

Housing Security in the Washington Region

Demographics

Prince William County, Manassas and Manassas Park Cities 2009-2011

| | | | | | | |
|---|-----------|----------|-----|--------|------|-------|
| Total Population | 459,000 | | | | | |
| Pct. age 17 and under | 29 | | | | | |
| Pct. age 18-64 | 65 | | | | | |
| Pct. age 65 and over | 7 | | | | | |
| Households by HUD Area Median Income Level | N | % | | | | |
| Extremely low (0–30% AMI) | 15,200 | 10 | | | | |
| Very low (31–50% AMI) | 17,400 | 12 | | | | |
| Low (51–80%) | 13,200 | 9 | | | | |
| Middle (81–120%) | 48,200 | 33 | | | | |
| High (over 120%) | 51,600 | 35 | | | | |
| Total households | 145,500 | 100 | | | | |
| | Extremely | | | | | |
| | low | Very low | Low | Middle | High | Total |
| Housing Tenure | | | | | | |
| Pct. renter households | 61 | 52 | 50 | 25 | 9 | 29 |
| Pct. owner households | 39 | 48 | 50 | 75 | 91 | 71 |
| Household Composition | | | | | | |
| Pct. of households: single adult | 37 | 26 | 21 | 17 | 11 | 18 |
| Pct. of households: families with children | 47 | 51 | 52 | 49 | 39 | 45 |
| Pct. of households: other family households | 13 | 21 | 19 | 29 | 45 | 31 |
| Pct. of households: non-family | 3 | 2 | 8 | 5 | 6 | 5 |
| Household Size | | | | | | |
| Pct. one person | 37 | 26 | 21 | 17 | 11 | 18 |
| Pct. two people | 17 | 20 | 24 | 26 | 36 | 28 |
| Pct. three people | 12 | 19 | 17 | 18 | 20 | 18 |
| Pct. four to six people | 30 | 32 | 35 | 35 | 32 | 33 |
| Pct. seven or more people | 4 | 4 | 3 | 4 | 1 | 3 |
| Elderly or Disabled Household Members | | | | | | |
| Pct. of households with elderly member | 21 | 17 | 10 | 16 | 14 | 15 |
| Pct. of households with a member with moderate or severe disabilities | 16 | 13 | 8 | 8 | 6 | 9 |
| Pct. of households with elderly member with moderate or severe disabilities | 5 | 5 | 2 | 3 | 3 | 3 |
| Household Employment (Mutually Exclusive Categories) | | | | | | |
| Pct. households with one or more full-time workers | 46 | 77 | 90 | 91 | 95 | 86 |
| Pct. households with no full-time workers and one or more part-time workers | 21 | 9 | 4 | 3 | 2 | 5 |
| Pct. households with no one working (all adults are over age 65) | 16 | 9 | 4 | 5 | 2 | 5 |
| Pct. households with no one working (at least one working-age member) | 17 | 6 | 2 | 1 | 1 | 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

Prince William County, Manassas and Manassas Park Cities
2013

| | Single Adults | | Persons in Families | |
|---|---------------|-----|---------------------|-------|
| | N | % | N | % |
| Total Population | 183 | 100 | 263 | 100.0 |
| Age | | | | |
| Children ages 17 and under | - | - | 168 | 64 |
| Young adults ages 18-24 | 22 | 12 | 18 | 7 |
| Adults age 25 and over | 161 | 88 | 77 | 29 |
| Age - no response | - | - | - | - |
| Gender | | | | |
| Male | 136 | 74 | 96 | 37 |
| Female | 47 | 26 | 167 | 63 |
| Transgender | - | - | - | - |
| Gender - no response | - | - | - | - |
| Employment | | | | |
| | N | % | N | % |
| Adults employed | 38 | 21 | 55 | 58 |
| Adults not employed | 145 | 79 | 40 | 42 |
| Adults employed - no response | - | - | - | - |
| Income | | | | |
| Adults with monthly income | 62 | 34 | 75 | 79 |
| Adults with no monthly income | 116 | 63 | 19 | 20 |
| Adults with monthly income - no response | 5 | 3 | 1 | 1 |
| Primary Source of Income, Adults | | | | |
| Job | 38 | 21 | 55 | 58 |
| Social security | 4 | 2 | 1 | 1 |
| Disability | 18 | 10 | 3 | 3 |
| TANF | 4 | 2 | 11 | 12 |
| Other | 7 | 4 | 9 | 9 |
| No income | 116 | 63 | 19 | 20 |
| No response | - | - | - | - |
| Assessing Need - All Homeless | | | | |
| Total | 183 | 100 | 263 | 100 |
| Chronically homeless and need permanent supportive housing | 47 | 26 | 2 | 1 |
| Not chronically homeless and do not need permanent supportive housing | 136 | 74 | 261 | 99 |
| Assessing Need - In Emergency Shelter | | | | |
| Total | 73 | 100 | 257 | 100 |
| Chronically homeless and need permanent supportive housing | 8 | 11 | 2 | 1 |
| Not chronically homeless and do not need permanent supportive housing | 65 | 89 | 255 | 99 |
| Assessing Need - Unsheltered | | | | |
| Total | 110 | 100 | 6 | 100 |
| Chronically homeless and need permanent supportive housing | 39 | 35 | - | - |
| Not chronically homeless and do not need permanent supportive housing | 71 | 65 | 6 | 100 |

Housing Security in the Washington Region

Homelessness

Prince William County, Manassas and Manassas Park Cities
2013

| | Single Adults | | Persons in Families | |
|---|---------------|-----|---------------------|-----|
| | N | % | N | % |
| Bed Supply | | | | |
| Total beds for the homeless | 140 | 100 | 417 | 100 |
| Total, excluding permanent supportive housing | 102 | 73 | 382 | 92 |
| Emergency shelter | 51 | 36 | 123 | 29 |
| Transitional housing | 3 | 2 | 259 | 62 |
| Winter/hypothermia | 48 | 34 | - | - |
| Safe Haven | - | - | - | - |
| Permanent supportive housing | 38 | 27 | 35 | 8 |
| Beds Occupied | | | | |
| Total beds for the homeless | 108 | 100 | 288 | 100 |
| Total, excluding permanent supportive housing | 73 | 68 | 257 | 89 |
| Emergency shelter | 27 | 25 | 107 | 37 |
| Transitional housing | 5 | 5 | 150 | 52 |
| Winter/hypothermia | 41 | 38 | - | - |
| Safe Haven | - | - | - | - |
| Permanent supportive housing | 35 | 32 | 31 | 11 |
| Gap Analysis | | | | |
| Chronically homeless | 47 | - | 2 | - |
| Available beds | 3 | - | 4 | - |
| Gap (or surplus) | 44 | - | (2) | - |
| Unsheltered | | | | |
| Available beds | 29 | - | 125 | - |
| Gap (or surplus) | 81 | - | (119) | - |
| Chronically homeless In emergency shelter | 8 | - | 2 | - |
| Gap (or surplus) if chronically homeless are housed in permanent supportive housing | 73 | - | (121) | - |

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

Prince William County, Manassas and Manassas Park Cities
2009-2011

| | N | % | | |
|--|--------|-----|----------------|----|
| Total renter-occupied units | 41,500 | 92 | | |
| Vacant rental units | 3,700 | 8 | | |
| Total rental units | 45,200 | | | |
| | | | Occupied units | |
| Monthly Gross Rent for Renter Households | N | % | N | % |
| No rent paid | 1,100 | 3 | 1,100 | 2 |
| Under \$800 | 3,400 | 8 | 3,700 | 8 |
| \$800–1,330 | 16,800 | 40 | 19,400 | 43 |
| \$1,330–1,690 | 9,900 | 24 | 10,200 | 23 |
| \$1,690–3,190 | 9,800 | 24 | 10,300 | 23 |
| \$3,190 or more | 500 | 1 | 500 | 1 |
| | | | All units | |
| Subsidized Units by Program Type, 2012 | N | % | | |
| All HUD programs | 2,900 | 100 | | |
| Public housing | - | - | | |
| Section 8 certificates and vouchers | 2,300 | 82 | | |
| Section 8 moderate rehabilitation | - | - | | |
| Section 8 new construction or substantial rehabilitation | 400 | 14 | | |
| Section 236 | - | - | | |
| All other multifamily assisted projects | 100 | 4.1 | | |
| Low Income Housing Tax Credit | 5,200 | N/A | | |
| Monthly Housing Costs as a Percent of Household Income for Renter-Occupied Units | N | % | | |
| All renter households | 41,500 | | | |
| Paying less than 30% of income in rent | 20,300 | 49 | | |
| Paying 30%-50% of income in rent | 12,100 | 29 | | |
| Paying 50% or more of income in rent | 9,200 | 22 | | |
| Extremely low income renter households | 9,200 | | | |
| Paying less than 30% of income in rent | 900 | 10 | | |
| Paying 30%-50% of income in rent | 1,500 | 16 | | |
| Paying 50% or more of income in rent | 6,800 | 73 | | |
| Very low income renter households | 9,000 | | | |
| Paying less than 30% of income in rent | 2,100 | 23 | | |
| Paying 30%-50% of income in rent | 4,900 | 54 | | |
| Paying 50% or more of income in rent | 2,100 | 23 | | |
| Low income renter households | 6,600 | | | |
| Paying less than 30% of income in rent | 2,800 | 42 | | |
| Paying 30%-50% of income in rent | 3,600 | 54 | | |
| Paying 50% or more of income in rent | 200 | 4 | | |
| Middle income renter households | 12,100 | | | |
| Paying less than 30% of income in rent | 10,000 | 83 | | |
| Paying 30%-50% of income in rent | 1,900 | 16 | | |
| Paying 50% or more of income in rent | 100 | 1 | | |
| High income renter households | 4,600 | | | |
| Paying less than 30% of income in rent | 4,400 | 96 | | |
| Paying 30%-50% of income in rent | 200 | 4 | | |
| Paying 50% or more of income in rent | - | - | | |

Rental Housing

Prince William County, Manassas and Manassas Park Cities
2009-2011

| Occupancy of Affordable Rental Units (Supply) | Extremely | | | | | Total |
|---|-----------|----------|--------|--------|-------|--------|
| | low | Very low | Low | Middle | High | |
| Higher income occupants (not available) | 2,200 | 7,500 | 4,600 | 2,400 | - | 16,600 |
| Same or lower-income occupants (available) | 2,300 | 9,300 | 5,300 | 7,500 | 500 | 24,900 |
| Vacant (available) | 300 | 2,600 | 300 | 500 | - | 3,700 |
| Total units | 4,800 | 19,400 | 10,200 | 10,300 | 500 | 45,200 |
| Percent of Affordable Units Not Available to Income Group | 46 | 38 | 37 | 19 | - | |
| Affordability Gap (Renter Households-Available Units) | 6,600 | (2,900) | 1,000 | 4,100 | 4,100 | |

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

Prince William County, Manassas and Manassas Park Cities 2009-2011

| | N | % | | |
|---|----------------|-----|-----------|----|
| Owner-occupied units | 104,000 | 96 | | |
| Vacant owner units | 4,000 | 4 | | |
| Total owner units | 108,000 | 100 | | |
| | | | | |
| Monthly Housing Costs for Owner-Occupied Units | N | % | | |
| Under \$740 | 11,200 | 11 | | |
| \$740–1,240 | 11,300 | 11 | | |
| \$800–1,580 | 11,900 | 11 | | |
| \$1,580–2,970 | 48,800 | 47 | | |
| \$2,970 or more | 20,800 | 20 | | |
| | | | | |
| Monthly Housing Costs if Unit Sold to First-Time Homebuyer | Occupied units | | All units | |
| | N | % | N | % |
| Under \$740 | 6,400 | 6 | 6,700 | 6 |
| \$740–\$1,240 | 15,700 | 15 | 16,600 | 15 |
| \$1,240–1,580 | 19,900 | 19 | 20,500 | 19 |
| \$1,580–2,970 | 47,900 | 46 | 49,400 | 46 |
| \$2,970 or more | 14,100 | 14 | 14,800 | 14 |
| | | | | |
| Monthly Housing Costs if Unit Sold to Repeat Homebuyer | | | | |
| Under \$740 | 10,600 | 10 | 11,300 | 10 |
| \$740–\$1,240 | 25,400 | 24 | 26,500 | 25 |
| \$1,240–1,580 | 21,600 | 21 | 22,100 | 20 |
| \$1,580–2,970 | 39,900 | 38 | 41,200 | 38 |
| \$2,970 or more | 6,500 | 6 | 6,900 | 6 |
| | | | | |
| Monthly Housing Costs as a Percent of Household Income for Owner-Occupied | N | % | | |
| All owner households | 104,000 | | | |
| Paying less than 30% of income in housing costs | 72,800 | 70 | | |
| Paying 30%-50% of income in housing costs | 20,100 | 19 | | |
| Paying 50% or more of income in housing costs | 11,100 | 11 | | |
| Extremely low income owner households | 5,900 | | | |
| Paying less than 30% of income in housing costs | 700 | 13 | | |
| Paying 30%-50% of income in housing costs | 800 | 13 | | |
| Paying 50% or more of income in housing costs | 4,400 | 75 | | |
| Very low income owner households | 8,400 | | | |
| Paying less than 30% of income in housing costs | 2,700 | 32 | | |
| Paying 30%-50% of income in housing costs | 2,900 | 34 | | |
| Paying 50% or more of income in housing costs | 2,800 | 34 | | |
| Low income owner households | 6,600 | | | |
| Paying less than 30% of income in housing costs | 2,600 | 39 | | |
| Paying 30%-50% of income in housing costs | 2,900 | 43 | | |
| Paying 50% or more of income in housing costs | 1,100 | 17 | | |
| Middle income owner households | 36,100 | | | |
| Paying less than 30% of income in housing costs | 23,500 | 65 | | |
| Paying 30%-50% of income in housing costs | 10,200 | 28 | | |
| Paying 50% or more of income in housing costs | 2,400 | 7 | | |
| High income owner households | 47,000 | | | |
| Paying less than 30% of income in housing costs | 43,300 | 92 | | |
| Paying 30%-50% of income in housing costs | 3,400 | 7 | | |
| Paying 50% or more of income in housing costs | 300 | 1 | | |

Homeownership

Prince William County, Manassas and Manassas Park Cities
2009-2011

| Occupancy of Affordable Owner Units (Supply) | Extremely | | | | | Total |
|---|-----------|----------|--------|--------|--------|---------|
| | low | Very low | Low | Middle | High | |
| Higher income occupants (not available) | 5,000 | 12,500 | 14,900 | 25,900 | - | 58,300 |
| Same or lower-income occupants (available) | 1,400 | 3,200 | 5,000 | 21,900 | 14,100 | 45,700 |
| Vacant (available) | 300 | 900 | 600 | 1,500 | 600 | 4,000 |
| Total units | 6,700 | 16,600 | 20,500 | 49,400 | 14,800 | 108,000 |
| Percent of Affordable Units Not Available to Income Group | 73.6 | 75.3 | 72.8 | 52.5 | - | |
| Affordability Gap (Owner Households-Available Units) | 4,200 | 4,300 | 1,000 | 12,600 | 32,200 | |

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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