



Affordable Housing Master Plan Review

Housing Needs Analysis

January 21, 2021

Agenda

Overview of the Affordable Housing Master Plan five-year review

Housing Needs Analysis, Jeannette Chapman

1. Changes in population and demographics
2. Current housing affordability and housing gaps
3. Forecast of population and housing needs



What's Next? Upcoming Events

AHMP Five-year Review Process

Update of Needs Analysis

Five-year AHMP Report

Community feedback on Needs Analysis and AHMP progress

Housing Commission Subcommittee Review

Development of Implementation Framework 2.0

Community Review of Implementation Framework

Summer 2021

Presentation of Review to County Board

Arlington County Housing Needs Analysis: An Update

Jeannette Chapman
Director

The Stephen S. Fuller Institute
Schar School of Policy and Government
George Mason University



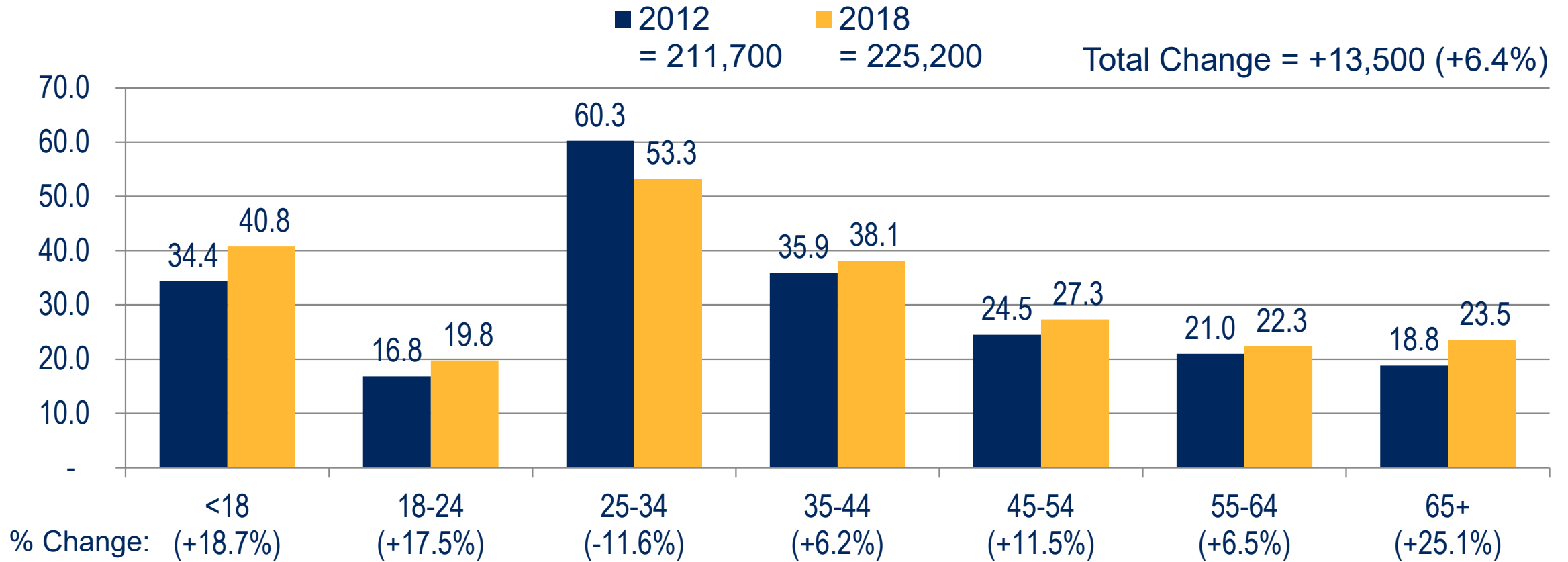
January 21, 2020

Arlington's Housing Values

- **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.

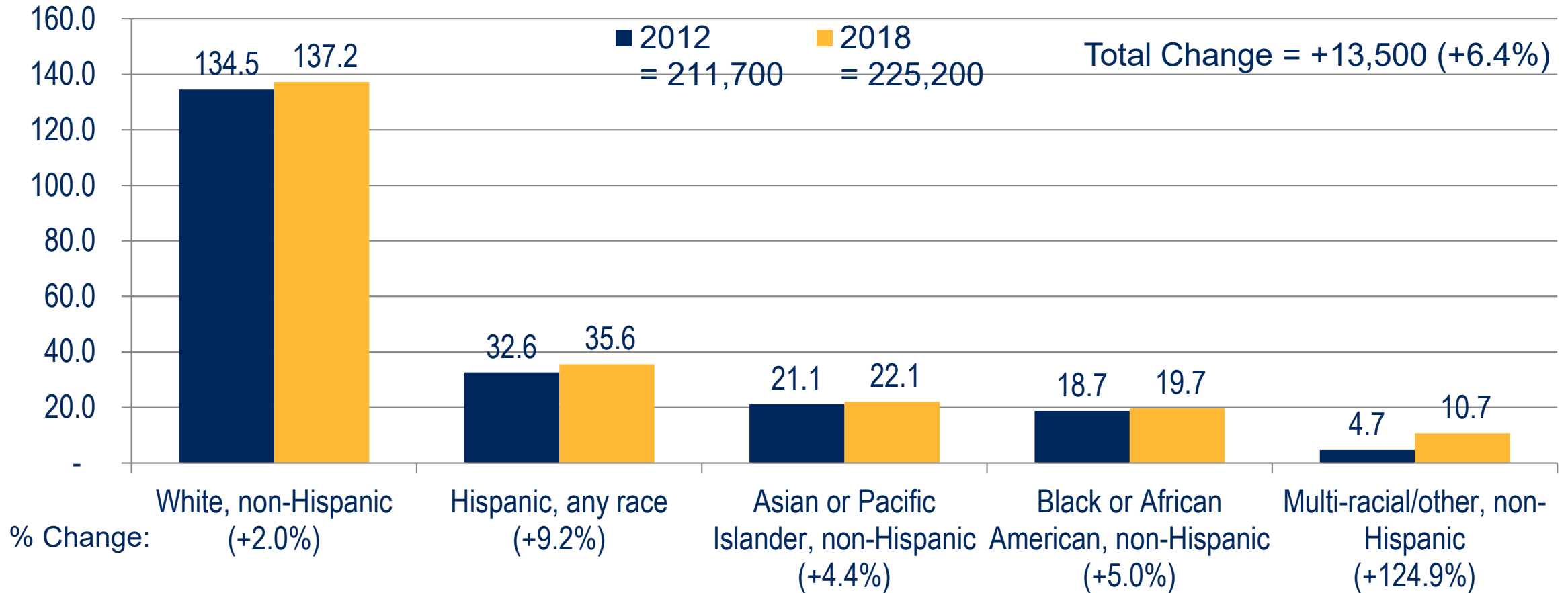
Population & Household Trends: 2012 - 2018

Population By Age Group Arlington County, 2012 & 2018 (000s)



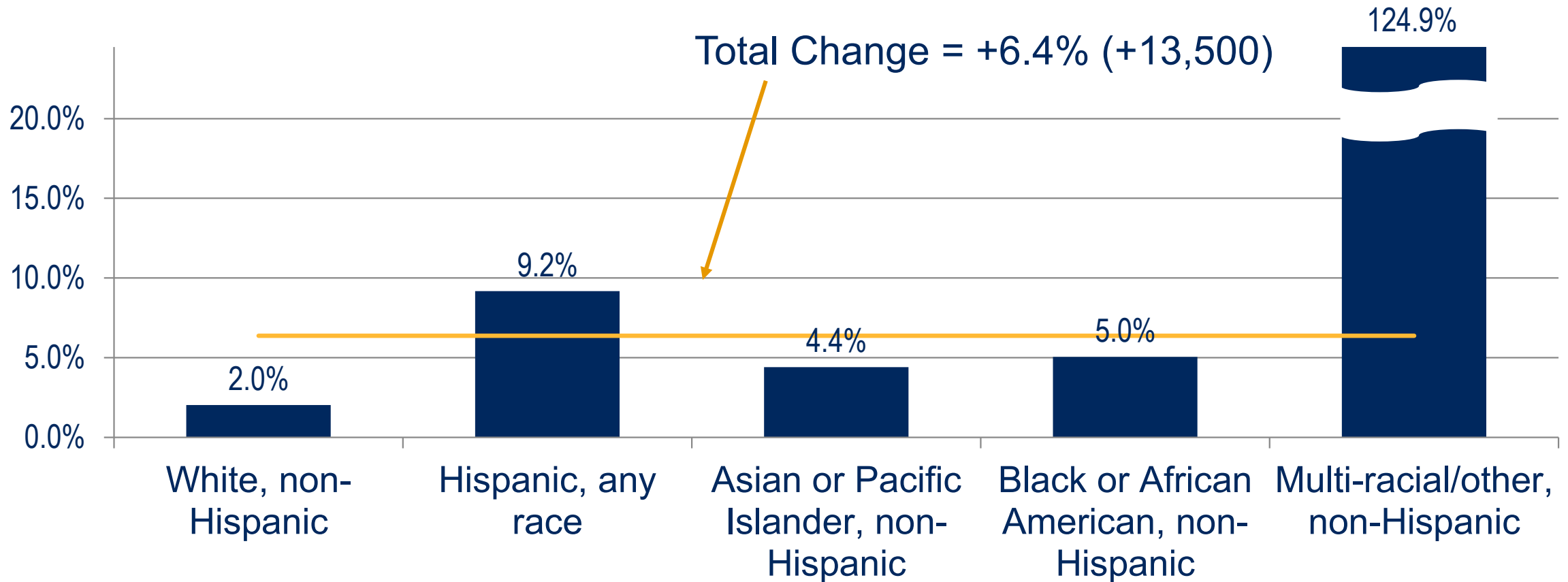
Source: 2012 & 2018 American Community Survey

Population By Race & Ethnicity Arlington County, 2012 & 2018 (000s)



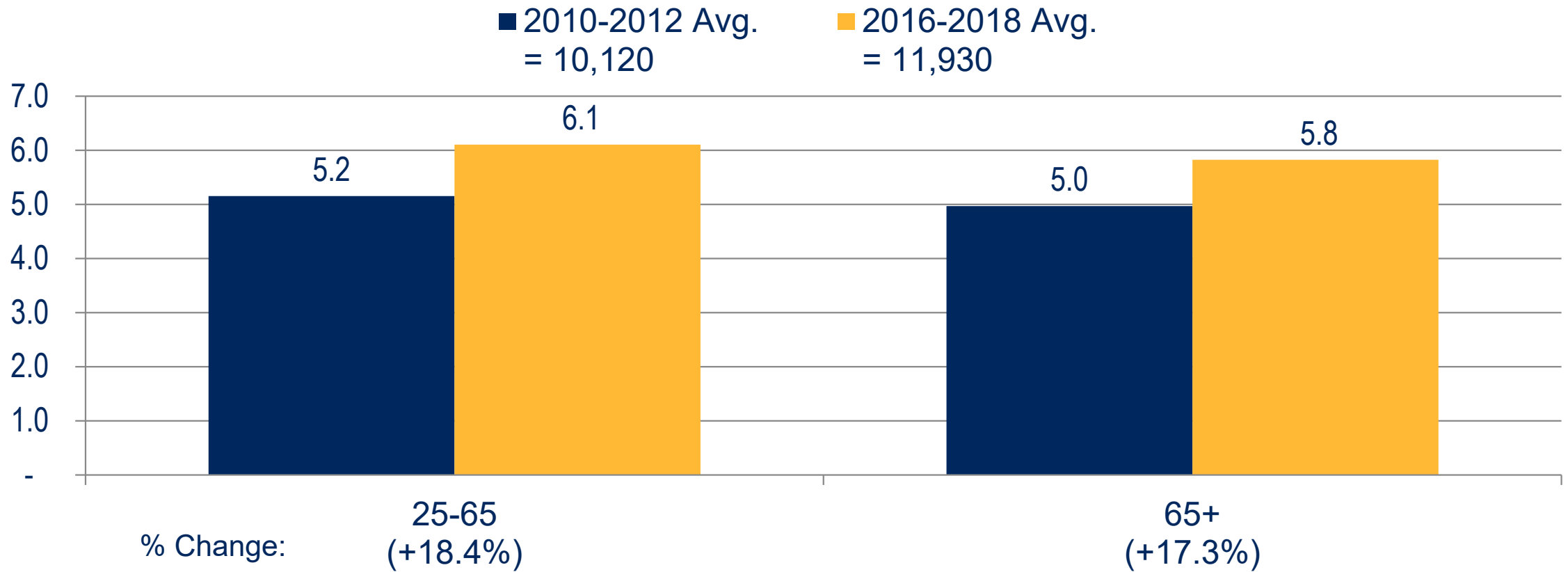
Source: 2012 & 2018 American Community Survey

Population % Change By Race & Ethnicity Arlington County, 2012 - 2018



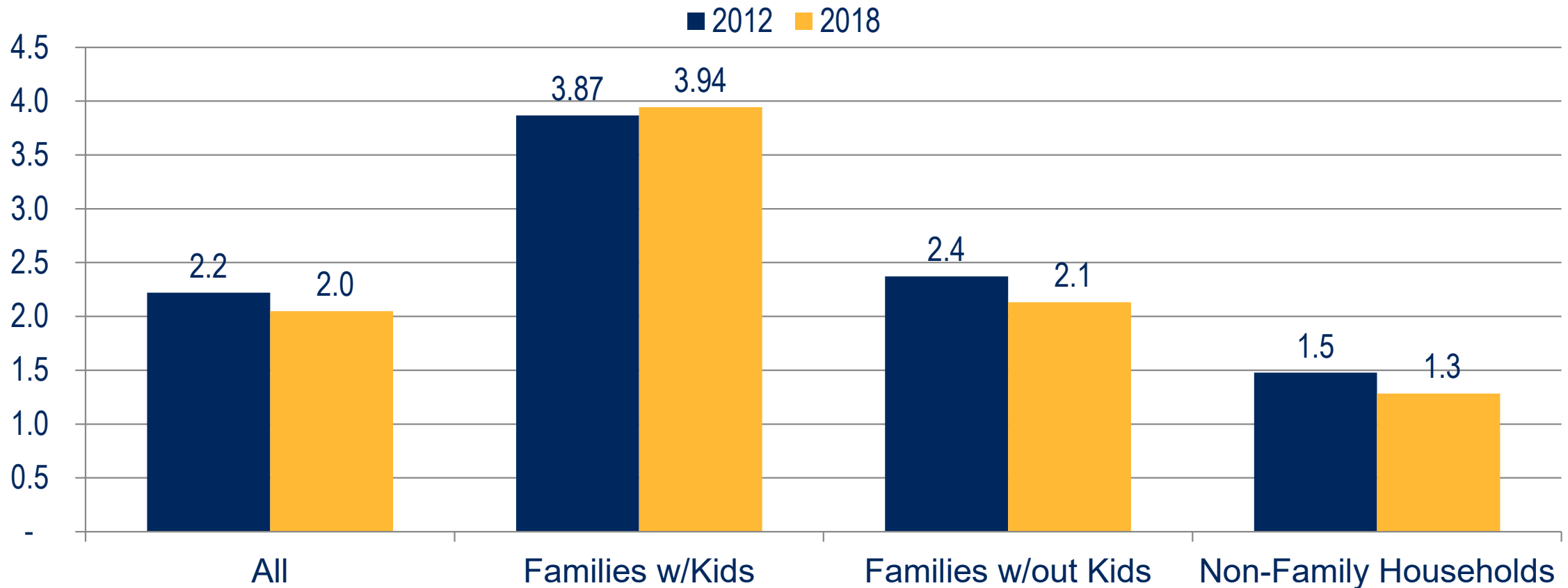
Source: 2012 & 2018 American Community Survey

Population w/A Disability By Age Group Arlington County, 2012 & 2018 (000s)



Source: 2012 & 2018 American Community Survey

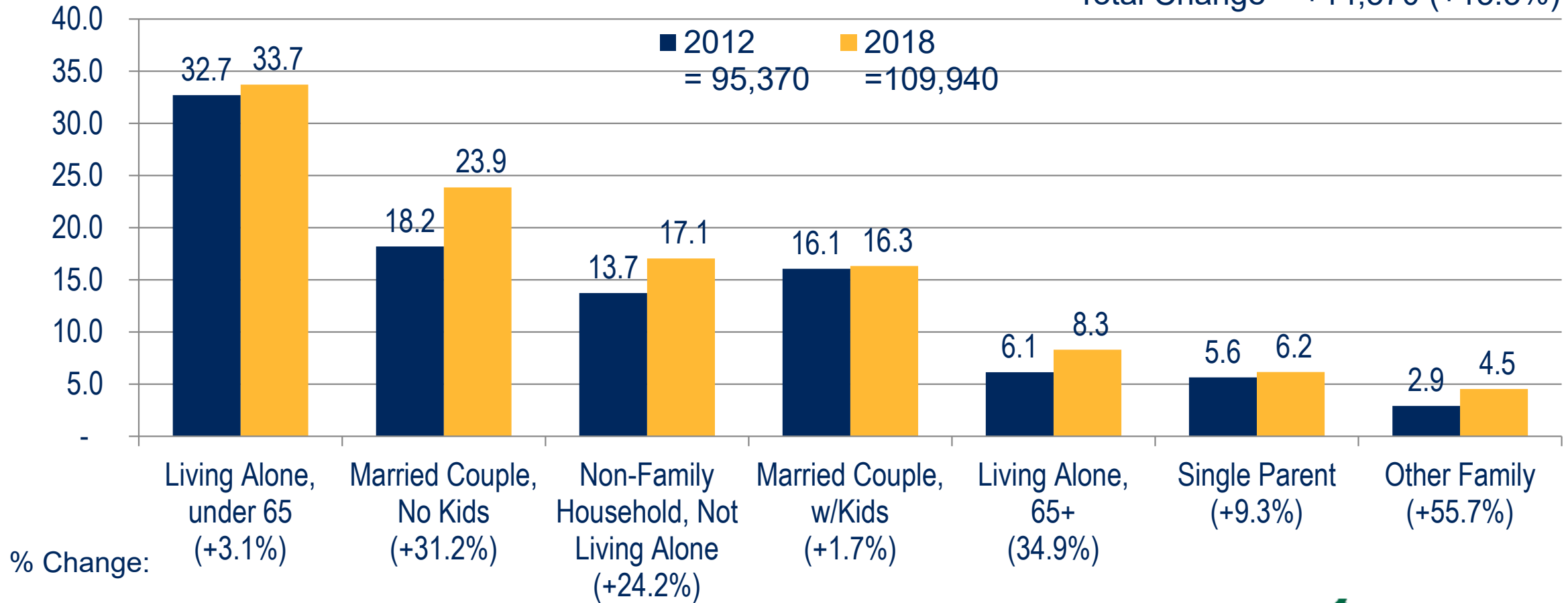
Average Household Size Arlington County, 2012 & 2018



Source: 2012 & 2018 American Community Survey

Households By Household Type Arlington County, 2012 & 2018 (000s)

Total Change = +14,570 (+15.3%)

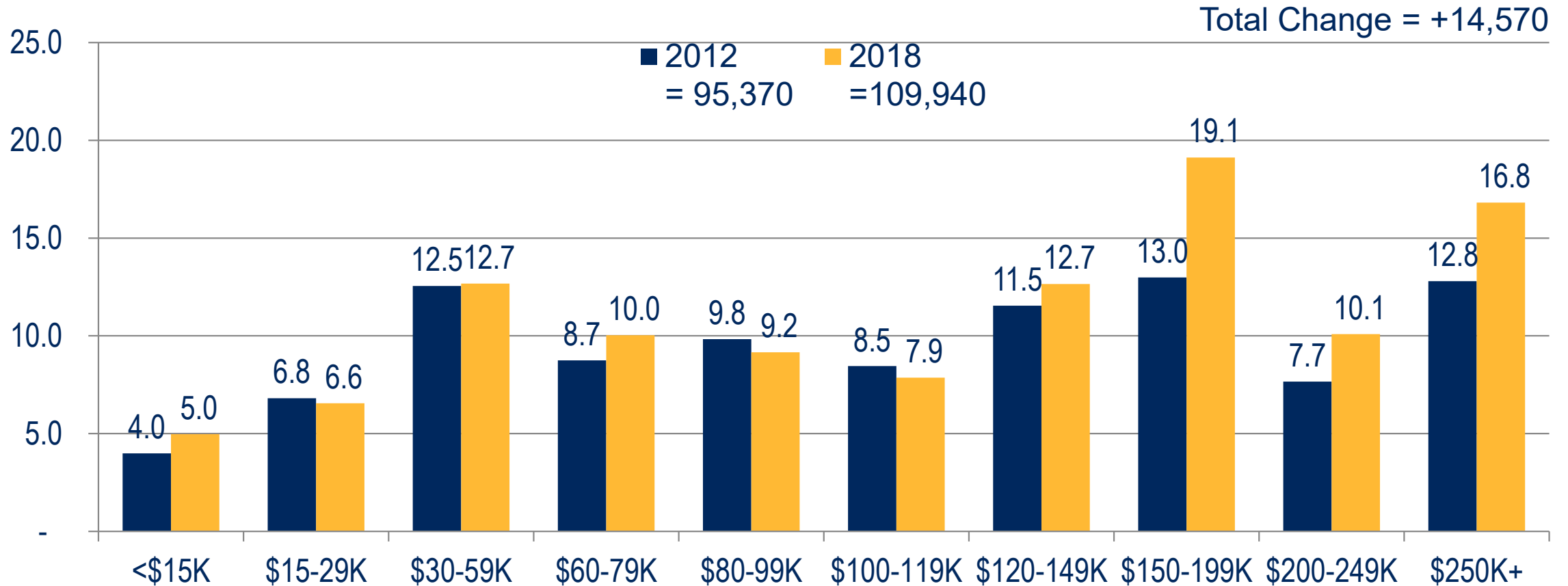


Source: 2012 & 2018 American Community Survey

Households By Household Income

Arlington County, 2012 & 2018

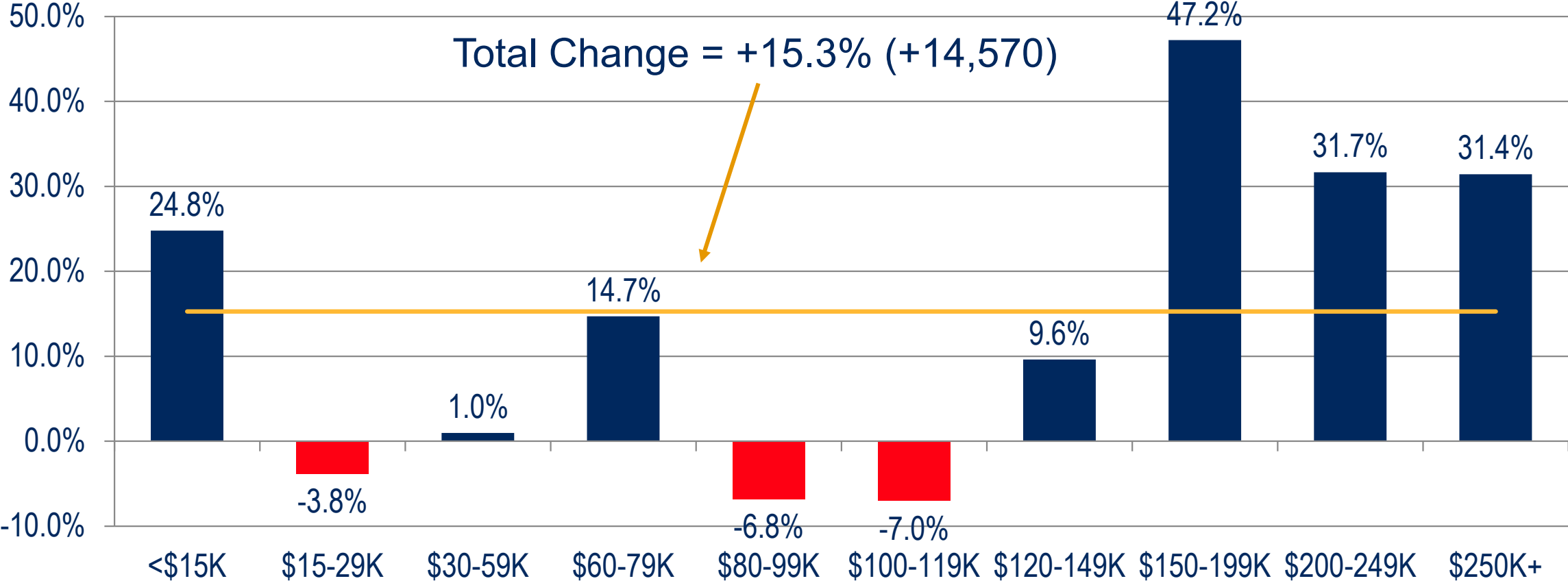
(Dollars Inflation-Adjusted to 2018 \$, households in 000s)



Source: 2012 & 2018 American Community Survey

Household % Change By Income Group

Arlington County, 2012-2018 (Inflation-Adjusted to 2018 \$)



Source: 2012 & 2018 American Community Survey

Population & Household Trends Take-Aways

- **Population**

- Faster growth in 65+ & <18 year olds: more age diversity
- Faster growth in Hispanic & Multi-Racial residents: more racial & ethnic diversity

- **Households**

- Faster growth in 65+ living alone & in married couples w/out children
- Slow growth in married couples w/children & faster growth in single (unmarried) parents; average # of children per family w/kids increased
- Faster growth in households earning \$150,000+: less income diversity

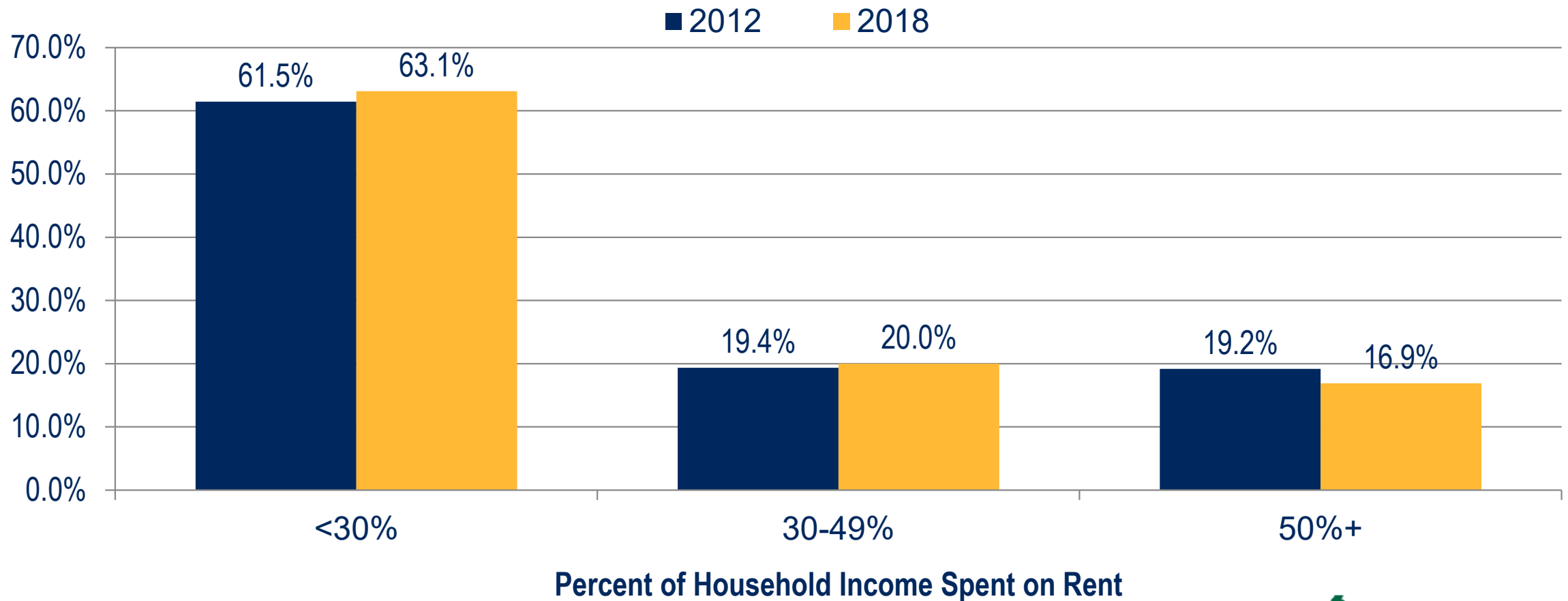
Questions about population or household trends?

Housing Cost Burden

Guideline of <30% of household income spent on housing:

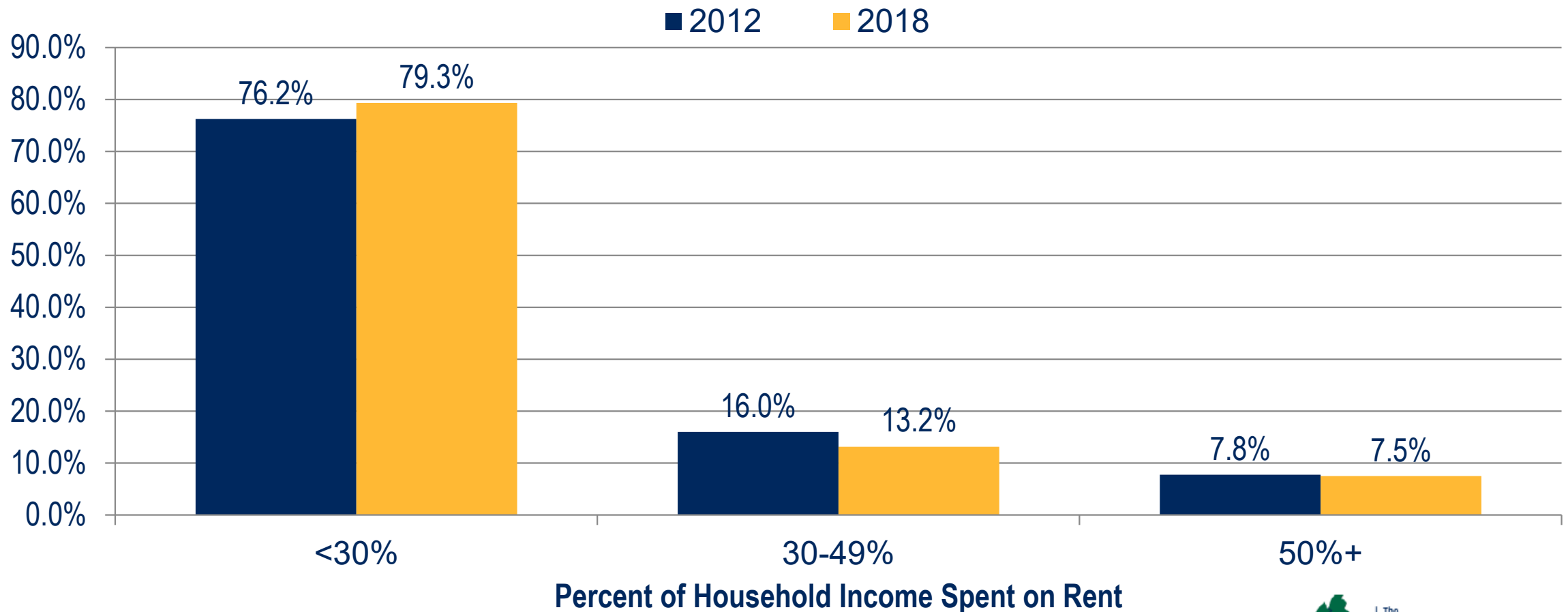
- >30% = “Housing Cost Burdened”
- >50% = “Extremely Housing Cost Burdened”
- Originated in the 1960s
- Designed to leave enough income leftover for other needs
- “Right” target varies by income, debt, family structure, transportation costs etc

Distribution of Renter Households by Percent of Income Spent on Rent, 2012 & 2018



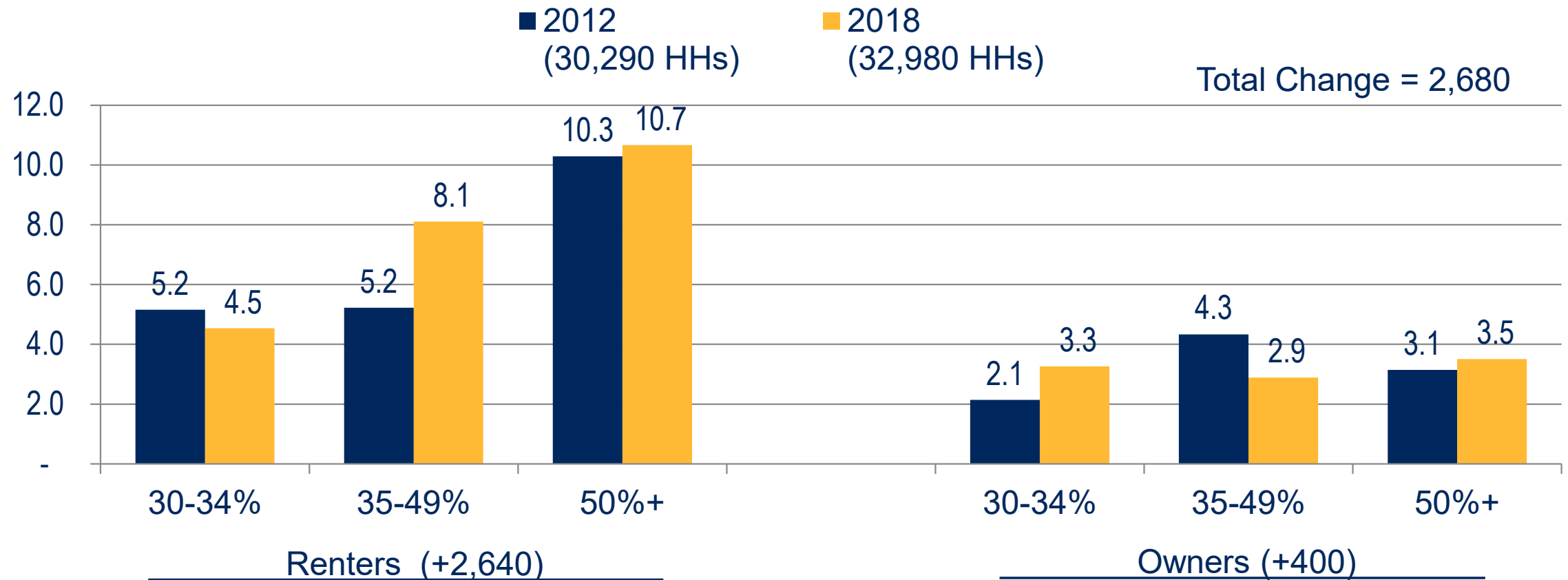
Source: 2012 & 2018 American Community Survey

Distribution of Owner Households by Percent of Income Spent on Owner Costs, 2012 & 2018



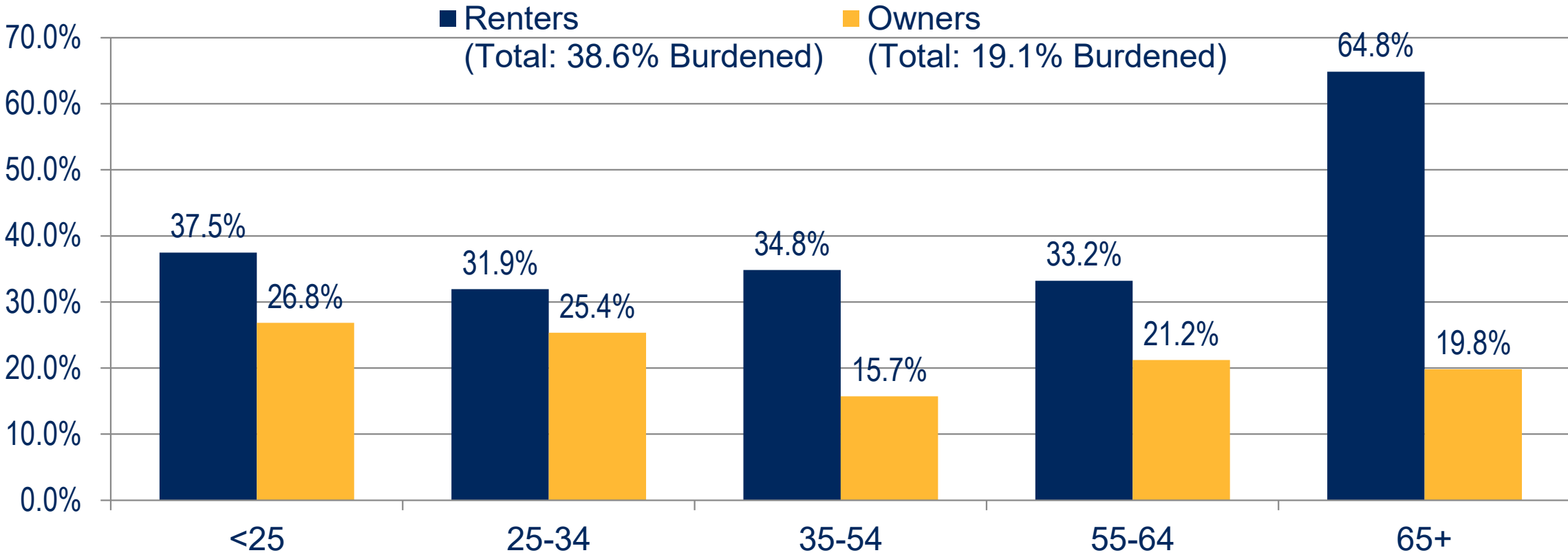
Source: 2012 & 2018 American Community Survey

Households By Share of Income Spent on Housing Costs, Arlington County, 2012 & 2018 (000s)



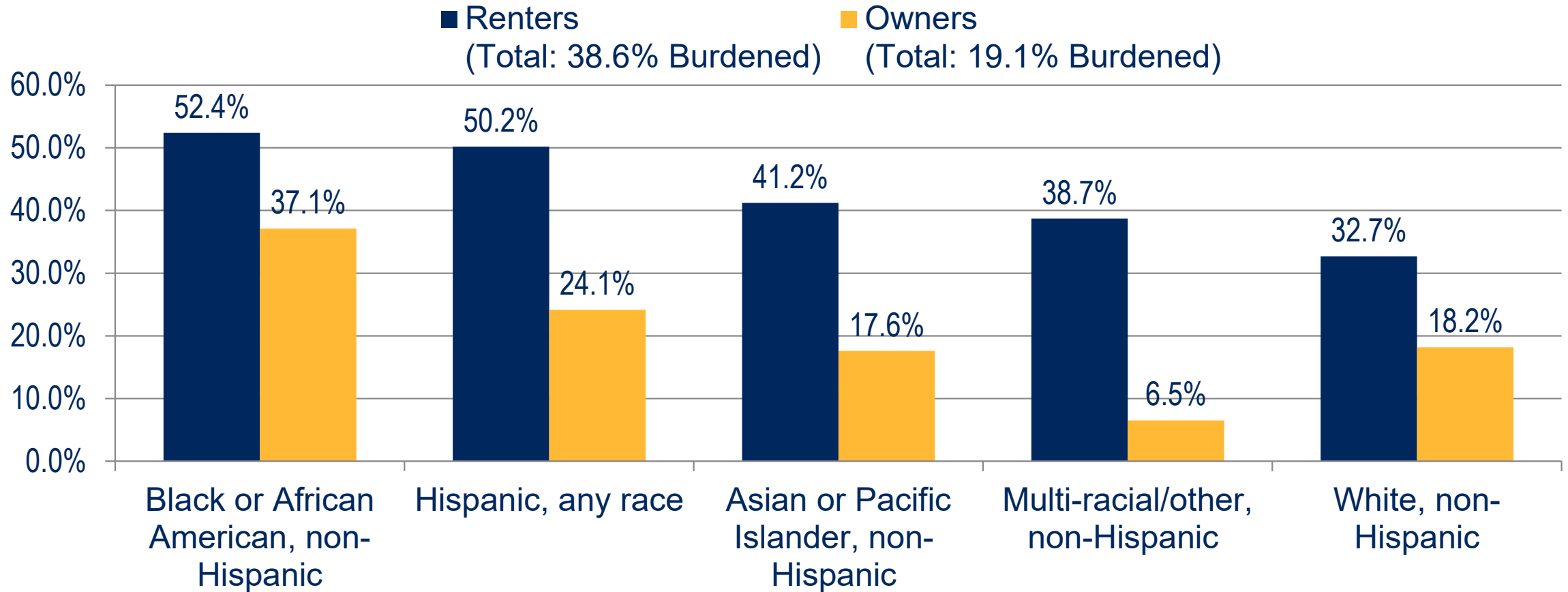
Source: 2012 & 2018 American Community Survey

Housing Cost Burden Rates by Age of Householder Arlington County, 2016-2018 Avg.



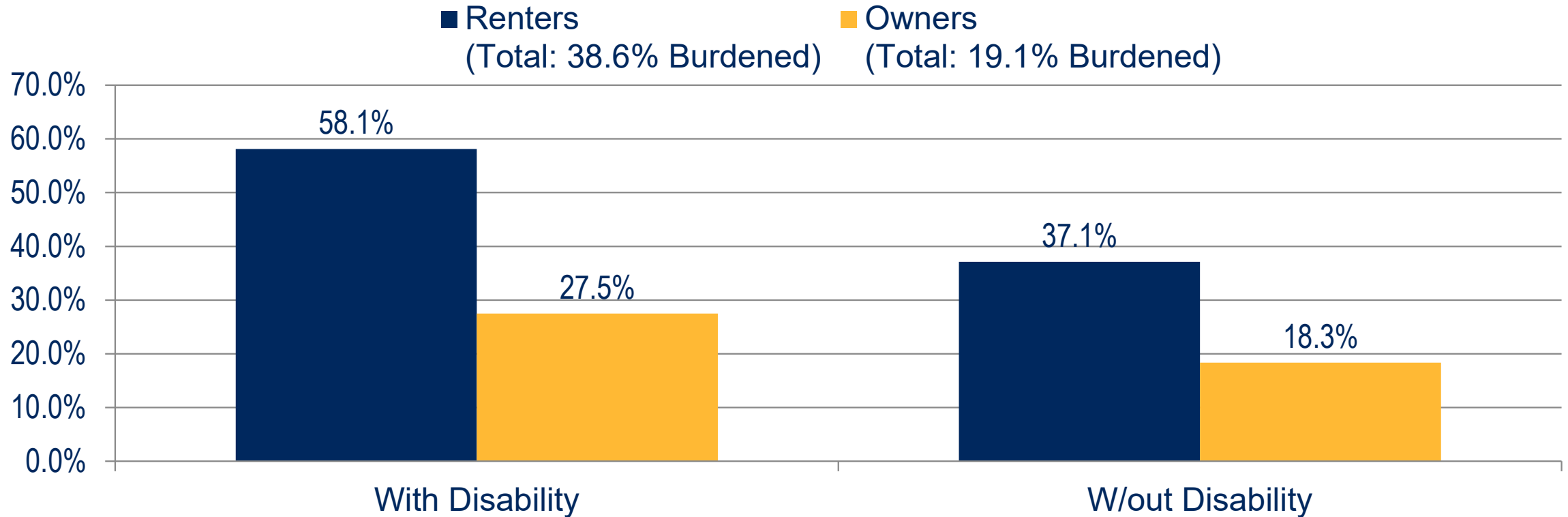
Source: 2016-2018 American Community Survey

Housing Cost Burden Rates by Race/Ethnicity of Householder, Arlington County, 2016-2018 Avg.



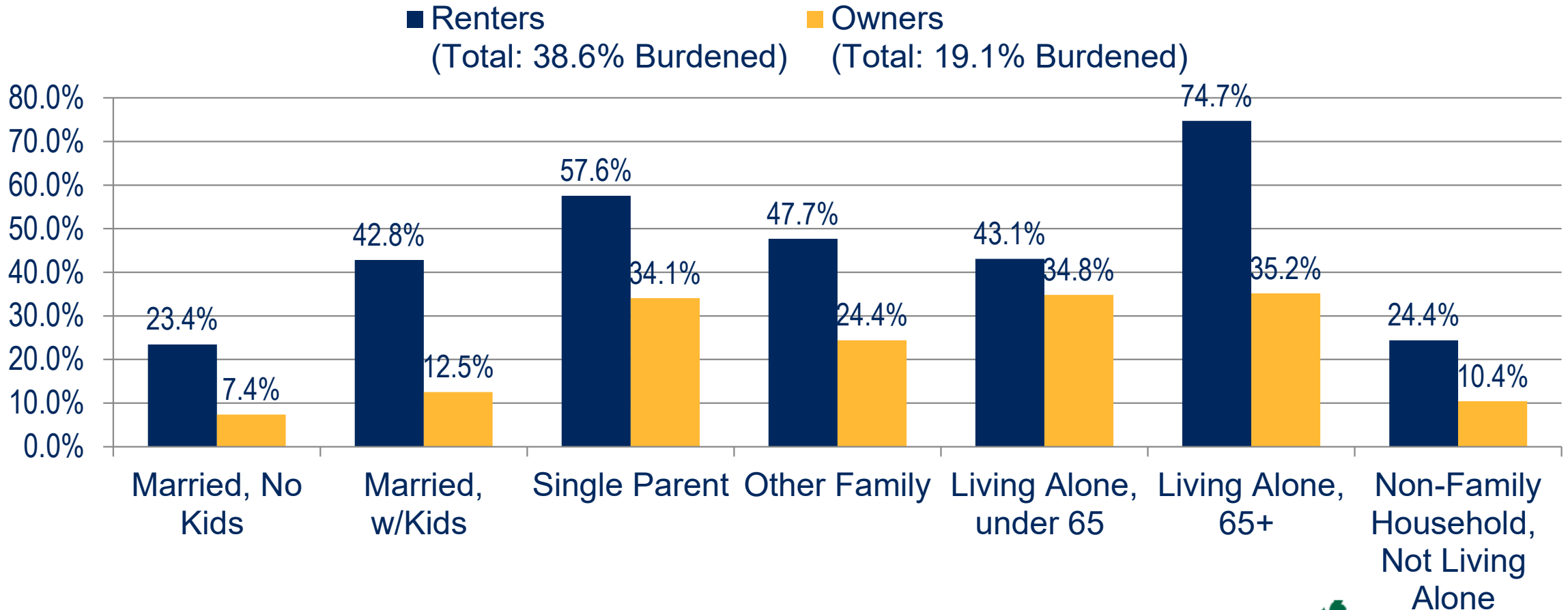
Source: 2016-2018 American Community Survey

Housing Cost Burden Rates by Disability Status of Householder, Arlington County, 2016-2018 Avg.



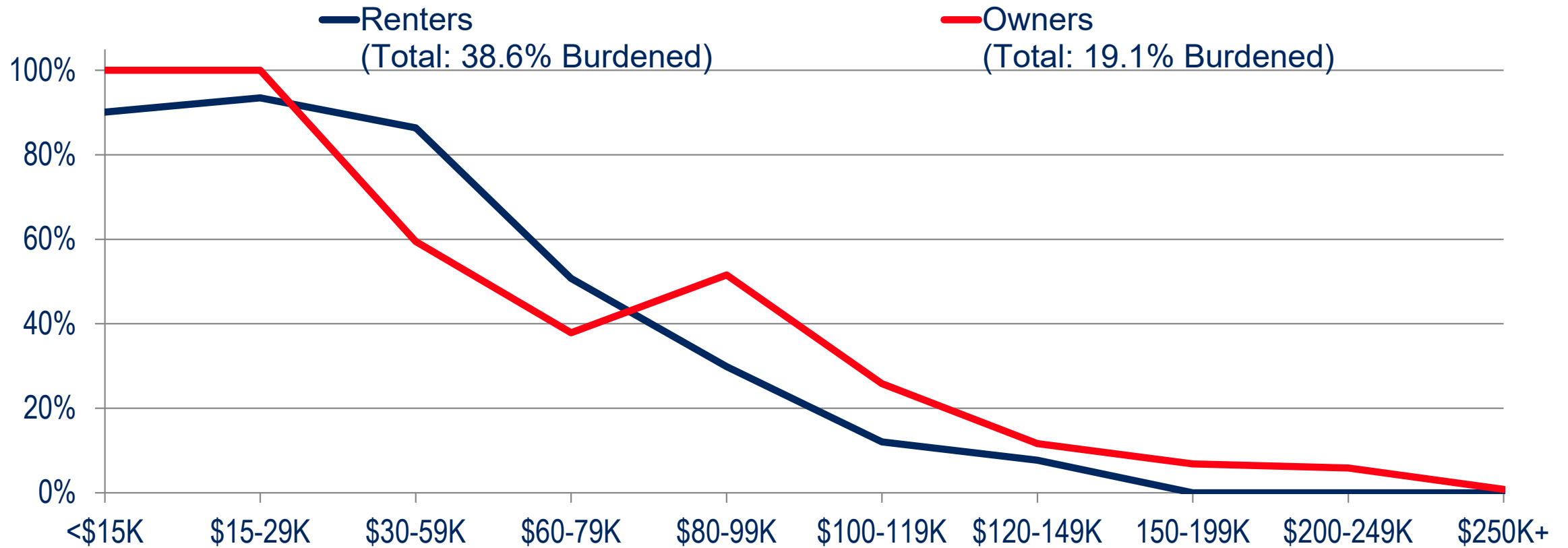
Source: 2016-2018 American Community Survey

Housing Cost Burden Rates by Household Type Arlington County, 2016-2018 Avg.



Source: 2016-2018 American Community Survey

Housing Cost Burden Rates by Income Arlington County, 2016-2018 Avg.



Source: 2016-2018 American Community Survey

Highest Rates of Housing Cost Burden

- Lower-income households (owners & renters)
- Single-person households aged 65 or older (owners & renters)
- Householders with a disability (owners & renters)
- Single-parent households (owners & renters)
- Black or African American households (owners & renters)
- Hispanic households (owners & renters)

Housing Costs & Housing Gaps: 2018

Distribution of Monthly Rent, Arlington County, 2016-2018 Average

	Gross Rent	Affordable HH Income
10th Percentile	\$1,229	\$ 49,160
25th Percentile	\$1,570	\$ 62,800
Median (50th Percentile)	\$1,967	\$ 78,680
75th Percentile	\$2,432	\$ 97,280
90th Percentile	\$3,032	\$ 121,280
Average Cost	\$2,031	\$ 81,240

Source: 2016-2018 American Community Survey

Distribution of Monthly Owner Costs: Households With a Mortgage Arlington County, 2016-2018 Average

	Home Owner Costs	Affordable HH Income
10th Percentile	\$1,667	\$ 66,680
25th Percentile	\$2,265	\$ 90,600
Median (50th Percentile)	\$3,001	\$120,040
75th Percentile	\$4,002	\$160,080
90th Percentile	\$5,200	\$208,000
Average Cost	\$3,268	\$130,720

Source: 2016-2018 American Community Survey

Distribution of Monthly Owner Costs: Households Without a Mortgage Arlington County, 2016-2018 Average

	Home Owner Costs	Affordable HH Income
10th Percentile	\$642	\$ 25,680
25th Percentile	\$781	\$ 31,240
Median (50th Percentile)	\$994	\$ 39,760
75th Percentile	\$1,245	\$ 49,800
90th Percentile	\$1,507	\$ 60,280
Average Cost	\$1,047	\$ 41,880

Source: 2016-2018 American Community Survey

Area Median Income

\$117,200 for a Family of Four (2018)

Income	Maximum Affordable Monthly Housing Cost
<p><i>Extremely Low Income: 0-30% AMI</i> <\$35,650: Family of Four <\$24,650: Single Person</p>	<p><\$890: Family of Four <\$615: Single Person</p>
<p><i>Very Low to Low Income: 30-60% AMI</i> \$35,650 - \$70,320: Family of Four \$24,650 - \$49,225: Single Person</p>	<p>\$890-\$1,760: Family of Four \$615-\$1,230: Single Person</p>
<p><i>Moderate Income: 60-80% AMI</i> \$70,320 - \$93,760: Family of Four \$49,225 - \$65,630: Single Person</p>	<p>\$1,760-\$2,345: Family of Four \$1,230-\$1,640: Single Person</p>
<p><i>Middle Income: 80-120% AMI</i> \$93,760 - \$140,640: Family of Four \$65,630 - \$98,450: Single Person</p>	<p>\$2,345-\$3,515: Family of Four \$1,640-\$2,460: Single Person</p>



Jobs by Median Earnings, One-Person Household

- **<30% AMI**

- Cashier
- Retail Sale
- Fast Food Cook

- **30-49% AMI**

- Home Health Aid
- Medical Assistant
- Childcare Worker
- Bank Teller
- Security Guard

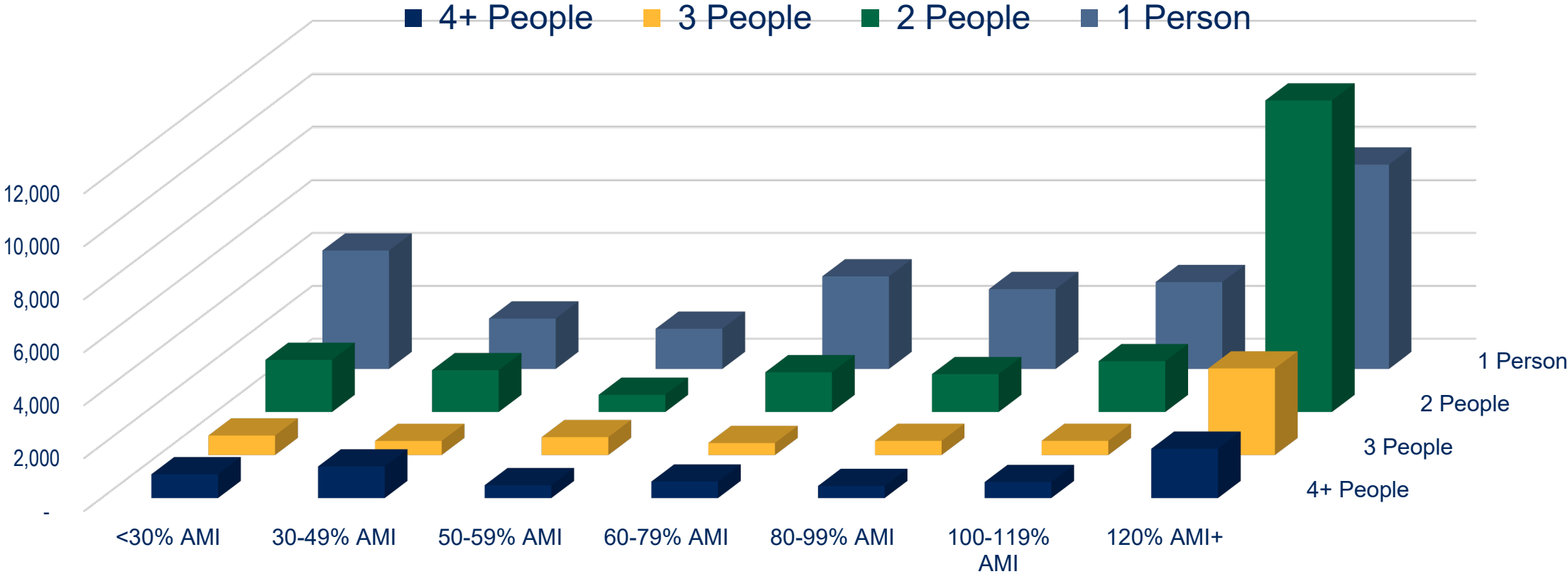
- **50-79% AMI**

- Dental Assistant
- Carpenter
- Bookkeeping, Accounting, and Auditing Clerk
- Licensed Practical / Vocational Nurse

- **80-120% AMI**

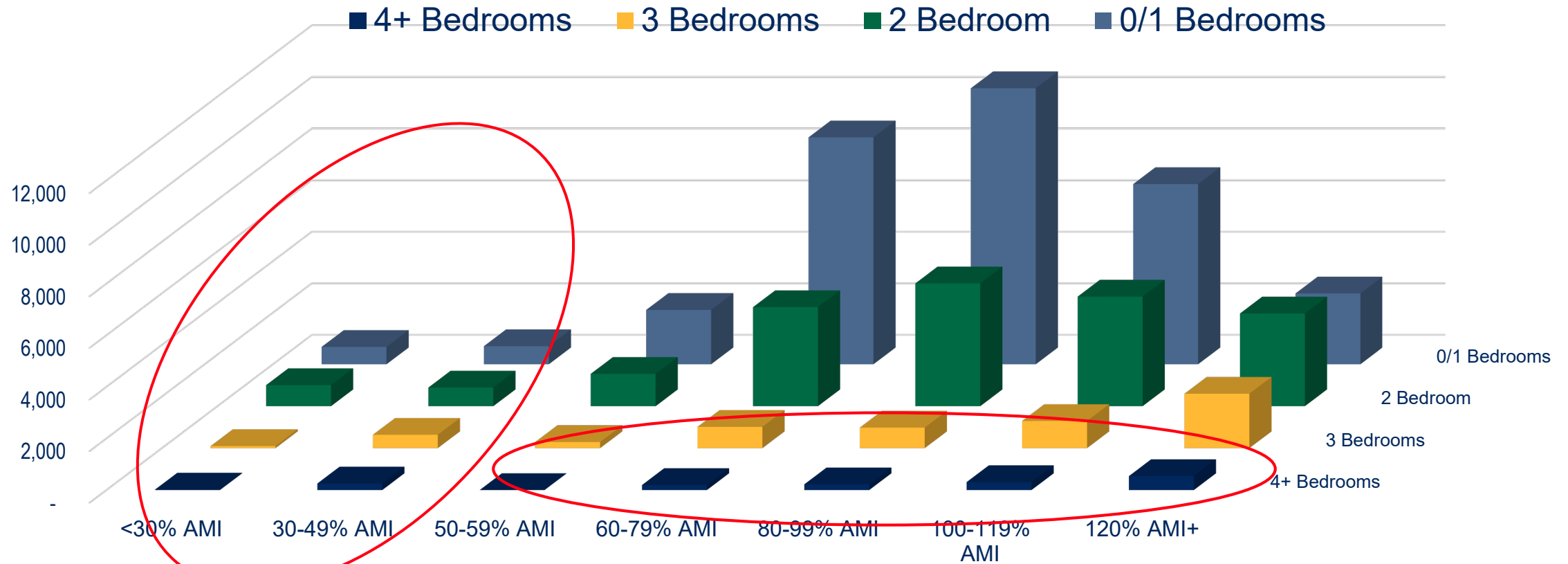
- Registered Nurses
- Accountants & Auditors
- Human Resources Specialists
- Computer Programmers

Renter Households by Size & Area Median Income Arlington County, 2016-2018 Avg.



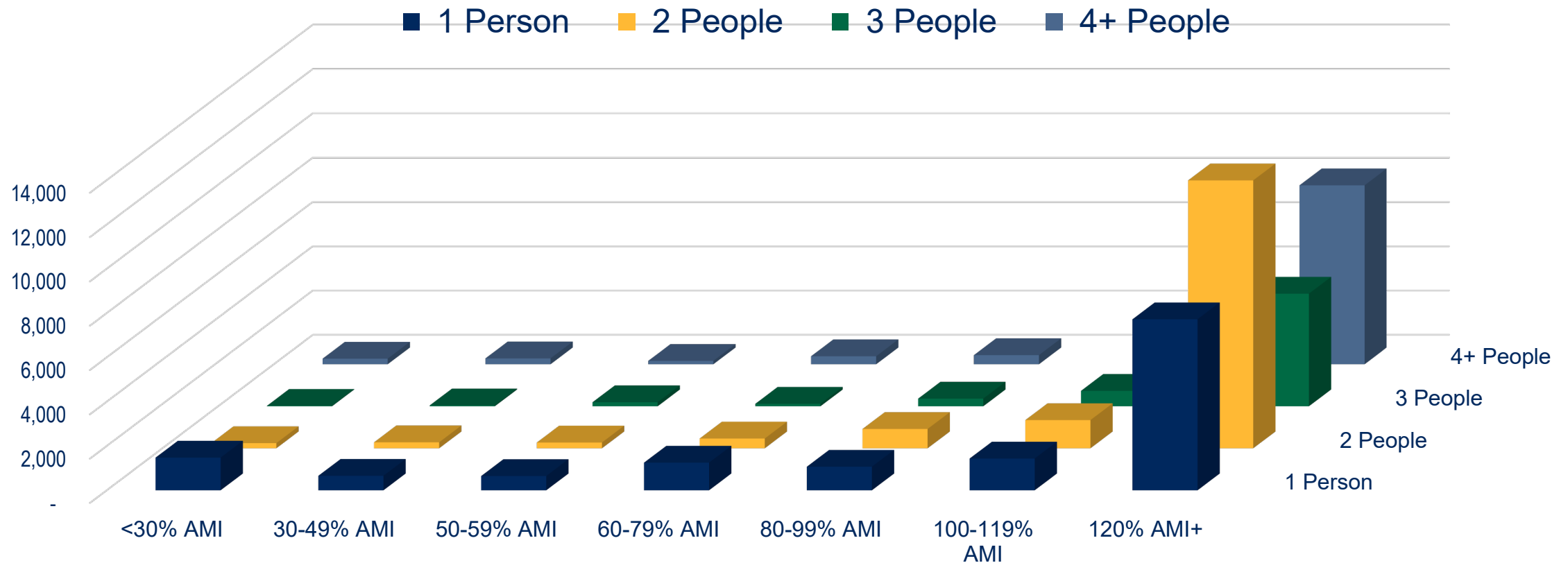
Source: 2016-2018 American Community Survey
NOTE: Assumes one bedroom per person

Rental Units by Size & Area Median Income Arlington County, 2016-2018 Avg.



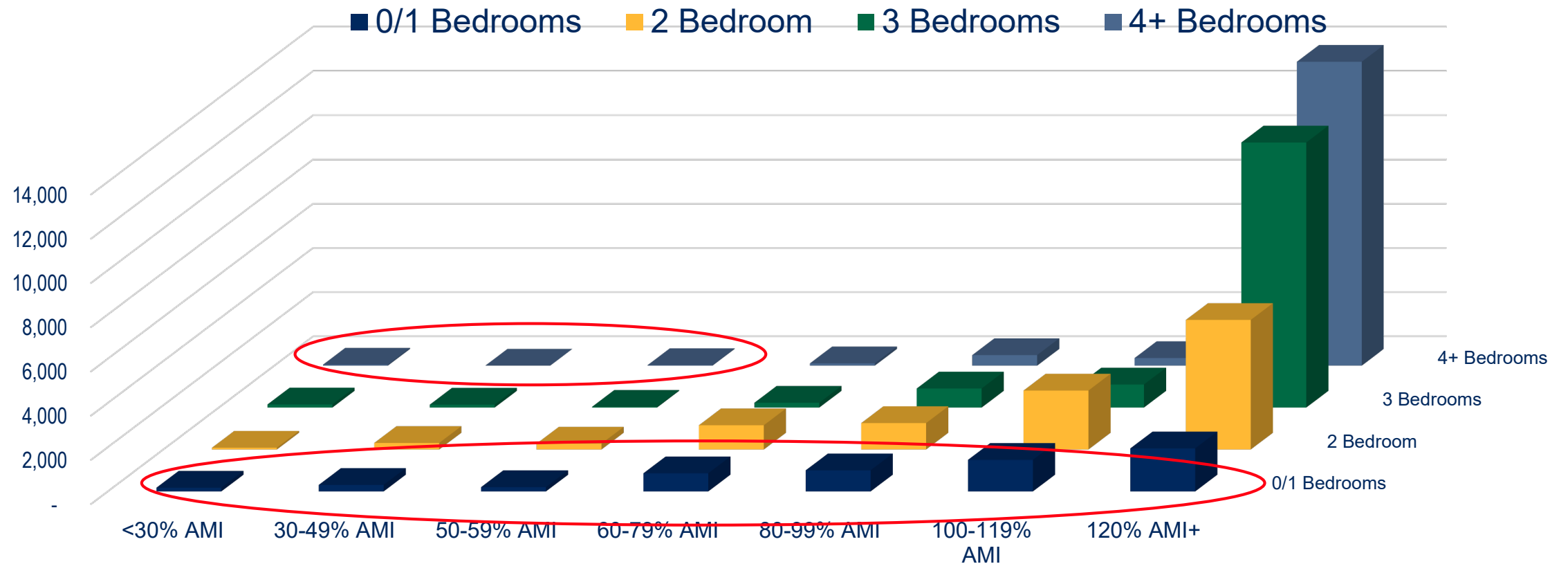
Source: 2016-2018 American Community Survey
NOTE: Assumes one bedroom per person

Owner Households by Size & Area Median Income Arlington County, 2016-2018 Avg.



Source: 2016-2018 American Community Survey
NOTE: Assumes one bedroom per person

Owner Units by Size & Area Median Income Arlington County, 2016-2018 Avg.



Source: 2016-2018 American Community Survey

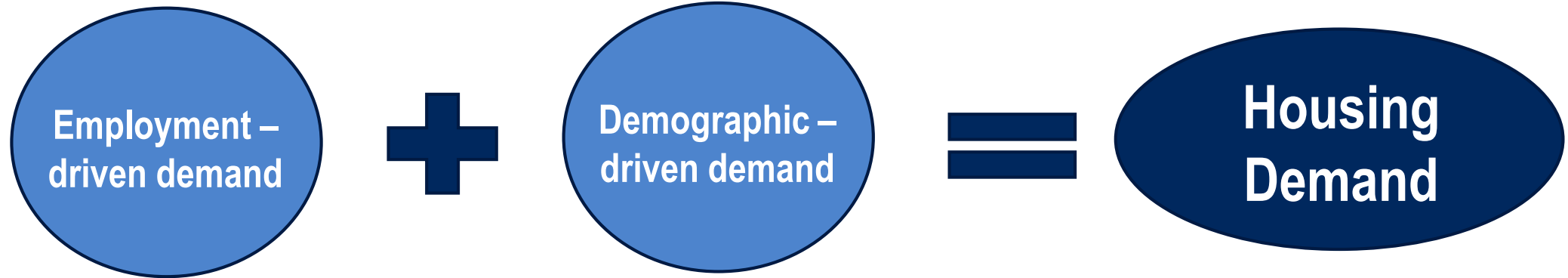
NOTE: Assumes one bedroom per person and that households can afford a unit valued at four times their household income

Housing Cost & Gaps Take-Aways

- Renters need to earn at least \$49,160 to rent in the County without being cost burdened
- Owners need to earn at least \$25,680 to afford non-mortgage housing costs
- There is a scarcity of rental units renting for prices <50% of AMI & larger units
- 1-2 person owners are more likely to live in units with more bedrooms than people

Questions about housing cost burdens, market trends or gaps?

Forecasting Housing Demand



-- Net new jobs & replacements for retirees

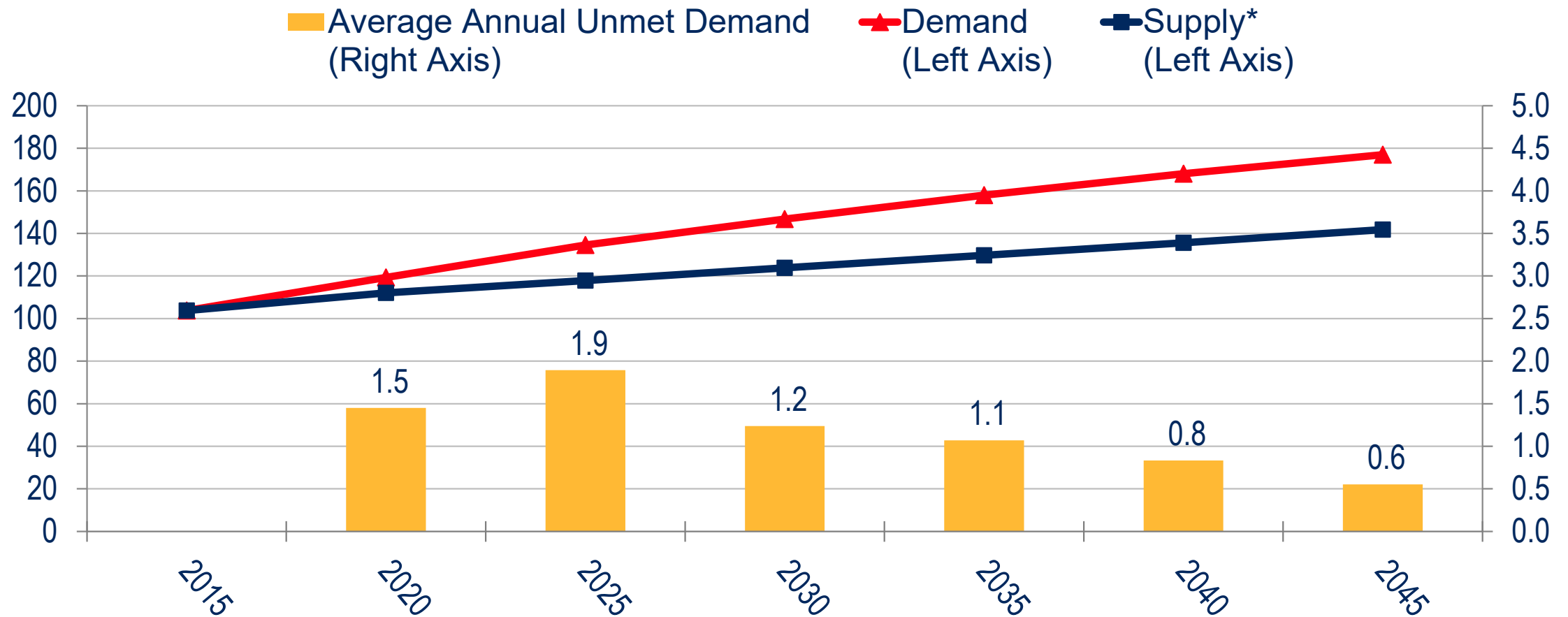
-- Regionwide

-- Incorporates typical commuting patterns

-- Retirees, students & some types of self-employed

-- Main source of growth is retirement of current residents and their aging in community

Forecast of Housing Demand & Likely Supply* Arlington County, 2015-2045



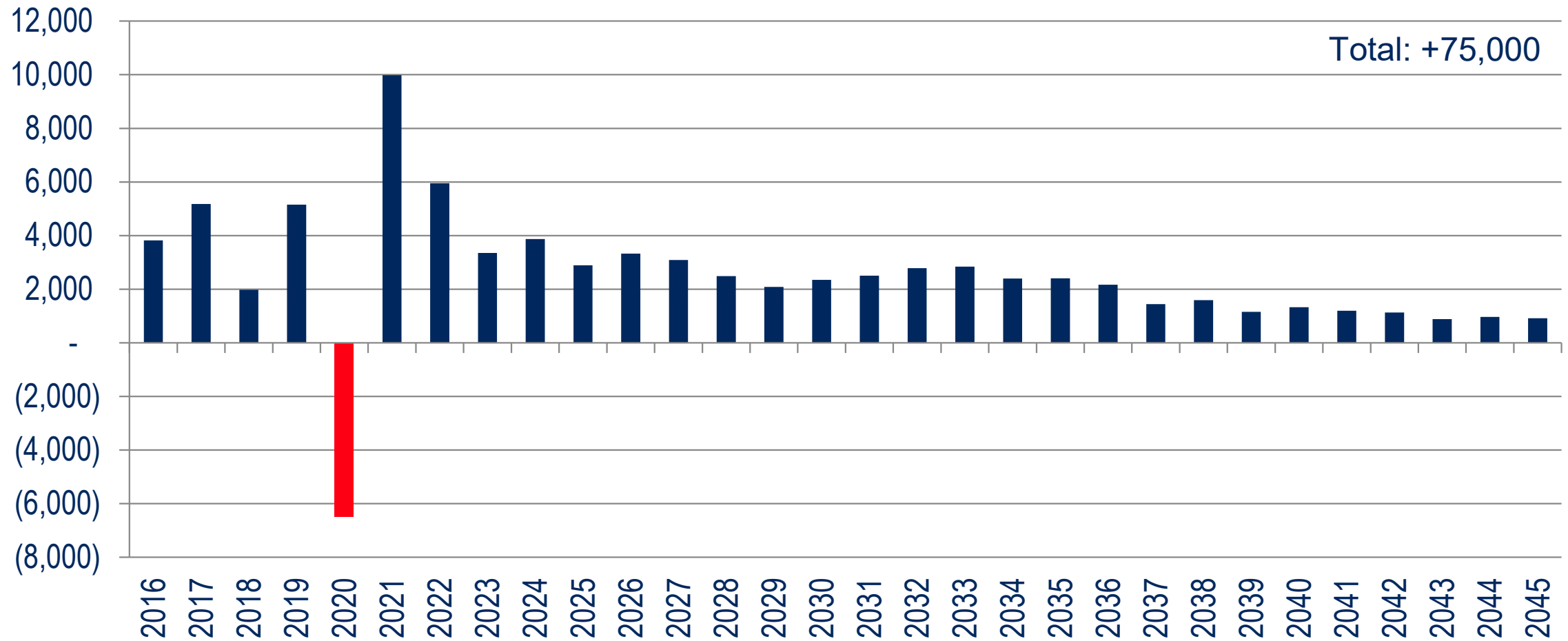
Source: MWCOG Forecast Round 9.1a; The Stephen S. Fuller Institute at the Schar School, GMU

*The MWCOG forecast is used as a proxy for supply; supply responds to changes in demand but is constrained the pipeline in the short term and the availability of land (including zoning) in the long term

Key Trends Through 2045

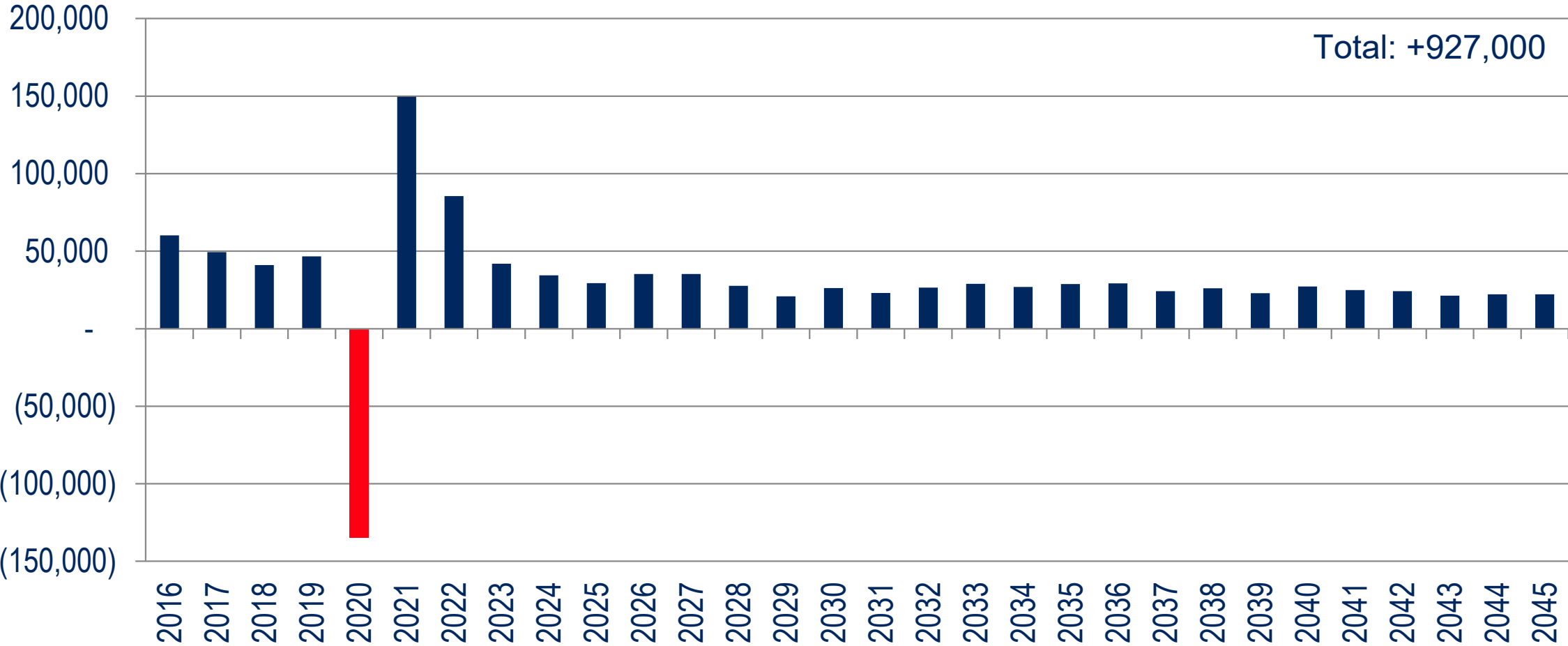
- The Baby Boomer generation will age from being 51-69 years old in 2015 to being older than 81 years old in 2045.
- The Millennial generation will age from being 16 to 34 years old in 2015 to being 46 to 64 in 2045.
- The Washington region will continue to have fast growth in low-wage jobs.

Job Change in Arlington County, 2015-2045



Source: IHS Markit

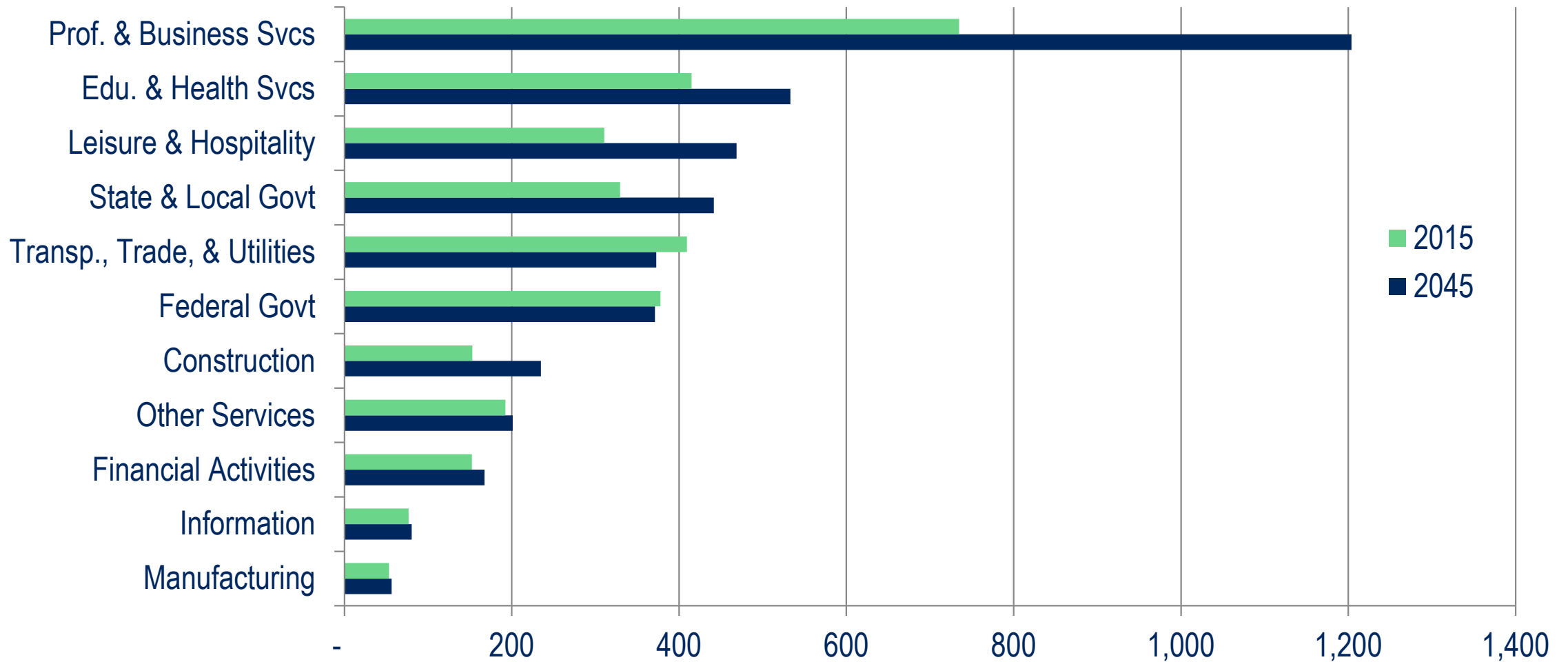
Job Change in the Washington Region, 2015-2045



Source: IHS Markit

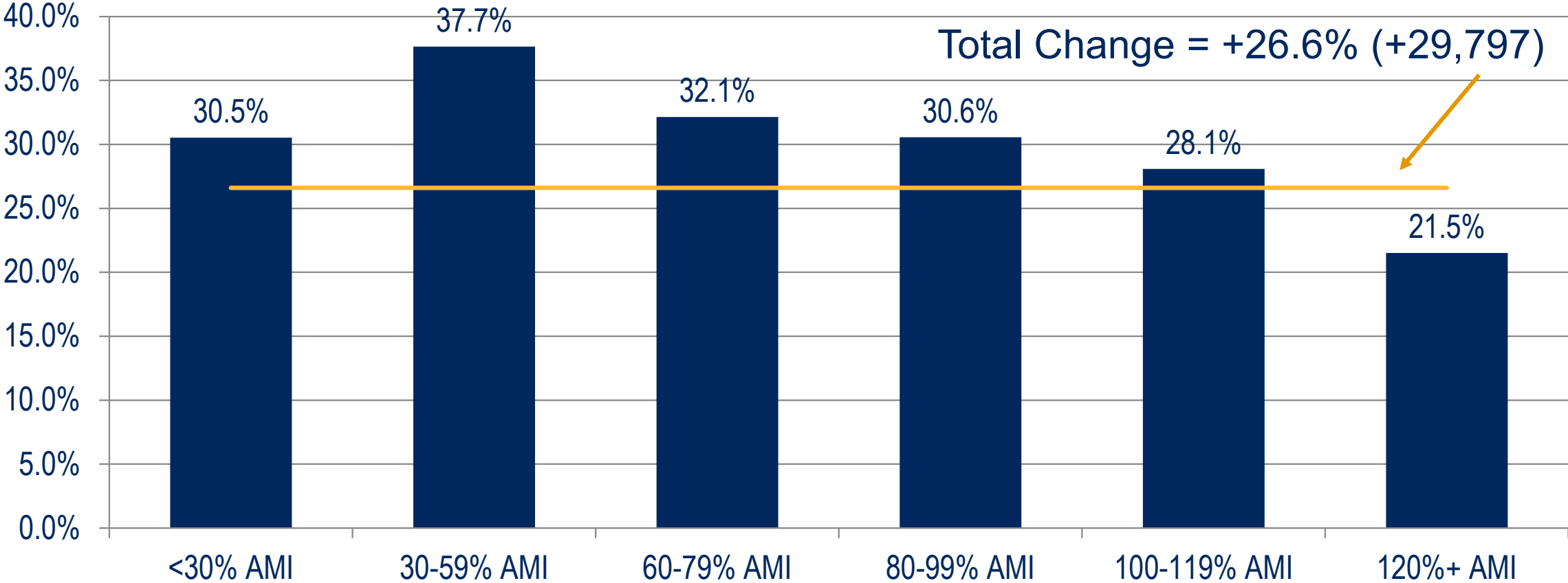
Job Growth in the Washington Region, 2015-2045

(000s)



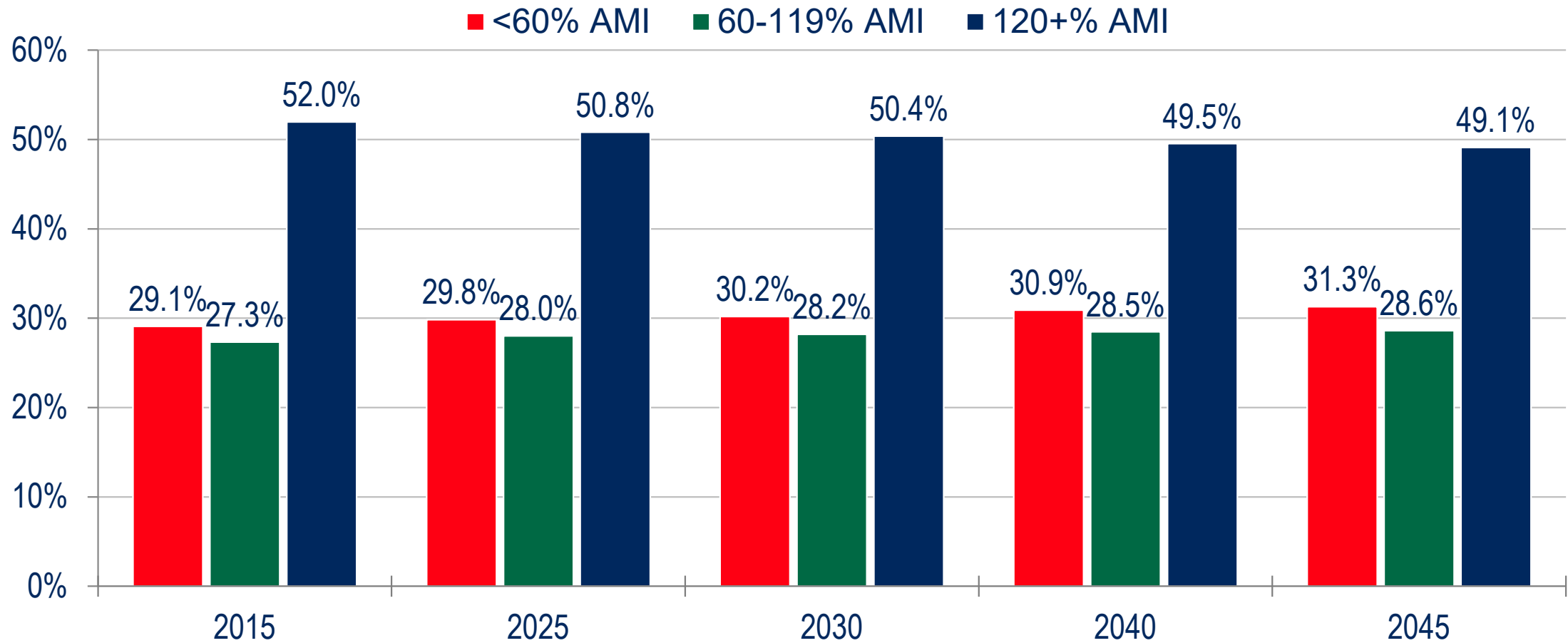
Source: IHS Markit

Household % Change By Area Median Income Arlington County, 2020-2045



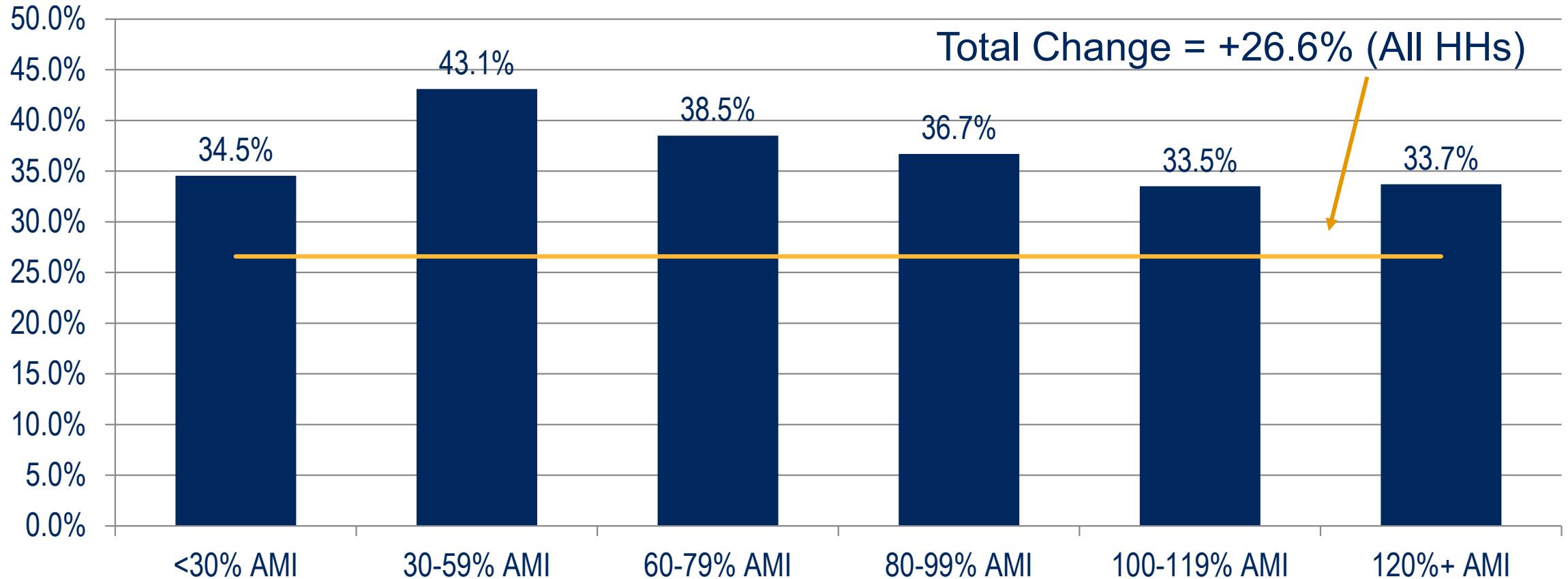
Source: Stephen S. Fuller Institute at the Schar School, GMU

Distribution of Households By Area Median Income Arlington County, 2020 & 2045

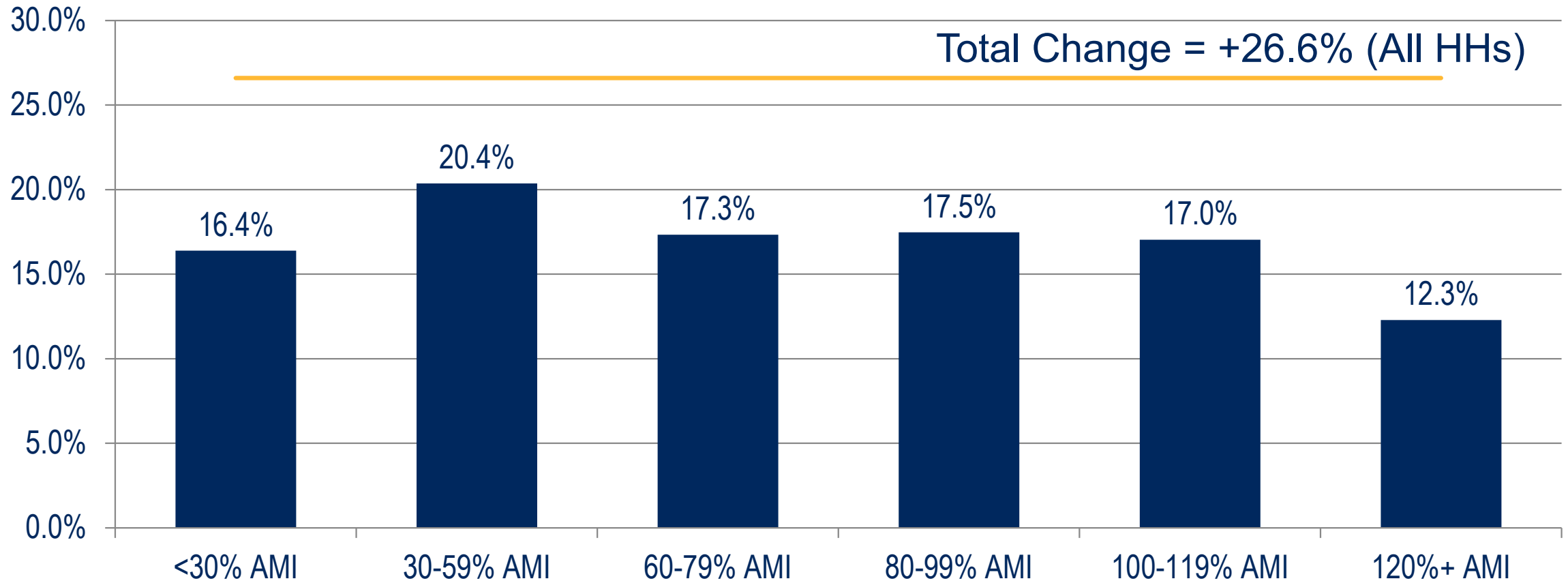


Source: MarketStats by ShowingTime

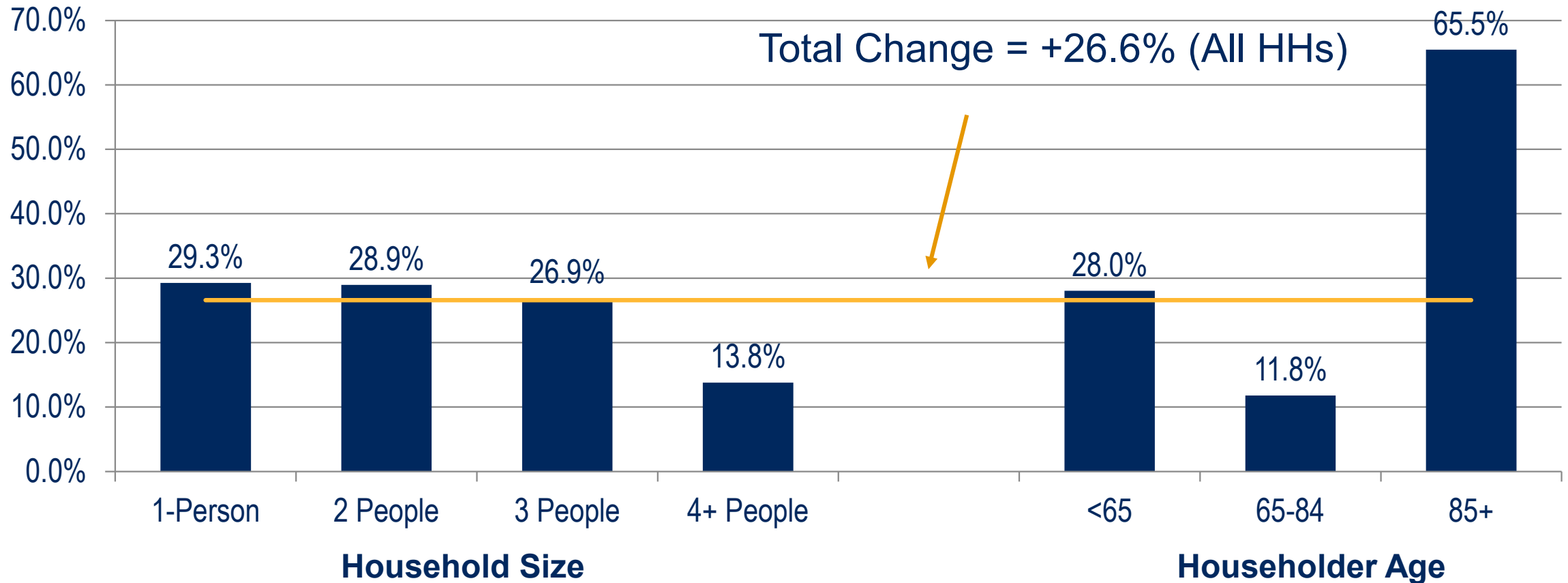
Household % Change By Area Median Income: Renter Households, Arlington County, 2020-2045



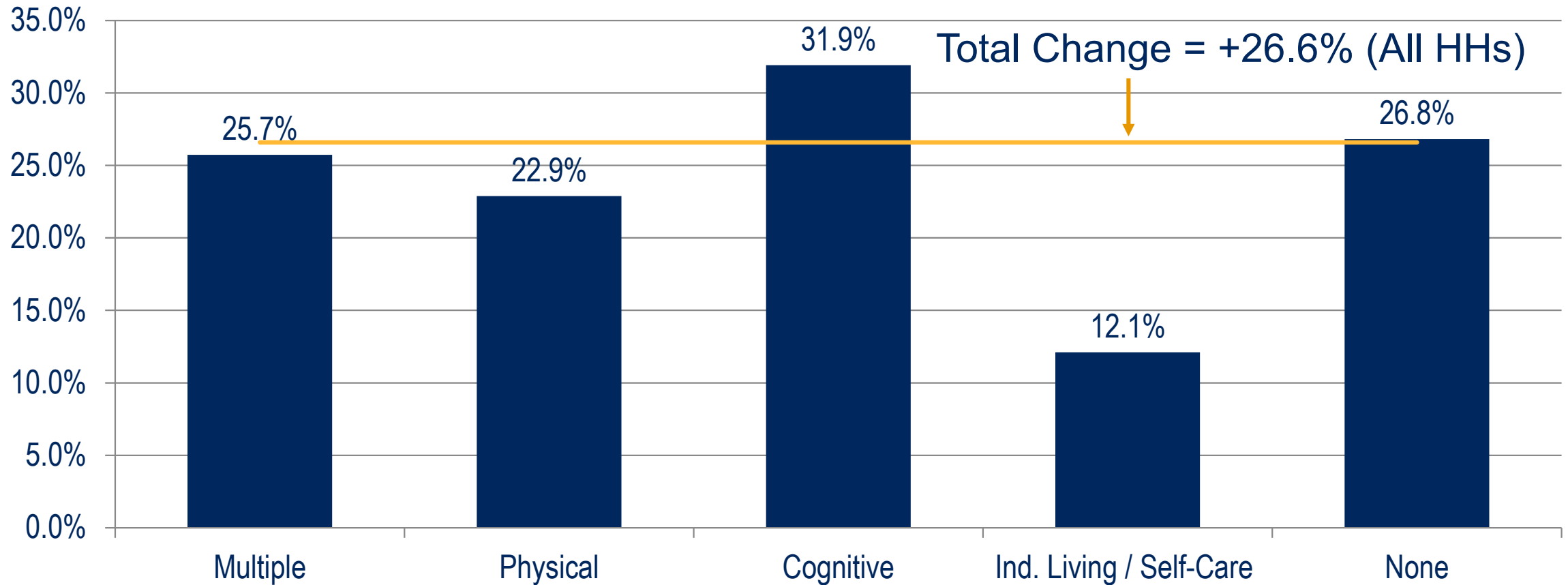
Household % Change By Area Median Income: Owner Households, Arlington County, 2020-2045



Household % Change By Select Attribute: Arlington County, 2020-2045



Household % Change By Disability Status: Arlington County, 2020-2045



Between 2015 & 2045

- The number of households earning less than <30% of AMI is projected to increase by **4,340**, including an increase of 3,720 renters.
- The number of households earning between 30% and 60% of AMI is projected to increase by **5,790**, including 4,960 renters.
- The number households earning between 60% and 80% of AMI is projected to increase by **4,060**, including 3,360 renter households.

Questions about housing forecasts or other?

What's Next

January 26, 2021 at noon

Rescreening of Housing Needs Analysis

January 28, 2020 at 6:00 pm

Virtual Community Meeting

**The Affordable Housing Master Plan at Five Years:
A look back on implementation progress**





An Expanded Approach to an Equitable, Stable, Adaptive Community

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