

# Housing a Diverse and Inclusive Community

Analysis of Current and Future Housing Needs

August 28, 2014

# Goals of the Housing Needs Analysis

- To describe the characteristics of Arlington County's population
- To analyze demographic, economic, and housing market trends
- To examine current housing affordability in the county
- To better understand the current gap between needs and supply
- To forecast housing demand to 2040
- To evaluate current and future housing needs priorities to serve as a basis for the development of housing goals, objectives and strategies.

# PROFILE OF THE ARLINGTON COMMUNITY

Key drivers of community change:

Millennials

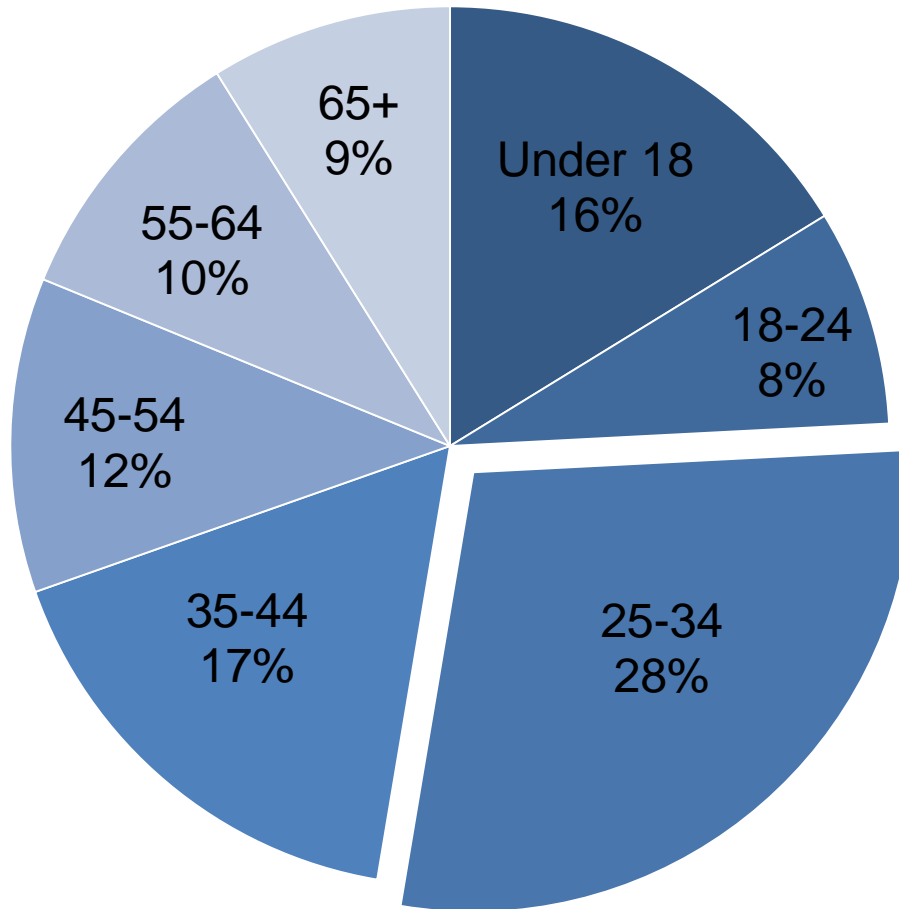
Older adults

Whites

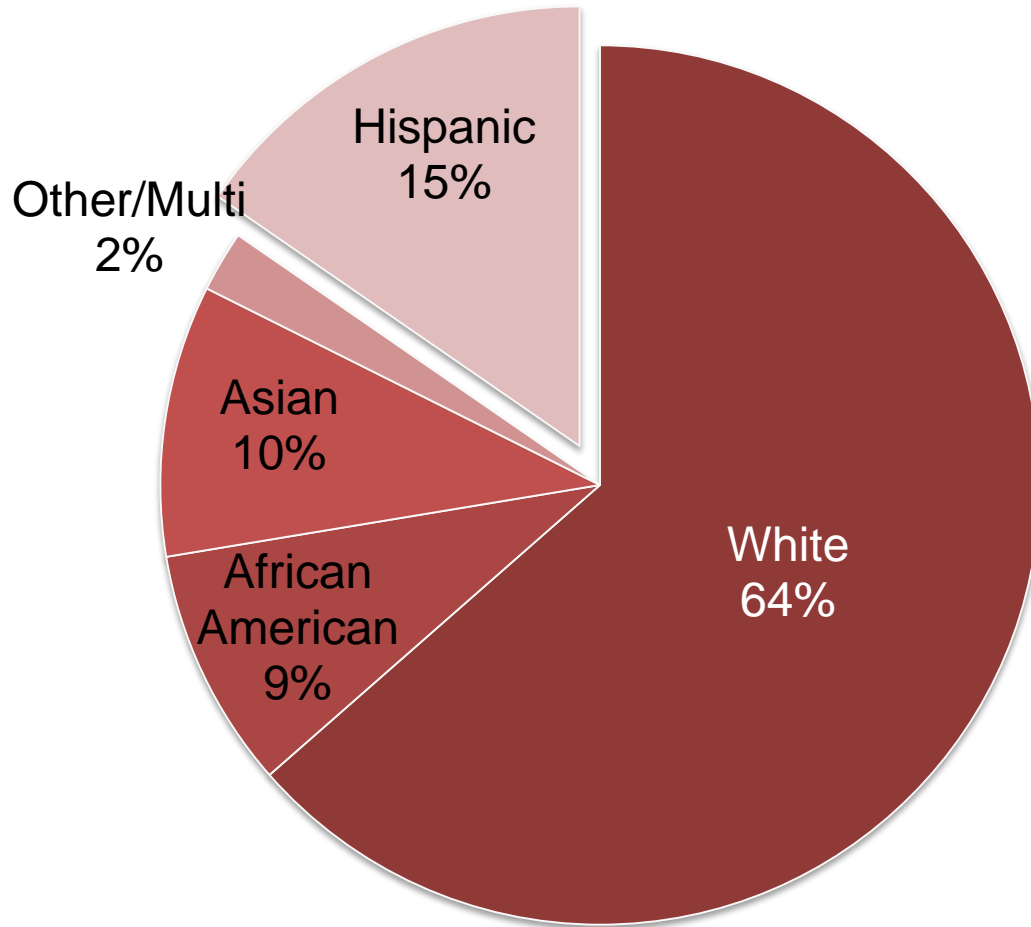
Families with children

Higher income households

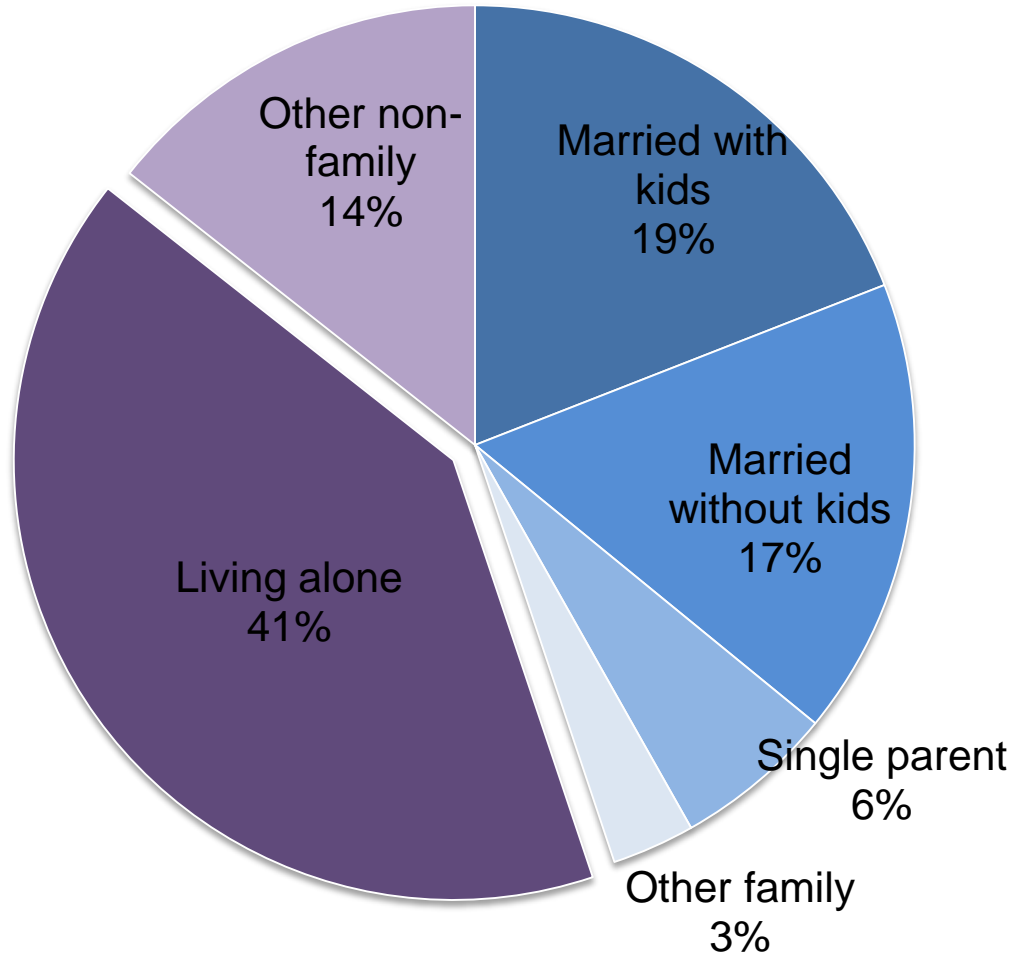
# Age



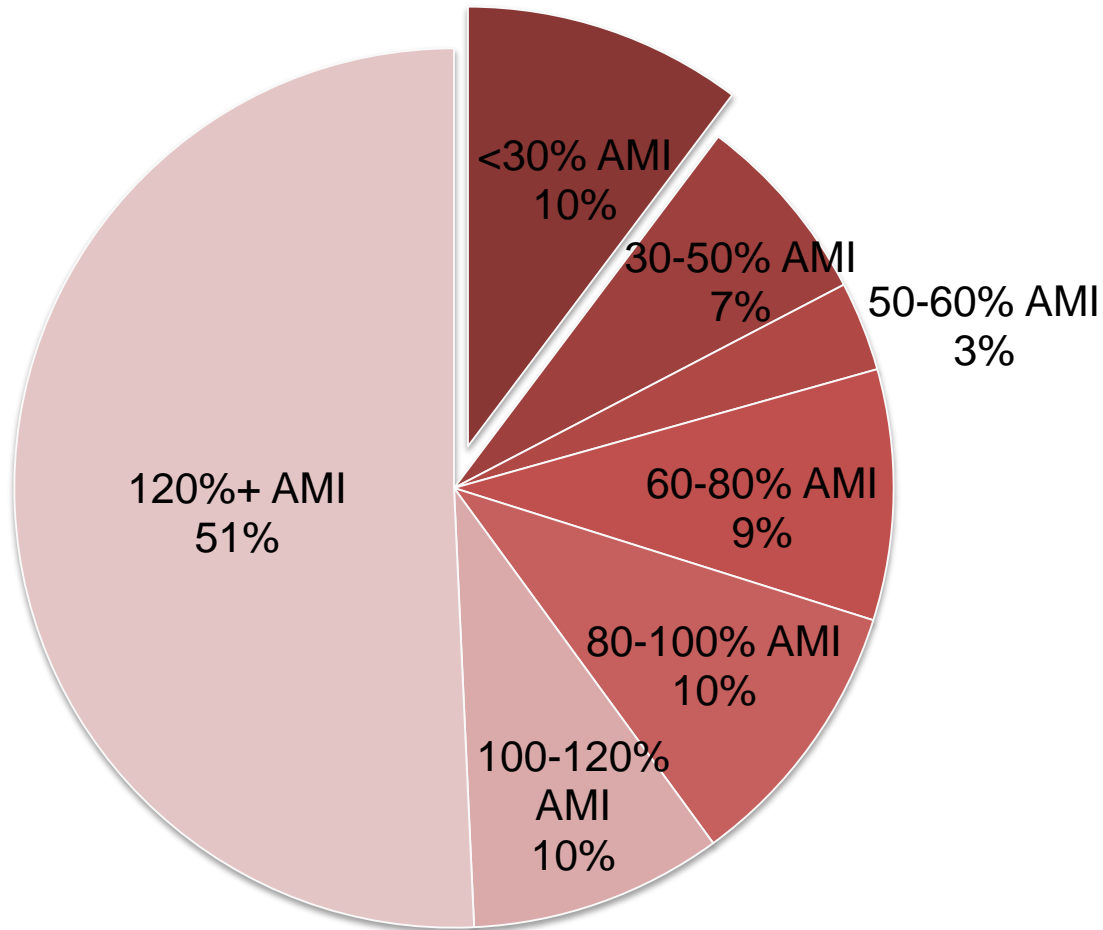
# Race/Ethnicity



# Household Type



# Household Income



# Key Drivers of Population Change

- Millennials (25-to-34 year olds)
  - +31% (14,978) between '00 and '12
  - Forming careers and families
- Older adults (55-to-64 year olds)
  - +49% (7,191) between '00 and '12
  - Retiring
- Whites
  - +22% (25,755) between '00 and '12 while Hispanic population declined by 3% (-1,202)
  - Only jurisdiction in the region that experienced a decline in its Hispanic population



# Key Drivers of Population Change (cont.)

- Families with children
  - Married couples with children grew more than 2X faster than all households (21% vs 10%)
  - Millennials, families remaining in Arlington
- Higher income households
  - Households with incomes of \$200K+ → up 60%
  - Households with incomes of \$60K or less → down 10%

# HOUSING MARKET TRENDS

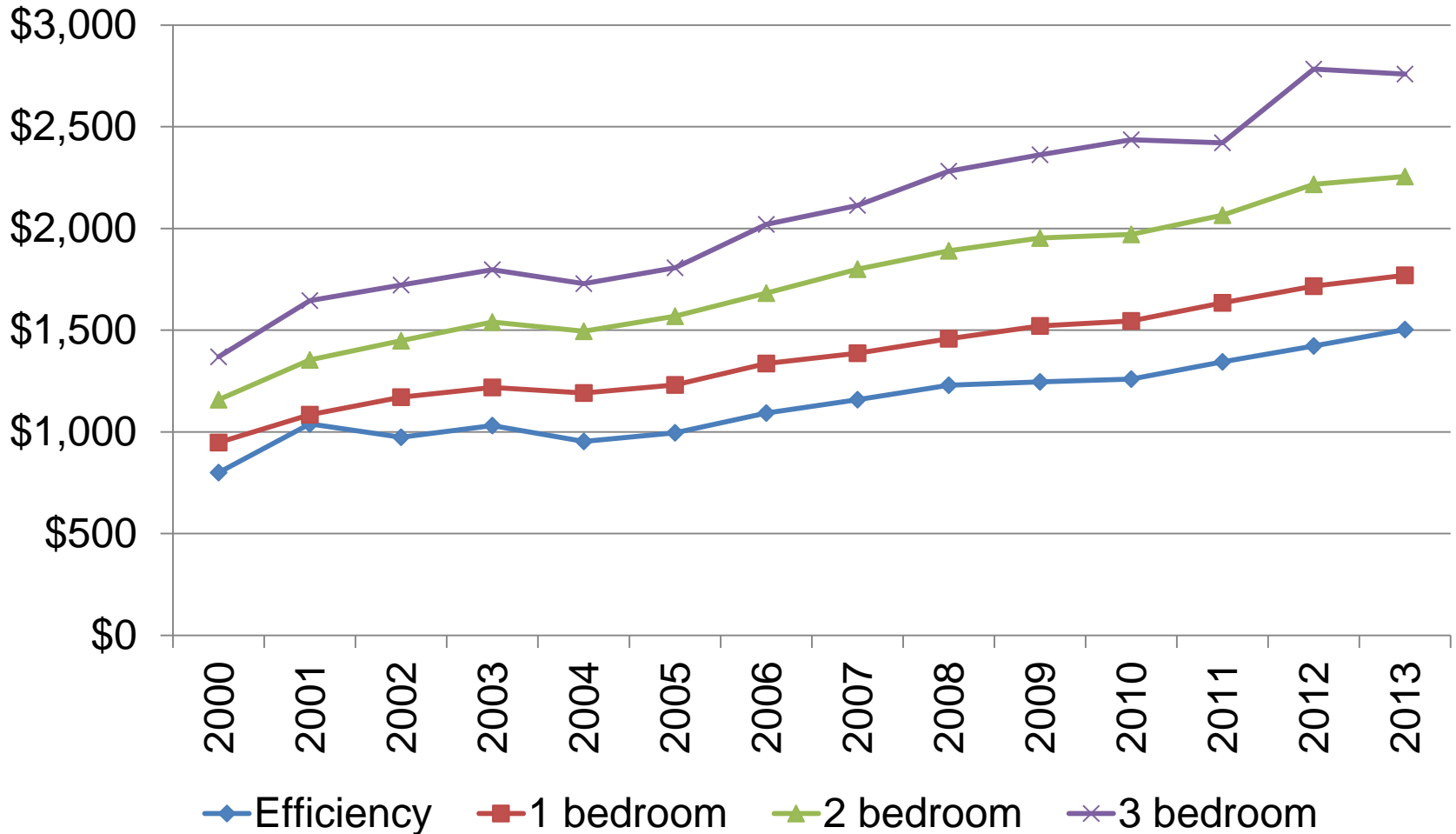
Key housing market characteristics:

Rising rents and home prices

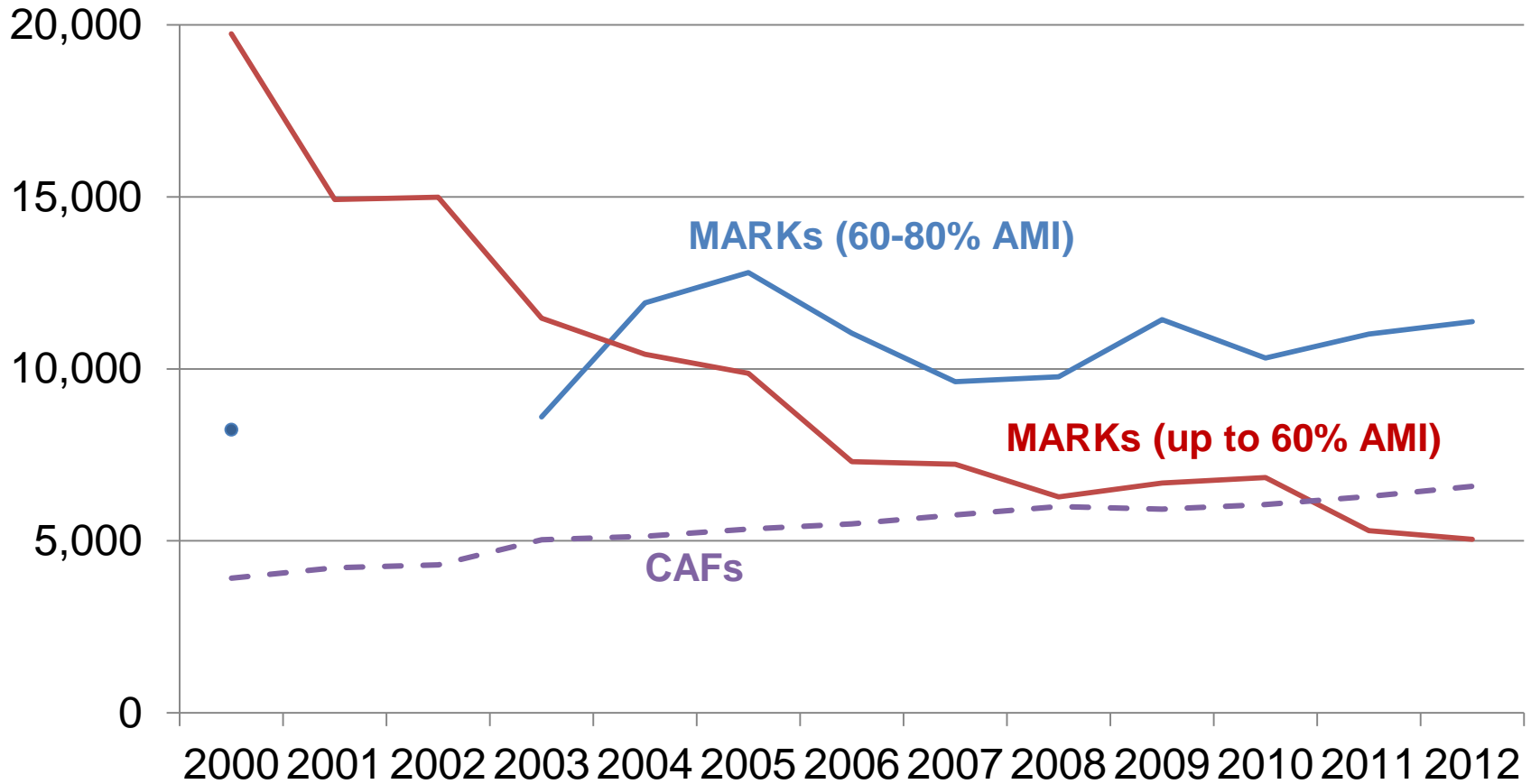
Loss of lower-rent housing

Multi-family construction

# Rents

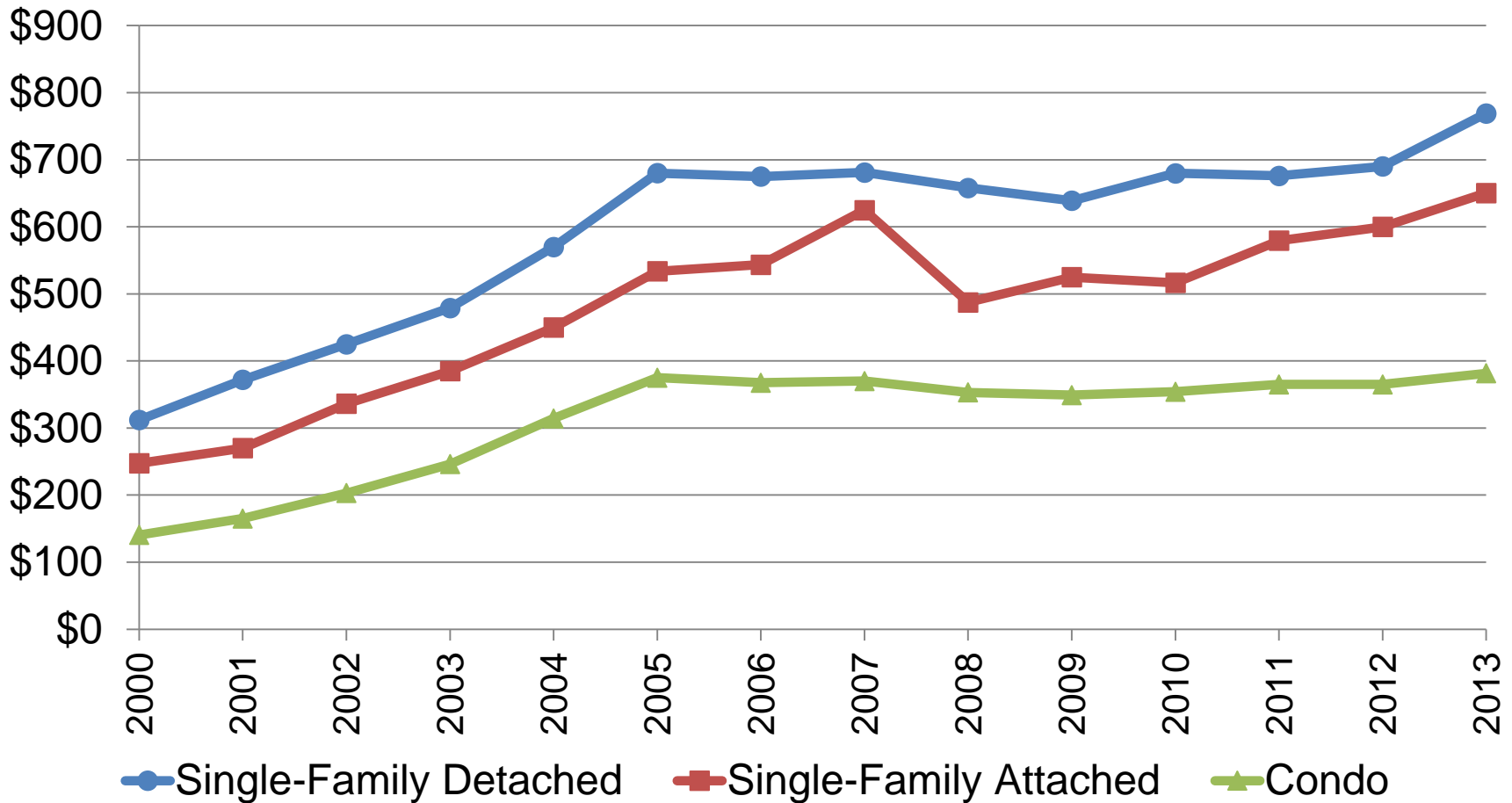


# Affordable Rental Homes

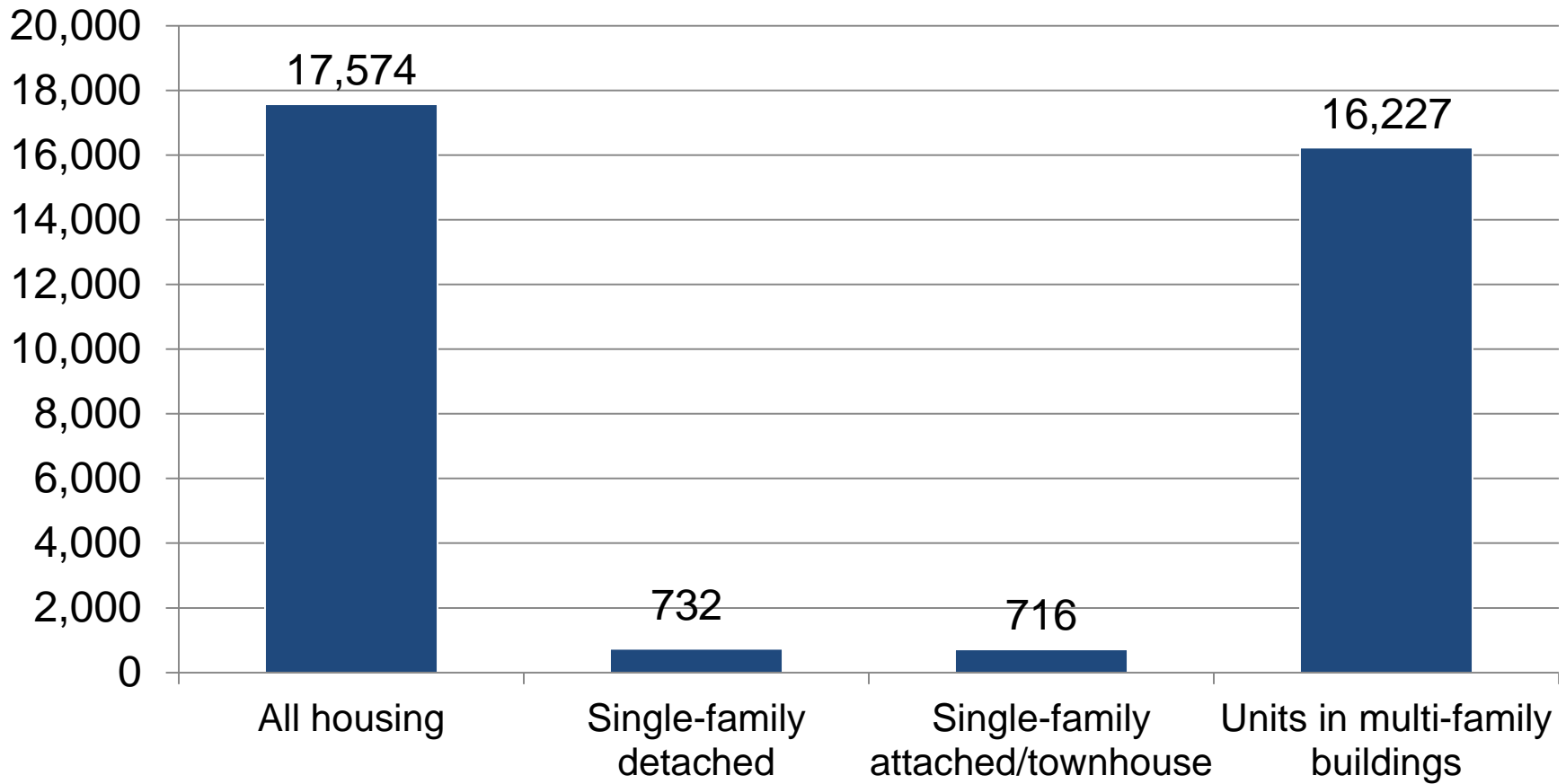


# Home Prices

Thousands



# Change in Housing Units, 2000-2013



# HOUSING AFFORDABILITY

Several groups face particular challenges:

Older renters & homeowners

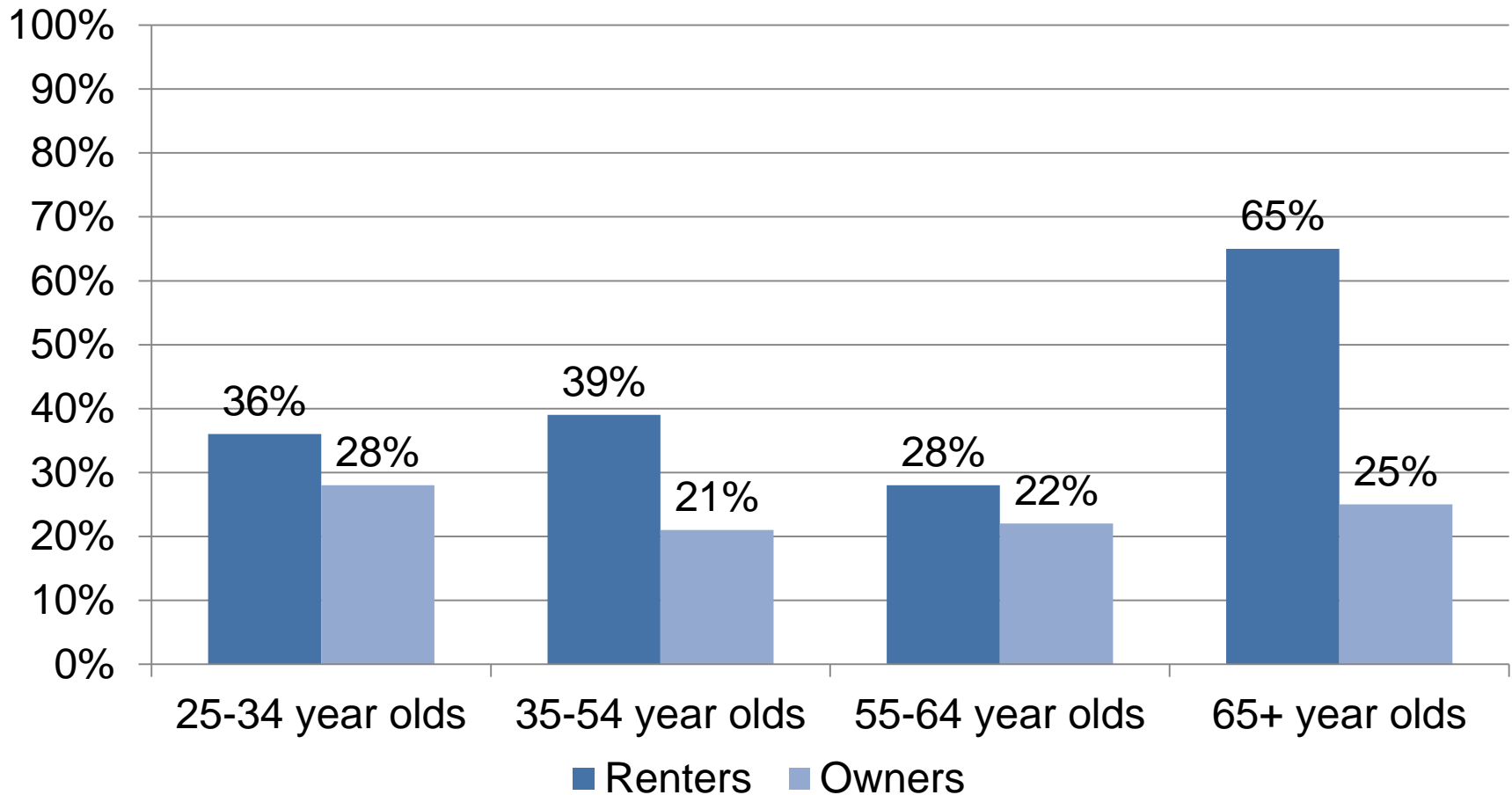
Non-white households

Families with children

Low income households

Disabled households

# Housing Cost Burden By Age





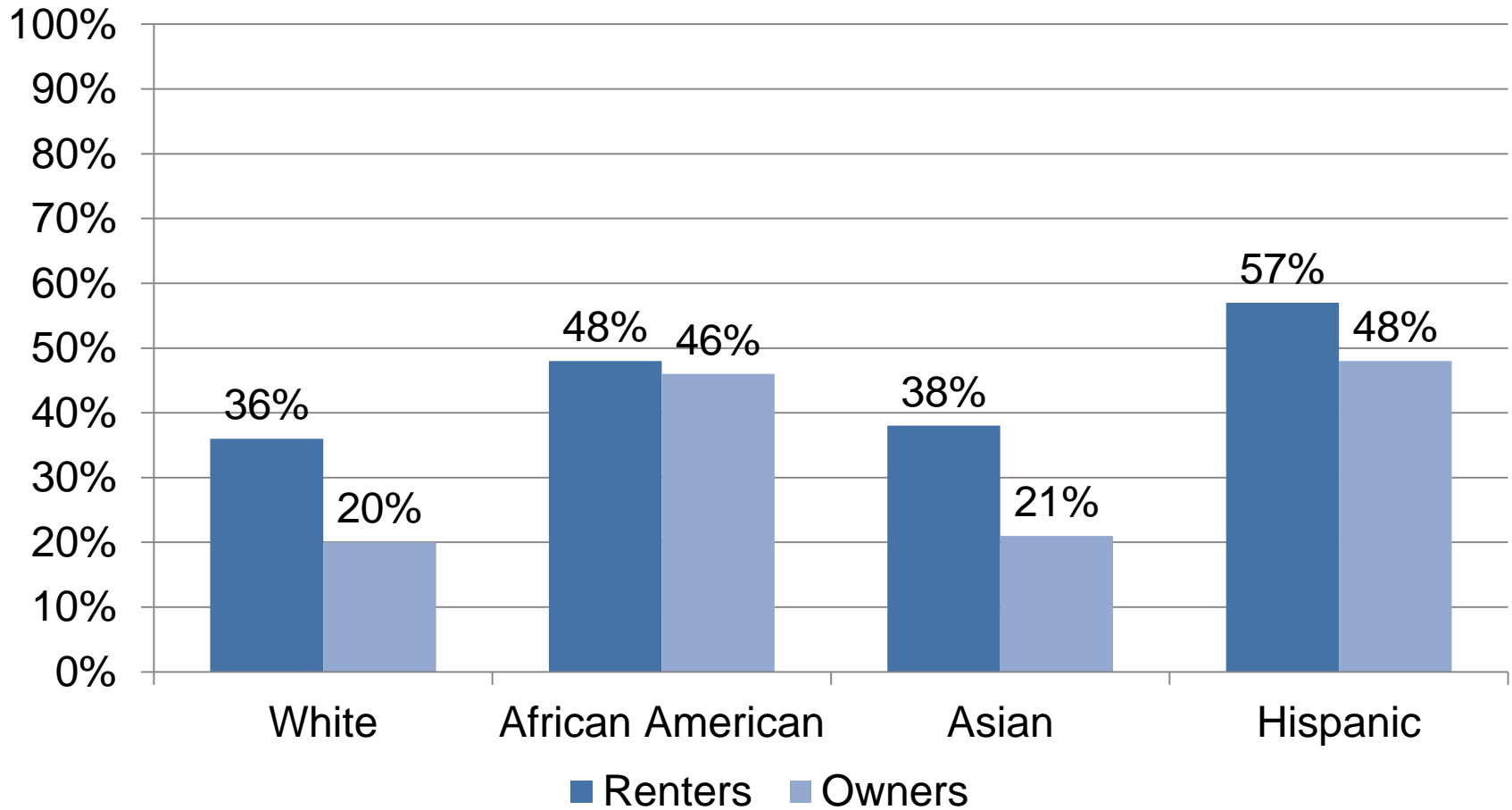
# Older Renters & Homeowners

- The majority of seniors would like to remain in Arlington for the rest of their lives
  - But one-fifth said they think they will have to leave because of housing costs
- Rising rents and condo fees have big impacts
  - Some sacrifice on food or utilities to pay for housing

Sources: Poll of Arlington residents, April-June 2014

Focus group with low-income seniors, June 2014

# Housing Cost Burden By Race/Ethnicity



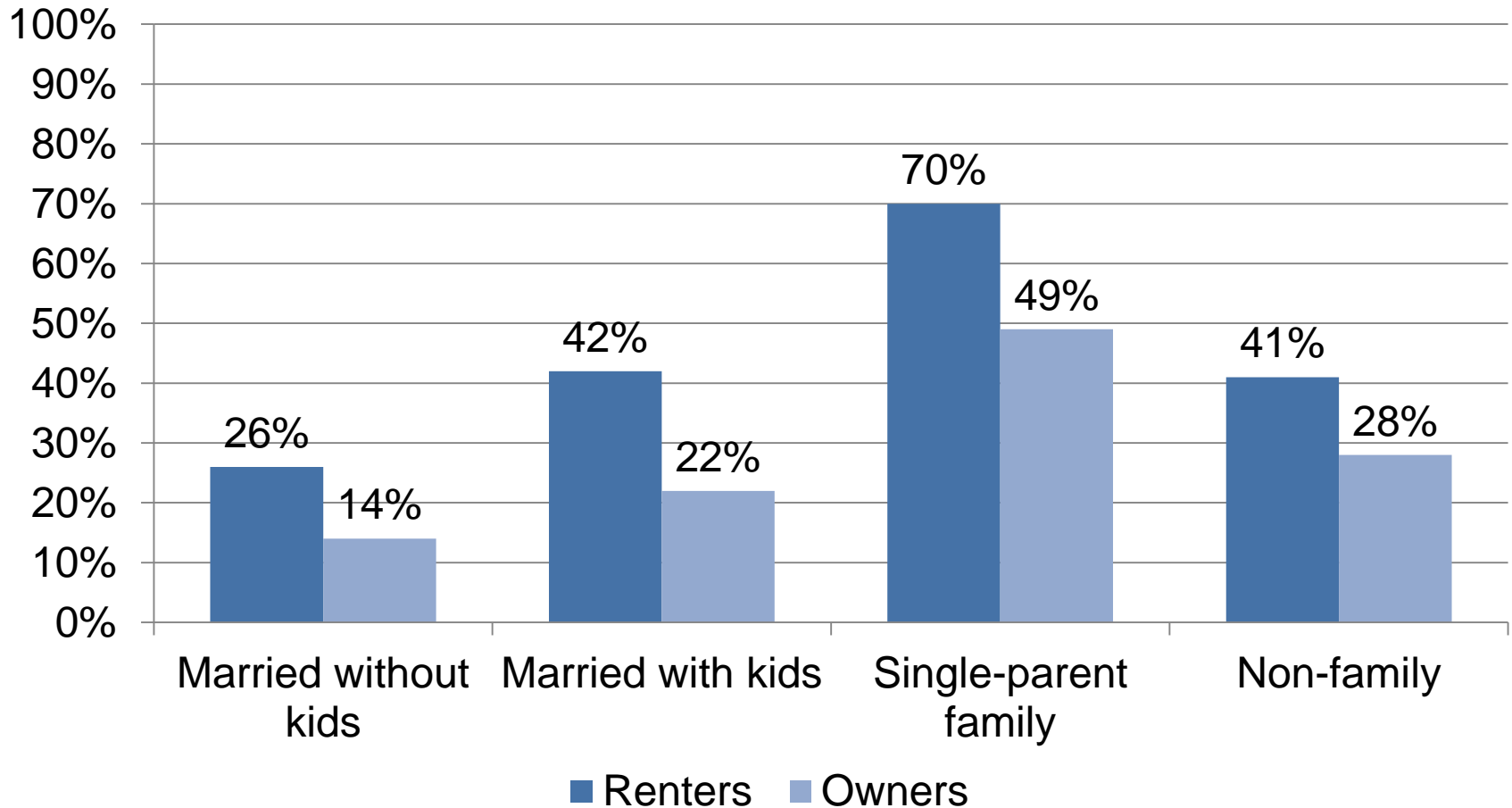
# Minority Households

- 40% of Hispanic households and 50% of African American households think they will have to leave Arlington
  - 1/5 have already moved out of a residence because of rising rents
- Housing costs are a major issue
  - Small increases in rents can mean sacrificing food, giving up their car or taking in boarders

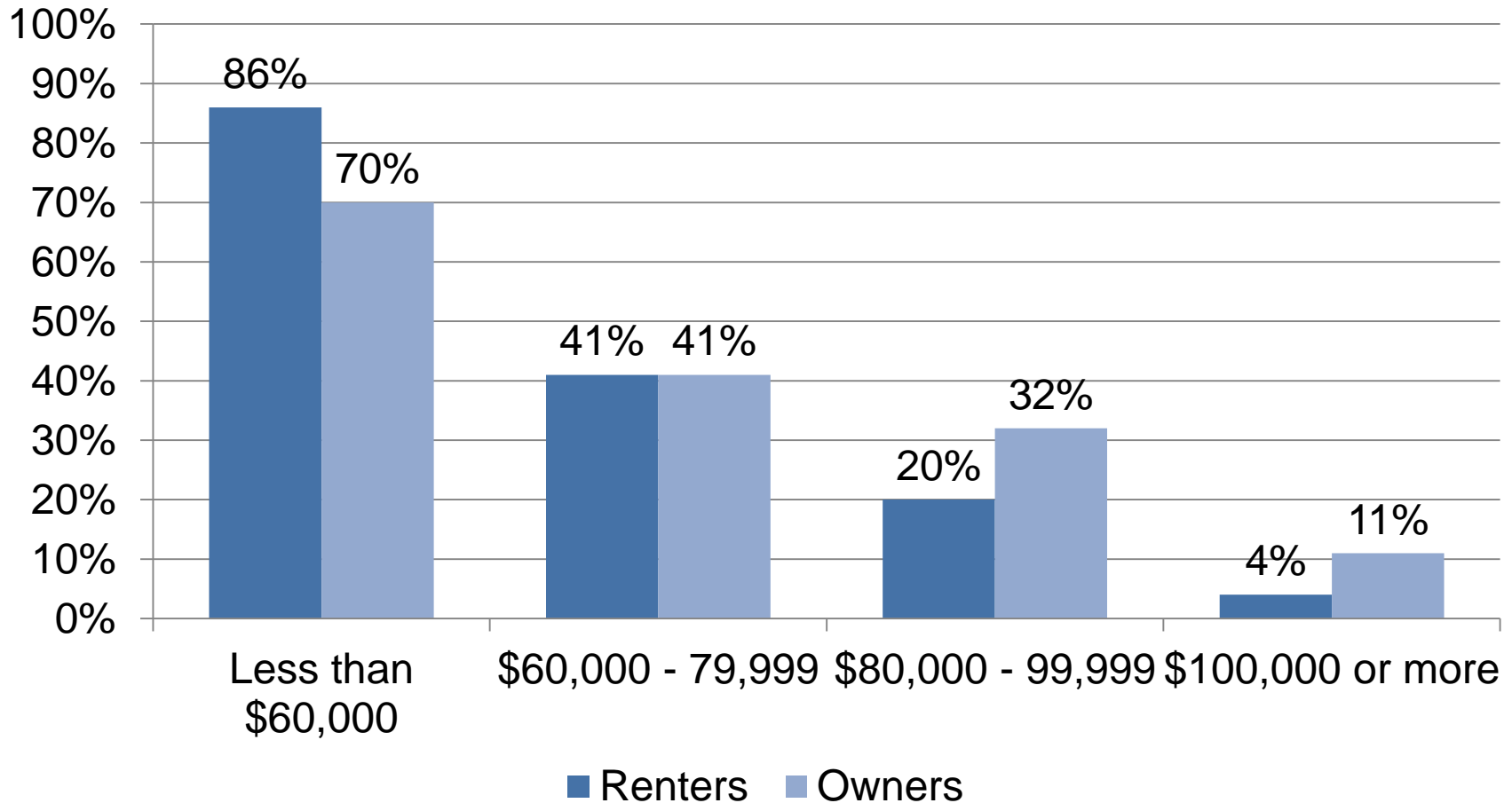
Sources: Poll of Arlington residents, April-June 2014

Focus group with Spanish speaking immigrants, June 2014

# Housing Cost Burden By Household Type



# Housing Cost Burden By Household Income



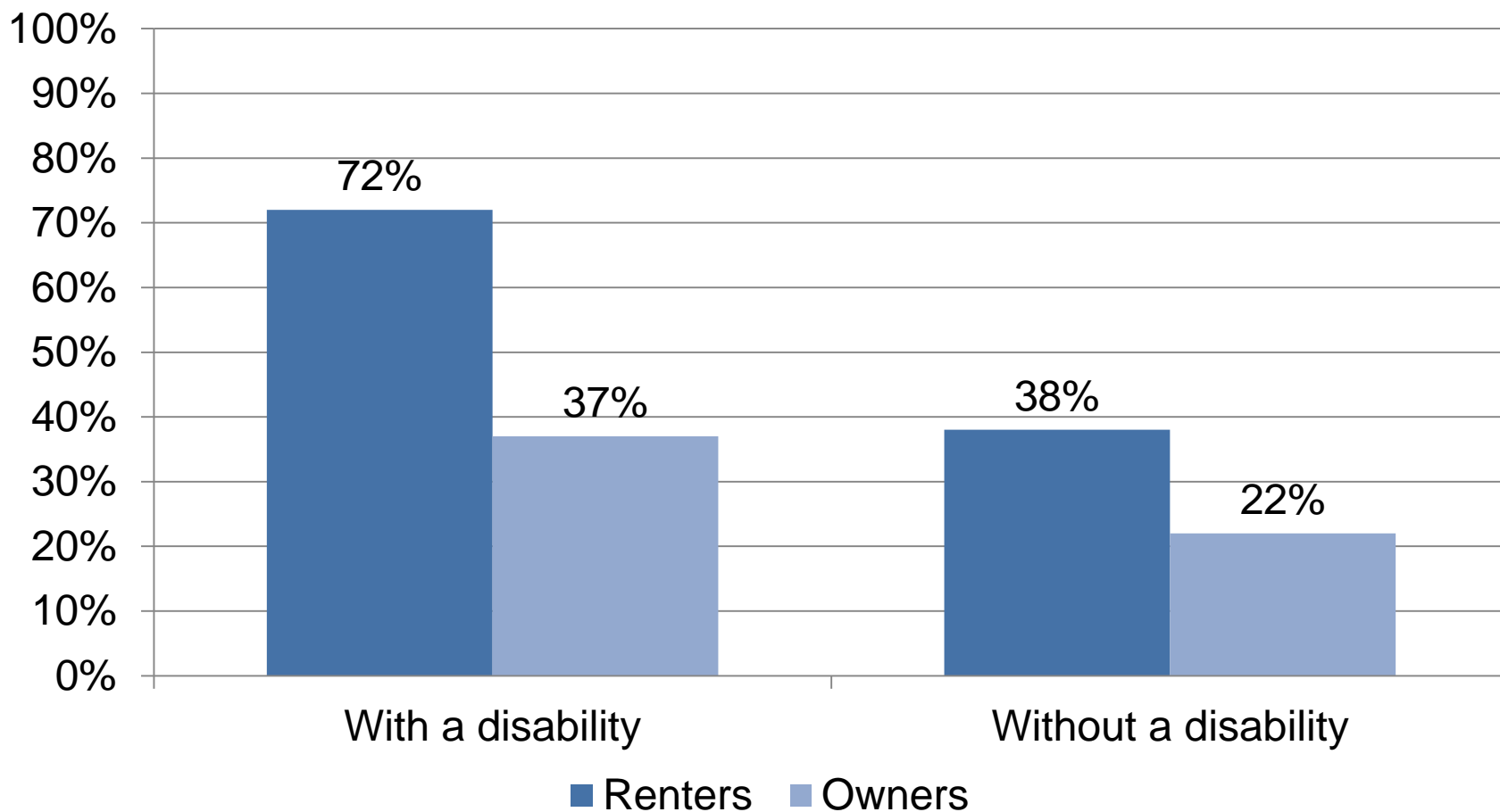
# Low-Income Households

- Three-quarters of households with incomes less than \$60,000 think they will be forced out due to rising rents
  - 30% of very low income households (<\$30K) have moved because of rent increases
- Rising rents are not the only concerns
  - Displacement when buildings are renovated, and actual or perceived changes to income rules for subsidized units

Sources: Poll of Arlington residents, April-June 2014

Focus group with immigrants and low-income seniors, June-July 2014

# Housing Cost Burden By Disability Status



# Disabled Households

- 38% would like to remain in their homes for the rest of their lives
  - More than half would require some modification to their homes to allow them to do so
- High and rising rents make it difficult to afford other bills

Sources: Poll of Arlington residents, April-June 2014

Interviews with disabled persons, July 2014



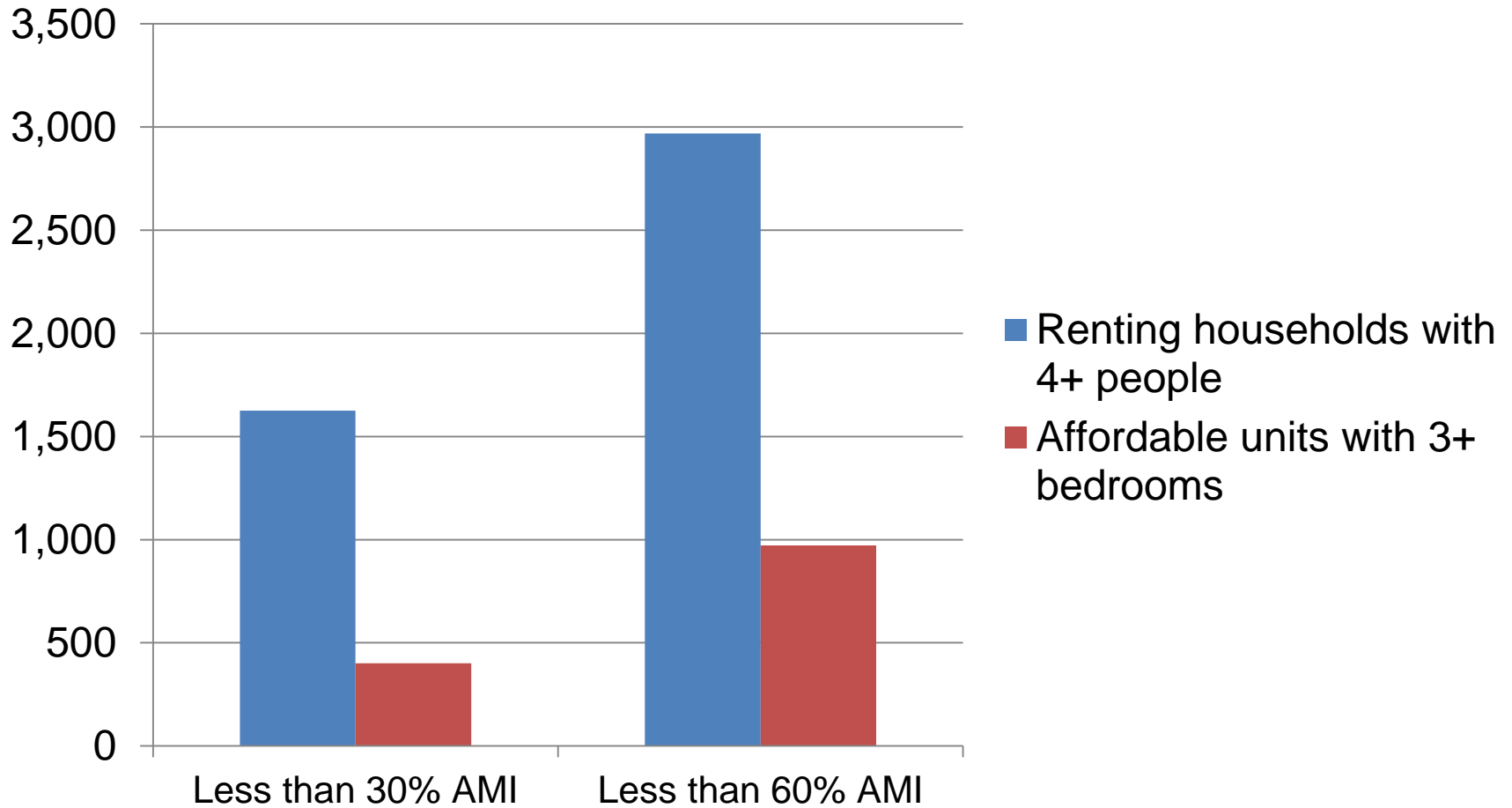
# CURRENT DEMAND & SUPPLY

There is currently a substantial gap in Arlington for:

Low-income renters

Moderate-income would-be homebuyers

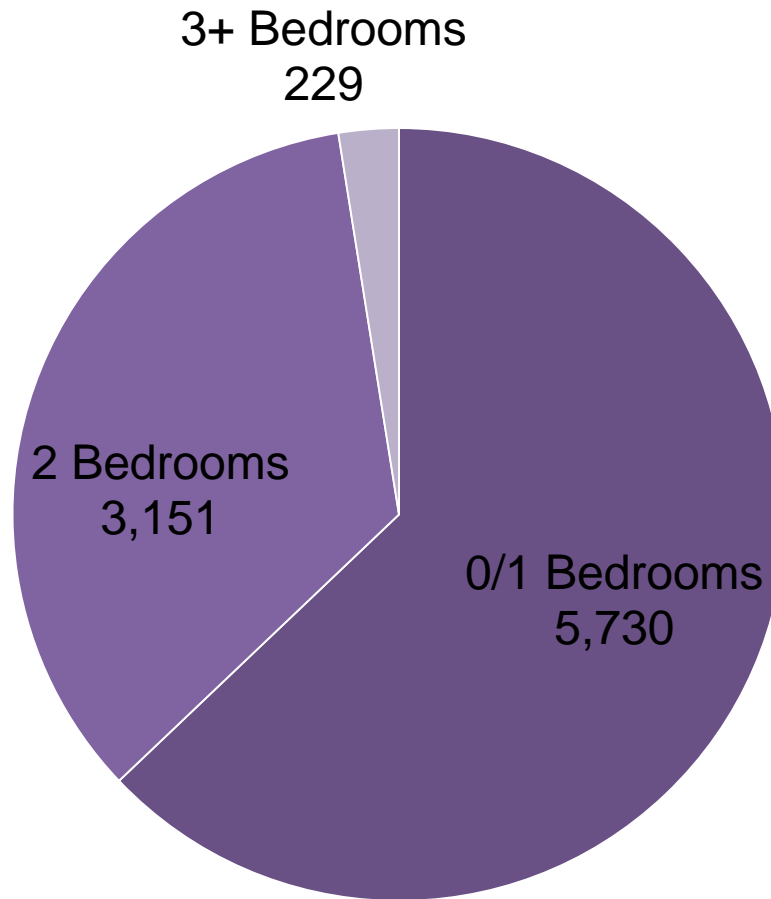
# Comparing Renters to Homes with Affordable Rents



# Affordable and Available Units per 100 Extremely Low-income Households (<30% AMI)

Jurisdiction	Units
Arlington County	18
District of Columbia	45
City of Alexandria	27
Fairfax County	25
Montgomery County	33
Prince George's County	25

# Homes Valued Under \$300,000 by Bedrooms



# FORECASTS OF FUTURE HOUSING DEMAND

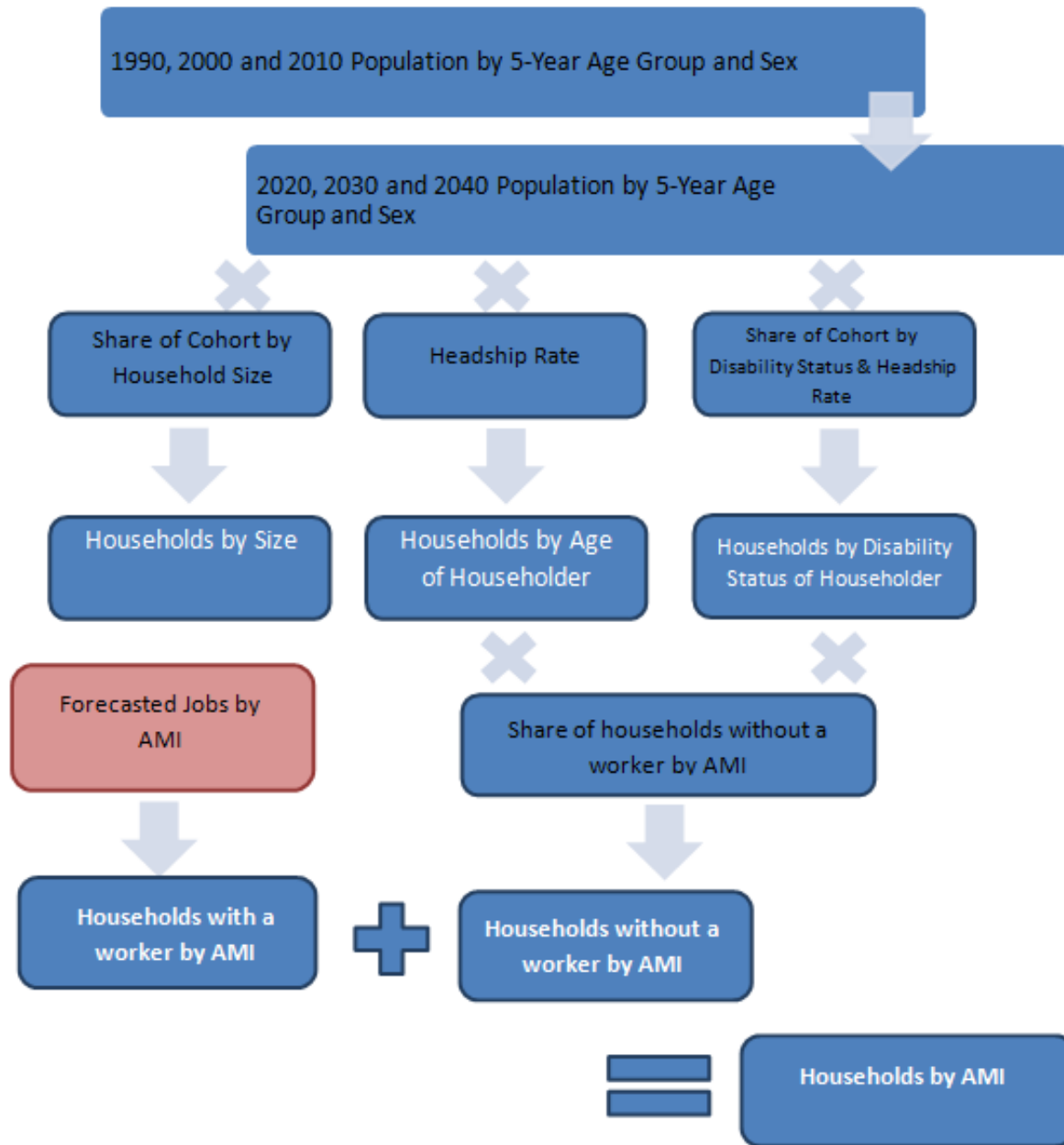
Future household growth will include increases in:

Senior households

Two- and three-person households

Households with a disabled person

Lower- and higher-income households



# Household Forecasts

Year	Households	Decade Change	Decade Percent Change
2010	98,100	-	-
2020	112,200	14,100	14%
2030	121,400	9,200	8%
2040	128,600	7,200	6%
Cumulative 2010-2040		30,500	31%

# Household Forecasts, 2010-2040 By Household Size



+10,100 1-person households



+4,700 3-person households



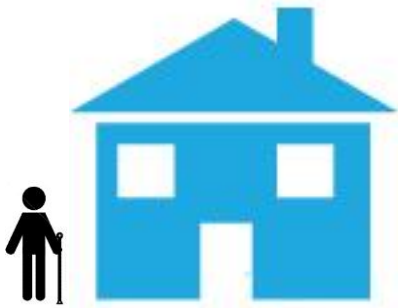
+11,800 2-person households



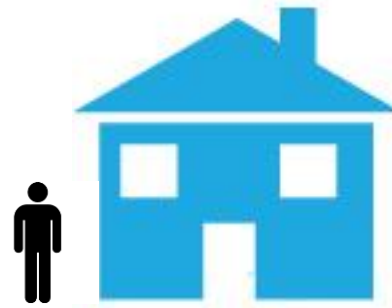
+3,900 4+-person households



# Household Forecasts, 2010-2040 By Age (of Household Head)



+8,600 65+ households



+21,900 under 65 households

# Household Forecasts, 2010-2040 By Disability Status

Physical



+1,700 households

Independent Living/Self Care



+150 households

Cognitive



+150 households

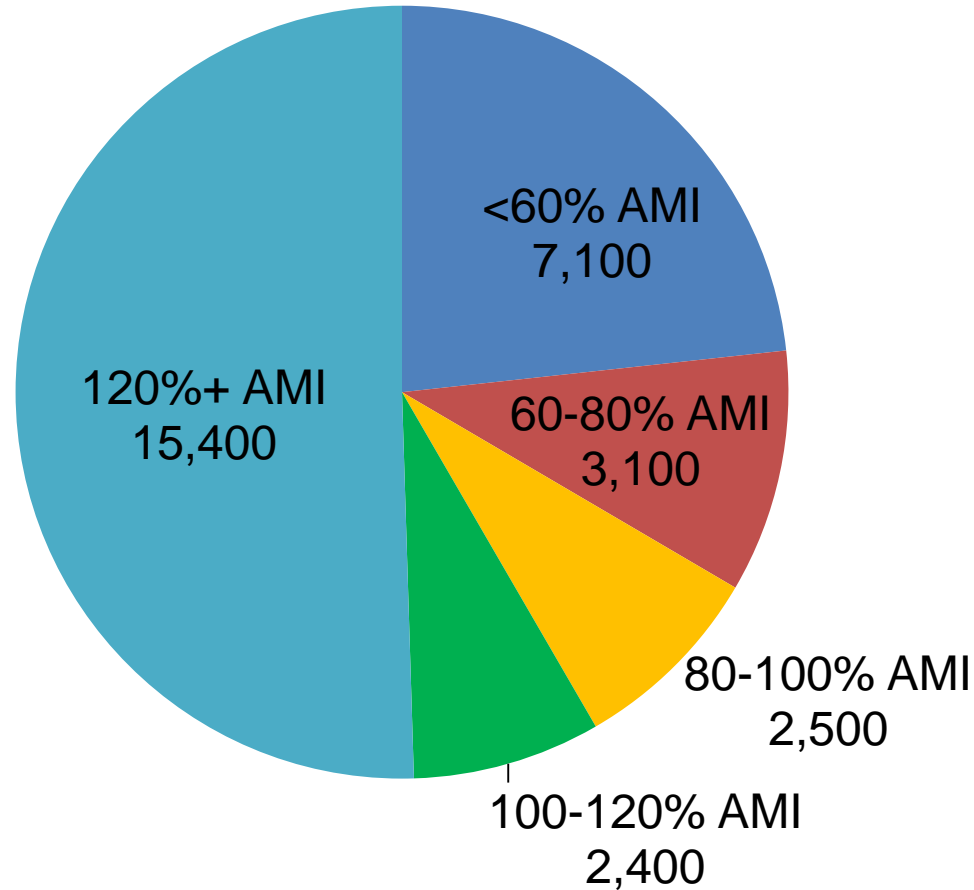
Multiple



+2,200 households

# Household Forecasts, 2010- 2040

## By Household Income



# Household Forecasts, 2010-2040 By Tenure



+11,000 owners



+19,500 renters

# BALANCING HOUSING NEEDS

# Arlington's Housing Principles

- **Diversity** Housing affordability directly contributes to the community's diversity by enabling a wide range of households to live in Arlington, especially households with limited means and special needs.
- **Inclusivity** Housing inclusivity supports a caring, welcoming community in which discrimination does not occur, housing opportunities are fair, and no one is homeless.
- **Choice** A range of housing choices should be available throughout our community and affordable to persons of all income levels and needs. Balanced housing choices benefit individuals and the community as a whole.
- **Sustainability** Housing affordability is vital to the community's sustainability. It impacts the local economy and the natural and built environments. Affordable housing supports diverse jobs and incomes needed to sustain the local economy.

# Balancing and Prioritizing Housing Needs

- Low-income (<60% AMI) renters
- Families with children
- Seniors
- Persons with disabilities
- Homeownership for moderate-income households
- Homeless and near homeless

## NEXT STEPS

Review needs analysis with Working Group and internally  
Share findings from needs analysis with County residents  
(September 22 forum)

Develop recommendations for affordable housing programs &  
policies

Present at a County Board working session (December)



# QUESTIONS? COMMENTS?