

# HOUSING SECURITY IN THE WASHINGTON REGION



Commissioned by The Community Foundation for the National Capital Region with generous support from The Morris and Gwendolyn Cafritz Foundation.  
Prepared by the Urban Institute and the Metropolitan Washington Council of Governments.

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February 6, 2016

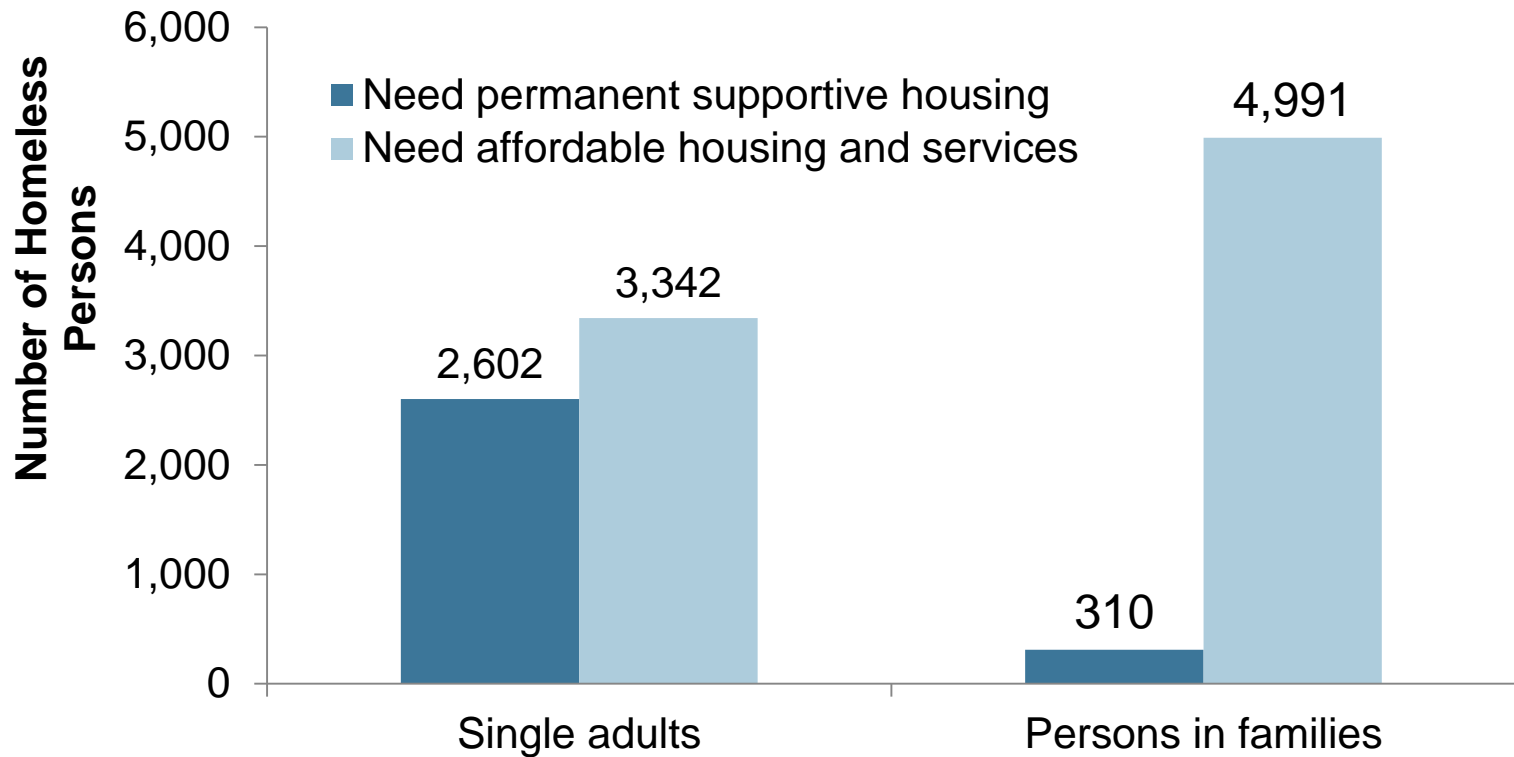
Takoma Park, MD  
Community Conversation on Affordable Housing

# MORE PERMANENT SUPPORTIVE HOUSING AND AFFORDABLE RENTAL NEEDED TO REDUCE HOMELESSNESS

- 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.

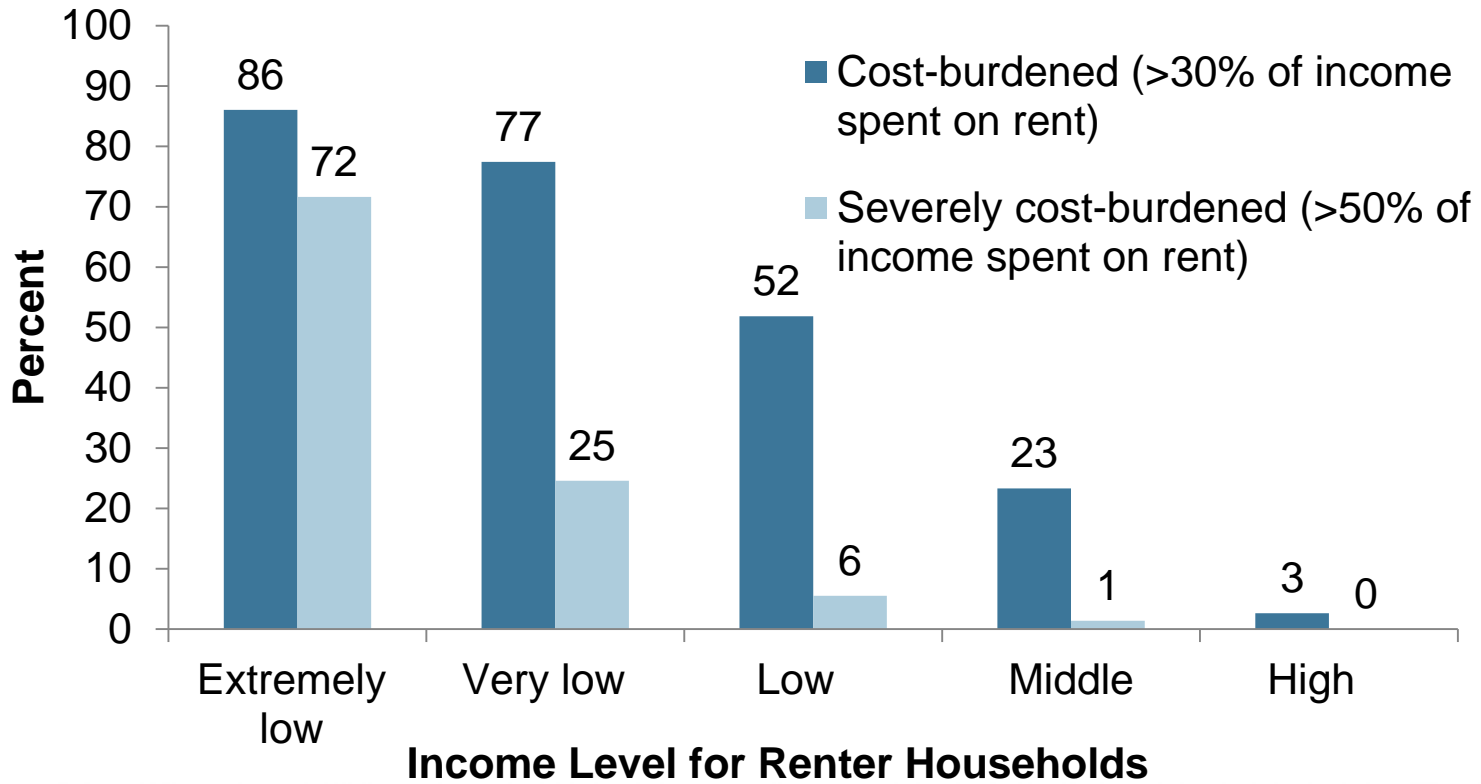
# HOWEVER – MOST HOMELESS NEED AFFORDABLE HOUSING

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



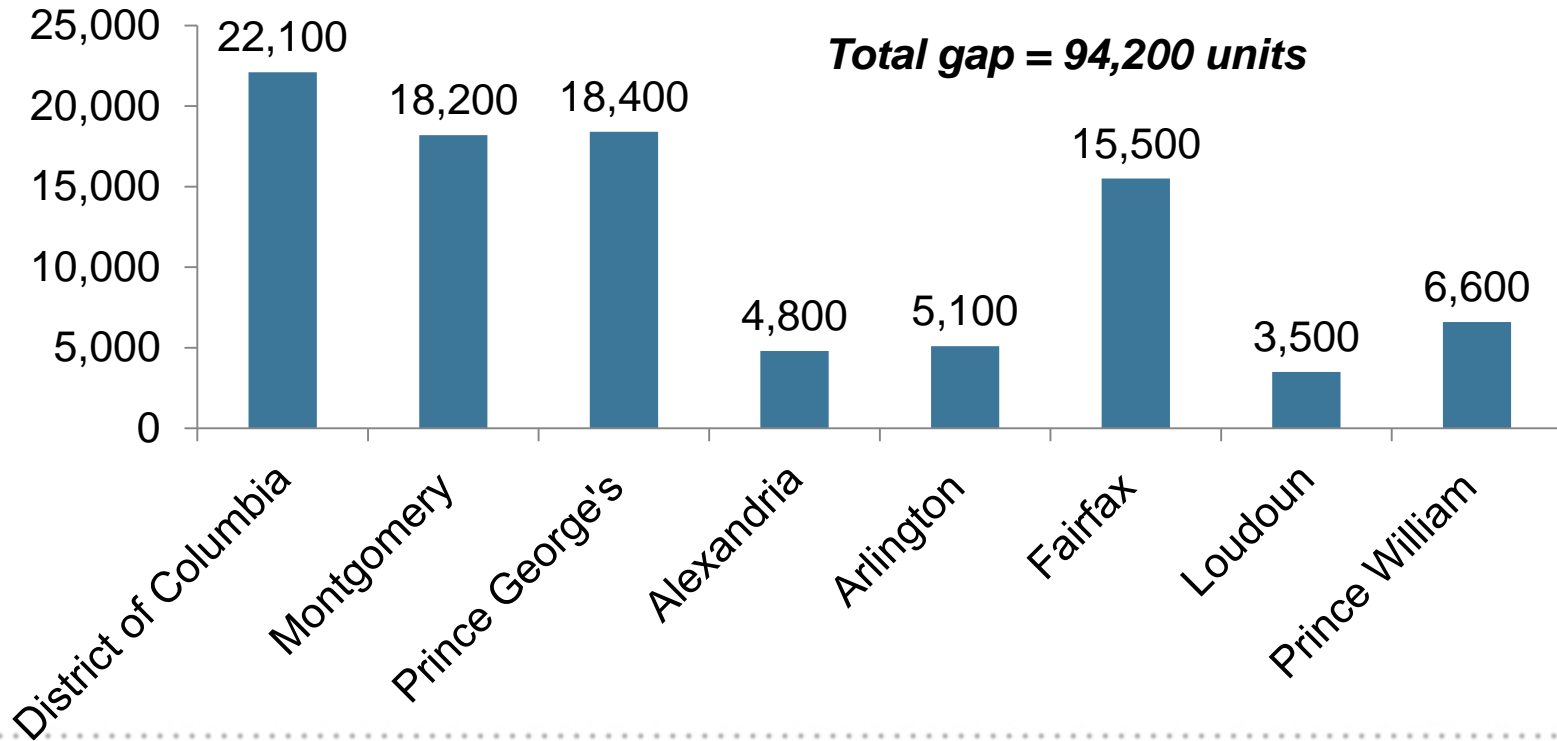
# RENTERS IN THE REGION STRUGGLE WITH HIGH HOUSING COSTS

Washington Region, 2009-11



# REGION NEEDS 94,000 UNITS FOR EXTREMELY LOW INCOME RENTERS

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





## 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.

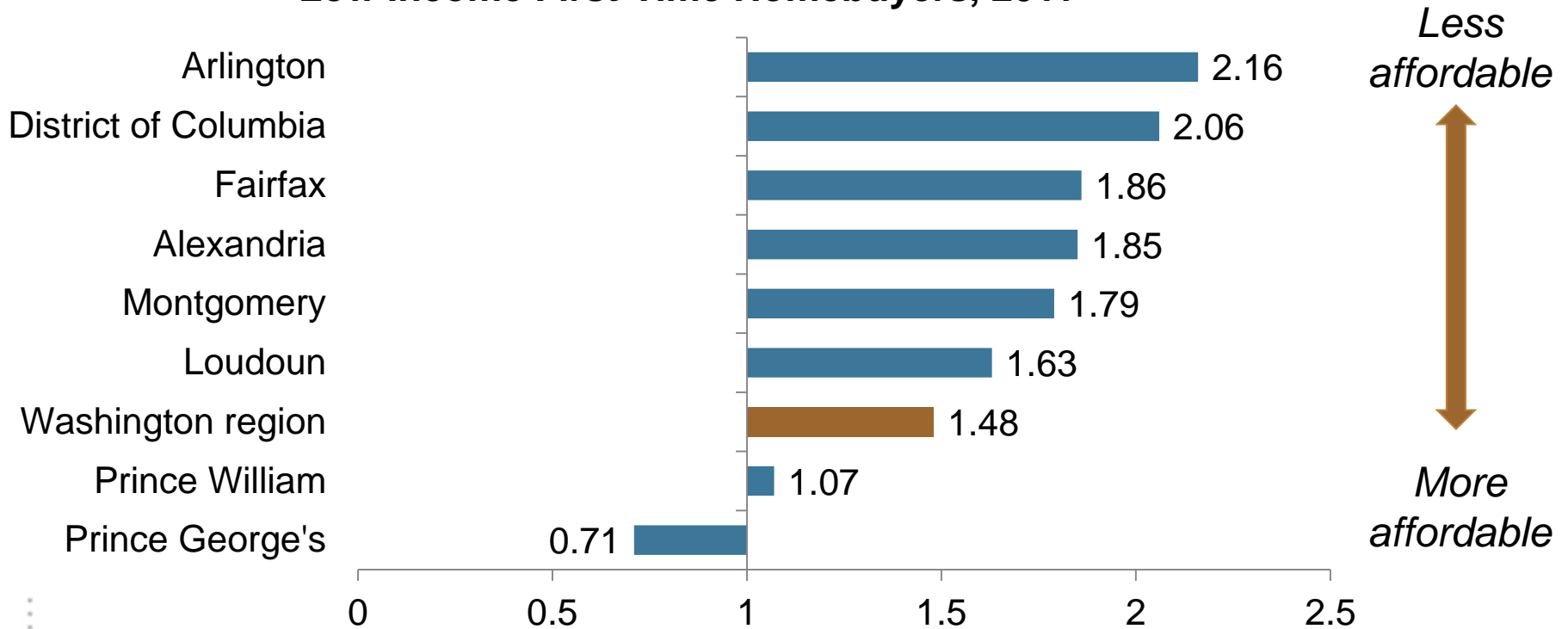
# PUBLIC HOUSING & VOUCHERS SERVE ONLY 1 IN 3 EXTREMELY LOW INCOME HOUSEHOLDS

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



# 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

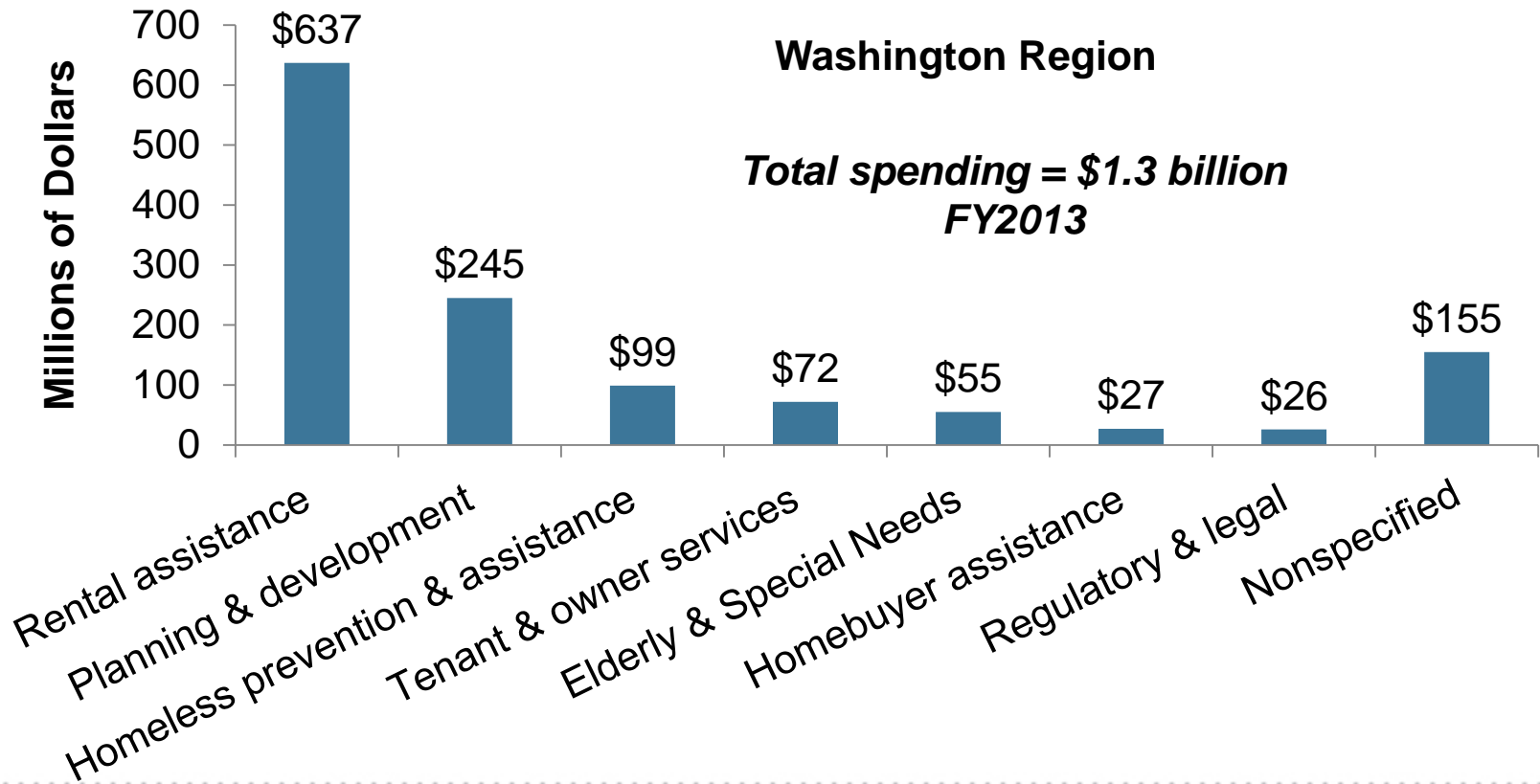


# MOST LOCAL JURISDICTIONS ARE MAKING SIZABLE INVESTMENTS IN HOUSING

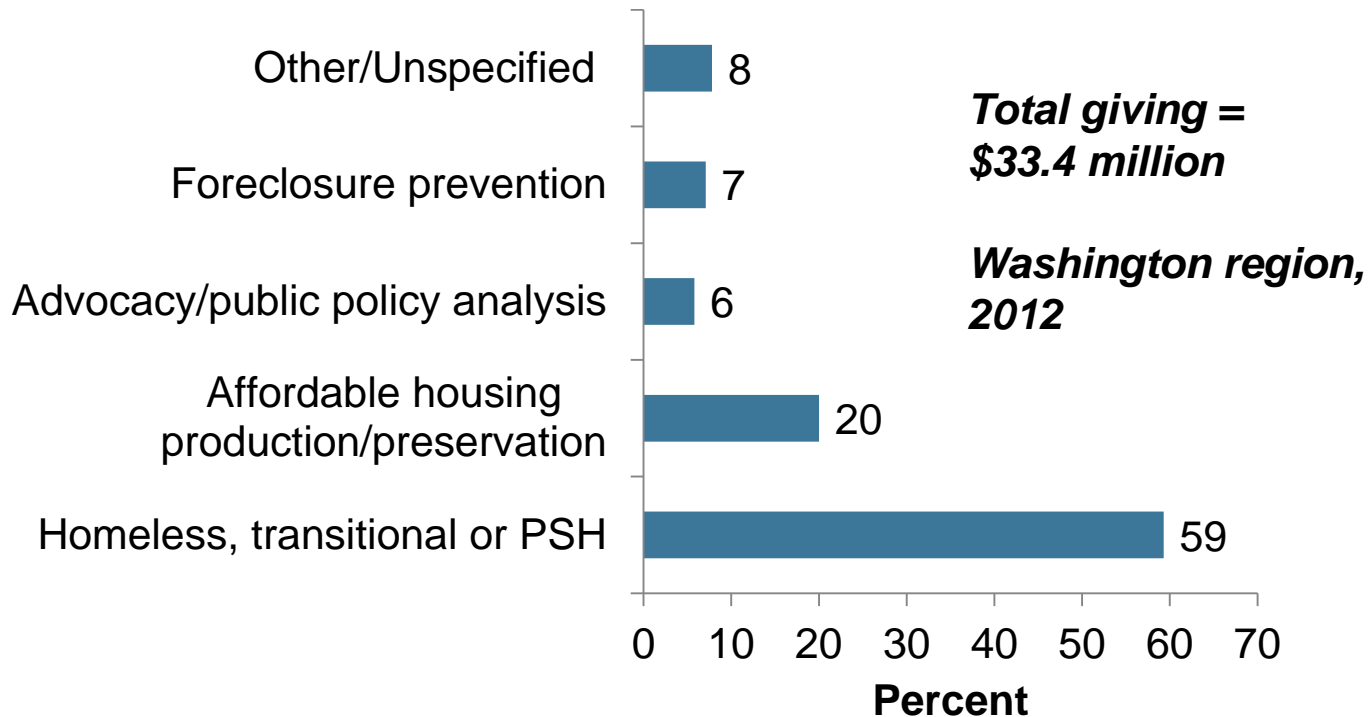
**Source of Public Funding and Total Housing-Related Expenditures in FY2013**

Jurisdiction	Federal and state (%)	Local (%)	Unknown (%)	Total budget (millions)
District of Columbia	63	24	14	\$658
Montgomery	43	44	13	\$235
Prince George's	91	3	5	\$96
Alexandria	43	57	0	\$58
Arlington	31	69	0	\$49
Fairfax	55	45	0	\$124
Loudoun County	35	45	21	\$39
Prince William	45	55	0	\$65
<b>Washington region</b>	<b>57</b>	<b>33</b>	<b>10</b>	<b>\$1.325</b>

# PUBLIC SPENDING FOCUSED ON RENTAL ASSISTANCE



# MOST PHILANTHROPIC GIVING WAS FOR HOMELESS SERVICES/SHELTER, TRANSITIONAL AND PERMANENT SUPPORTIVE HOUSING



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