



Metropolitan Washington Council of Governments

2004 Housing Data Survey

March 2006

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Introduction

The following report contains information collected through the Metropolitan Washington Council of Governments 2004 Housing Data Survey. The Housing Data Survey is conducted at the beginning of each year and requests data from the previous calendar year (January to December). This report provides a snapshot of regional assisted/subsidized housing program activity for 2004.

The 2004 Housing Data Survey was distributed to representatives of eleven jurisdictions in the metropolitan Washington area. Two jurisdictions, the City of Bowie and Frederick County, have been added to the Housing Data Survey for 2004. Survey questions were designed to collect general information (for example, area population, number of housing units and average home sale price), as well as more detailed information concerning the region's assisted and subsidized housing programs (for example, public housing units and Housing Choice Voucher assistance programs). The data from surveyed jurisdictions are current as of December 2004, with the exception of the District of Columbia, which is based on data from 2003. Copies of the survey and associated data tables are included at the end of the report.

I. Population

The population of the surveyed jurisdictions in the region grew by an estimated 7.3 percent between 2000 and 2004, from 4,291,004 people to 4,603,856 people. Loudoun County was the fastest growing jurisdiction with a population increase of 35.3 percent during this period.

Table 1

POPULATION CHANGE, 2000-2004 (Estimated)				
Jurisdiction:	2000	2004 (est):	# Change:	% Change:
City of Alexandria	128,283	134,000	5,717	4.5%
Arlington County	189,453	197,423	7,970	4.2%
City of Bowie ¹	50,269	54,588	4,319	8.6%
District of Columbia	572,059	553,523	-18,536	-3.2%
Fairfax County	969,749	1,022,298	52,549	5.4%
City of Falls Church	10,377	10,781	404	3.9%
Frederick County	195,277	217,653	22,376	11.5%
Loudoun County	169,599	229,429	59,830	35.3%
Montgomery County	873,341	931,000	57,659	6.6%
Prince George's County	801,515	844,190	42,675	5.3%
Prince William County	280,813	354,383	73,570	26.2%
COG Member Jurisdictions	4,291,004	4,603,856	312,852	7.3%

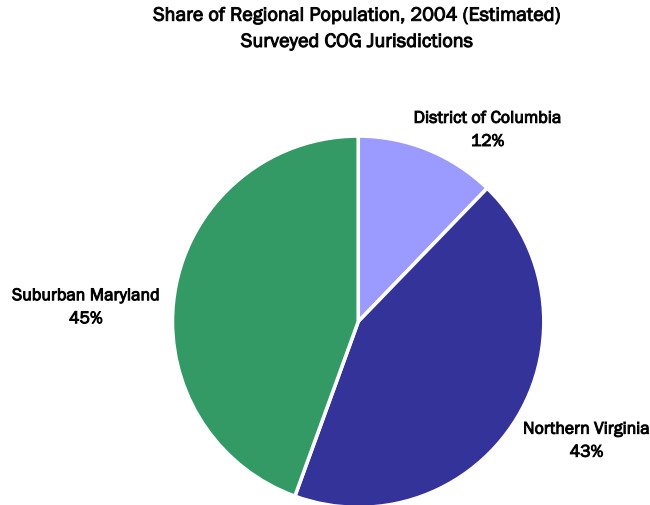
**Source: U.S. Census Bureau, 2004 Housing Data Survey*

¹Data for City of Bowie is included in Prince George's County

Suburban Maryland jurisdictions of Frederick, Montgomery, and Prince George's counties contain the greatest share of population, accounting for 45 percent of the

region's population. Forty-three percent of the region's residents live in Northern Virginia, while the remaining 12 percent reside in the District of Columbia (*Figure 1*).

Figure 1

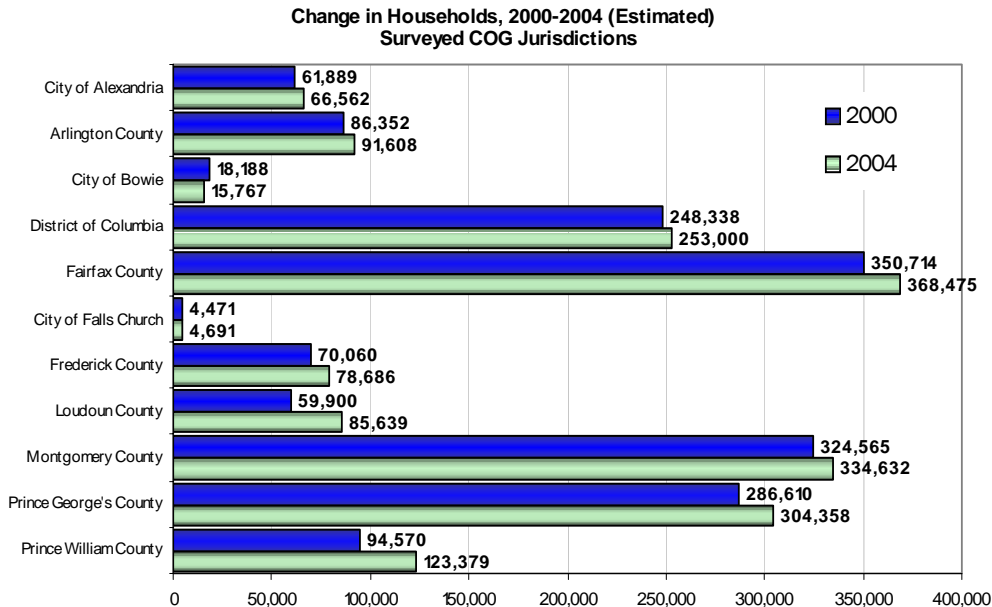


Source: 2004 Housing Data Survey

Households

The number of households in the region increased by 7.8 percent (123,561 units) between 2000 and 2004. Loudoun and Prince William counties experienced the largest growth rates in the number of households (43.0 percent and 30.5 percent, respectively) during this period (*Figure 2*). The largest absolute increase in households occurred in Prince William County, where an additional 28,809 households were created during the past four years. (See *Appendix Table 2A*.)

Figure 2



Source: U.S. Census 2004 Housing Data Survey

IV. Housing Units

Between 2000 and 2004, 91,700 units were added to the region's housing stock, a 5.5 percent increase. Most of the new units were built in Northern Virginia (67,484 units), with the remainder (24,216 units) located in suburban Maryland (*Table 2*).

Table 2

CHANGE IN HOUSING UNITS, 2000 - 2004 (Estimated)				
Jurisdiction:	2000:	2004 (est.)	# Change:	% Change:
City of Alexandria	64,251	68,782	4,531	7.1%
Arlington County	90,426	95,543	5,117	5.7%
City of Bowie ¹	18,622	20,228	1,606	8.6%
District of Columbia	274,845	274,845	0	0.0%
Fairfax County	359,411	368,475	9,064	2.5%
City of Falls Church	4,725	4,691	-34	-0.7%
Frederick County	73,017	78,686	5,669	7.8%
Loudoun County	62,160	85,639	23,479	37.8%
Montgomery County	334,632	334,632	0	0.0%
Prince George's County	302,378	320,925	18,547	6.1%
Prince William County	98,052	123,379	25,327	25.8%
COG Member Jurisdictions	1,663,897	1,755,597	91,700	5.5%

Source: U.S. Census; 2004 Housing Data Survey

¹Data for City of Bowie is included in Prince George's County

As of December 2004, the number of occupied housing units in the region was approximately 1,711,030. Of these, 65.7 percent (1,124,568) were owner-occupied and 34.3 percent (586,462) were renter-occupied. The number of owner-occupied units in the area has increased 14.3 percent since 2000, while the number of renter-occupied units decreased 2.9 percent (17,472 units) during the same four year period (*Table 3*).

Table 3

Tenure, 2000-2004 (Estimated)								
Jurisdiction:	Owner-Occupied				Renter-Occupied			
	2000	2004 (est.)	Change		2,000	2004 (est.)	Change	
			#	%			#	%
City of Alexandria	24,745	26,611	1,866	7.5%	37,144	39,951	2,807	7.6%
Arlington County	37,370	38,343	973	2.6%	48,982	53,265	4,283	8.7%
City of Bowie ¹	15,455	13,402	-2,053	-13.3%	2,733	2,365	-368	-13.5%
District of Columbia	101,214	103,000	1,786	1.8%	147,124	150,000	2,876	2.0%
Fairfax County	248,820	272,801	23,981	9.6%	101,894	95,674	-6,220	-6.1%
City of Falls Church	2,708	3,105	397	14.7%	1,763	1,586	-177	-10.0%
Frederick County	53,158	61,152	7,994	15.0%	16,902	17,534	632	3.7%
Loudoun County	47,539	65,942	18,403	38.7%	12,361	19,697	7,336	59.3%
Montgomery County	223,017	258,670	35,653	16.0%	101,548	75,962	-25,586	-25.2%
Prince George's County	177,177	206,111	28,934	16.3%	109,433	98,247	-11,186	-10.2%
Prince William County	67,787	88,833	21,046	31.0%	26,783	34,546	7,763	29.0%
COG Member Jurisdictions	983,535	1,124,568	141,033	14.3%	603,934	586,462	-17,472	-2.9%

Sources: U.S. Census Bureau; 2004 Housing Data Survey

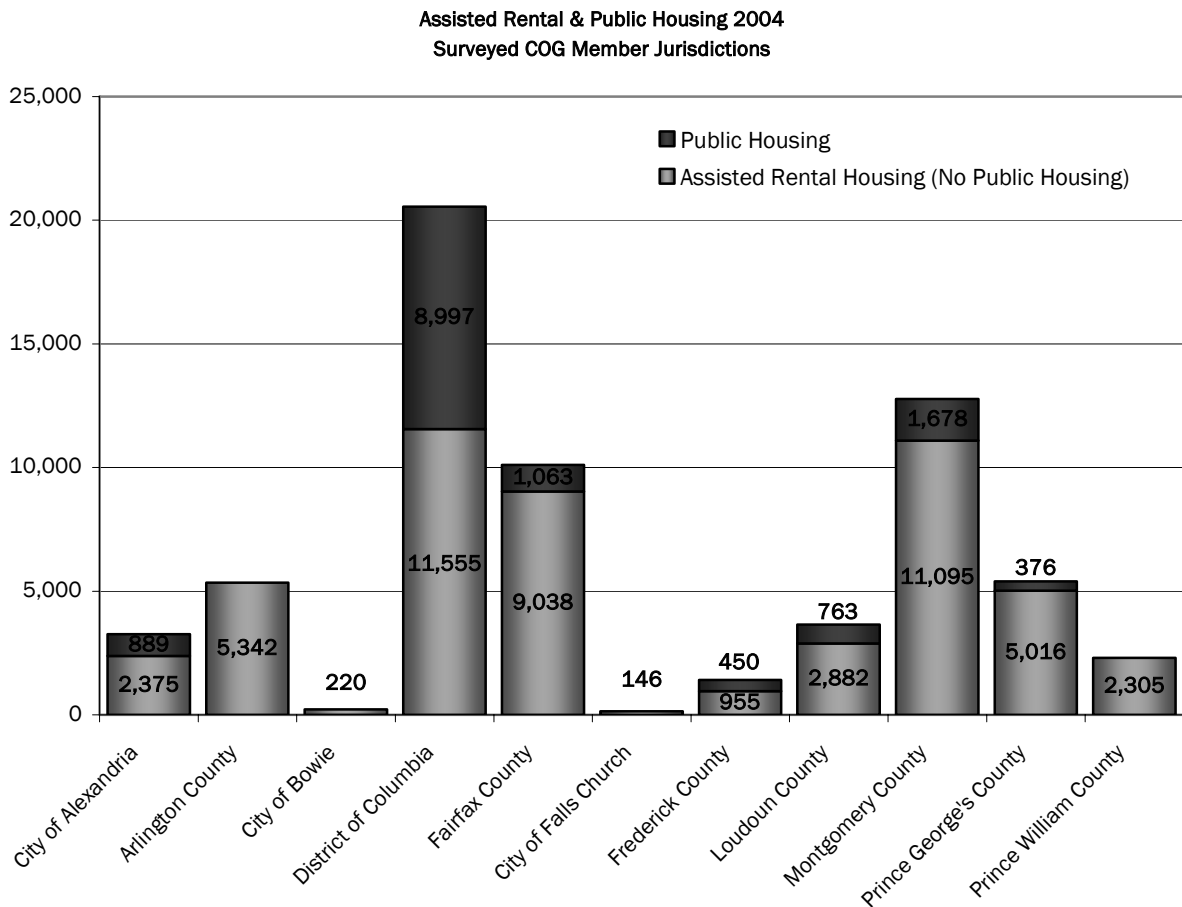
¹Data for City of Bowie is included in Prince George's County

Owner-occupied units are located mainly in Northern Virginia (46 percent) and suburban Maryland (44 percent) with ten percent of total owner-occupied units located in the District of Columbia. Forty-two percent of renter-occupied units are located in the Northern Virginia area, 31 percent in suburban Maryland, and 27 percent in the District of Columbia. (See *Appendix Table 4A.*)

V. Assisted Rental Housing

A total of 50,709 assisted rental units are located in the metropolitan Washington region. More than three-quarters (77 percent) of these units are located within Montgomery and Fairfax counties and 23 percent are located in the District of Columbia. (See *Appendix Table 5A.*)

Figure 3



Source: 2004 Housing Data Survey

Public Housing Units

Public housing units constitute approximately one-fifth (21.9 percent) of the assisted housing stock in the region, for a total of 14,216 units. The District of Columbia houses the largest number of public housing residents (8,997 units) while Arlington and Prince William counties, as well as the cities of Falls Church and Bowie, do not have any public housing units within their jurisdictions (*Figure 3 and Appendix Table 5A*).

II. Affordable Sales Housing

A total of 14,921 households (or 4.5 percent of owner-occupied units) received homebuyer assistance as of December 2004. Montgomery County's Moderately Priced Dwelling Unit Program accounted for 47 percent of those sales.

Table 4

AFFORDABLE SALES HOUSING (AS OF DECEMBER 2004)		
Jurisdiction:	Units Assisted:	% of Home-Owner Hshlds Assisted
City of Alexandria	707	2.7%
Arlington County	510	1.3%
City of Bowie	n/a	n/a
District of Columbia	568	0.6%
Fairfax County	202	0.1%
City of Falls Church	15	0.5%
Frederick County	42	0.1%
Loudoun County	1059	1.6%
Montgomery County	11,647 ¹	4.5%
Prince George's County	117	0.1%
Prince William County	54	0.1%
COG Member Jurisdictions	14,921	1.3%

V. Special Needs Housing

Overall, 1,826 special needs housing facilities (with 17,511 beds) are located throughout the region. The majority (95.5 percent) of these facilities receive local government funding².

The facilities breakdown as follows: 696 group homes with 3,598 beds, 67 shelter facilities containing 3,515 beds, and 363 transitional facilities offering 2,579 beds. The remaining 700 facilities (7,819 beds) fall into other categories³ (See *Table 5*).

¹ Figure includes all affordable housing sales in Montgomery County since 1976, the first year of the county's MDPU program.

² Remaining facilities are funded by non-local sources (e.g., federal or state monies, foundation grants, etc.

³ "Other" facilities vary by jurisdiction.

Table 5

Group Homes				
Jurisdiction	Local Funds		No Local Funds	
	Facilities	Beds	Facilities	Beds
City of Alexandria	13	115	4	43
Arlington County	n/a	n/a	n/a	n/a
City of Bowie	n/a	n/a	n/a	n/a
District of Columbia	0	0	1	16
Fairfax County	79	487	n/a	n/a
City of Falls Church	1	4	0	0
Frederick County	122	203	0	0
Loudoun County	17	65	0	0
Montgomery County	406	2,117	0	0
Prince George's County	8	389	0	0
Prince William County	42	145	3	14
COG Member Jurisdictions	688	3,525	8	73

Shelters				
Jurisdiction	Local Funds		No Local Funds	
	Facilities	Beds	Facilities	Beds
City of Alexandria	3	159	1	14
Arlington County	n/a	n/a	n/a	n/a
City of Bowie	n/a	n/a	n/a	n/a
District of Columbia	0	0	19	1,903
Fairfax County	8	295	0	0
City of Falls Church	1	12	0	0
Frederick County	2	97	0	0
Loudoun County	2	24	4	45
Montgomery County	8	358	0	0
Prince George's County	14	476	0	0
Prince William County	5	132	0	0
COG Member Jurisdictions	43	1,553	24	1,962

Transitional Housing				
Jurisdiction	Local Funds		No Local Funds	
	Facilities	Beds	Facilities	Beds
City of Alexandria	2	24	6	24
Arlington County	n/a	n/a	n/a	n/a
City of Bowie	n/a	n/a	n/a	n/a
District of Columbia	0	0	9	105
Fairfax County	282	958	20	90
City of Falls Church	2	12	0	0
Frederick County	4	101	1	38
Loudoun County	2	42	1	2
Montgomery County	18	599	0	0
Prince George's County	10	436	0	0
Prince William County	1	21	5	127
COG Member Jurisdictions	321	2,193	42	386

Table continues on following page

Other				
Jurisdiction	Local Funds		No Local Funds	
	Facilities	Beds	Facilities	Beds
City of Alexandria	53	107	0	0
Arlington County	0	0	0	0
City of Bowie	0	0	0	0
District of Columbia	0	0	0	0
Fairfax County	0	0	0	0
City of Falls Church	0	0	0	0
Frederick County	0	0	0	0
Loudoun County	0	0	0	0
Montgomery County	638	7668	8	24
Prince George's County	0	0	0	0
Prince William County	1	20	0	0
COG Member Jurisdictions	692	7,795	8	24

Source: 2003 Housing Data Survey; "Emergency Food and Shelter Director" Fall 2003, Interfaith Conference of Metropolitan Washington

* Data taken from the "Emergency Food and Shelter Directory," and is not comprehensive. Funding sources are not provided.

APPENDIX

Table 1A

POPULATION CHANGE, 2000-2004 (Estimated)										
Jurisdiction:	2000 - 2002 (Estimated)				2003 (Estimated) - 2004 (Estimated)				2000 - 2004 (Estimated)	
	2000:	2002 (est):	# Change:	% Change:	2003 (est):	2004 (est):	# Change:	% Change	# Change:	% Change
City of Alexandria	128,283	134,000	5,717	4.5%	135,000	134,000	-1,000	0.7%	5,717	4.5%
Arlington County	189,453	193,600	4,147	2.2%	196,925	197,423	498	1.7%	7,970	4.2%
City of Bowie ¹	50,269	n/a	n/a	n/a	n/a	54,588	n/a	0.0%	4,319	8.6%
District of Columbia	572,059	572,059	0	0.0%	575,000	553,523	-21,477	0.5%	-18,536	-3.2%
Fairfax County	969,749	1,000,000	30,251	3.1%	1,012,100	1,022,298	10,198	1.2%	52,549	5.4%
City of Falls Church	10,377	10,466	89	0.9%	10,511	10,781	270	0.4%	404	3.9%
Frederick County	195,277	n/a	n/a	n/a	n/a	217,653	n/a	0.0%	22,376	11.5%
Loudoun County	169,599	196,314	26,715	15.8%	221,746	229,429	7,683	13.0%	59,830	35.3%
Montgomery County	873,341	892,000	18,659	2.1%	914,900	931,000	16,100	2.6%	57,659	6.6%
Prince George's County	801,515	833,084	31,569	3.9%	844,190	844,190	0	1.3%	42,675	5.3%
Prince William County	280,813	309,351	28,538	10.2%	321,570	354,383	32,813	3.9%	73,570	26.2%
COG Member Jurisdictions	4,291,004	4,140,874	145,685	3.6%	4,231,942	4,494,680	262,738	6.2%	312,852	7.3%

Source: U.S. Census Bureau; 2004 Housing Data Survey

¹Data for City of Bowie is included in Prince George's County

Table 2A

CHANGE IN HOUSEHOLDS, 2000 - 2004 (Estimated)					
Jurisdiction:	Number of Households			Change, 2000-2004 (est)	
	2000	2003 (est)	2004 (est.)	#	%
City of Alexandria	61,889	68,721	66,562	4,673	7.6%
Arlington County	86,352	90,652	91,608	5,256	6.1%
City of Bowie ¹	18,188	n/a	15,767	-2,421	-13.3%
District of Columbia	248,338	253,000	253,000	4,662	1.9%
Fairfax County	350,714	373,900	368,475	17,761	5.1%
City of Falls Church	4,471	4,548	4,691	220	4.9%
Frederick County	70,060	n/a	78,686	8,626	12.3%
Loudoun County	59,900	75,213	85,639	25,739	43.0%
Montgomery County	324,565	338,445	334,632	10,067	3.1%
Prince George's County	286,610	304,358	304,358	17,748	6.2%
Prince William County	94,570	107,925	123,379	28,809	30.5%
COG Member Jurisdictions	1,587,469	1,616,762	1,711,030	123,561	7.8%

Sources: U.S. Census Bureau; 2004 Housing Data Survey

¹ Data for the City of Bowie is included in Prince George's County

Table 3A

CHANGE IN HOUSING UNITS, 2000 - 2004 (Estimated)										
Jurisdiction:	2000 - 2002 (est.) Change				2003 (est.) - 2004 (est.) Change				2000 - 2004 (est.) Change	
	2000:	2002 (est.)	# Change:	% Change:	2003 (est.):	2004 (est.):	# Change:	% Change:	# Change:	% Change:
City of Alexandria	64,251	67,339	3,088	4.8%	67,339	68,782	1,443	2.1%	4,531	7.1%
Arlington County	90,426	92,800	2,374	2.6%	92,800	95,543	2,743	3.0%	5,117	5.7%
City of Bowie ¹	18,622	n/a	n/a	n/a	n/a	20,228	n/a	n/a	1,606	8.6%
District of Columbia	274,845	274,845	0	0.0%	274,845	274,845	0	0.0%	0	0.0%
Fairfax County	359,411	369,300	9,889	2.8%	369,300	368,475	-825	-0.2%	9,064	2.5%
City of Falls Church	4,725	4,725	0	0.0%	4,725	4,691	-34	-0.7%	-34	-0.7%
Frederick County	73,017	n/a	n/a	n/a	n/a	78,686	n/a	n/a	5,669	7.8%
Loudoun County	62,160	69,400	7,240	11.6%	69,400	85,639	16,239	23.4%	23,479	37.8%
Montgomery County	334,632	341,781	7,149	2.1%	341,781	334,632	-7,149	-2.1%	0	0.0%
Prince George's County	302,378	302,378	0	0.0%	302,378	320,925	18,547	6.1%	18,547	6.1%
Prince William County	98,052	107,798	9,746	9.9%	107,798	123,379	15,581	14.5%	25,327	25.8%
COG Member Jurisdictions	1,590,880	1,630,366	39,486	2.5%	1,590,880	1,480,752	39,232	2.5%	-183,145	-11.0%

Source: U.S. Census Bureau; 2004 Housing Data Survey

¹Data for City of Bowie is included in Prince George's County

Table 4A

TENURE, 2000 - 2002 (estimated)															
Jurisdiction:	2000:				2001 (est):				2002 (est):				2003 (est):		
	# Owner	% Owner	# Renter	% Renter	# Owner	% Owner	# Renter	% Renter	# Owner	% Owner	# Renter	% Renter	# Owner	% Owner	# Renter
City of Alexandria	24,745	40.0%	37,144	60.0%	25,507	40.0%	38,261	0.6	25,858	40.0%	38,787	60.0%	31,257	45.5%	37,464
Arlington County	37,370	43.3%	48,982	56.7%	37,642	43.3%	49,291	0.6	51,032	57.6%	37,588	42.4%	37,875	41.8%	52,777
City of Bowie ¹	15,455	85.0%	2,733	15.0%											
District of Columbia	101,214	40.8%	147,124	59.2%					101,214	40.8%	147,124	59.2%	103,000	40.7%	150,000
Fairfax County	248,820	70.9%	101,894	29.1%					268,314	73.7%	95,748	26.3%	275,564	73.7%	98,336
City of Falls Church	2,708	60.6%	1,763	39.4%	3,329	69.8%	1,442	0.3	2,708	60.6%	1,763	39.4%	2,774	61.0%	1,774
Frederick County	53,158	75.9%	16,902	24.1%											
Loudoun County	47,539	79.4%	12,361	20.6%	49,800	79.4%	12,900	0.2	55,078	79.4%	14,321	20.6%	59,756	79.4%	15,457
Montgomery County	223,017	68.7%	101,548	31.3%	223,017	68.7%	101,548	0.3	227,782	68.7%	103,786	31.3%	265,002	78.3%	73,443
Prince George's County	177,177	61.8%	109,433	38.2%	179,661	62.6%	107,479	0.4	177,177	61.8%	109,433	38.2%	206,111	67.7%	98,247
Prince William County	67,787	71.7%	26,783	28.3%	69,408	70.0%	29,746	0.3	74,838	72.0%	29,103	28.0%	77,706	72.0%	30,219
COG Member Jurisdictions	930,377	61.3%	587,032	38.7%	521,886	67.5%	251,673	0.3	984,001	63.0%	577,653	37.0%	1,059,045	65.5%	557,717

Sources: U.S. Census Bureau; 2001 Housing Data Survey; 2002 Housing Data Survey

¹ Data for City of Bowie is included in Prince George's County

TENURE, 2003 - 2004 (estimated)								
Jurisdiction:	2003 (est):				2004 (est):			
	# Owner	% Owner	# Renter	% Renter	# Owner	% Owner	# Renter	% Renter
City of Alexandria	31,257	45.5%	37,464	54.5%	26,611	40.0%	39,951	60.0%
Arlington County	37,875	41.8%	52,777	58.2%	38,343	41.9%	53,265	58.1%
City of Bowie ¹					13,402	85.0%	2,365	15.0%
District of Columbia	103,000	40.7%	150,000	59.3%	103,000	40.7%	150,000	59.3%
Fairfax County	275,564	73.7%	98,336	26.3%	272,801	74.0%	95,674	26.0%
City of Falls Church	2,774	61.0%	1,774	39.0%	3,105	66.2%	1,586	33.8%
Frederick County					61,152	77.7%	17,534	22.3%
Loudoun County	59,756	79.4%	15,457	20.6%	65,942	77.0%	19,697	23.0%
Montgomery County	265,002	78.3%	73,443	21.7%	258,670	77.3%	75,962	22.7%
Prince George's County	206,111	67.7%	98,247	32.3%	206,111	67.7%	98,247	32.3%
Prince William County	77,706	72.0%	30,219	28.0%	88,833	72.0%	34,546	28.0%
COG Member Jurisdictions	1,059,045	65.5%	557,717	34.5%	1,124,568	65.7%	586,462	34.3%

Sources: U.S. Census Bureau; 2003 Housing Data Survey; 2004 Housing Data Survey

¹ Data for City of Bowie is included in Prince George's County

Table 5A

Assisted/Subsidized Rental Units 2003 - 2004								
Jurisdiction	Assisted/Subsidized Rental Units (Excluding Public Housing)				Public Housing Units			
	2003	2004	# Change	% Change	2003	2004	# Change	% Change
City of Alexandria	2,375	2,375	0	0.0%	889	889	0	0.0%
Arlington County	5,138	5,342	204	4.0%	0	0	0	0.0%
City of Bowie	n/a	220	n/a	n/a	n/a	0	n/a	n/a
District of Columbia	11,555	11,555	0	0.0%	8,997	8,997	0	0.0%
Fairfax County	11,056	9,038	-2,018	-18.3%	1,063	1,063	0	0.0%
City of Falls Church	135	146	11	8.1%	0	0	0	0.0%
Frederick County	n/a	955	n/a	n/a	n/a	450	n/a	n/a
Loudoun County	2,845	2,882	37	1.3%	0	763	763	n/a
Montgomery County	11,000	11,095	95	0.9%	1,500	1,678	178	11.9%
Prince George's County	5,134	5,016	-118	-2.3%	376	376	0	0.0%
Prince William County	2,305	2,305	0	0.0%	0	0	0	0.0%
COG Member Jurisdictions	51,543	50,709	-834	-1.6%	12,825	14,216	1,391	10.8%

Source: 2004 Housing Data Survey