Presented by:

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Takoma Park, MD
Community Conversation on Affordable Housing
1 in 4 homeless people are chronically homeless and would benefit from permanent supportive housing.

But the Washington region has a gap of 2,219 permanent supportive housing beds for single adults and 180 for families.
HOWEVER – MOST HOMELESS NEED AFFORDABLE HOUSING

Total = 11,245 homeless persons in Washington region in 2013

<table>
<thead>
<tr>
<th></th>
<th>Need permanent supportive housing</th>
<th>Need affordable housing and services</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single adults</td>
<td>2,602</td>
<td>3,342</td>
</tr>
<tr>
<td>Persons in families</td>
<td>310</td>
<td>4,991</td>
</tr>
</tbody>
</table>
Renters in the region struggle with high housing costs.

**Washington Region, 2009-11**

- **Cost-burdened (>30% of income spent on rent)**
  - Extremely low: 86%
  - Very low: 77%
  - Low: 52%
  - Middle: 23%
  - High: 3%

- **Severely cost-burdened (>50% of income spent on rent)**
  - Extremely low: 72%
  - Very low: 25%
  - Low: 6%
  - Middle: 1%
  - High: 0%
REGION NEEDS 94,000 UNITS FOR EXTREMELY LOW INCOME RENTERS

Gap in Affordable Units for Extremely Low Income Renters, 2009-11

Total gap = 94,200 units
LOWER INCOME RENTERS FACE COMPETITION FOR AFFORDABLE UNITS

• 40% of units affordable to extremely low income renters were occupied by higher income households.
• Higher income households also occupied
  – 46% of units affordable to very low income renters
  – 50% of units affordable to low income renters
• Montgomery and Fairfax had too few units for very low income households.
• District of Columbia, Prince George’s, Prince William, and Loudoun lacked sufficient units for low income households.
PUBLIC HOUSING & VOUCHERS SERVE ONLY 1 IN 3 EXTREMELY LOW INCOME HOUSEHOLDS

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>Housing Choice Vouchers</th>
<th>Local vouchers</th>
<th>Public housing units</th>
<th>Extremely low income households*</th>
<th>Vouchers or units per 100 ELI households</th>
</tr>
</thead>
<tbody>
<tr>
<td>District of Columbia</td>
<td>12,000</td>
<td>2,000</td>
<td>8,000</td>
<td>52,300</td>
<td>43</td>
</tr>
<tr>
<td>Montgomery</td>
<td>6,300</td>
<td>-</td>
<td>1,700</td>
<td>26,000</td>
<td>31</td>
</tr>
<tr>
<td>Prince George's</td>
<td>5,500</td>
<td>-</td>
<td>500</td>
<td>27,800</td>
<td>22</td>
</tr>
<tr>
<td>Alexandria</td>
<td>1,600</td>
<td>-</td>
<td>1,100</td>
<td>6,900</td>
<td>39</td>
</tr>
<tr>
<td>Arlington</td>
<td>1,500</td>
<td>1,200</td>
<td>-</td>
<td>7,500</td>
<td>36</td>
</tr>
<tr>
<td>Fairfax</td>
<td>3,600</td>
<td>-</td>
<td>1,100</td>
<td>22,900</td>
<td>21</td>
</tr>
<tr>
<td>Prince William</td>
<td>2,100</td>
<td>-</td>
<td>-</td>
<td>9,200</td>
<td>23</td>
</tr>
<tr>
<td>Washington region</td>
<td>32,600</td>
<td>3,200</td>
<td>12,400</td>
<td>152,600</td>
<td>32</td>
</tr>
</tbody>
</table>

*2009-11
AVERAGE SALE PRICE 48% HIGHER THAN
LOW INCOME HOMEBUYER COULD AFFORD

Ratio Avg. Sales Price / Max Affordable Price for
Low Income First-Time Homebuyers, 2011

Arlington
District of Columbia
Fairfax
Alexandria
Montgomery
Loudoun
Washington region
Prince William
Prince George's

0 0.5 1 1.5 2 2.5

Less affordable

More affordable
MOST LOCAL JURISDICTIONS ARE MAKING SIZABLE INVESTMENTS IN HOUSING

Source of Public Funding and Total Housing-Related Expenditures in FY2013

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>Federal and state (%)</th>
<th>Local (%)</th>
<th>Unknown (%)</th>
<th>Total budget (millions)</th>
</tr>
</thead>
<tbody>
<tr>
<td>District of Columbia</td>
<td>63</td>
<td>24</td>
<td>14</td>
<td>$658</td>
</tr>
<tr>
<td>Montgomery</td>
<td>43</td>
<td>44</td>
<td>13</td>
<td>$235</td>
</tr>
<tr>
<td>Prince George’s</td>
<td>91</td>
<td>3</td>
<td>5</td>
<td>$96</td>
</tr>
<tr>
<td>Alexandria</td>
<td>43</td>
<td>57</td>
<td>0</td>
<td>$58</td>
</tr>
<tr>
<td>Arlington</td>
<td>31</td>
<td>69</td>
<td>0</td>
<td>$49</td>
</tr>
<tr>
<td>Fairfax</td>
<td>55</td>
<td>45</td>
<td>0</td>
<td>$124</td>
</tr>
<tr>
<td>Loudoun County</td>
<td>35</td>
<td>45</td>
<td>21</td>
<td>$39</td>
</tr>
<tr>
<td>Prince William</td>
<td>45</td>
<td>55</td>
<td>0</td>
<td>$65</td>
</tr>
<tr>
<td>Washington region</td>
<td>57</td>
<td>33</td>
<td>10</td>
<td>$1.325</td>
</tr>
</tbody>
</table>
PUBLIC SPENDING FOCUSED ON RENTAL ASSISTANCE

Total spending = $1.3 billion
FY2013

Washington Region

- Rental assistance: $637 million
- Planning & development: $245 million
- Tenant & owner services: $99 million
- Elderly & Special Needs: $72 million
- Homebuyer assistance: $55 million
- Regulatory & legal: $27 million
- Nonspecified: $26 million
- Total spending = $1.3 billion
MOST PHILANTHROPIC GIVING WAS FOR HOMELESS SERVICES/SHELTER, TRANSITIONAL AND PERMANENT SUPPORTIVE HOUSING

Total giving = $33.4 million
Washington region, 2012

- Homeless, transitional or PSH: 59%
- Affordable housing production/preservation: 20%
- Advocacy/public policy analysis: 6%
- Foreclosure prevention: 7%
- Other/Unspecified: 8%

Total giving = $33.4 million
Washington region, 2012
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