

HOUSING A DIVERSE AND INCLUSIVE COMMUNITY IN ARLINGTON COUNTY: CURRENT AND FUTURE HOUSING NEEDS

A presentation to the Arlington community
September 22, 2014

What do we need to know about housing needs in Arlington?

How many Arlingtonians struggle to find affordable housing?

Which groups of individuals and families face the greatest needs?

Where are the current affordable housing gaps?

What are Arlington's future housing needs?

How did we answer these questions?

- Analysis of Census and other data (April- June)
- Poll of Arlington residents (April – June)
- Focus groups/targeted interviews (June-July)
 - *Employers, low-income seniors, persons with disabilities, immigrants, CAF residents, homeless persons, non-resident commuters*
- Review of current housing programs & policies (May-June)
- Analysis of current and future household characteristics & housing needs (June-August)



Recognizing the commitment to the community's values

DIVERSITY

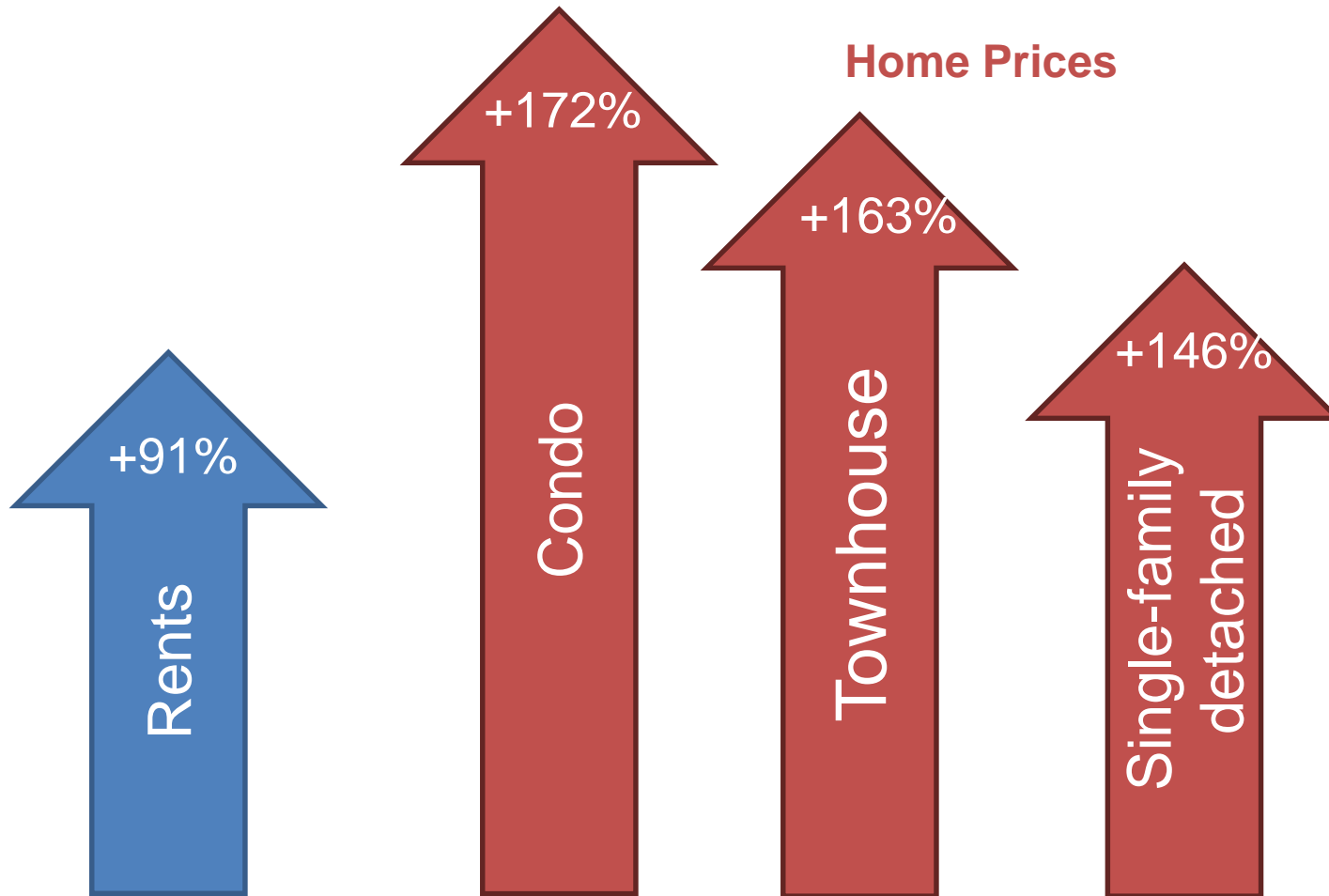
CHOICE

INCLUSIVITY

SUSTAINABILITY

What did we learn?

Housing costs climbed dramatically between 2000 & 2013



ARLINGTON AFFORDABLE HOUSING STUDY

Some common affordable housing terms

- **Cost Burdened household:** A household that spends **30% or more** of its gross income on housing costs

Example: A household with an annual income of \$60,000 spending \$1500 or more per month on housing

- **Severely Cost Burdened household:** A household that spends **50% or more** of its gross income on housing costs

Example: A household with an annual income of \$60,000 spending \$2500 or more per month on housing

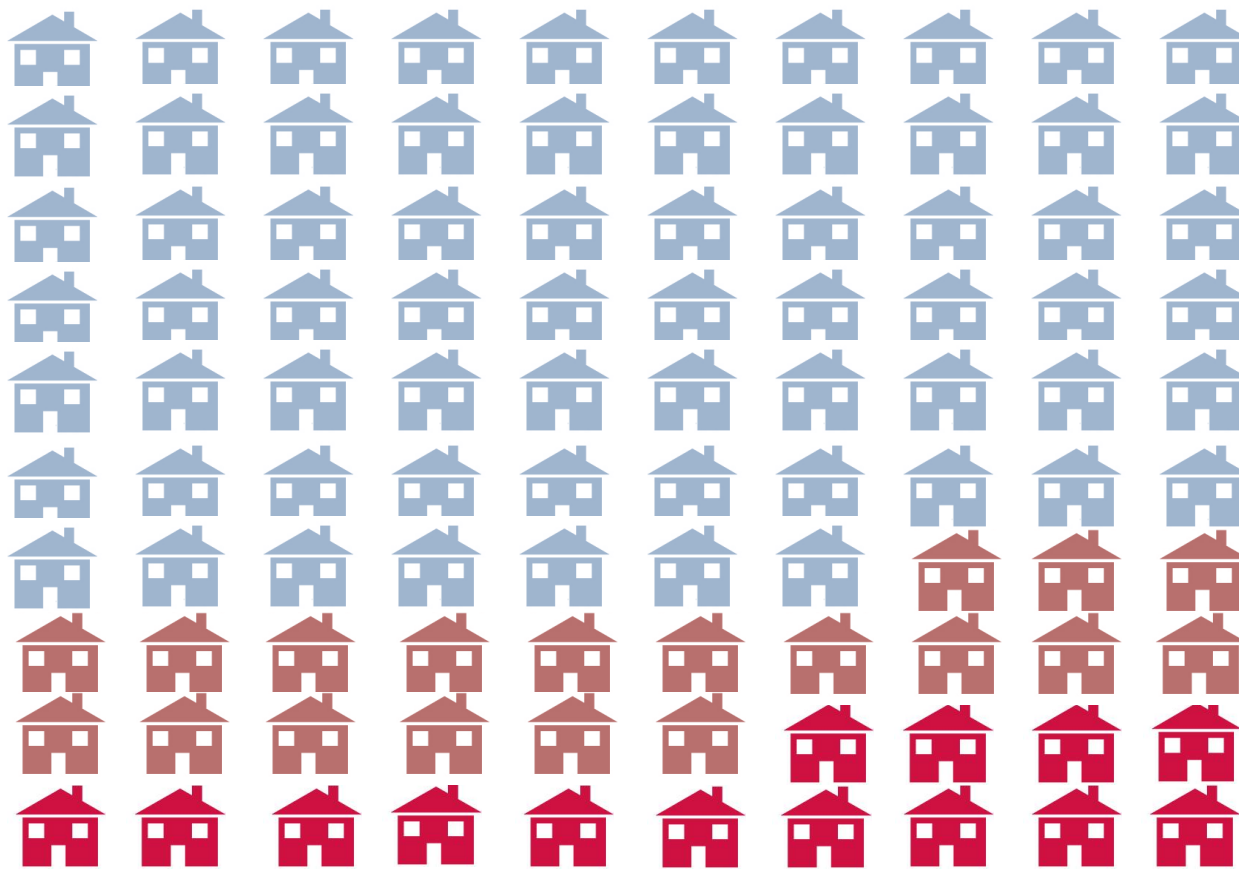
Some common affordable housing terms


- Area Median Income (AMI): The median household income for a metropolitan area, which varies by household size
In FY2012, the AMI for the Washington region was **\$107,500** for a **family of four**
\$75,300 for a **single person**
- Who is “**low income**”?
Extremely low income: <30% AMI
Very low income: 30-60% AMI (*HUD uses 50% limit*)
Low income: 60-80% AMI


Some common affordable housing terms

Income Group (FY 2012)	What type of household is this?	How much can they afford to spend on housing? (30% of income)
0-30% AMI \$0 - \$32,250 family of four \$0-\$22,600 single person	People who are unable to work due to disability or age. Seniors on fixed income. Low-wage workers, including many retail, restaurant and social service workers.	\$0 - \$806 family of four \$0 - \$565 single person
30-60% AMI \$32,250-\$64,200 family of four \$22,600-\$45,180 single person	One person working as an administrative assistant, electrician, or bus driver. Two workers in the retail, restaurant, or social service fields.	\$806 - \$1,605 family of four \$565 - \$1,130 single person
60-80% AMI \$64,200-\$86,000 family of four \$45,180-\$60,240 single person	One or two workers in entry-level professional service, non-profit, government or health professional jobs.	\$1,605 - \$2,150 family of four \$1,130 - \$1,506 single person
80-100% AM \$86,000-\$107,500 family of four \$60,240-\$75,300 single person	One or two workers in entry- or mid-level professional service, non-profit, government, or health professional jobs.	\$2,150 - \$2,687 family of four \$1,506 - \$1,883 single person

Thousands of individuals and families in Arlington face affordability challenges

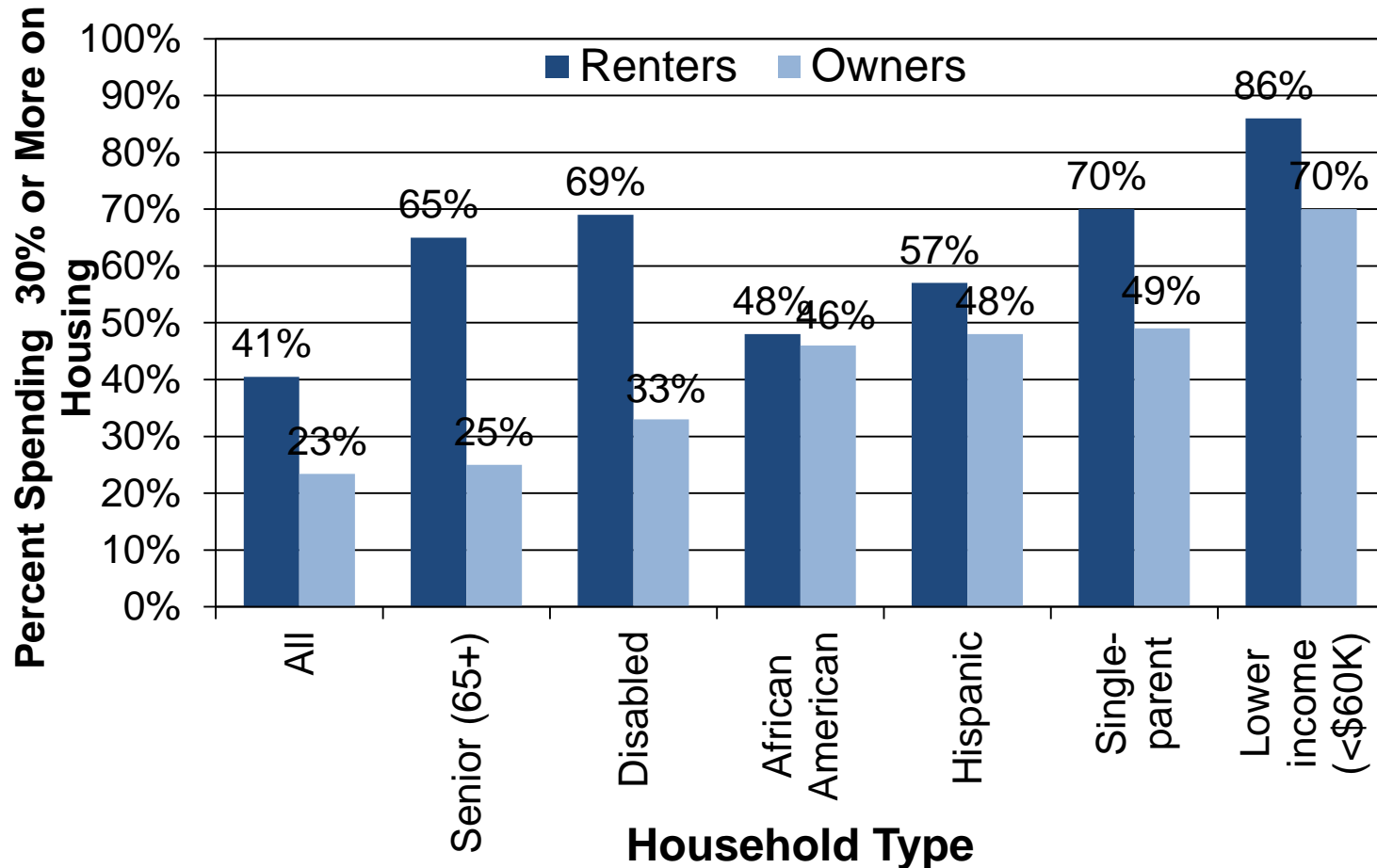


 Spend 30-50% of income on housing
(17,600 households)

 Spend more than 50% of income on housing
(12,500 households)

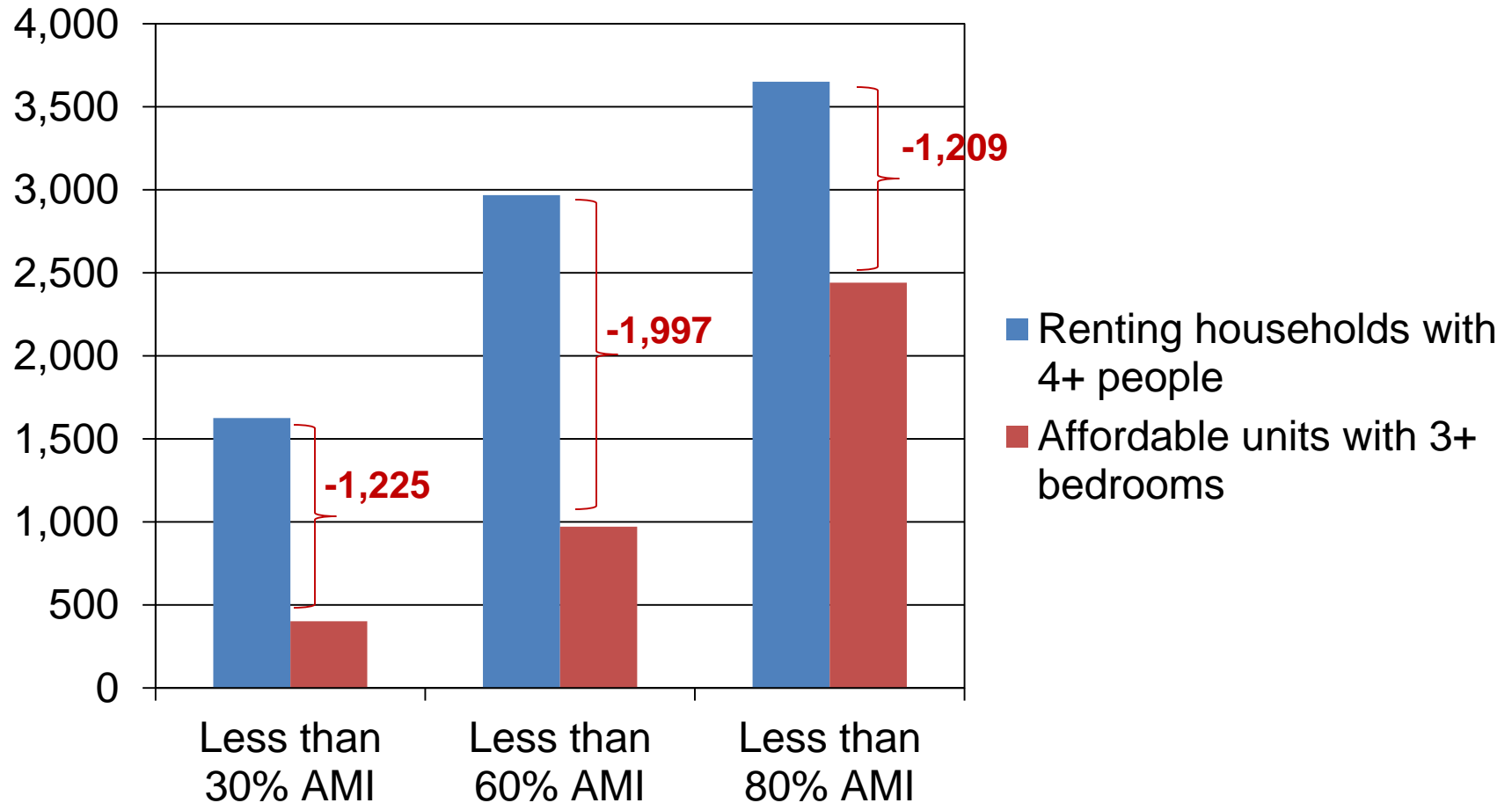
ARLINGTON AFFORDABLE HOUSING STUDY

Some Arlingtonians face bigger housing affordability challenges than others

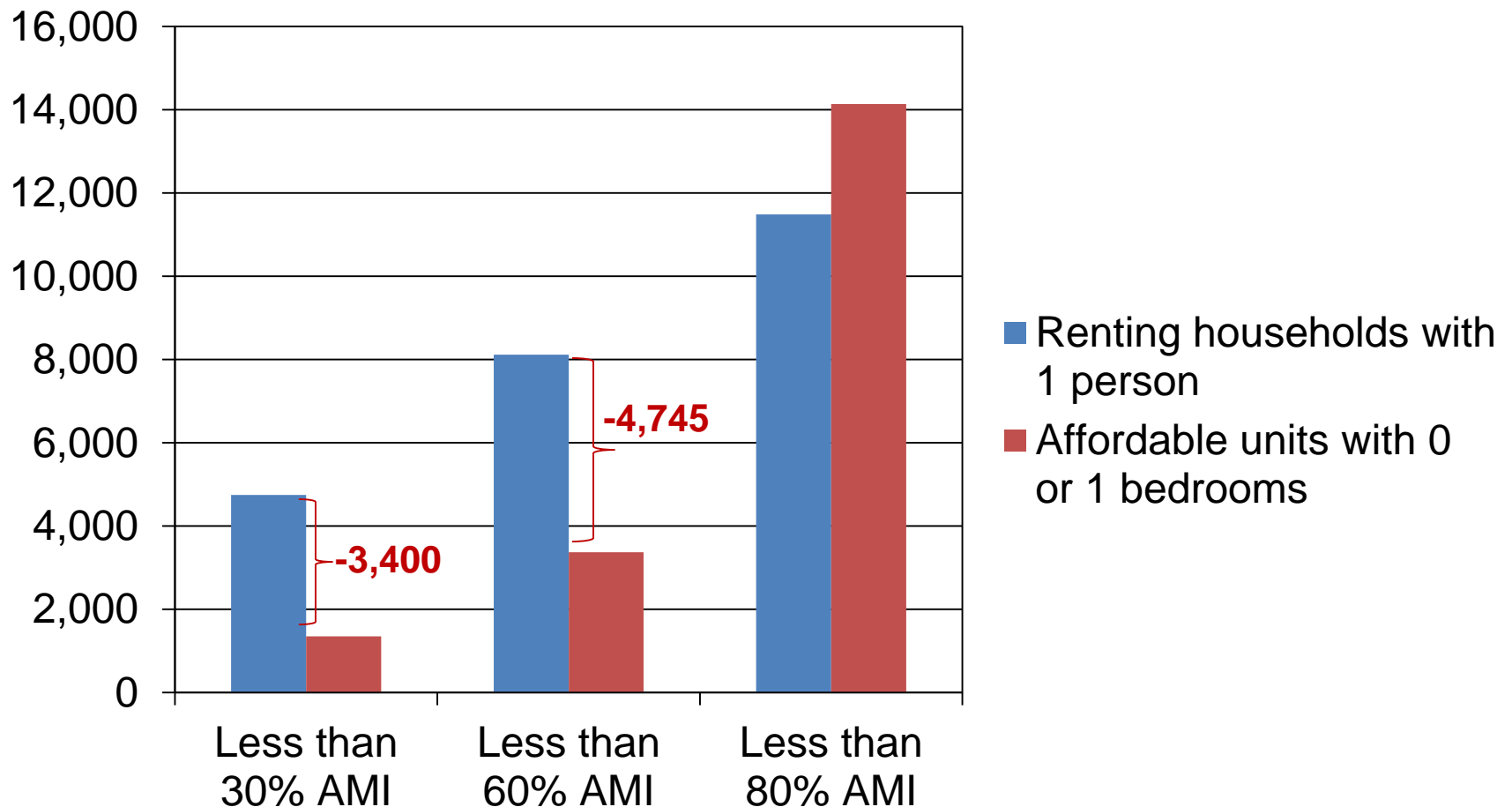


ARLINGTON AFFORDABLE HOUSING STUDY

There is a significant shortage of rental homes affordable to low- and moderate-income families...



And insufficient rental housing for the lowest income individuals.



Many current residents think they will have to leave Arlington in the next 5 years

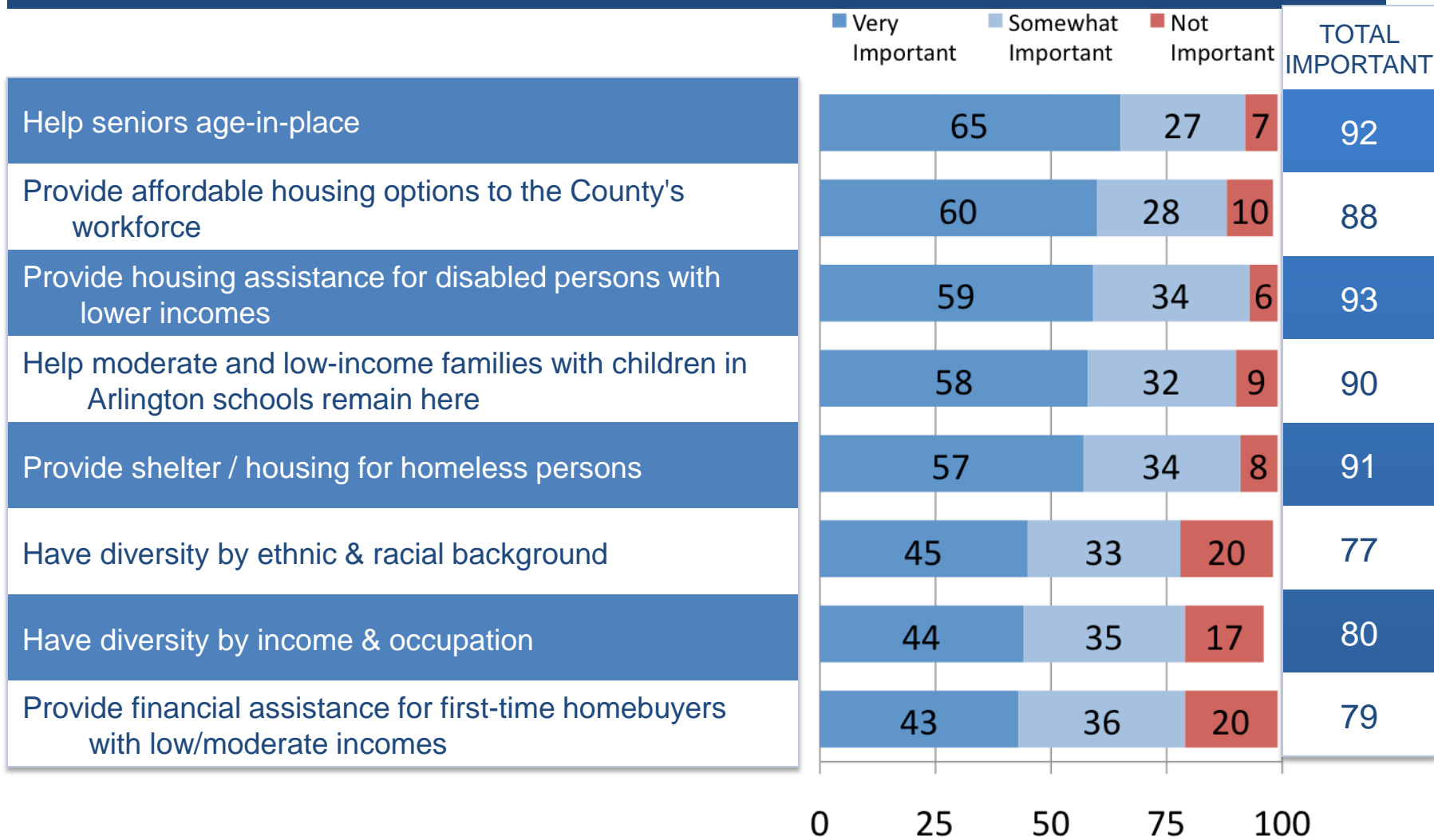
4 out of 10 Arlingtonians

think they will have to move out of Arlington because they will not be able to find the kind of housing they want at a price they can afford

6 out of 10 young adults

6 out of 10 very low income residents

There is broad public support for housing policies to help ease affordability challenges



Who will live in Arlington in 2040?

Household Type	Change	Percent Change
All Households	30,500	31%
Household Income		
<30% AMI	3,700	37
30-60% AMI	3,700	37
60-80% AMI	3,000	33
80-100% AMI	2,400	24
100-120% AMI	3,100	34
120%+ AMI	14,800	30
Household Size		
1-person	12,000	30
2-person	11,000	35
3-person	3,400	29
4+-person	4,300	30
Age of Household Head		
65 or older	9,200	75
Under 65	21,400	25
Disability Status		
With a disabled member	3,900	43
With no disabled member	26,600	30

Who will live in Arlington in 2040?



Low-income individuals and families

An additional 3,700 households with incomes below 30% of AMI and 3,700 households with incomes between 30 and 60% AMI

Larger households, including families with children

An additional 7,700 households with 3 or more people



Who will live in Arlington in 2040?



Seniors

An additional 9,200 households headed by a person age 65 or older

Persons with disabilities

An additional 3,900 households that include a person with a disability
Includes 2,500 households with people having multiple physical and/or cognitive difficulties



Who will live in Arlington in 2040?



Moderate-income households

An additional 5,500 households with incomes between 80 and 120% AMI, including many potential first-time homebuyers

Homeless people

The County has pledged to reduce the homeless population by 50% by 2015



How do we balance future housing needs with Arlington's vision for the future?

DIVERSITY

CHOICE

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