

# Arlington County Affordable Housing Study

Detailed Analysis of ACS Data:  
What Can We Learn About Current Housing Needs in Arlington?

March 27, 2014



**Frederick**polls

# Where are the numbers from?

The Census's annual American Community Survey

and the Census's Decennial Long Form Survey

## – Data Formats

- Summary File Data
- Microdata

## – Years

- 1-year
- 3-year

rt	serialno	sporder	puma	st	adjinc	pwgtp	agep	cit
P	974997	1	103	11	1010207	66	23	1
P	832810	3	104	11	1010207	125	49	1
H	1006547	.	103	11	1010207	.	.	.
P	1030211	2	103	11	1010207	84	32	1
P	414765	1	103	11	1010207	48	29	1
P	105349	1	105	11	1010207	67	30	1
P	1490456	2	104	11	1010207	41	34	1
P	1147179	8	104	11	1010207	211	7	1
P	156741	1	102	11	1010207	49	57	4
P	1165106	1	103	11	1010207	56	26	1
P	569312	1	105	11	1010207	51	38	5
P	175953	5	103	11	1010207	64	16	1
P	458863	2	102	11	1010207	50	40	4
P	305044	1	103	11	1010207	78	31	1
P	1038095	3	102	11	1010207	86	32	1
P	327088	1	102	11	1010207	75	62	1
P	1012052	1	102	11	1010207	60	25	1
P	554956	3	105	11	1010207	135	2	1
P	511058	2	104	11	1010207	168	42	1
H	747994	.	105	11	1010207	.	.	.
P	1144732	5	103	11	1010207	235	6	1
H	253468	.	104	11	1010207	.	.	.
P	328310	2	101	11	1010207	85	61	1
P	766666	1	101	11	1010207	77	77	1

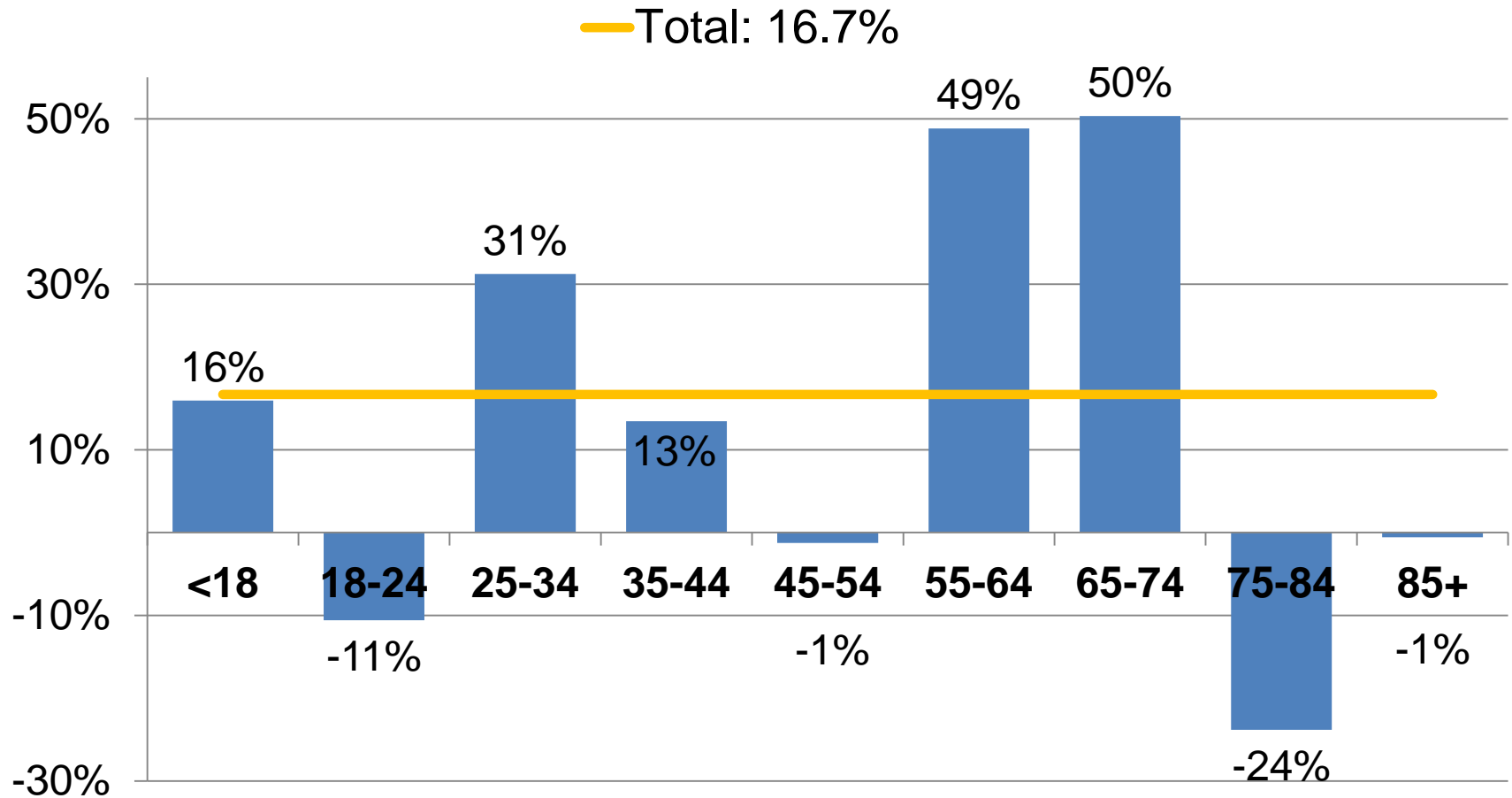
# What do we know about population change in Arlington?

- What age group has grown the fastest in Arlington since 2000?
- What jurisdiction has the highest share of 25-34 year olds? 65+ year olds?

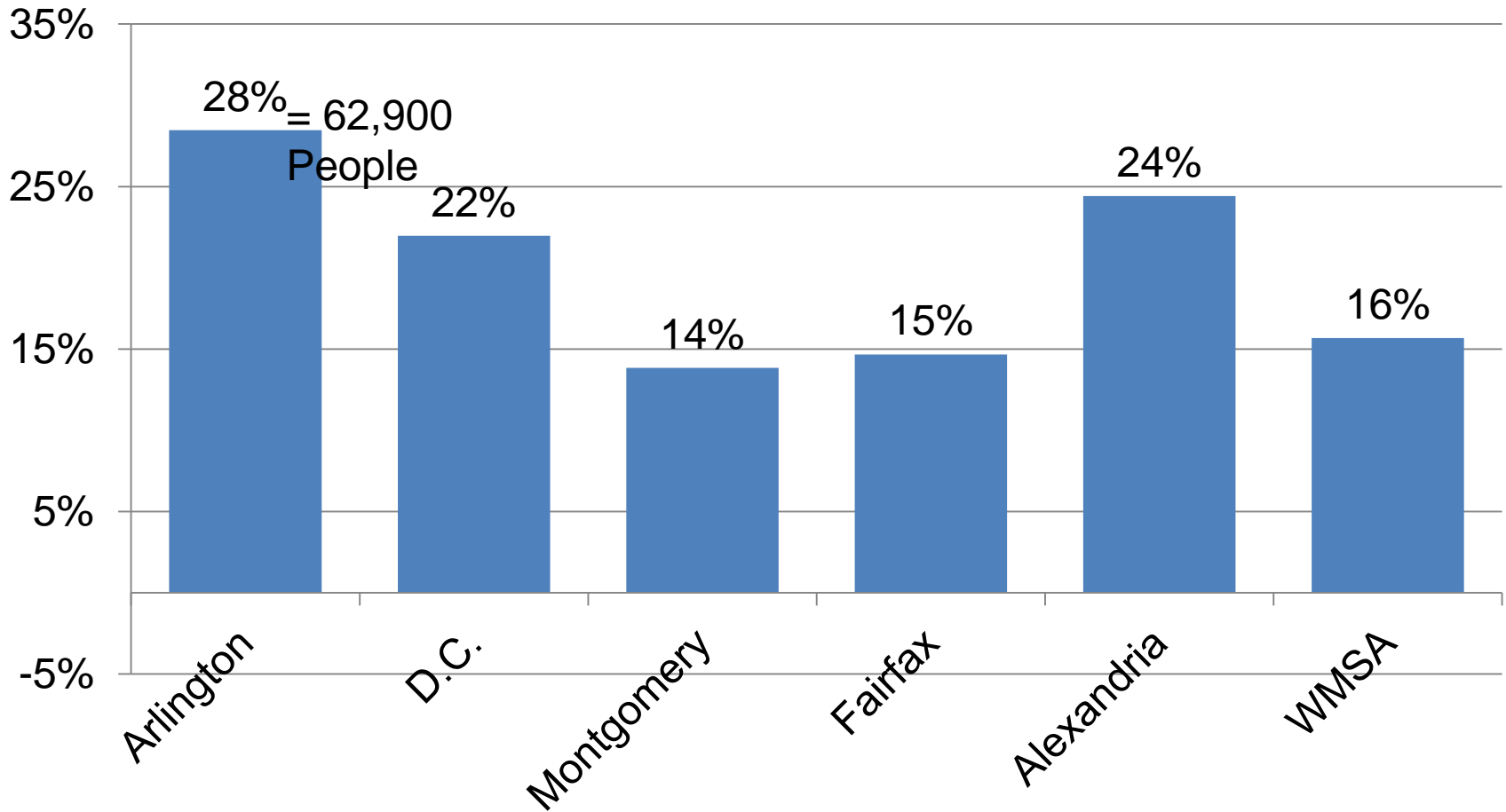
# What do we know about population change in Arlington?

- What age group has grown the fastest in Arlington since 2000?
  - 65-74 year olds: +50%
  - 55-64 year olds: +49%
- What jurisdiction has the highest share of 25-34 year olds? 65+ year olds?
  - Arlington: 28%

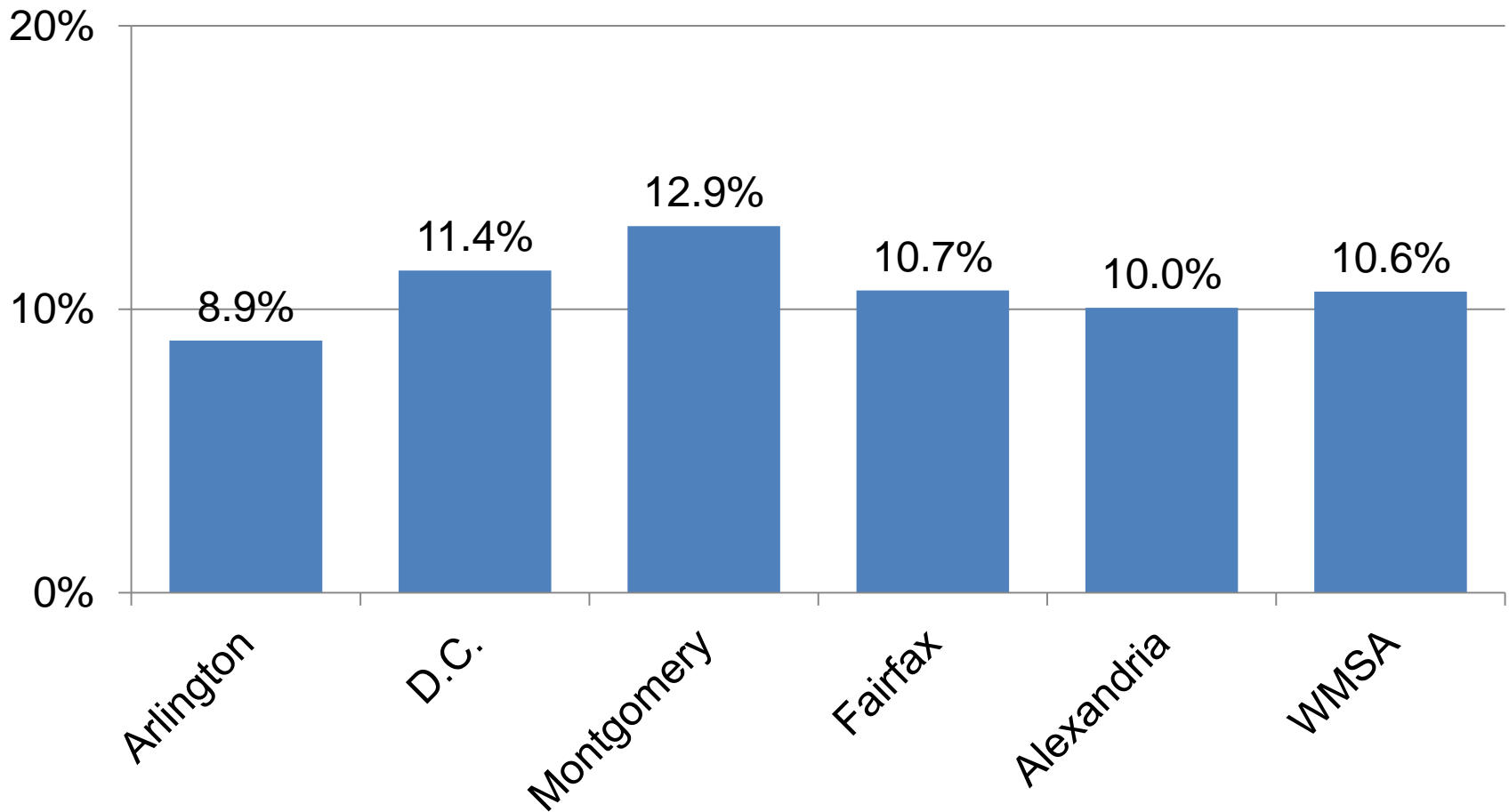
# Percent Change by Age Group, Arlington, 2000 to 2012



# Share of Population Aged 25-34 Years Old, 2012



# Share of Population Aged 65 Years Old or Older, 2012



= 19,700  
People

# What do we know about population change in Arlington?

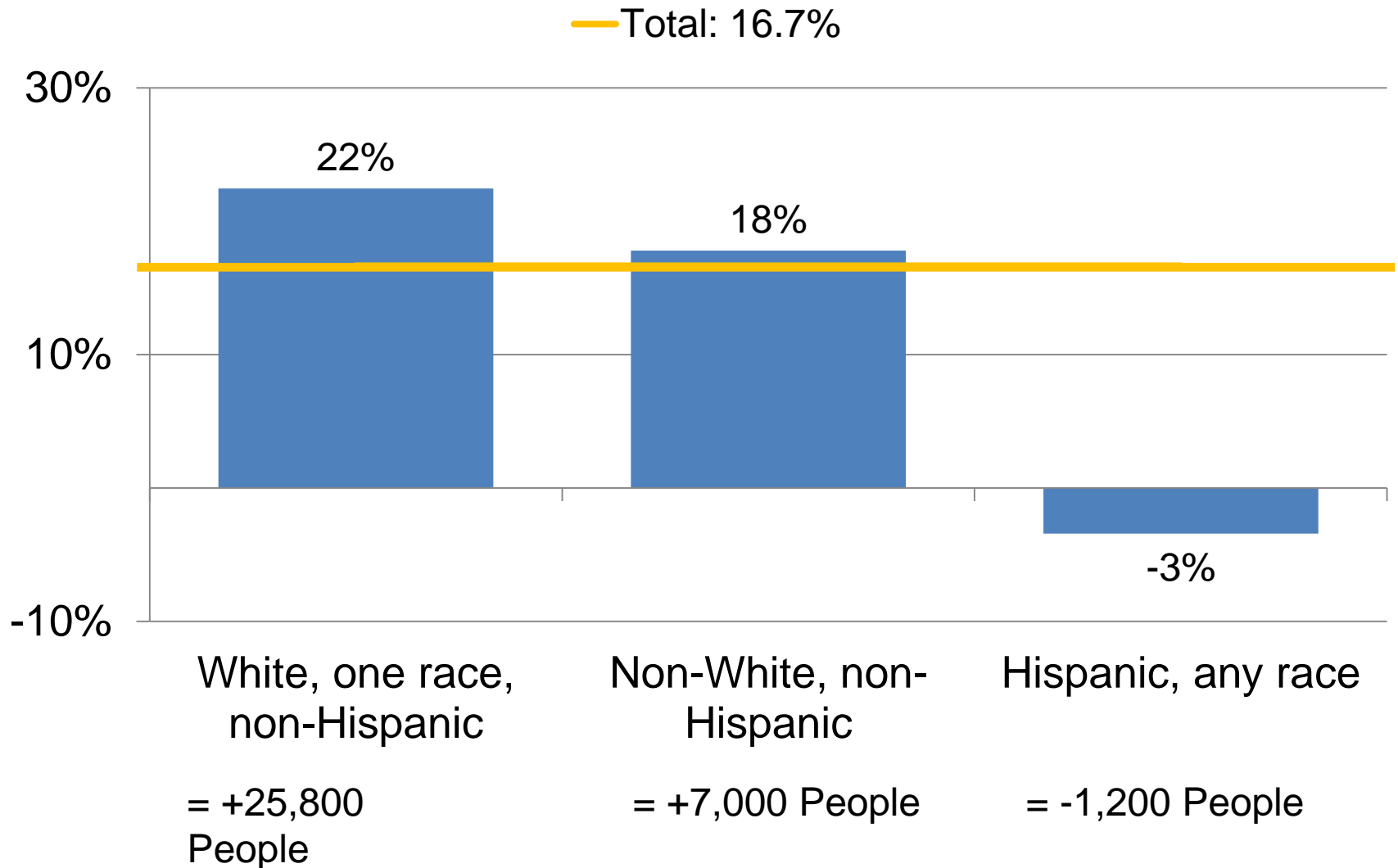
- Has the non-white (non-Hispanic) population increased or decreased in Arlington?
- In what jurisdiction has the non-white (non-Hispanic) population increased the fastest?



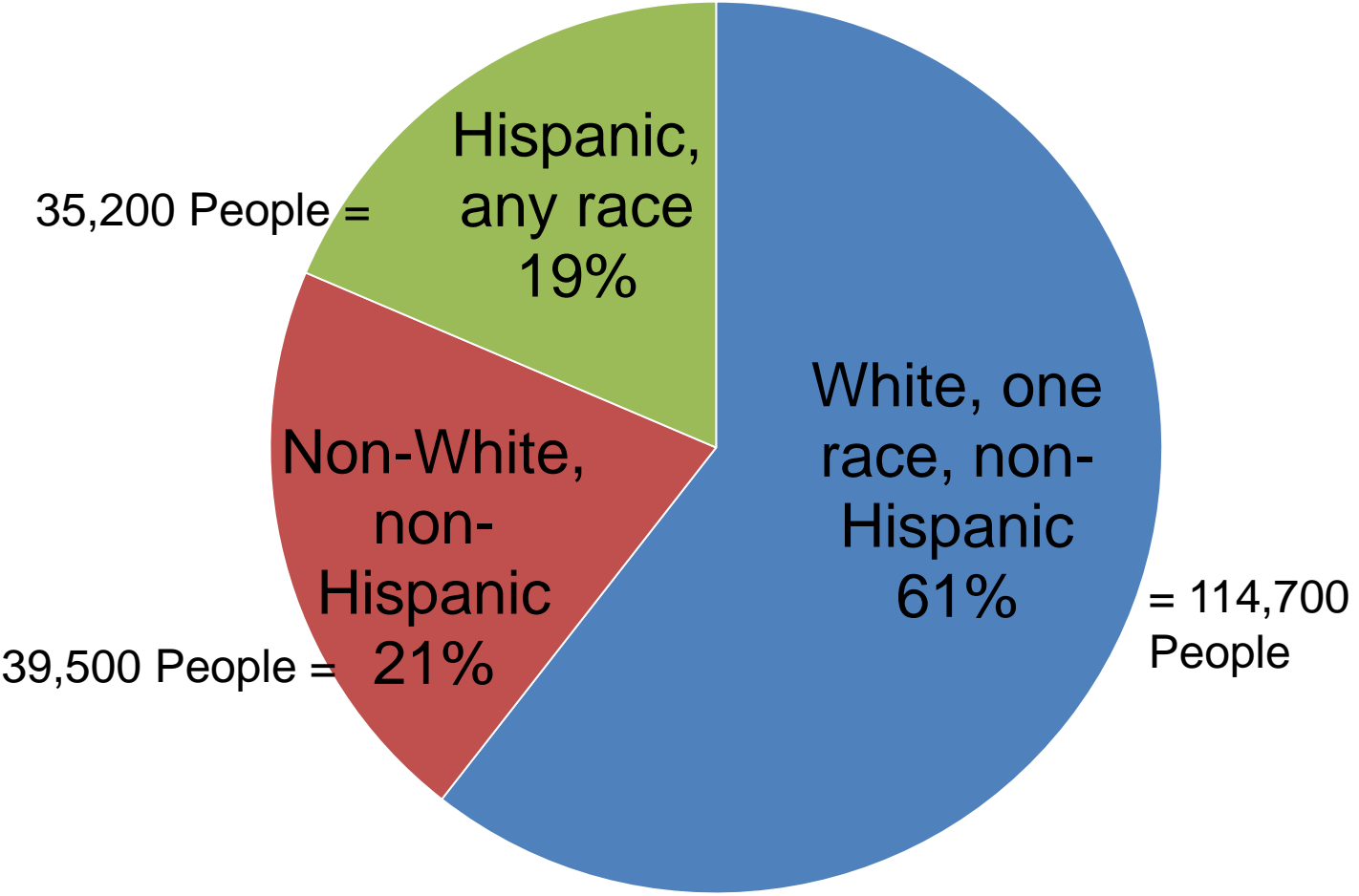
# What do we know about population change in Arlington?

- Has the non-white (non-Hispanic) population increased or decreased in Arlington?
  - Increased by 8% between 2000 and 2012
  - Decreased as a share of population; grew more slowly than the white (non-Hispanic) population
- In what jurisdiction has the non-white (non-Hispanic) population increased the fastest?
  - Fairfax: +51%

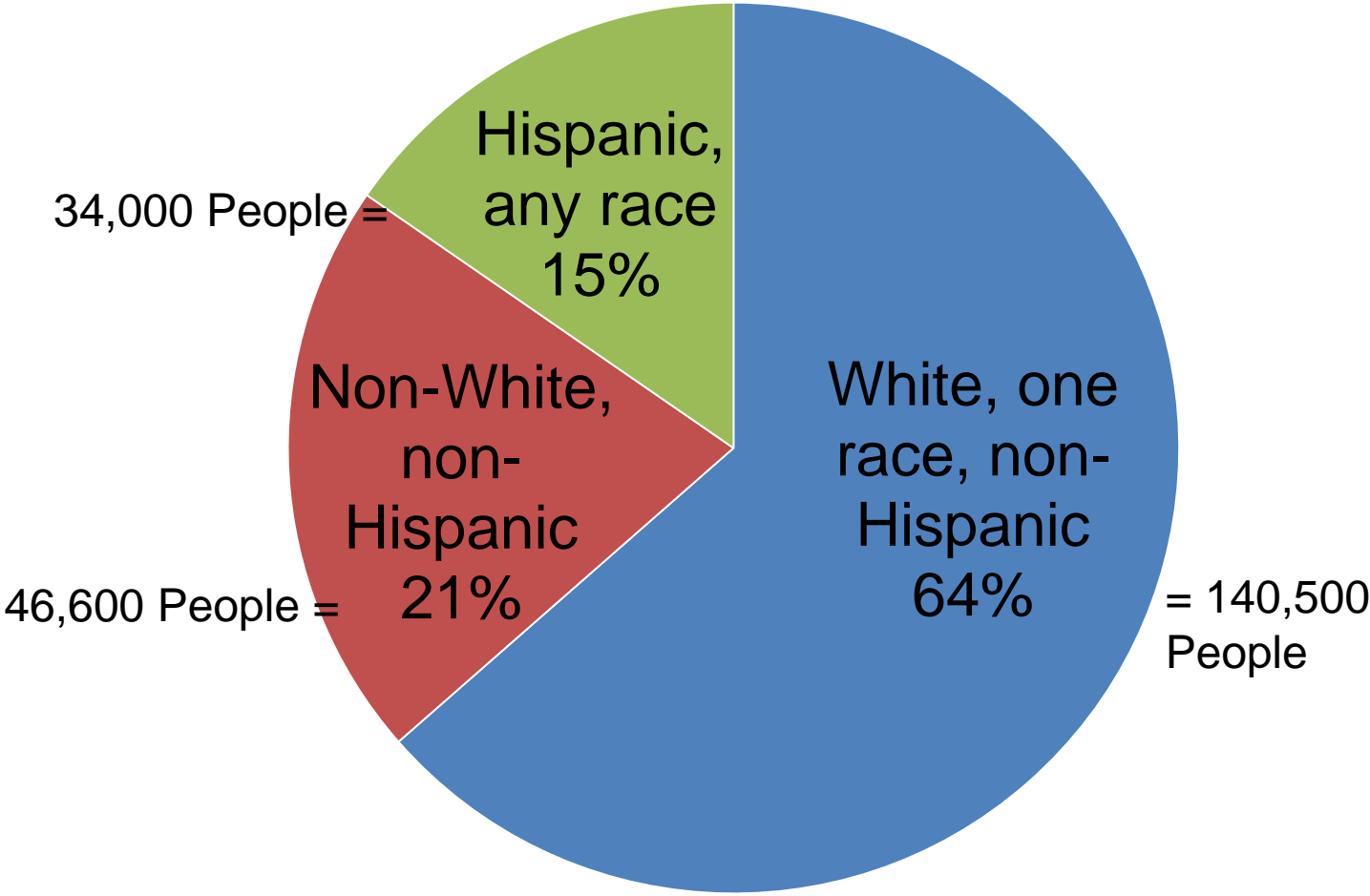
# Percent Change by Race/Ethnicity, Arlington, 2000 to 2012



# Share of Population by Race/Ethnicity, Arlington, 2000

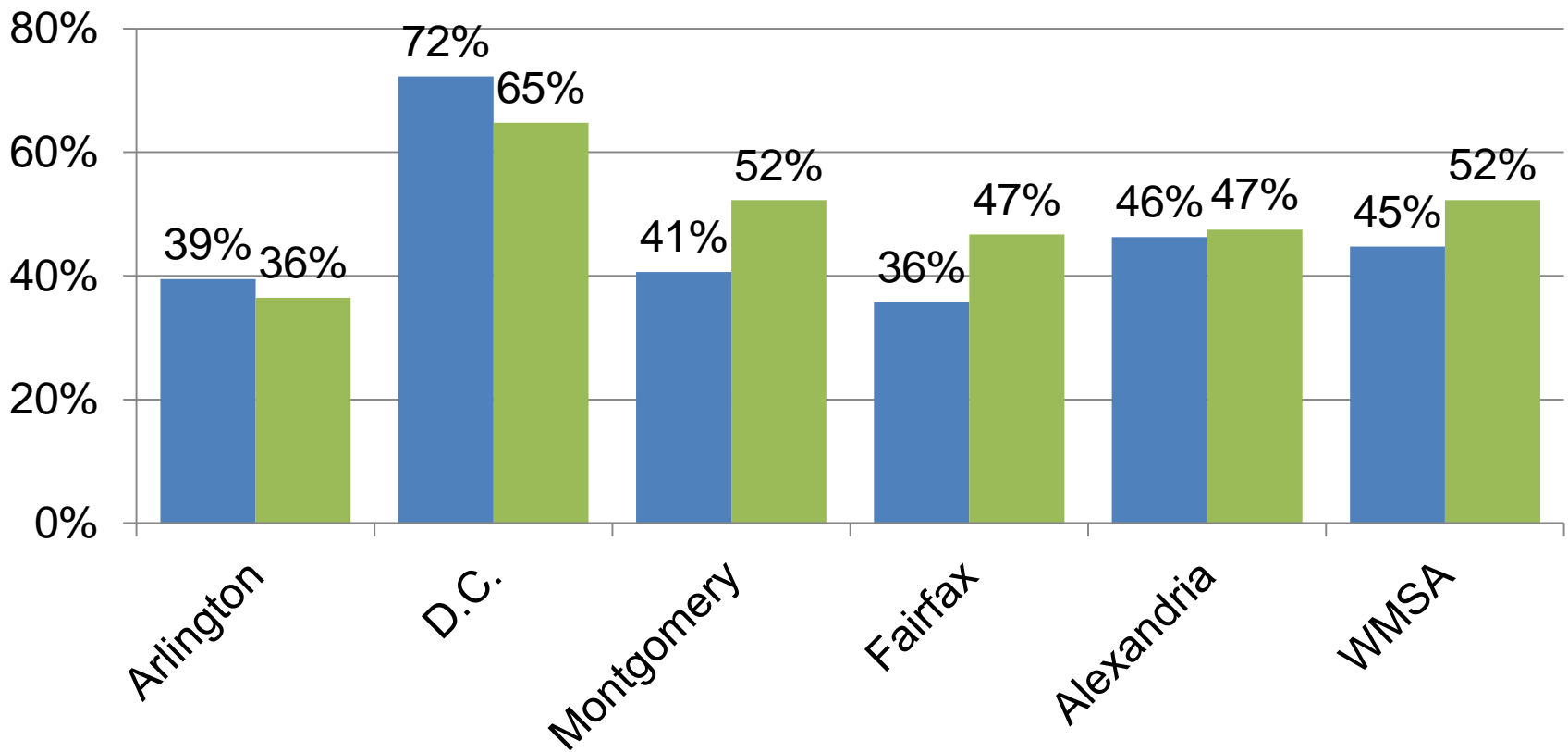


# Share of Population by Race/Ethnicity, Arlington, 2012

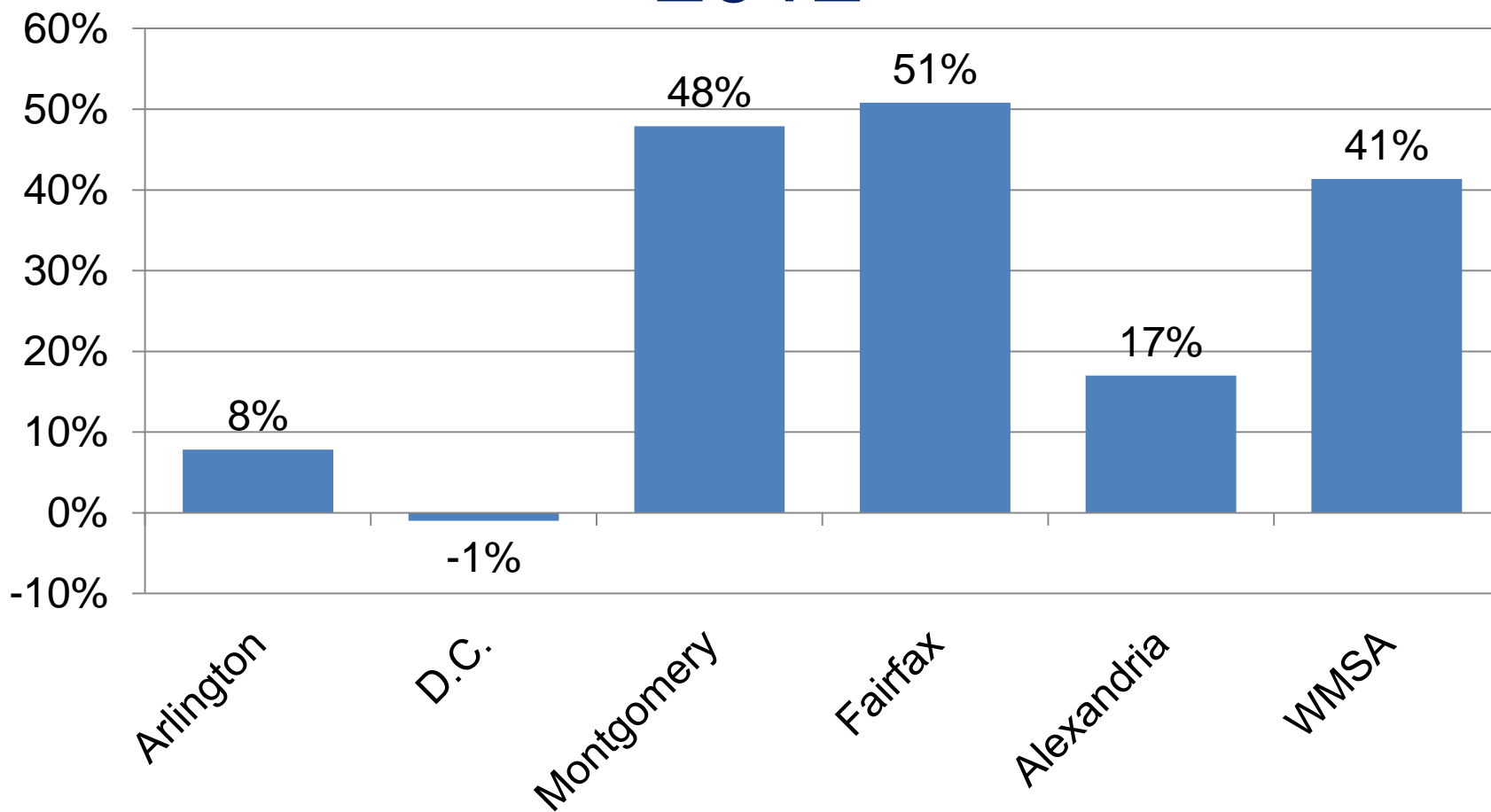


# Share of Population that is Not White (Non-Hispanic)

■ 2000 ■ 2012



# Percent Change in Population that is Not White (Non-Hispanic), 2000-2012



What does Arlington's population change tell us about housing needs?

# What do we know about income change in Arlington?

- What share of Arlington households have incomes less than \$15,000? Less than 30% AMI?
  - Is that share higher or lower than in other jurisdictions?
- Has the number of households with incomes less than \$60,000 increased or decreased since 2000? What about the number of households with incomes of \$200,000 or more?



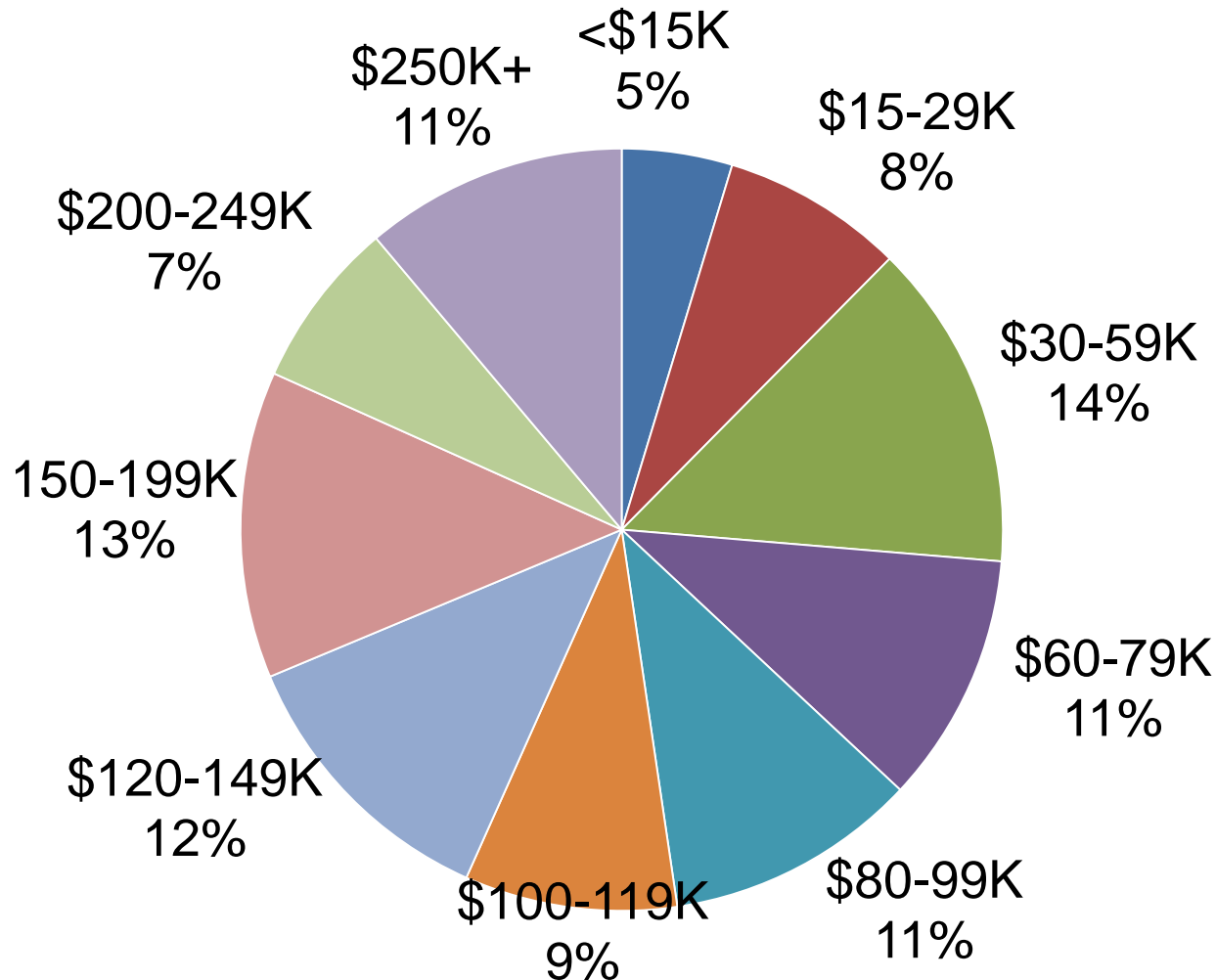
# What do we know about income change in Arlington?

- What share of Arlington households have incomes less than \$15,000? Less than 30% AMI?
  - 5% of households have income of less than \$15,000 = 4,500 households
  - 10% of households have incomes lower than 30% AMI = 9,600 households
- Is that share higher or lower than in other jurisdictions?
  - Lower than D.C. but similar to that of Montgomery, Alexandria and Fairfax

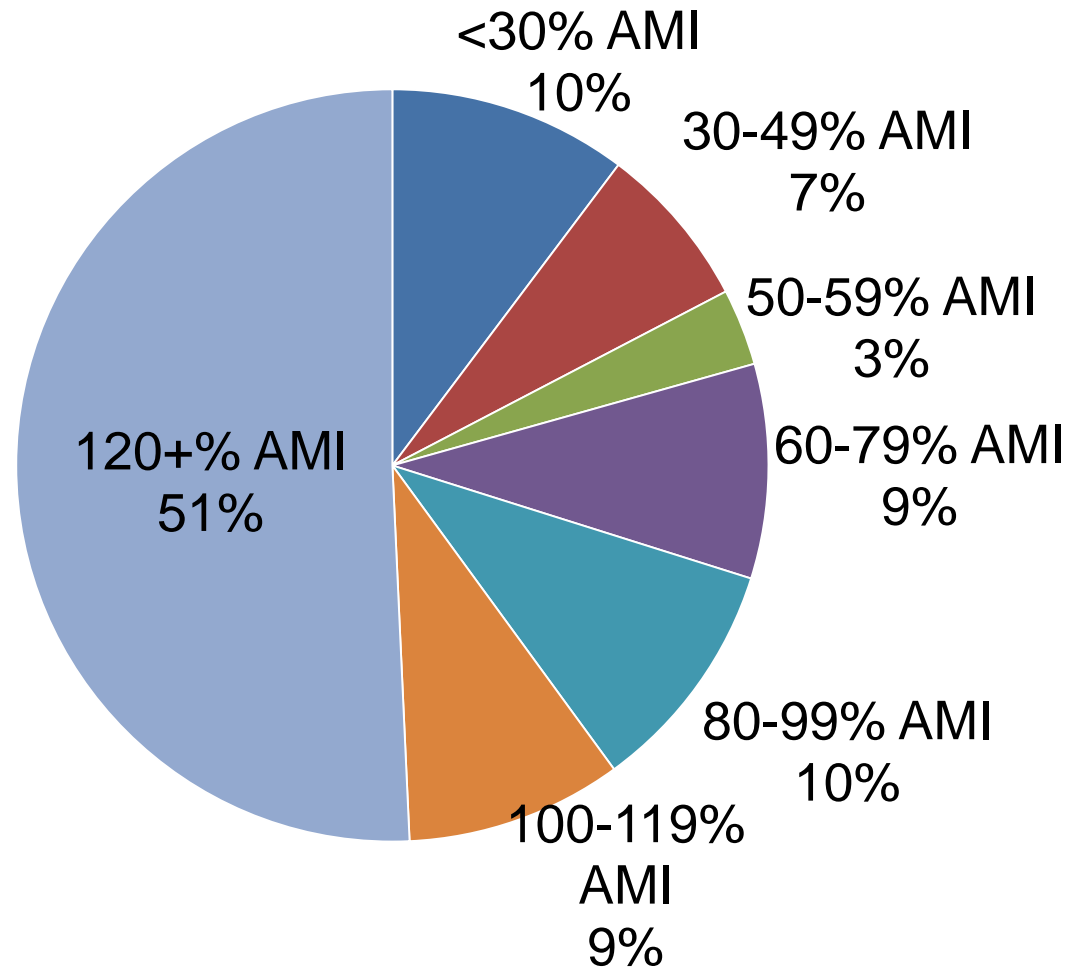
# What do we know about income change in Arlington?

- Has the number of households with incomes less than \$60,000 increased or decreased since 2000?
  - Decreased by 10%
- What about the number of households with incomes of \$200,000 or more?
  - Increased by 60%

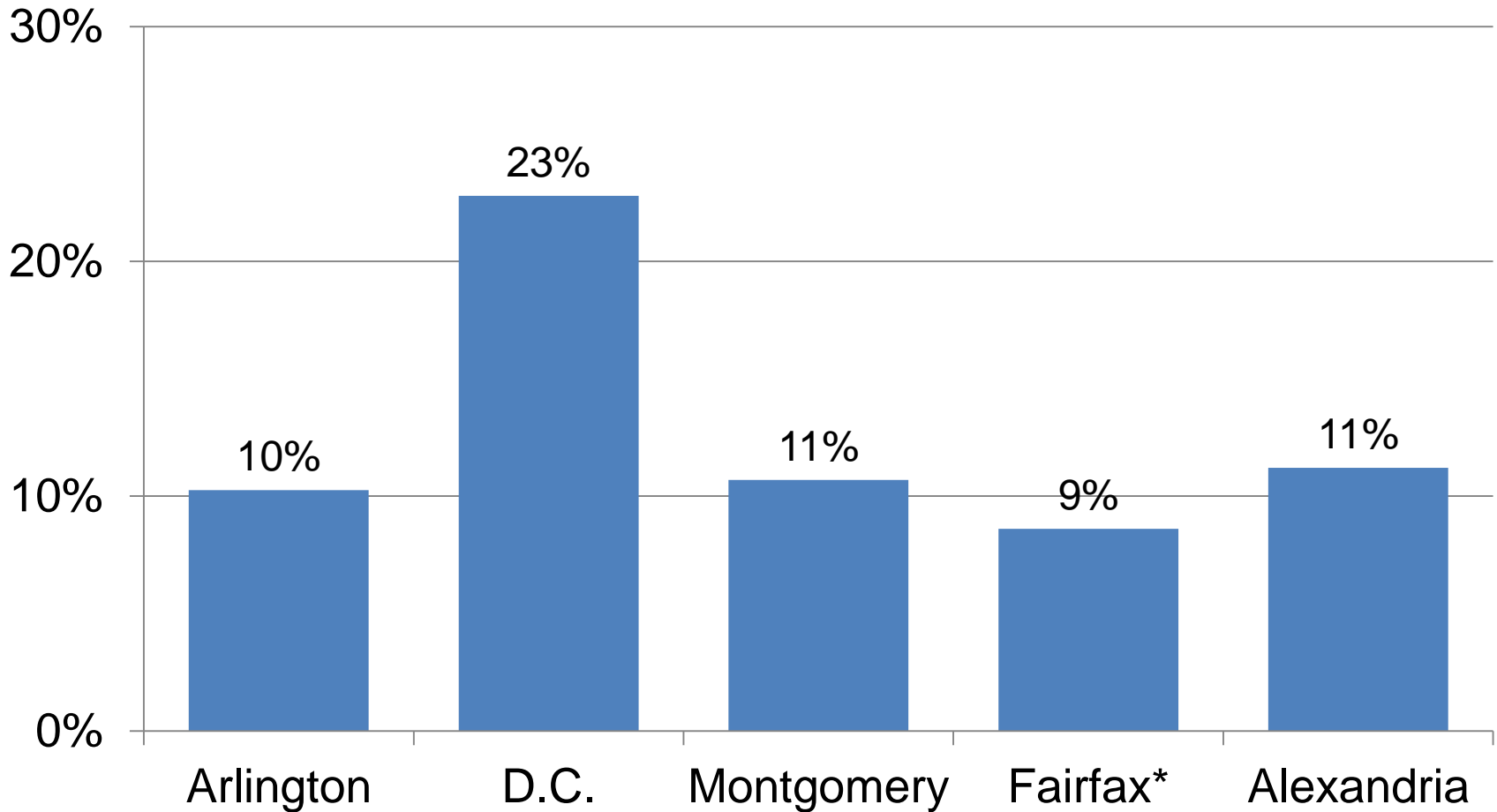
# Share of Households by Household Income (2012 \$s), Arlington, 2012



# Share of Households by Income as a Pct of Area Median Income, Arlington, 2010-2012



# Share Households Earning Less than 30% AMI, 2010-2012



= 9,600

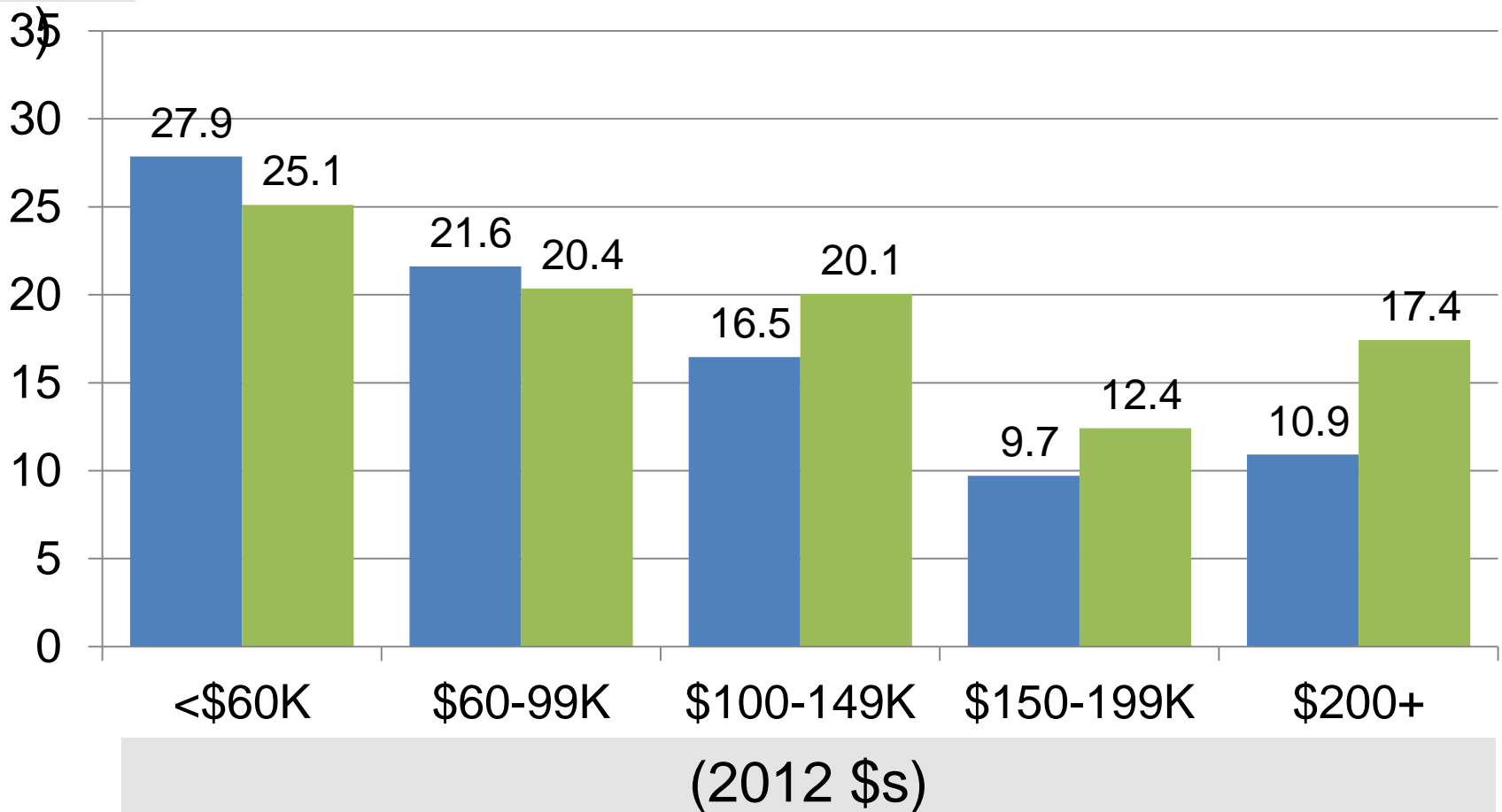
Households

\*Includes the cities of Fairfax & Falls Church

# Number of Households by Income Arlington County

(000s)

■ 2000 ■ 2012



What do income changes tell us about housing needs in Arlington?

# What do we know about housing costs in Arlington?

- What share of households spend more than 30% of income on housing costs?
  - How has that share changed since 2000?
  - How does that share compare with other jurisdictions?



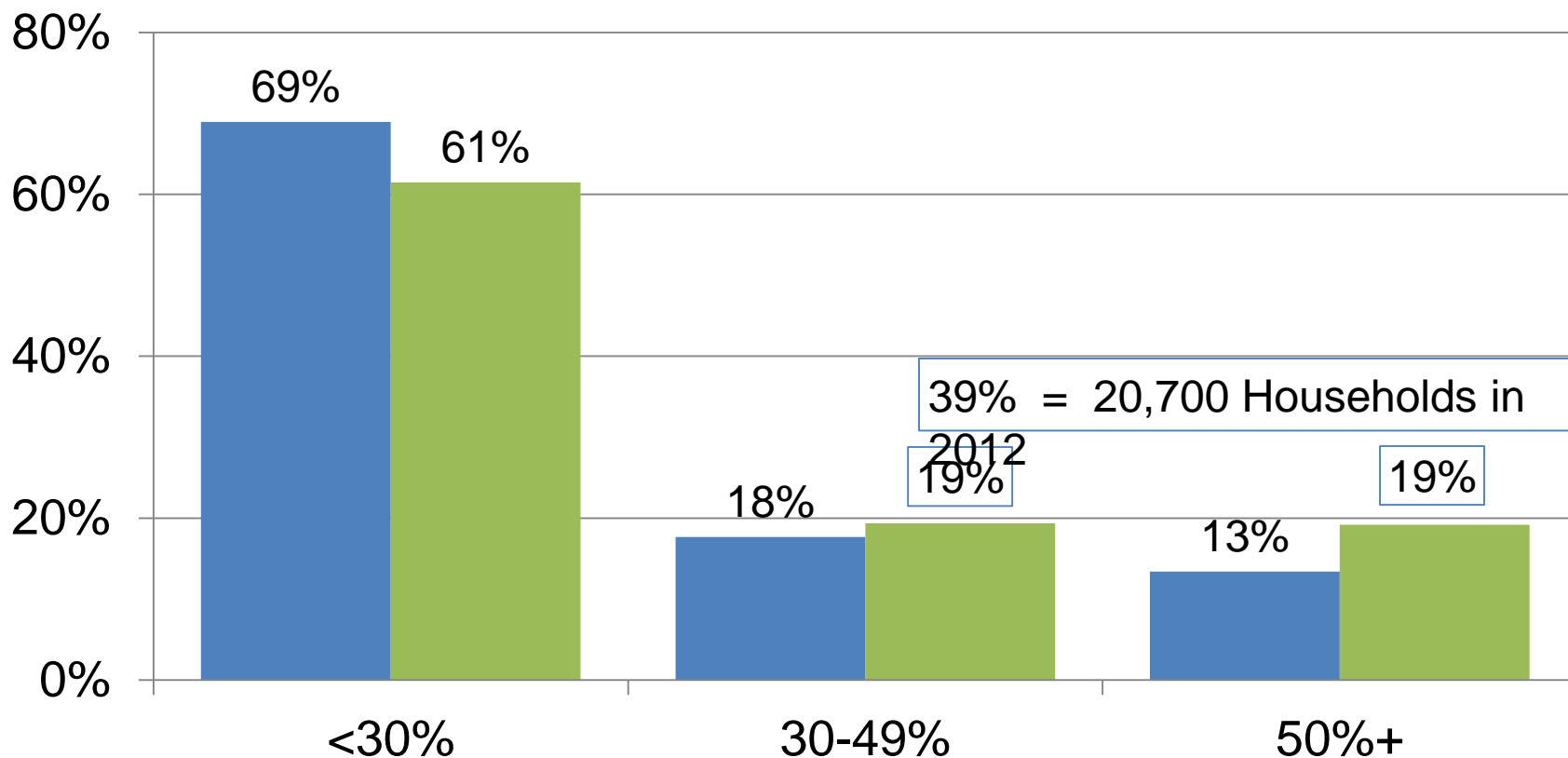
# What do we know about housing costs in Arlington?

- What share of households spend more than 30% of income on housing costs?
  - 39% of renter households = 20,700 households
  - 24% of owner households = 9,600 households
- How has that share changed since 2000?
  - This share has increased for both renters and owners
- How does that share compare with other jurisdictions?
  - Renter households are less housing cost burdened in Arlington as compared to neighboring jurisdictions
  - Owner households are less housing cost burdened than D.C. and Montgomery, but more burdened than Fairfax and Alexandria.

# Share of Renter HHs by Pct of Income Spent on Rent, Arlington County

## County

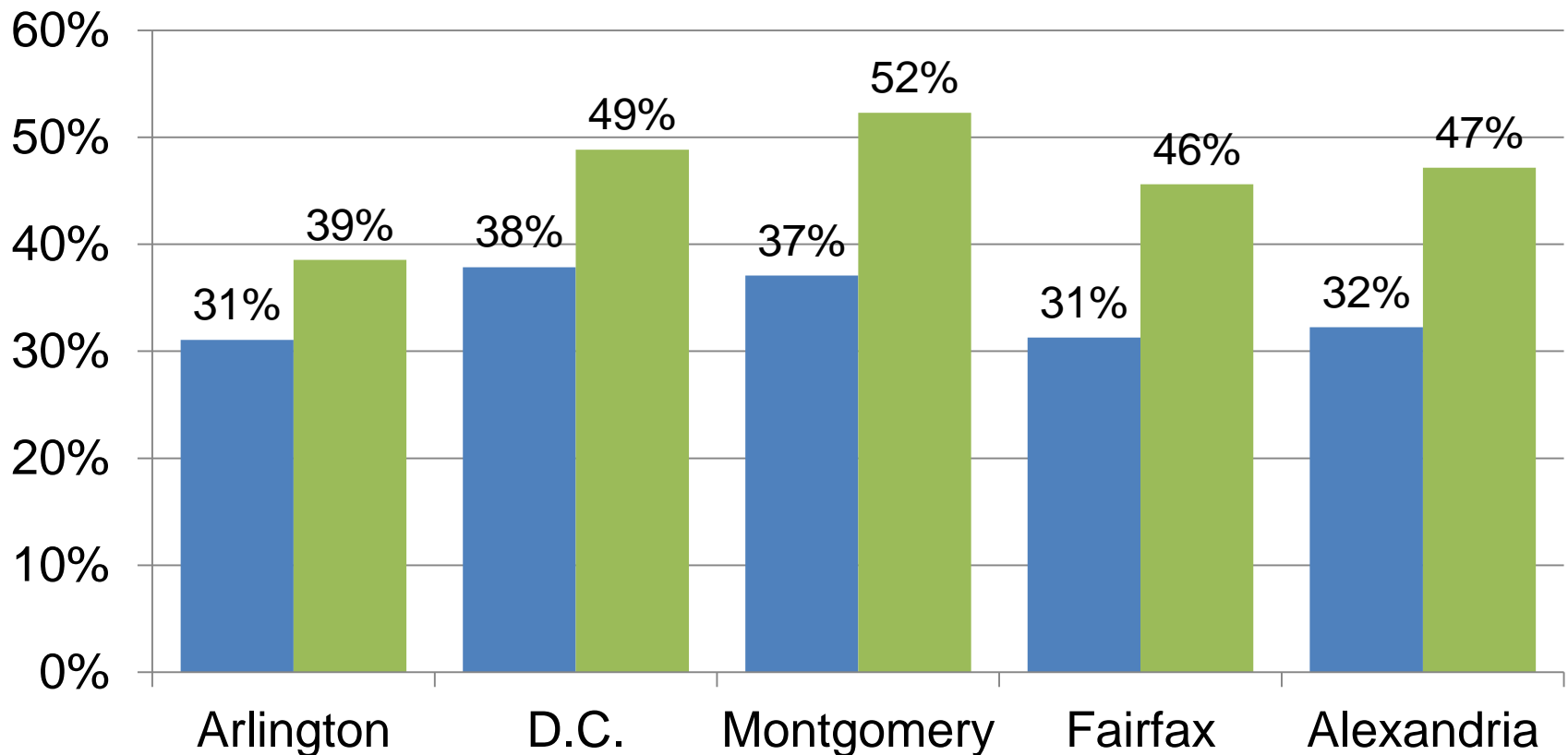
■ 2000 ■ 2012



Share of Household Income Spent on Rent

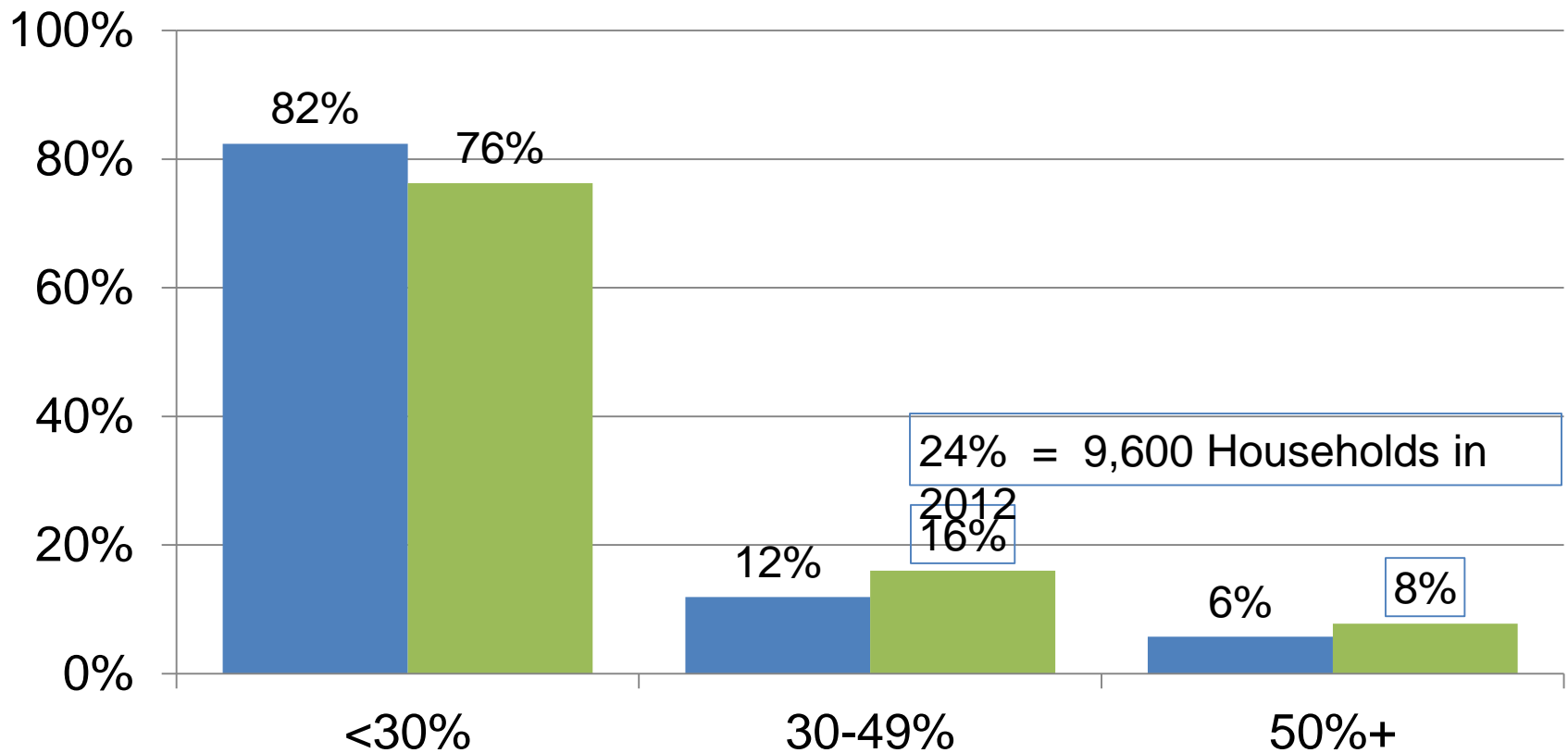
# Share of Renter Households Spending over 30% on Rent

■ 2000 ■ 2012



# Share of Owner HHs by Pct of Income Spent on Select Owner Costs, Arlington County

■ 2000 ■ 2012



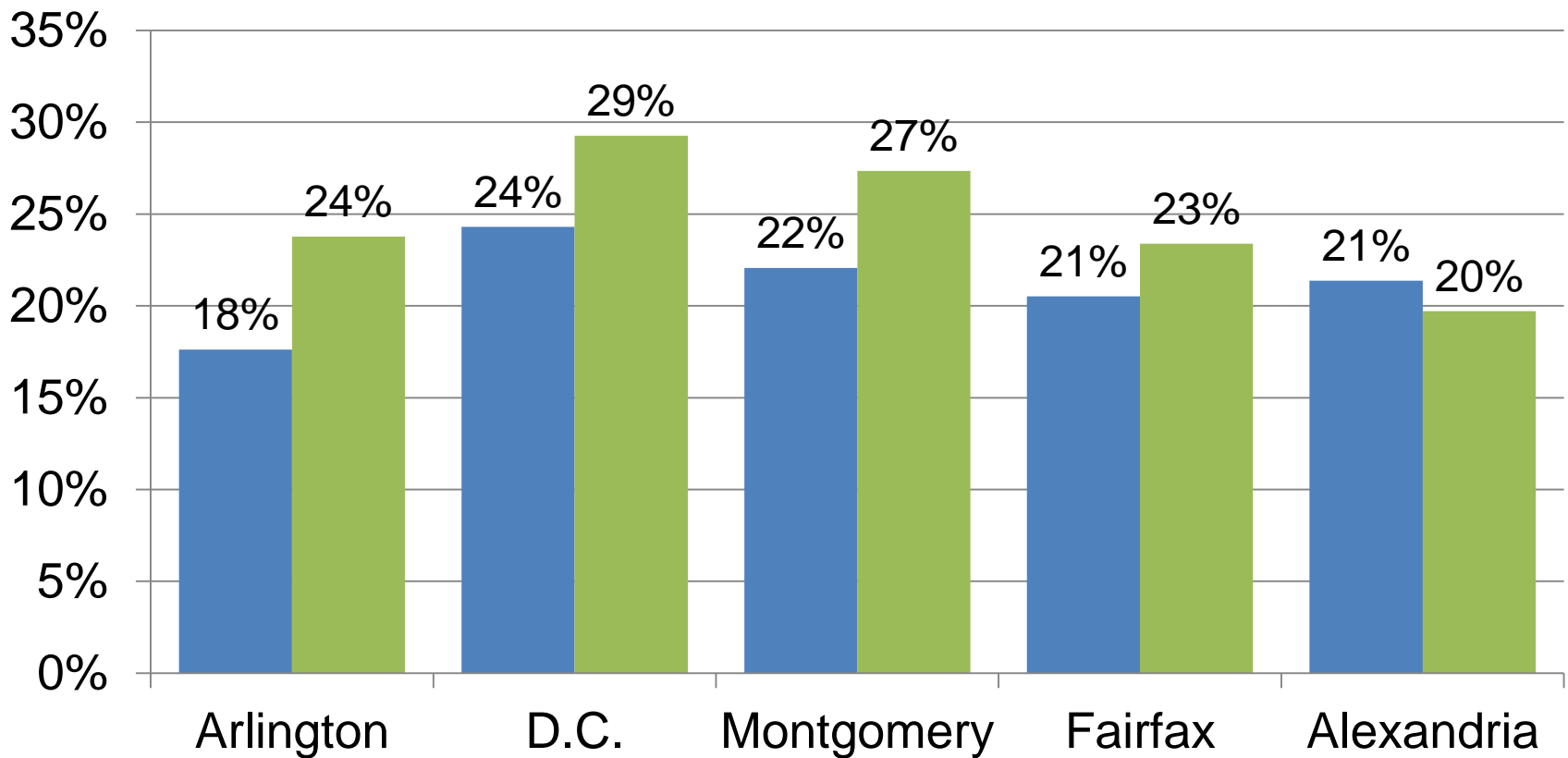
24% = 9,600 Households in

2012

Share of Household Income Spent on Select Owner Costs

# Share of Owner Households by Spending over 30% on Owner Costs

■ 2000 ■ 2012



What does cost burden data tell us about housing needs in Arlington?  
What else do we want to know?

# What do we know about who faces the highest cost burdens in Arlington?

- What age group\* is most likely to spend 30% or more on housing?
- Hispanic households\* are more likely than white households to be cost burdened—how much more?
- What share of persons with disabilities\* spend more than half of their income on rent?
- What share of households below 30% AMI spend more than half their income on rent?

\*The age group, race & ethnicity and disability status that of the head of household

# What do we know about who faces the highest cost burdens in Arlington?

- What age group is most likely to spend 30% or more on housing?
  - 65% of renters over 65 years old = 2,400 households
  - 29% of owners under 34 years old = 1,800 households
  - For both renters and owners combined,
    - 38% of those under 34 spend more than 30% of their income on housing costs = 12,500 households
    - 37% of those over 65 spend more than 30% of their income on housing costs = 4,500 households



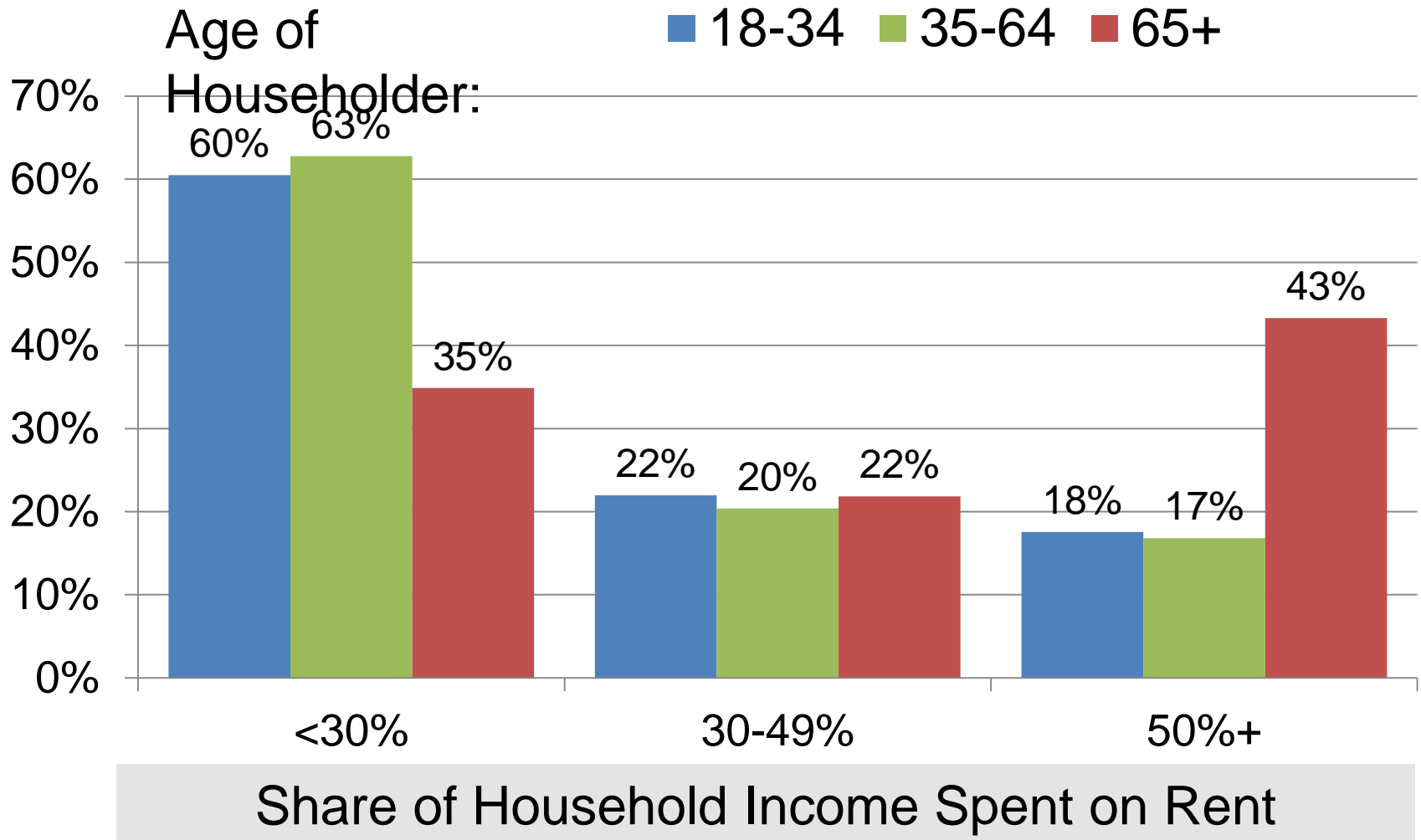
# What do we know about who faces the highest cost burdens in Arlington?

- Hispanic households are more likely than white households to be cost burdened—how much more?
  - 57% of Hispanic renters are = 3,900 households
    - vs 38% of non-Hispanic renters
  - 48% of Hispanic owners are = 1,400 households
    - vs 21% of non-Hispanic renters

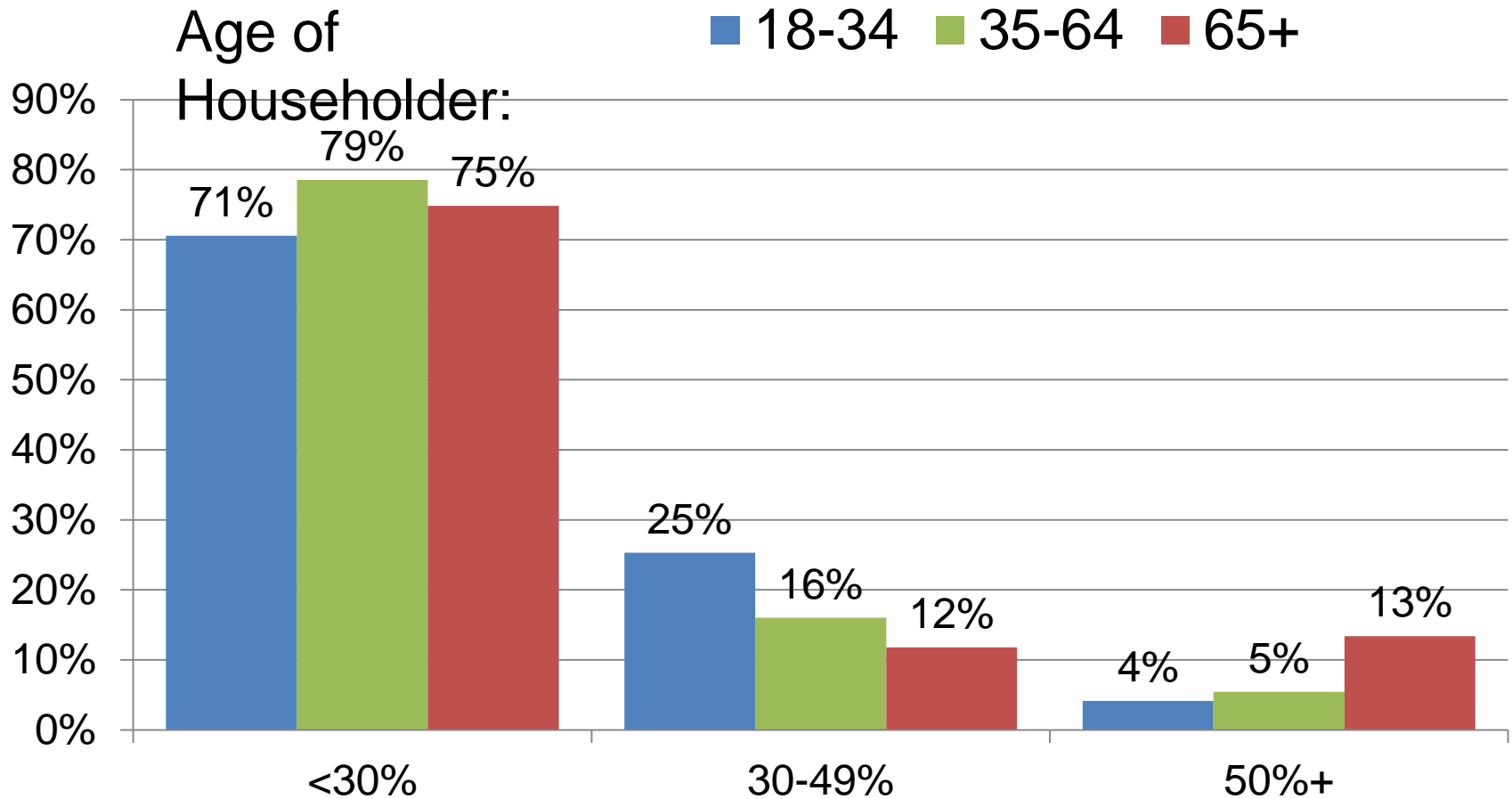
# What do we know about who faces the highest cost burdens in Arlington?

- What share of persons with disabilities spend more than half of their income on rent?
  - 58% of disabled renters = 1,800 households
  - 17% of disabled owners = 400 households
- What share of households below 30% AMI spend more than half their income on rent?
  - 84% of renters = 6,300
  - 72% of owners = 900

# Share Household Income Spent on Rent, Arlington County, 2010-2012

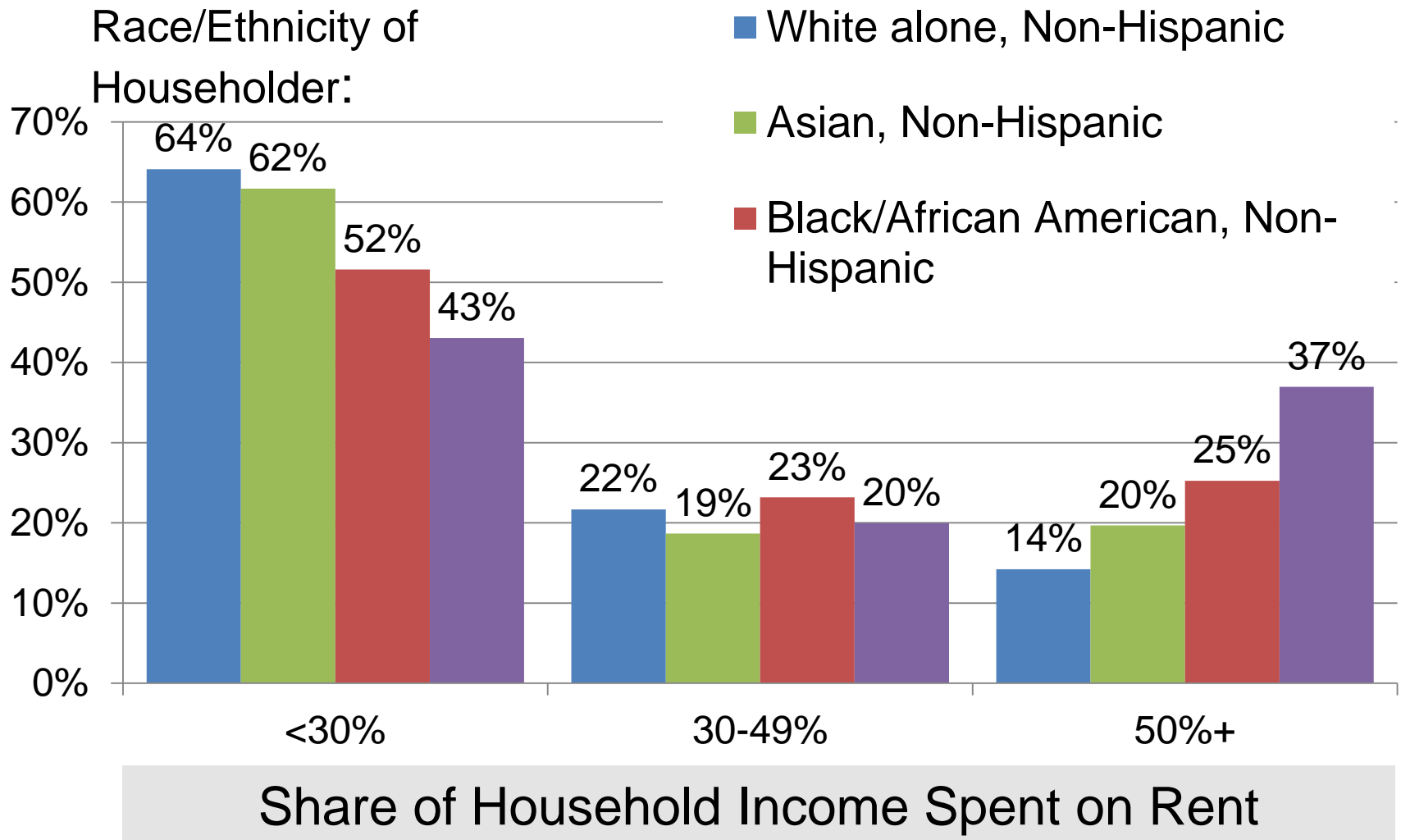


# Share Household Income Spent on Select Owner Costs, Arlington County, 2010-2012

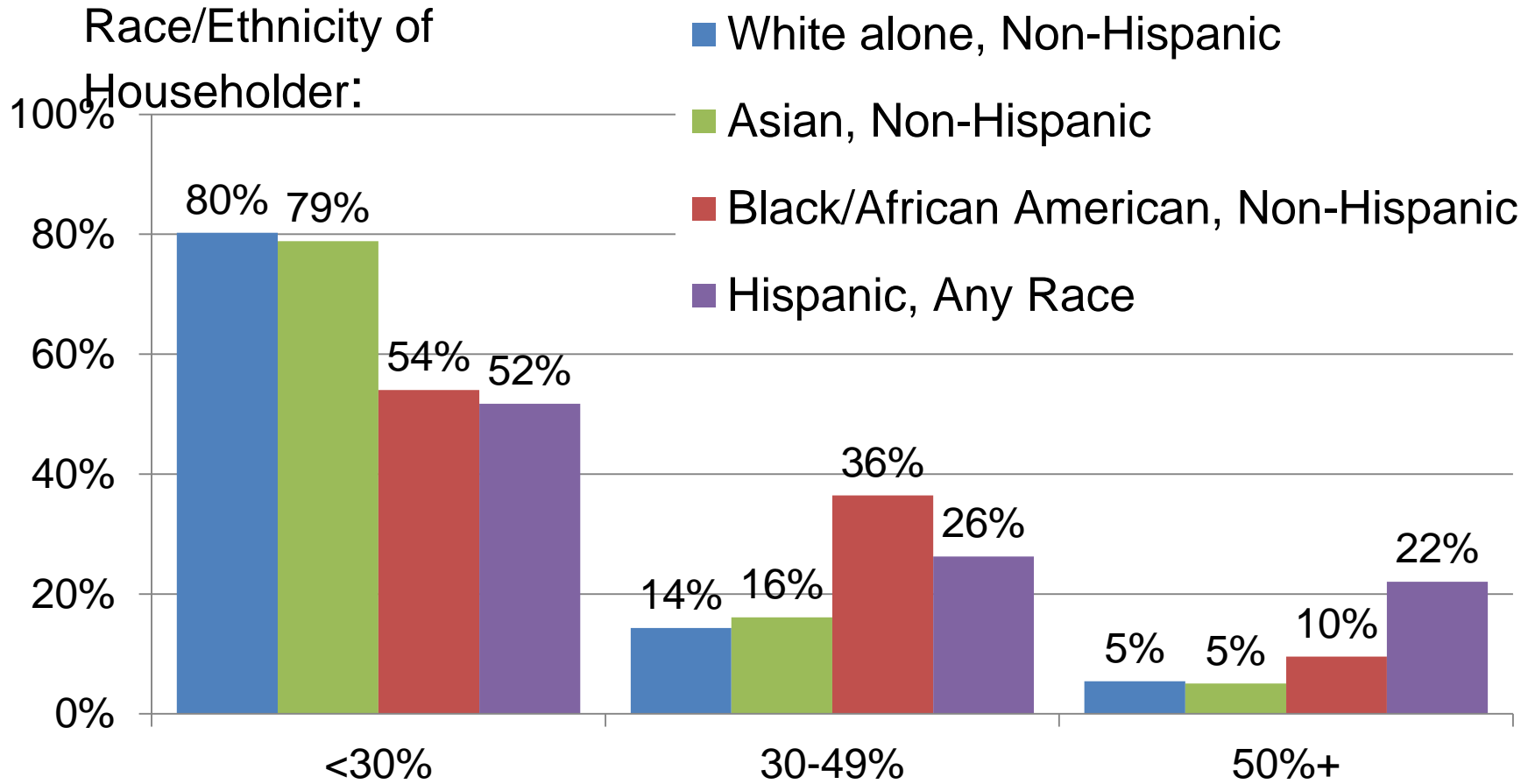


Share of Household Income Spent on Select Owner Costs

# Share Household Income Spent on Rent, Arlington County, 2010-2012

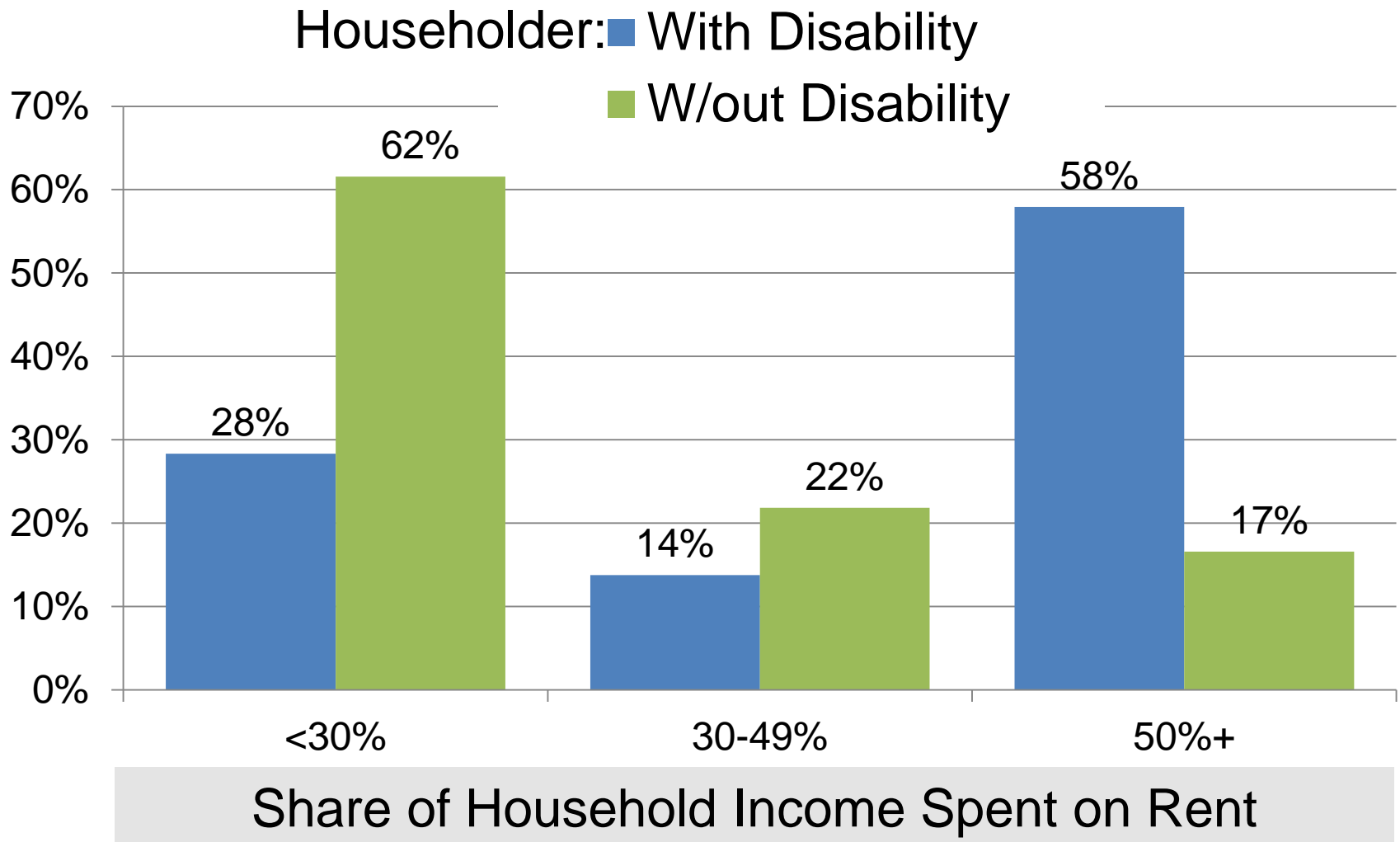


# Share Household Income Spent on Select Owner Costs, Arlington County, 2010-2012



Share of Household Income Spent on Select Owner Costs

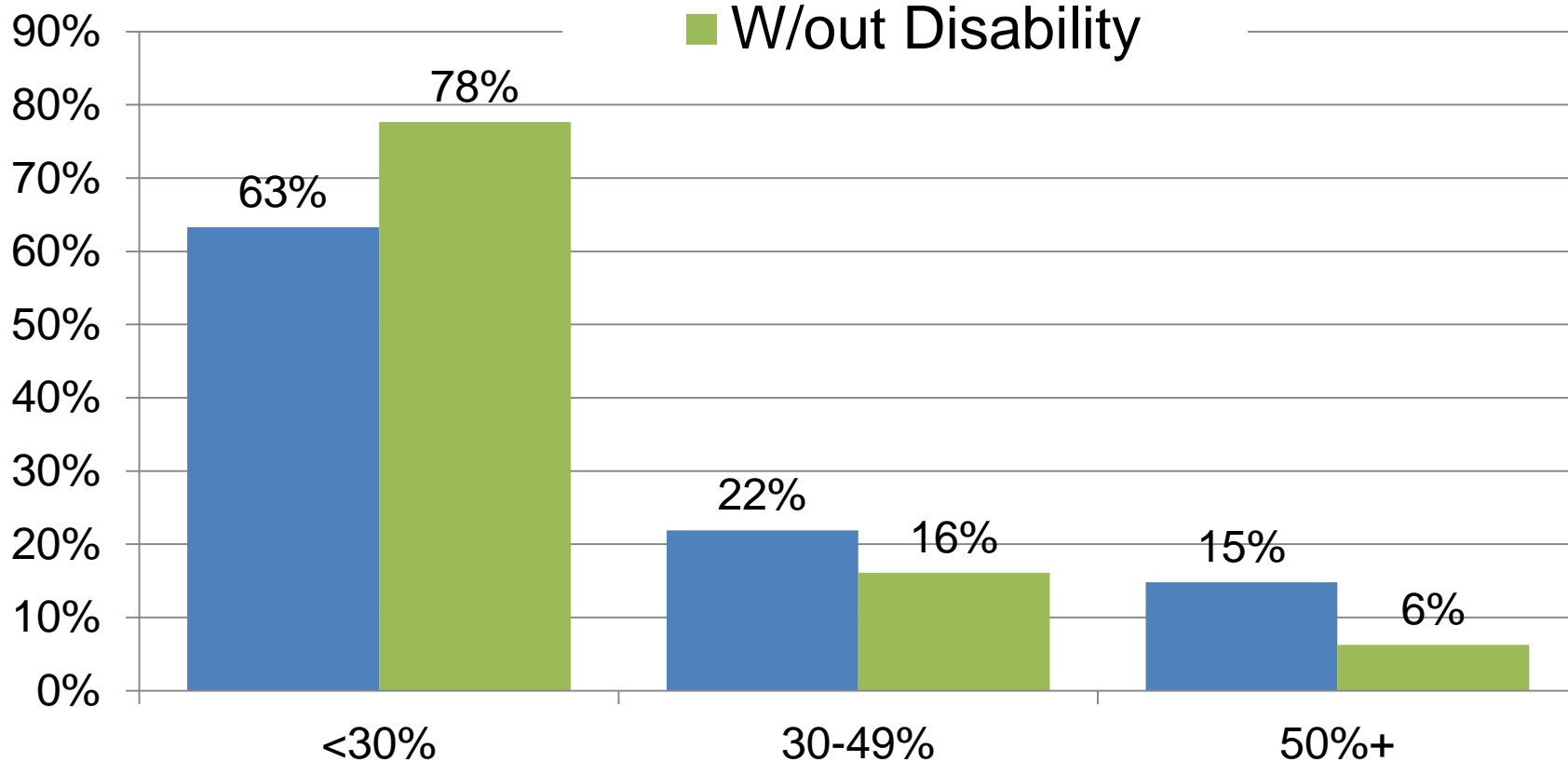
# Share Household Income Spent on Rent, Arlington County, 2010-2012



# Share Household Income Spent on Select Owner Costs, Arlington County, 2010-2012

Householder: ■ With Disability

■ W/out Disability

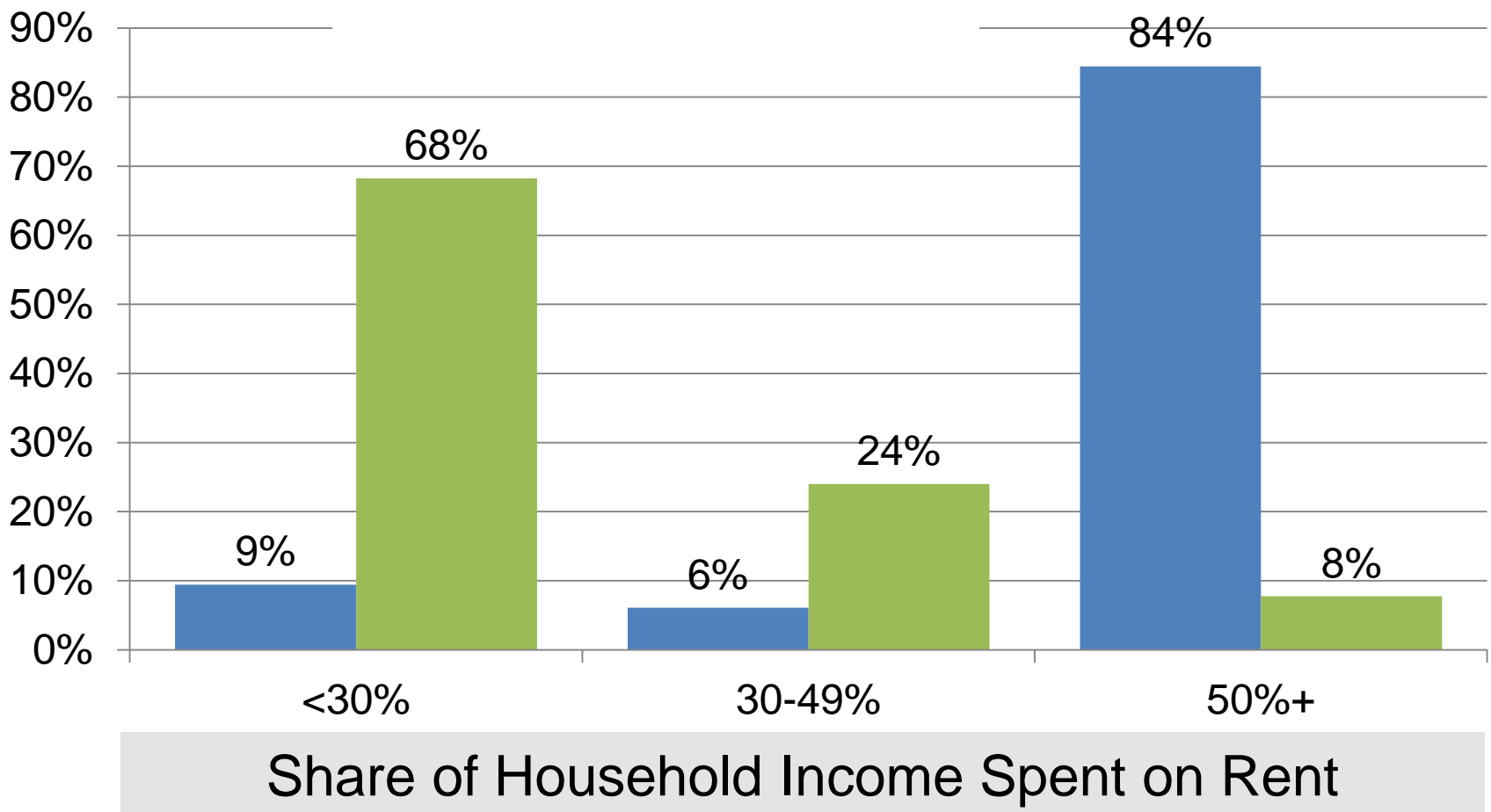


Share of Household Income Spent on Select Owner Costs



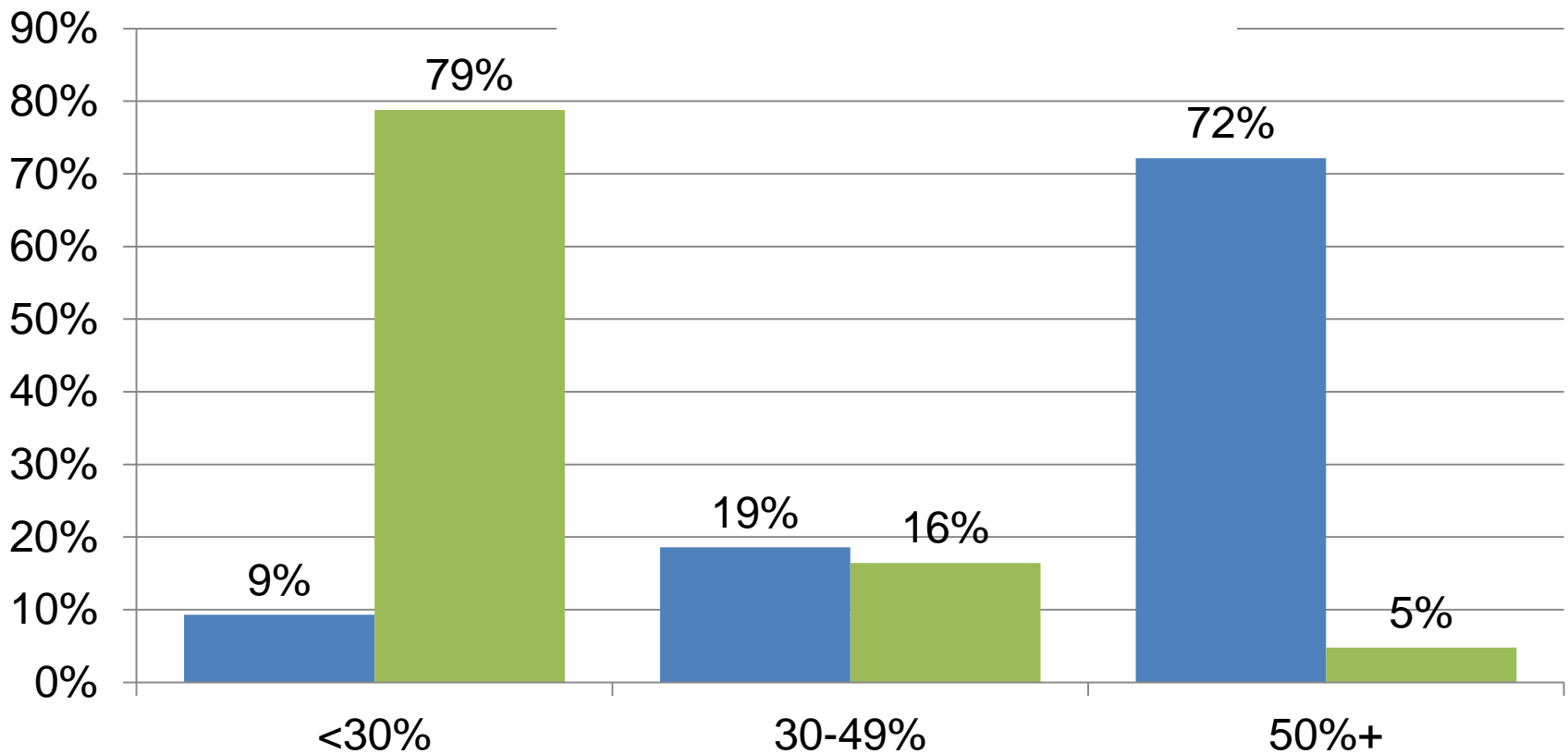
# Share Household Income Spent on Rent, Arlington County, 2010-2012

Households: ■ Income <30% AMI



# Share Household Income Spent on Select Owner Costs, Arlington County, 2010-2012

Households: ■ Income <30% AMI



Share of Household Income Spent on Select Owner Costs

What does this data on characteristics of cost burdened households tell us about housing needs in Arlington?

# What do we know about people who moved out of Arlington?

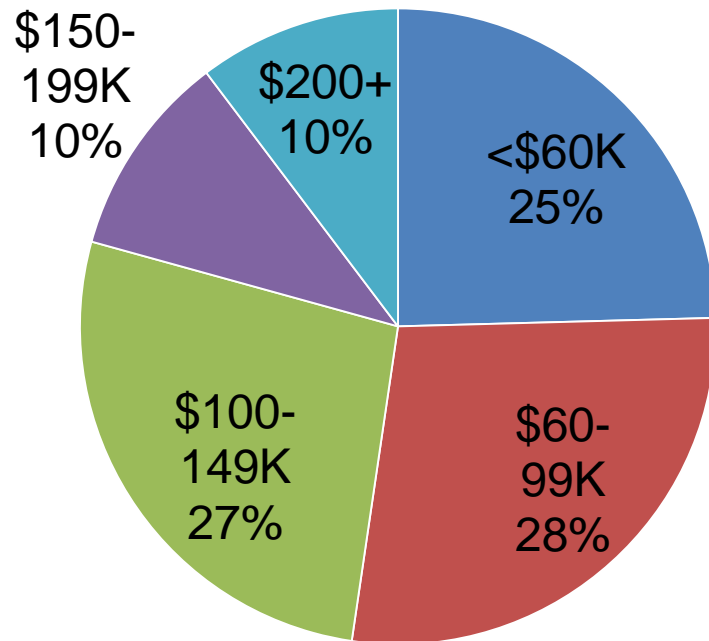
- Are out-migrant households more likely to be lower or higher income?
- After they move out of Arlington, are they more likely to be renters or owners?

# What do we know about people who moved out of Arlington?

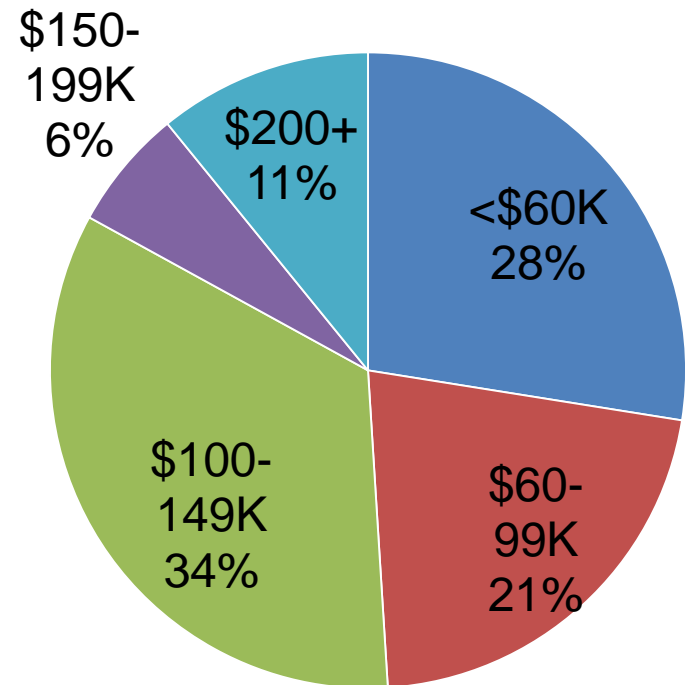
- Are out-migrant households more likely to be lower or higher income?
  - They are more likely to have incomes between \$60,000 and \$149,999 than those who stay in Arlington
- After they move out of Arlington, are they more likely to be renters or owners?
  - They are more likely to rent than those who stay

# Share of Out-Migrant Households by Income, 2010-2012

## Moved to Outside the Region

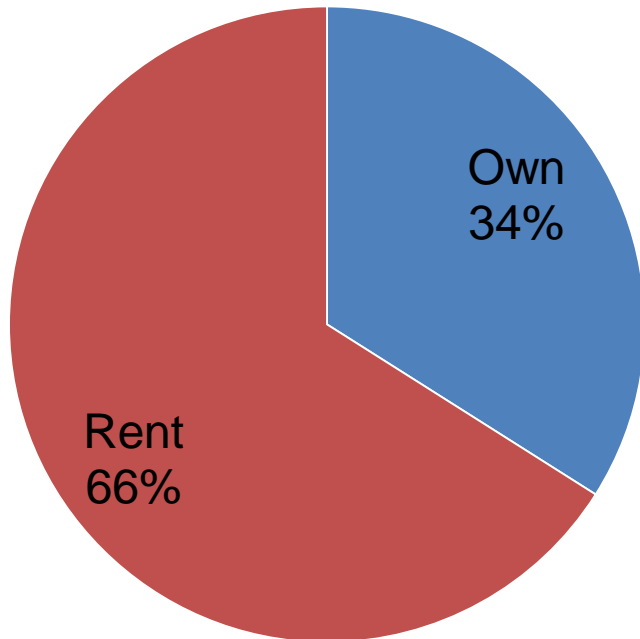


## Moved to Elsewhere in the Region

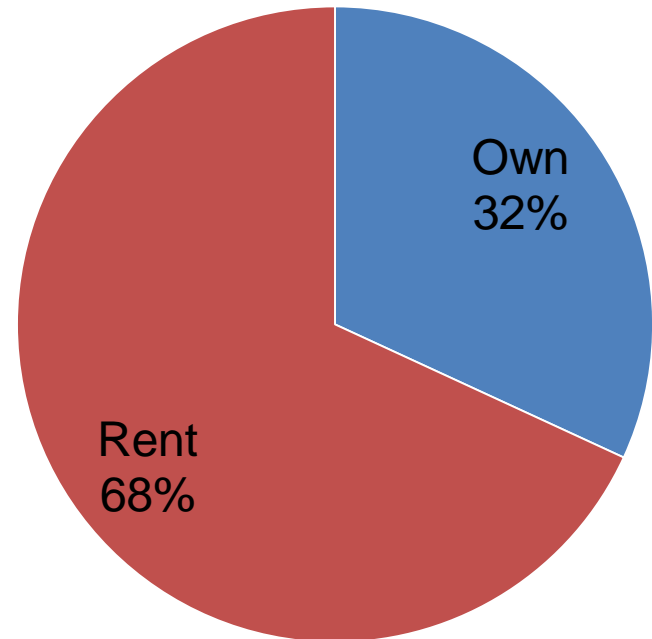


# Share of Out-Migrant Households by Tenure, 2010-2012

**Moved to Outside the Region**



**Moved to Elsewhere in the Region**



What does this data on out-migrants tell us about housing needs in Arlington?



What else do we need to know to better understand housing needs in Arlington?