

## Housing Security in the Washington Region

# Demographics

### Loudoun, Fauquier, Clarke, & Warren Counties 2009-2011

Total Population	432,100					
Pct. age 17 and under	29					
Pct. age 18-64	63					
Pct. age 65 and over	8					
Households by HUD Area Median Income Level	N	%				
Extremely low (0–30% AMI)	12,900	9				
Very low (31–50% AMI)	13,400	9				
Low (51–80%)	10,200	7				
Middle (81–120%)	46,700	32				
High (over 120%)	63,700	43				
Total households	147,000	100				
	Extremely					
	low	Very low	Low	Middle	High	Total
Housing Tenure						
Pct. renter households	55	45	36	21	9	22
Pct. owner households	45	55	64	79	91	78
Household Composition						
Pct. of households: single adult	46	27	28	18	11	19
Pct. of households: families with children	31	41	42	47	44	44
Pct. of households: other family households	17	25	28	29	40	32
Pct. of households: non-family	6	7	2	6	5	5
Household Size						
Pct. one person	46	27	28	18	11	19
Pct. two people	24	32	28	29	36	32
Pct. three people	12	14	14	19	19	18
Pct. four to six people	16	24	27	32	32	30
Pct. seven or more people	2	3	3	2	1	2
Elderly or Disabled Household Members						
Pct. of households with elderly member	34	26	25	15	13	18
Pct. of households with a member with moderate or severe disabilities	21	13	8	6	5	7
Pct. of households with elderly member with moderate or severe disabilities	12	5	5	2	2	3
Household Employment (Mutually Exclusive Categories)						
Pct. households with one or more full-time workers	37	70	77	90	95	85
Pct. households with no full-time workers and one or more part-time workers	21	11	7	4	2	5
Pct. households with no one working (all adults are over age 65)	25	15	9	6	2	7
Pct. households with no one working (at least one working-age member)	16	4	6	1	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

Loudoun County  
2013

	Single Adults		Persons in Families	
	N	%	N	%
Total Population	81	100	85	100.0
<b>Age</b>				
Children ages 17 and under	-	-	56	66
Young adults ages 18-24	5	6	3	4
Adults age 25 and over	76	94	26	31
Age - no response	-	-	-	-
<b>Gender</b>				
Male	52	64	33	39
Female	29	36	52	61
Transgender	-	-	-	-
Gender - no response	-	-	-	-
<b>Employment</b>				
	N	%	N	%
Adults employed	31	38	20	69
Adults not employed	50	62	9	31
Adults employed - no response	-	-	-	-
<b>Income</b>				
Adults with monthly income	42	52	23	79
Adults with no monthly income	37	46	6	21
Adults with monthly income - no response	2	2	-	-
<b>Primary Source of Income, Adults</b>				
Job	30	37	20	69
Social security	2	2	-	-
Disability	5	6	-	-
TANF	-	-	3	10
Other	5	6	-	-
No income	37	46	6	21
No response	2	2	-	-
<b>Assessing Need - All Homeless</b>				
Total	81	100	85	100
Chronically homeless and need permanent supportive housing	28	35	-	-
Not chronically homeless and do not need permanent supportive housing	53	65	85	100
<b>Assessing Need - In Emergency Shelter</b>				
Total	43	100	82	100
Chronically homeless and need permanent supportive housing	12	28	-	-
Not chronically homeless and do not need permanent supportive housing	31	72	82	100
<b>Assessing Need - Unsheltered</b>				
Total	38	100	3	100
Chronically homeless and need permanent supportive housing	16	42	-	-
Not chronically homeless and do not need permanent supportive housing	22	58	3	100

## Housing Security in the Washington Region

# Homelessness

Loudoun County  
2013

	Single Adults		Persons in Families	
	N	%	N	%
<b>Bed Supply</b>				
Total beds for the homeless	44	100	148	100
Total, excluding permanent supportive housing	41	93	148	100
Emergency shelter	16	36	61	41
Transitional housing	9	20	81	55
Winter/hypothermia	16	36	6	4
Safe Haven	-	-	-	-
Permanent supportive housing	3	7	-	-
<b>Beds Occupied</b>				
Total beds for the homeless	46	100	82	100
Total, excluding permanent supportive housing	43	93	82	100
Emergency shelter	17	37	32	39
Transitional housing	4	9	50	61
Winter/hypothermia	22	48	-	-
Safe Haven	-	-	-	-
Permanent supportive housing	3	7	-	-
<b>Gap Analysis</b>				
Chronically homeless	28	-	-	-
Available beds	-	-	-	-
Gap (or surplus)	28	-	-	-
Unsheltered	38	-	3	-
Available beds	(2)	-	66	-
Gap (or surplus)	40	-	(63)	-
Chronically homeless In emergency shelter	12	-	-	-
Gap (or surplus) if chronically homeless are housed in permanent supportive housing	28	-	(63)	-

*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

Loudoun, Fauquier, Clarke, & Warren Counties  
2009-2011

	N	%		
Total renter-occupied units	32,700	91		
Vacant rental units	3,100	9		
Total rental units	35,700			
			Occupied units	All units
Monthly Gross Rent for Renter Households	N	%	N	%
No rent paid	1,900	6	1,900	5
Under \$800	3,700	11	4,400	12
\$800–1,330	11,100	34	12,500	35
\$1,330–1,690	7,100	22	7,600	21
\$1,690–3,190	8,500	26	9,000	25
\$3,190 or more	300	1	300	1
Subsidized Units by Program Type, 2012	N	%		
All HUD programs	900	100		
Public housing	-	-		
Section 8 certificates and vouchers	700	80		
Section 8 moderate rehabilitation	-	-		
Section 8 new construction or substantial rehabilitation	200	20		
Section 236	-	-		
All other multifamily assisted projects	-	-		
Low Income Housing Tax Credit	2,800	N/A		
Monthly Housing Costs as a Percent of Household Income for Renter-Occupied Units	N	%		
All renter households	32,700			
Paying less than 30% of income in rent	18,400	56		
Paying 30%-50% of income in rent	7,700	23		
Paying 50% or more of income in rent	6,600	20		
Extremely low income renter households	7,100			
Paying less than 30% of income in rent	1,400	19		
Paying 30%-50% of income in rent	1,100	15		
Paying 50% or more of income in rent	4,600	66		
Very low income renter households	6,000			
Paying less than 30% of income in rent	1,600	26		
Paying 30%-50% of income in rent	2,900	48		
Paying 50% or more of income in rent	1,500	25		
Low income renter households	3,700			
Paying less than 30% of income in rent	1,800	49		
Paying 30%-50% of income in rent	1,600	43		
Paying 50% or more of income in rent	300	8		
Middle income renter households	9,900			
Paying less than 30% of income in rent	7,900	80		
Paying 30%-50% of income in rent	1,800	18		
Paying 50% or more of income in rent	100	1		
High income renter households	5,900			
Paying less than 30% of income in rent	5,700	96		
Paying 30%-50% of income in rent	200	4		
Paying 50% or more of income in rent	-	-		

## Rental Housing

Loudoun, Fauquier, Clarke, & Warren Counties  
2009-2011

Occupancy of Affordable Rental Units (Supply)	Extremely					Total
	low	Very low	Low	Middle	High	
Higher income occupants (not available)	2,700	5,700	4,300	3,200	-	15,900
Same or lower-income occupants (available)	2,900	5,400	2,700	5,300	300	16,700
Vacant (available)	700	1,400	600	500	-	3,100
Total units	6,300	12,500	7,600	9,000	300	35,700
Percent of Affordable Units Not Available to Income Group	42	46	51	32	-	
Affordability Gap (Renter Households-Available Units )	3,500	(800)	400	4,100	5,600	

*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

Loudoun, Fauquier, Clarke, & Warren Counties  
2009-2011

	N	%		
Owner-occupied units	114,400	98		
Vacant owner units	2,700	2		
Total owner units	117,100	100		
Monthly Housing Costs for Owner-Occupied Units				
	N	%		
Under \$740	13,500	12		
\$740-1,240	10,200	9		
\$800-1,580	8,200	7		
\$1,580-2,970	49,200	43		
\$2,970 or more	33,300	29		
Monthly Housing Costs if Unit Sold to First-Time Homebuyer				
	Occupied units		All units	
	N	%	N	%
Under \$740	4,100	4	4,200	4
\$740-\$1,240	9,200	8	9,600	8
\$1,240-1,580	13,100	11	13,300	11
\$1,580-2,970	49,900	44	50,900	43
\$2,970 or more	38,100	33	39,000	33
Monthly Housing Costs if Unit Sold to Repeat Homebuyer				
Under \$740	6,600	6	6,900	6
\$740-\$1,240	15,300	13	15,600	13
\$1,240-1,580	18,300	16	18,800	16
\$1,580-2,970	50,200	44	51,000	44
\$2,970 or more	24,000	21	24,800	21
Monthly Housing Costs as a Percent of Household Income for Owner-Occupied				
	N	%		
All owner households	114,400			
Paying less than 30% of income in housing costs	79,500	70		
Paying 30%-50% of income in housing costs	23,300	20		
Paying 50% or more of income in housing costs	11,600	10		
Extremely low income owner households	5,800			
Paying less than 30% of income in housing costs	1,500	26		
Paying 30%-50% of income in housing costs	700	12		
Paying 50% or more of income in housing costs	3,600	61		
Very low income owner households	7,400			
Paying less than 30% of income in housing costs	2,900	40		
Paying 30%-50% of income in housing costs	1,800	24		
Paying 50% or more of income in housing costs	2,700	36		
Low income owner households	6,500			
Paying less than 30% of income in housing costs	2,800	43		
Paying 30%-50% of income in housing costs	2,300	36		
Paying 50% or more of income in housing costs	1,400	21		
Middle income owner households	36,900			
Paying less than 30% of income in housing costs	20,400	55		
Paying 30%-50% of income in housing costs	13,200	36		
Paying 50% or more of income in housing costs	3,300	9		
High income owner households	57,800			
Paying less than 30% of income in housing costs	51,800	90		
Paying 30%-50% of income in housing costs	5,300	9		
Paying 50% or more of income in housing costs	600	1		

# Homeownership

Loudoun, Fauquier, Clarke, & Warren Counties  
2009-2011

Occupancy of Affordable Owner Units (Supply)	Extremely					Total
	low	Very low	Low	Middle	High	
Higher income occupants (not available)	2,900	6,700	9,800	24,800	-	44,100
Same or lower-income occupants (available)	1,200	2,500	3,400	25,100	38,100	70,300
Vacant (available)	100	400	200	1,000	900	2,700
Total units	4,200	9,600	13,300	50,900	39,000	117,100
Percent of Affordable Units Not Available to Income Group	67.8	69.6	73.2	48.7	-	
Affordability Gap (Owner Households-Available Units)	4,500	4,500	2,900	10,700	18,800	

*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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