

Housing Security in the Washington Region

Demographics

District of Columbia 2009-2011

Total Population	605,000					
Pct. age 17 and under	17					
Pct. age 18-64	72					
Pct. age 65 and over	11					
Households by HUD Area Median Income Level	N	%				
Extremely low (0–30% AMI)	63,700	25				
Very low (31–50% AMI)	34,500	13				
Low (51–80%)	20,700	8				
Middle (81–120%)	64,100	25				
High (over 120%)	76,500	29				
Total households	259,500	100				
	Extremely					
	low	Very low	Low	Middle	High	Total
Housing Tenure						
Pct. renter households	82	70	67	56	31	58
Pct. owner households	18	30	33	44	69	42
Household Composition						
Pct. of households: single adult	56	48	51	50	33	46
Pct. of households: families with children	25	26	21	13	18	20
Pct. of households: other family households	12	19	19	22	32	22
Pct. of households: non-family	7	8	9	14	17	12
Household Size						
Pct. one person	56	48	51	50	33	46
Pct. two people	21	25	24	29	39	29
Pct. three people	10	13	14	11	14	12
Pct. four to six people	12	12	9	9	13	11
Pct. seven or more people	1	2	1	1	1	1
Elderly or Disabled Household Members						
Pct. of households with elderly member	28	23	20	18	15	20
Pct. of households with a member with moderate or severe disabilities	21	11	8	7	4	10
Pct. of households with elderly member with moderate or severe disabilities	9	7	4	4	2	5
Household Employment (Mutually Exclusive Categories)						
Pct. households with one or more full-time workers	27	72	83	88	93	72
Pct. households with no full-time workers and one or more part-time workers	18	11	7	4	2	8
Pct. households with no one working (all adults are over age 65)	20	11	7	6	3	10
Pct. households with no one working (at least one working-age member)	35	6	4	2	1	10

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

District of Columbia
2013

	Single Adults		Persons in Families	
	N	%	N	%
Total Population	3,690	100	3,169	100.0
Age				
Children ages 17 and under	-	-	1,868	59
Young adults ages 18-24	129	3	446	14
Adults age 25 and over	3,037	82	769	24
Age - no response	524	14	86	3
Gender				
Male	2,672	72	1,189	38
Female	822	22	1,942	61
Transgender	5	0	1	0
Gender - no response	191	5	37	1
Employment				
	N	%	N	%
Adults employed	580	16	313	24
Adults not employed	2,316	63	918	71
Adults employed - no response	794	22	70	5
Income				
Adults with monthly income	1,108	30	1,013	78
Adults with no monthly income	923	25	220	17
Adults with monthly income - no response	1,659	45	68	5
Primary Source of Income, Adults				
Job	577	16	307	24
Social security	82	2	12	1
Disability	376	10	83	6
TANF	59	2	608	47
Other	14	0	3	0
No income	923	25	220	17
No response	1,659	45	68	5
Assessing Need - All Homeless				
Total	3,690	100	3,169	100
Chronically homeless and need permanent supportive housing	1,764	48	263	8
Not chronically homeless and do not need permanent supportive housing	1,926	52	2,906	92
Assessing Need - In Emergency Shelter				
Total	3,178	100	3,169	100
Chronically homeless and need permanent supportive housing	1,303	41	263	8
Not chronically homeless and do not need permanent supportive housing	1,875	59	2,906	92
Assessing Need - Unsheltered				
Total	512	100	-	#VALUE!
Chronically homeless and need permanent supportive housing	461	90	-	#VALUE!
Not chronically homeless and do not need permanent supportive housing	51	10	-	#VALUE!

Housing Security in the Washington Region

Homelessness

District of Columbia
2013

	Single Adults		Persons in Families	
	N	%	N	%
Bed Supply				
Total beds for the homeless	7,420	100	7,001	100
Total, excluding permanent supportive housing	3,778	51	3,350	48
Emergency shelter	2,239	30	1,449	21
Transitional housing	990	13	1,792	26
Winter/hypothermia	549	7	109	2
Safe Haven	-	-	-	-
Permanent supportive housing	3,642	49	3,651	52
Beds Occupied				
Total beds for the homeless	6,545	100	6,811	100
Total, excluding permanent supportive housing	3,178	49	3,169	47
Emergency shelter	2,453	37	1,551	23
Transitional housing	725	11	1,618	24
Winter/hypothermia	-	-	-	-
Safe Haven	-	-	-	-
Permanent supportive housing	3,367	51	3,642	53
Gap Analysis				
Chronically homeless	1,764	-	263	-
Available beds	275	-	9	-
Gap (or surplus)	1,489	-	254	-
Unsheltered				
Available beds	600	-	181	-
Gap (or surplus)	(88)	-	(181)	-
Chronically homeless In emergency shelter	1,303	-	263	-
Gap (or surplus) if chronically homeless are housed in permanent supportive housing	(1,391)	-	(444)	-

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

*District of Columbia
2009-2011*

	N	%		
Total renter-occupied units	149,600	92		
Vacant rental units	12,900	8		
Total rental units	162,600			
			Occupied units	All units
Monthly Gross Rent for Renter Households	N	%	N	%
No rent paid	3,900	3	3,900	2
Under \$800	38,000	25	42,100	26
\$800–1,330	50,700	34	55,800	34
\$1,330–1,690	23,100	15	24,600	15
\$1,690–3,190	30,900	21	32,800	20
\$3,190 or more	3,100	2	3,400	2
Subsidized Units by Program Type, 2012	N	%		
All HUD programs	33,900	100		
Public housing	8,400	25		
Section 8 certificates and vouchers	14,000	41		
Section 8 moderate rehabilitation	200	1		
Section 8 new construction or substantial rehabilitation	5,100	15		
Section 236	600	1.7		
All other multifamily assisted projects	5,700	16.7		
Low Income Housing Tax Credit	16,200	N/A		
Monthly Housing Costs as a Percent of Household Income for Renter-Occupied Units	N	%		
All renter households	149,600			
Paying less than 30% of income in rent	74,000	49		
Paying 30%-50% of income in rent	33,900	23		
Paying 50% or more of income in rent	41,700	28		
Extremely low income renter households	52,300			
Paying less than 30% of income in rent	8,500	16		
Paying 30%-50% of income in rent	9,400	18		
Paying 50% or more of income in rent	34,500	66		
Very low income renter households	24,000			
Paying less than 30% of income in rent	8,800	37		
Paying 30%-50% of income in rent	9,800	41		
Paying 50% or more of income in rent	5,500	23		
Low income renter households	13,800			
Paying less than 30% of income in rent	7,700	56		
Paying 30%-50% of income in rent	5,000	36		
Paying 50% or more of income in rent	1,100	8		
Middle income renter households	36,000			
Paying less than 30% of income in rent	26,500	74		
Paying 30%-50% of income in rent	8,700	24		
Paying 50% or more of income in rent	700	2		
High income renter households	23,500			
Paying less than 30% of income in rent	22,500	96		
Paying 30%-50% of income in rent	1,000	4		
Paying 50% or more of income in rent	-	-		

Rental Housing

*District of Columbia
2009-2011*

Occupancy of Affordable Rental Units (Supply)	Extremely					Total
	low	Very low	Low	Middle	High	
Higher income occupants (not available)	15,800	23,400	13,300	11,900	-	64,400
Same or lower-income occupants (available)	26,100	27,200	9,800	19,000	3,100	85,200
Vacant (available)	4,100	5,100	1,500	1,900	300	12,900
Total units	46,000	55,800	24,600	32,800	3,400	162,600
Percent of Affordable Units Not Available to Income Group	34	42	47	33	-	
Affordability Gap (Renter Households-Available Units)	22,100	(8,400)	2,500	15,100	20,100	

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

District of Columbia

2009-2011

	N	%		
Owner-occupied units	109,900	94		
Vacant owner units	6,500	6		
Total owner units	116,400	100		
Monthly Housing Costs for Owner-Occupied Units	N	%		
Under \$740	19,700	18		
\$740–1,240	15,200	14		
\$800–1,580	12,100	11		
\$1,580–2,970	38,100	35		
\$2,970 or more	24,900	23		
Monthly Housing Costs if Unit Sold to First-Time Homebuyer	Occupied units		All units	
	N	%	N	%
Under \$740	4,700	4	5,000	4
\$740–\$1,240	4,900	4	5,900	5
\$1,240–1,580	13,400	12	14,200	12
\$1,580–2,970	41,000	37	43,600	37
\$2,970 or more	45,900	42	47,600	41
Monthly Housing Costs if Unit Sold to Repeat Homebuyer				
Under \$740	5,600	5	6,300	5
\$740–\$1,240	12,600	11	14,000	12
\$1,240–1,580	17,600	16	18,300	16
\$1,580–2,970	37,500	34	40,300	35
\$2,970 or more	36,500	33	37,400	32
Monthly Housing Costs as a Percent of Household Income for Owner-Occupied	N	%		
All owner households	109,900			
Paying less than 30% of income in housing costs	75,000	68		
Paying 30%-50% of income in housing costs	19,800	18		
Paying 50% or more of income in housing costs	15,000	14		
Extremely low income owner households	11,400			
Paying less than 30% of income in housing costs	2,000	18		
Paying 30%-50% of income in housing costs	1,500	14		
Paying 50% or more of income in housing costs	7,800	69		
Very low income owner households	10,500			
Paying less than 30% of income in housing costs	4,000	39		
Paying 30%-50% of income in housing costs	2,800	27		
Paying 50% or more of income in housing costs	3,600	34		
Low income owner households	6,900			
Paying less than 30% of income in housing costs	3,300	47		
Paying 30%-50% of income in housing costs	2,400	34		
Paying 50% or more of income in housing costs	1,300	19		
Middle income owner households	28,100			
Paying less than 30% of income in housing costs	17,900	64		
Paying 30%-50% of income in housing costs	8,000	28		
Paying 50% or more of income in housing costs	2,200	8		
High income owner households	53,000			
Paying less than 30% of income in housing costs	47,800	90		
Paying 30%-50% of income in housing costs	5,100	10		
Paying 50% or more of income in housing costs	100	0		

Homeownership

District of Columbia

2009-2011

	Extremely low	Very low	Low	Middle	High	Total
Occupancy of Affordable Owner Units (Supply)						
Higher income occupants (not available)	3,200	3,000	7,900	16,300	-	30,300
Same or lower-income occupants (available)	1,500	1,900	5,500	24,700	45,900	79,600
Vacant (available)	300	1,000	900	2,600	1,700	6,500
Total units	5,000	5,900	14,200	43,600	47,600	116,400
Percent of Affordable Units Not Available to Income Group	63.3	50.5	55.6	37.3	-	
Affordability Gap (Owner Households-Available Units)	9,500	7,600	600	800	5,400	

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