$1,330–1,690	34,200	28	36,500	28
\$1,690–3,190	41,800	34	43,900	34
\$3,190 or more	2,500	2	2,500	2
Subsidized Units by Program Type, 2012	N	%		
All HUD programs	7,700	100		
Public housing	1,100	14		
Section 8 certificates and vouchers	3,500	46		
Section 8 moderate rehabilitation	-	-		
Section 8 new construction or substantial rehabilitation	2,100	27		
Section 236	300	4.4		
All other multifamily assisted projects	700	8.8		
Low Income Housing Tax Credit	6,000	N/A		
Monthly Housing Costs as a Percent of Household Income for Renter-Occupied Units	N	%		
All renter households	121,200			
Paying less than 30% of income in rent	66,800	55		
Paying 30%-50% of income in rent	29,900	25		
Paying 50% or more of income in rent	24,500	20		
Extremely low income renter households	22,900			
Paying less than 30% of income in rent	2,700	12		
Paying 30%-50% of income in rent	2,600	11		
Paying 50% or more of income in rent	17,600	77		
Very low income renter households	17,500			
Paying less than 30% of income in rent	2,900	17		
Paying 30%-50% of income in rent	9,100	52		
Paying 50% or more of income in rent	5,500	31		
Low income renter households	13,700			
Paying less than 30% of income in rent	5,100	37		
Paying 30%-50% of income in rent	7,800	57		
Paying 50% or more of income in rent	800	6		
Middle income renter households	41,100			
Paying less than 30% of income in rent	30,500	74		
Paying 30%-50% of income in rent	10,100	25		
Paying 50% or more of income in rent	500	1		
High income renter households	26,100			
Paying less than 30% of income in rent	25,700	99		
Paying 30%-50% of income in rent	400	1		
Paying 50% or more of income in rent	-	-		

## Rental Housing

*Fairfax County, Fairfax City and Falls Church Cities  
2009-2011*

Occupancy of Affordable Rental Units (Supply)	Extremely					Total
	low	Very low	Low	Middle	High	
Higher income occupants (not available)	5,500	17,300	20,700	14,600	-	58,100
Same or lower-income occupants (available)	7,100	13,000	13,500	27,100	2,500	63,100
Vacant (available)	400	3,800	2,300	2,200	-	8,600
Total units	13,000	34,000	36,500	43,900	2,500	129,900
Percent of Affordable Units Not Available to Income Group	43	51	55	32	-	
Affordability Gap (Renter Households-Available Units )	15,500	700	(2,200)	11,800	23,600	

*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.

*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

## Fairfax County, Fairfax City and Falls Church Cities 2009-2011

	N	%		
Owner-occupied units	280,100	98		
Vacant owner units	4,700	2		
Total owner units	284,800	100		
Monthly Housing Costs for Owner-Occupied Units				
	N	%		
Under \$740	32,500	12		
\$740–1,240	32,800	12		
\$800–1,580	23,500	8		
\$1,580–2,970	117,800	42		
\$2,970 or more	73,500	26		
Monthly Housing Costs if Unit Sold to First-Time Homebuyer				
	Occupied units		All units	
	N	%	N	%
Under \$740	8,400	3	8,500	3
\$740–\$1,240	11,700	4	12,200	4
\$1,240–1,580	21,500	8	22,300	8
\$1,580–2,970	109,300	39	111,200	39
\$2,970 or more	129,100	46	130,600	46
Monthly Housing Costs if Unit Sold to Repeat Homebuyer				
Under \$740	11,700	4	12,000	4
\$740–\$1,240	22,500	8	23,200	8
\$1,240–1,580	32,000	11	32,600	11
\$1,580–2,970	127,300	45	129,300	45
\$2,970 or more	86,700	31	87,600	31
Monthly Housing Costs as a Percent of Household Income for Owner-Occupied				
	N	%		
All owner households	280,100			
Paying less than 30% of income in housing costs	206,100	74		
Paying 30%-50% of income in housing costs	46,100	16		
Paying 50% or more of income in housing costs	27,900	10		
Extremely low income owner households	14,200			
Paying less than 30% of income in housing costs	1,700	12		
Paying 30%-50% of income in housing costs	1,900	13		
Paying 50% or more of income in housing costs	10,600	75		
Very low income owner households	16,400			
Paying less than 30% of income in housing costs	5,200	32		
Paying 30%-50% of income in housing costs	4,500	27		
Paying 50% or more of income in housing costs	6,700	41		
Low income owner households	15,000			
Paying less than 30% of income in housing costs	6,200	42		
Paying 30%-50% of income in housing costs	5,100	34		
Paying 50% or more of income in housing costs	3,700	25		
Middle income owner households	72,300			
Paying less than 30% of income in housing costs	45,100	62		
Paying 30%-50% of income in housing costs	21,900	30		
Paying 50% or more of income in housing costs	5,300	7		
High income owner households	162,100			
Paying less than 30% of income in housing costs	147,900	91		
Paying 30%-50% of income in housing costs	12,800	8		
Paying 50% or more of income in housing costs	1,500	1		

# Homeownership

*Fairfax County, Fairfax City and Falls Church Cities  
2009-2011*

Occupancy of Affordable Owner Units (Supply)	Extremely					Total
	low	Very low	Low	Middle	High	
Higher income occupants (not available)	6,700	8,600	15,900	53,700	-	84,900
Same or lower-income occupants (available)	1,700	3,200	5,600	55,700	129,100	195,100
Vacant (available)	100	400	700	1,900	1,500	4,700
Total units	8,500	12,200	22,300	111,200	130,600	284,800
Percent of Affordable Units Not Available to Income Group	78.9	70.5	71.6	48.3	-	
Affordability Gap (Owner Households-Available Units)	12,400	12,800	8,600	14,800	31,600	

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