



**Metropolitan Washington Council of Governments**  
**2002 Housing Data Survey**

**May 2004**

**Prepared by  
Metropolitan Washington Council of Governments  
777 North Capitol Street, N.E.  
Suite 300  
Washington, D.C. 20002**

## I. Introduction

The following report contains information collected through the Metropolitan Washington Council of Governments 2002 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 2002.

The 2002 Housing Data Survey was distributed to representatives of nine jurisdictions in the metropolitan Washington area. 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 (e.g., public housing units and Housing Choice Voucher assistance programs). Unless otherwise noted, data are current as of December 2002. Copies of the survey and associated data tables are included at the end of the report.

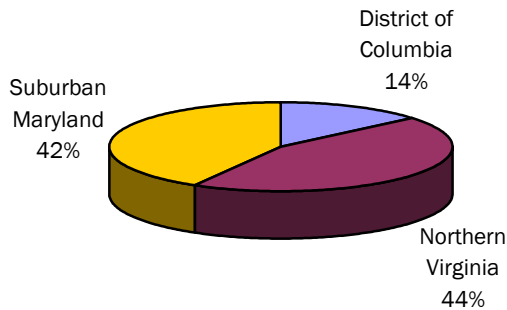
## II. Population

Total population in the region grew by 3.8 percent between 2000 and 2002 from 3,995,189 persons to 4,145,309. Loudoun County was the fastest growing jurisdiction with its population increasing 15.8 percent during this period. Prince George's County attracted the largest number of people, adding 31,569 persons. Population remained stable in the District of Columbia.

POPULATION CHANGE, 2000* - 2002 (Estimated)				
Jurisdiction:	2000	2002 (est)	# Change	% Change
City of Alexandria	128,283	134,000	5,717	4.5%
Arlington County	189,453	193,600	4,147	2.2%
District of Columbia	572,059	572,059	0	0.0%
Fairfax County	969,749	1,004,435	34,686	3.6%
City of Falls Church	10,377	10,466	89	0.9%
Loudoun County	169,599	196,314	26,715	15.8%
Montgomery County	873,341	892,000	18,659	2.1%
Prince George's County	801,515	833,084	31,569	3.9%
Prince William County	280,813	309,351	28,538	10.2%
<b>COG Member Jurisdictions</b>	<b>3,995,189</b>	<b>4,145,309</b>	<b>150,120</b>	<b>3.8%</b>

\*Source: U.S. Census Bureau. 2002 data is derived from results of the 2002 Housing Data Survey.

### Share of Regional Population, 2002



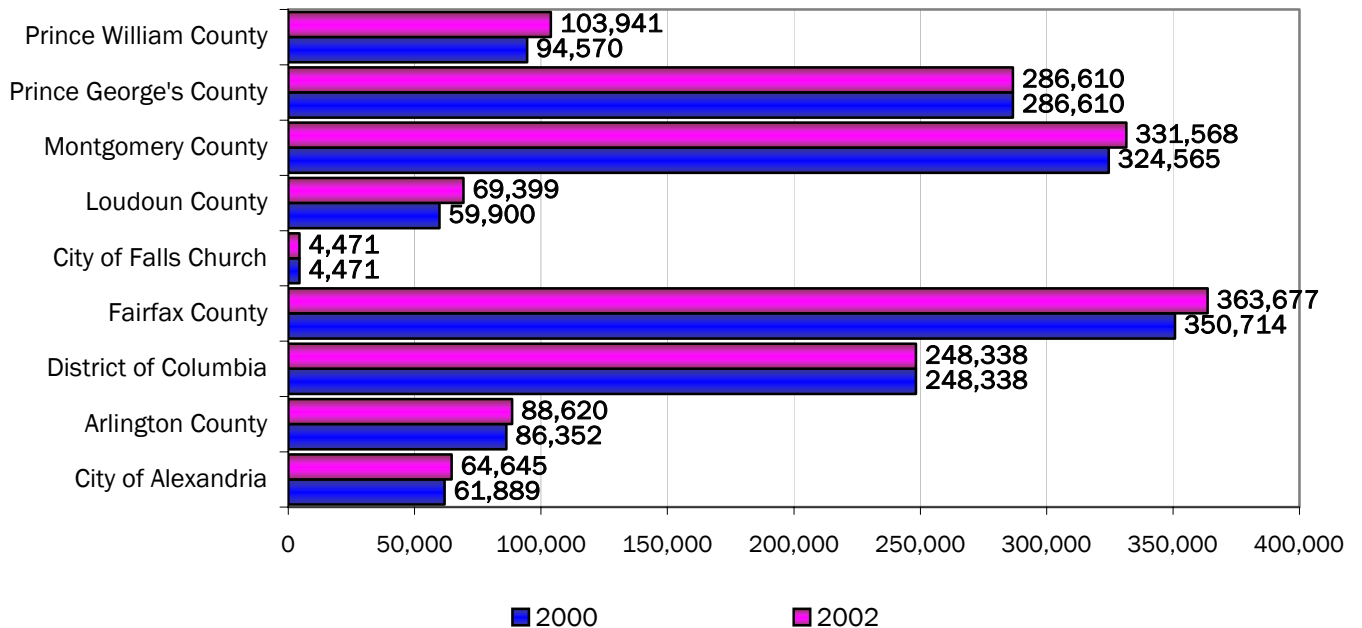
Source: 2002 Housing Data Survey

Northern Virginia jurisdictions contain the greatest share of population, accounting for 44 percent of the region's population. Forty-two percent of the region's residents live in the suburban Maryland counties of Montgomery and Prince George's, while the remaining 14 percent reside in the District of Columbia. The regional distribution of population remains unchanged from the 2001 Housing Data Survey results.

### III. Households

The number of households in the region increased by 2.8 percent (43,860 units) between 2000 and 2002. Loudoun County and Prince William County experienced the largest growth rates in the number of households (15.9 percent and 9.9 percent respectively) during this period. The largest absolute increase in households occurred in Fairfax County, where an additional 12,963 households were created over the past two years. (See Appendix Table 3.)

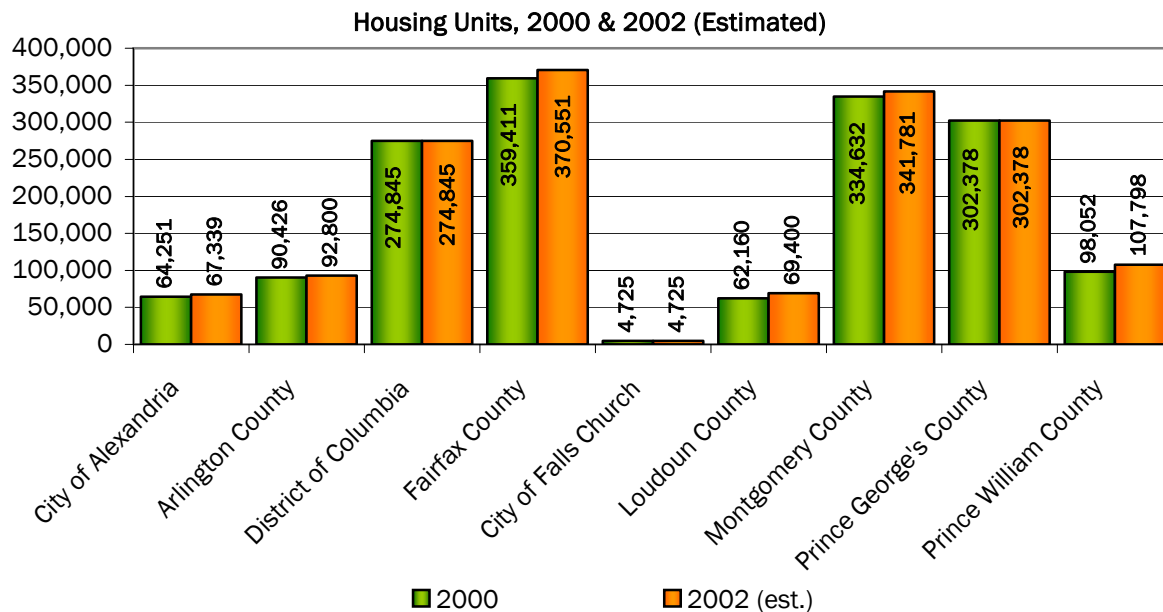
Number of Households, 2000 - 2002



Source: 2002 Housing Data Survey

#### IV. Housing Units

Between 2000 and 2002, 40,483 units were added to the region's housing stock, a 2.5 percent increase. Most of the new units were built in the Northern Virginia region (33,334 units) with the remainder (7,149 units) located in suburban Maryland. The District of Columbia's housing stock did not change during this period.



Source: 2002 Housing Data Survey

#### V. Tenure

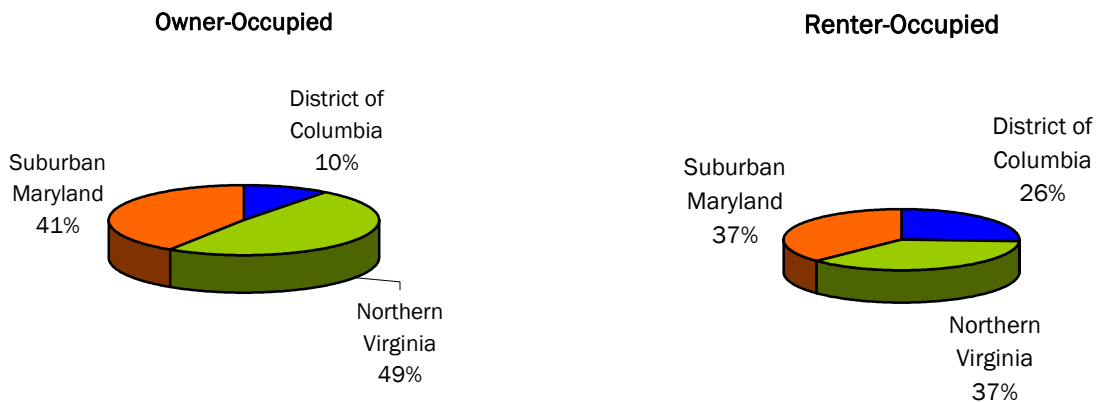
TENURE, 2000 - 2002 (estimated)								
Jurisdiction:	Owner-Occupied				Renter-Occupied			
	2000	2002 (est.)	Change		2000	2002 (est.)	Change	
			#	%			#	%
City of Alexandria	24,745	25,858	1,113	4.5%	37,144	38,787	1,643	4.4%
Arlington County	37,370	51,032	13,662	36.6%	48,982	37,588	-11,394	-23.3%
District of Columbia	101,214	101,214	0	0.0%	147,124	147,124	0	0%
Fairfax County	248,820	273,510	24,690	9.9%	101,894	89,590	-12,304	-12.1%
City of Falls Church	2,708	2,708	0	0.0%	1,763	1,763	0	0%
Loudoun County	47,539	55,078	7,539	15.9%	12,361	14,321	1,960	15.9%
Montgomery County	223,017	227,782	4,765	2.1%	101,548	103,786	2,238	2.2%
Prince George's County	177,177	177,177	0	0.0%	109,433	109,433	0	0%
Prince William County	67,787	74,838	7,051	10.4%	26,783	29,103	2,320	8.7%
<b>COG Member Jurisdictions</b>	<b>930,377</b>	<b>989,197</b>	<b>58,820</b>	<b>6.3%</b>	<b>587,032</b>	<b>571,495</b>	<b>-15,537</b>	<b>-2.6%</b>

Sources: U.S. Census Bureau, 2002 Housing Data Survey

As of December 2002, the number of occupied housing units in the region was approximately 1,560,692. Of these, 63.4 percent (989,197) were owner-occupied and 36.6 percent (571,495) were renter-occupied. The number of owner-occupied units in the area increased by 6.3 percent during the survey period, while the number of renter-occupied units decreased by -2.6 percent (15,537 units).

Nearly half (49 percent) of the region's owner-occupied units are located in the Northern Virginia, with another 41 percent distributed throughout suburban Maryland. Rental housing is distributed more evenly throughout the region.

### Regional of Housing by Tenure 2002



Source: 2002 Housing Data Survey

## VI. Assisted Rental Housing

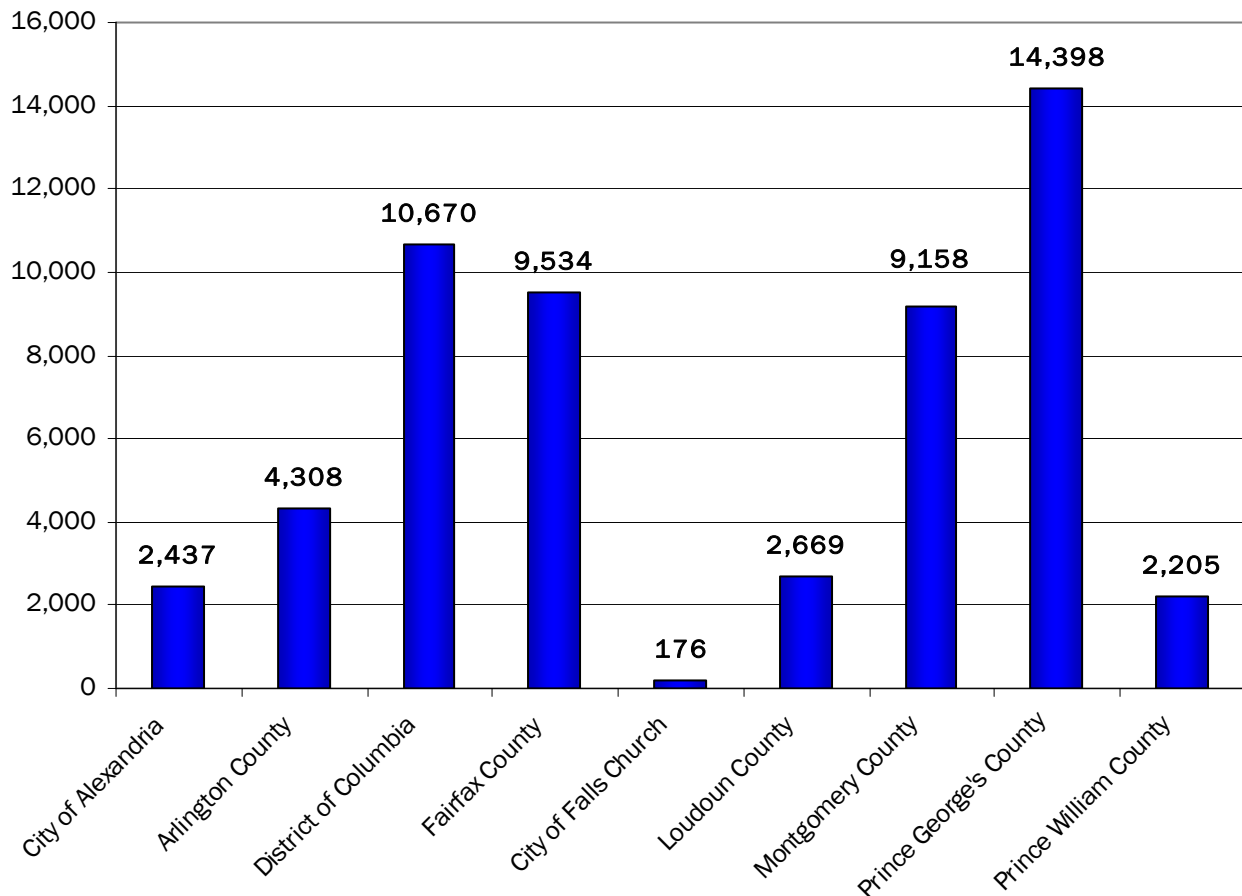
A total of 55,555 assisted rental units are located in the metropolitan Washington region. Approximately one quarter (25.9 percent) of these units are located within the Prince George's County.

ASSISTED RENTAL HOUSING AS OF DECEMBER 2002		
Jurisdiction:	Rental Assisted Total <sup>1</sup> :	% of Total Assisted
City of Alexandria	2,437	4.4%
Arlington County	4,308	7.8%
District of Columbia	10,670	19.2%
Fairfax County	9,534	17.2%
City of Falls Church	176	0.3%
Loudoun County	2,669	4.8%
Montgomery County	9,158	16.5%
Prince George's County	14,398	25.9%
Prince William County	2,205	4.0%
<b>COG Member Jurisdictions</b>	<b>55,555</b>	<b>100.0%</b>

<sup>1</sup>Includes project-based Section 8 units, LIHTC, Tax-Exempt Bond set-aside units, Sections 221(d)3, 202 and 236, and other programs specified by jurisdictions. Does not include public housing units.

Source: 2002 Housing Data Survey

Assisted Rental Housing 2002



Source: 2002 Housing Data Survey

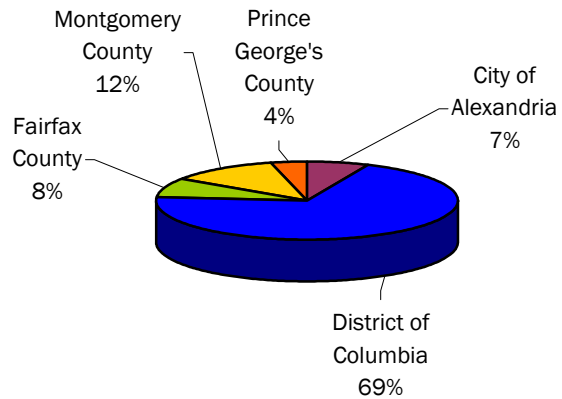
## Public Housing Units

Public housing units constitute 24 percent of the assisted housing stock in the region, for a total of 13,334 units. The District of Columbia houses the largest number of public housing residents (9,300) while Arlington, Loudoun, and Prince William Counties, as well as the City of Falls Church, do not have any public housing units within their jurisdictions.

PUBLIC HOUSING AS OF DECEMBER 2002	
Jurisdiction:	Public Housing Units:
City of Alexandria	889
Arlington County	0
District of Columbia	9,300
Fairfax County	1,063
City of Falls Church	0
Loudoun County	0
Montgomery County	1,560
Prince George's County	522
Prince William County	0
<b>COG Member Jurisdictions</b>	<b>13,334</b>

Source: 2002 Housing Data Survey

Public Housing Units as of December 2002



Source: 2002 Housing Data Survey

## IV. Affordable Sales Housing

AFFORDABLE SALES HOUSING AS OF DECEMBER 2002		
Jurisdiction	Units Assisted	% of Home-Owner Hshlds Assisted <sup>1</sup>
City of Alexandria	572	2.2%
Arlington County	21	0.1%
District of Columbia	2,016	2.0%
Fairfax County	1,262	0.5%
City of Falls Church	0	0.0%
Loudoun County	746	1.5%
Montgomery County	11,210	5.0%
Prince George's County	53	0.0%
Prince William County	36	0.1%
<b>COG Member Jurisdictions</b>	<b>15,916</b>	<b>1.6%</b>

<sup>1</sup> Figure derived as a percentage of owner-occupied units as of 2002 (estimated).

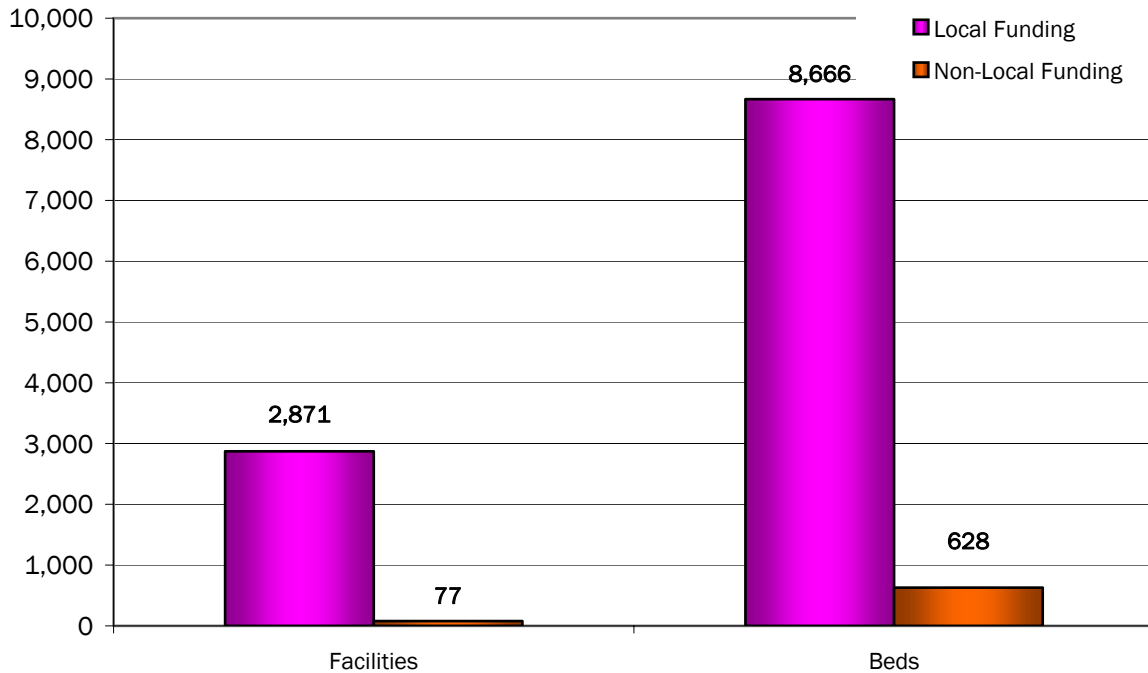
Source: 2002 Housing Data Survey

A total of 15,916 households (or 1.6 percent of owner-occupied units) received homebuyer assistance as of December 2002. Montgomery County's Moderately Priced Dwelling Unit Program accounted for five percent of home purchases in the jurisdiction from January through December 2002.

## V. Special Needs Housing

Overall, 2,948 special needs housing facilities (with 9,294 beds) are located throughout the region. The majority (97.3 percent) of these units receive local government funding<sup>1</sup>.

Special Needs Housing as of December 2002



<sup>1</sup> Remaining facilities are funded by non-local sources (e.g., federal or state monies, foundation grants, etc.)  
Source: 2002 Housing Data Survey

The facilities breakdown as follows: 152 group homes with 839 beds, 2,367 shelter facilities containing 4,667 beds, and 373 transitional facilities offering 3,657 beds. The remaining 56 facilities (131 beds) fall into other categories<sup>2</sup>.

GROUP HOMES BY FUNDING TYPE AS OF DECEMBER 2001				
Jurisdiction:	Local Fund.	Beds	No Local Fund. <sup>3</sup>	Beds
City of Alexandria	9	66	4	44
Arlington County	16	45	0	0
District of Columbia	0	0	0	0
Fairfax County	41	289	21	172
City of Falls Church	1	4	0	0
Loudoun County	10	47	5	13
Montgomery County	0	0	0	0
Prince George's County	0	0	0	0
Prince William County	42	145	3	14
<b>COG Member Jurisdictions</b>	<b>119</b>	<b>596</b>	<b>33</b>	<b>243</b>

<sup>2</sup> "Other Categories" varies by jurisdiction.

<sup>3</sup> Remaining facilities are funded by non-local sources (e.g., federal or state monies, foundation grants, etc.)  
Source: 2002 Housing Data Survey



<b>SHELTER FACILITIES BY FUNDING TYPE AS OF DECEMBER 2001</b>				
<b>Jurisdiction:</b>	<b>Local Fund.</b>	<b>Beds</b>	<b>No Local Fund.<sup>1</sup></b>	<b>Beds</b>
City of Alexandria	3	159	2	32
Arlington County	5	161	0	0
District of Columbia	2,316	3,632	0	0
Fairfax County	8	285	0	0
City of Falls Church	1	12	0	0
Loudoun County	3	24	4	34
Montgomery County	0	0	0	0
Prince George's County	20	196	0	0
Prince William County	5	132	0	0
<b>COG Member Jurisdictions</b>	<b>2,361</b>	<b>4,601</b>	<b>6</b>	<b>66</b>

<b>TRANSITIONAL FACILITIES BY FUNDING TYPE AS OF DECEMBER 2001</b>				
<b>Jurisdiction:</b>	<b>Local Fund.</b>	<b>Beds</b>	<b>No Local Fund.<sup>1</sup></b>	<b>Beds</b>
City of Alexandria	59	73	0	0
Arlington County	2	20	6	99
District of Columbia	0	2,316	0	0
Fairfax County	219	746	26	91
City of Falls Church	0	0	0	0
Loudoun County	2	56	1	2
Montgomery County	0	0	0	0
Prince George's County	52	106	0	0
Prince William County	1	21	5	127
<b>COG Member Jurisdictions</b>	<b>335</b>	<b>3,338</b>	<b>38</b>	<b>319</b>

<sup>1</sup> Remaining facilities are funded by non-local sources (e.g., federal or state monies, foundation grants, etc.)  
Source: 2002 Housing Data Survey

## Appendix

Table 1

POPULATION CHANGE, 1990 - 2002 (Estimated)										
Jurisdiction:	1990 - 2000				2000 - 2002 (Estimated)				1990 - 2002 (Estimated)	
	1990:	2000:	# Change:	% Change:	2000:	2002 (est):	# Change:	% Change:	# Change:	% Change
City of Alexandria	111,183	128,283	17,100	15.4%	128,283	134,000	5,717	4.5%	22,817	20.5%
Arlington County	170,936	189,453	18,517	10.8%	189,453	193,600	4,147	2.2%	22,664	13.3%
District of Columbia	606,900	572,059	-34,841	-5.7%	572,059	572,059	0	0.0%	-34,841	-5.7%
Fairfax County	818,584	969,749	151,165	18.5%	969,749	1,004,435	34,686	3.6%	185,851	22.7%
City of Falls Church	9,578	10,377	799	8.3%	10,377	10,466	89	0.9%	888	9.3%
Loudoun County	86,129	169,599	83,470	96.9%	169,599	196,314	26,715	15.8%	110,185	127.9%
Montgomery County	757,027	873,341	116,314	15.4%	873,341	892,000	18,659	2.1%	134,973	17.8%
Prince George's County	729,268	801,515	72,247	9.9%	801,515	833,084	31,569	3.9%	103,816	14.2%
Prince William County	215,686	280,813	65,127	30.2%	280,813	309,351	28,538	10.2%	93,665	43.4%
<b>COG Member Jurisdictions</b>	<b>3,505,291</b>	<b>3,995,189</b>	<b>489,898</b>	<b>14.0%</b>	<b>3,995,189</b>	<b>4,145,309</b>	<b>150,120</b>	<b>3.8%</b>	<b>635,583</b>	<b>18.1%</b>

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

Table 2

CHANGE IN HOUSING UNITS, 1990 - 2002 (Estimated)										
Jurisdiction:	1990 - 2000 Change				2000 - 2002 (est.) Change				1990 - 2002 (est.) Change	
	1990:	2000:	# Change:	% Change:	2000:	2002 (est.)	# Change:	% Change:	# Change:	% Change:
City of Alexandria	58,252	64,251	5,999	10.3%	64,251	67,339	3,088	4.8%	9,087	15.6%
Arlington County	84,847	90,426	5,579	6.6%	90,426	92,800	2,374	2.6%	7,953	9.4%
District of Columbia	278,789	274,845	-3,944	-1.4%	274,845	274,845	0	0.0%	-3,944	-1.4%
Fairfax County	307,966	359,411	51,445	16.7%	359,411	370,551	11,140	3.1%	62,585	20.3%
City of Falls Church	4,668	4,725	57	1.2%	4,725	4,471	-254	-5.4%	-197	-4.2%
Loudoun County	32,932	62,160	29,228	88.8%	62,160	69,400	7,240	11.6%	36,468	110.7%
Montgomery County	295,723	334,632	38,909	13.2%	334,632	341,781	7,149	2.1%	46,058	15.6%
Prince George's County	270,090	302,378	32,288	12.0%	302,378	302,378	0	0.0%	32,288	12.0%
Prince William County	74,759	98,052	23,293	31.2%	98,052	107,798	9,746	9.9%	33,039	44.2%
<b>COG Member Jurisdictions</b>	<b>1,408,026</b>	<b>1,590,880</b>	<b>182,854</b>	<b>13.0%</b>	<b>1,590,880</b>	<b>1,631,363</b>	<b>40,483</b>	<b>2.5%</b>	<b>222,086</b>	<b>15.8%</b>

Sources: U.S. Census Bureau, 2002 Housing Data Survey

Table 3

Jurisdiction:	No. of Households			Change, 2000-2002		Change, 1990-2002	
	1990	2000	2002 (est.)	#	%	#	%
City of Alexandria	53,280	61,889	64,645	2,756	4.5%	11,365	21.3%
Arlington County	78,520	86,352	88,620	2,268	2.6%	10,100	12.9%
District of Columbia	249,634	248,338	248,338	0	0.0%	-1,296	-0.5%
Fairfax County	292,345	350,714	363,677	12,963	3.7%	71,332	24.4%
City of Falls Church	4,195	4,471	4,471	0	0.0%	276	6.6%
Loudoun County	30,490	59,900	69,399	9,499	15.9%	38,909	127.6%
Montgomery County	282,228	324,565	331,568	7,003	2.2%	49,340	17.5%
Prince George's County	258,011	286,610	286,610	0	0.0%	28,599	11.1%
Prince William County	69,709	94,570	103,941	9,371	9.9%	34,232	49.1%
<b>COG Member Jurisdictions</b>	<b>1,318,412</b>	<b>1,519,409</b>	<b>1,561,269</b>	<b>43,860</b>	<b>2.9%</b>	<b>242,857</b>	<b>18.4%</b>

Sources: U.S. Census Bureau, 2002 Housing Data Survey

Table 4

TENURE, 2000 - 2002 (estimated)												
Jurisdiction:	2000:				2001 (est):				2002 (est):			
	# Owner	% Owner	# Renter	% Renter	# Owner	% Owner	# Renter	% Renter	# Owner	% Owner	# Renter	% Renter
City of Alexandria	24,745	40.0%	37,144	60.0%	25,507	40.0%	38,261	60.0%	25,858	40.0%	38,787	60.0%
Arlington County	37,370	43.3%	48,982	56.7%	37,642	43.3%	49,291	56.7%	51,032	57.6%	37,588	42.4%
District of Columbia*	101,214	40.8%	147,124	59.2%					101,214	40.8%	147,124	59.2%
Fairfax County*	248,820	70.9%	101,894	29.1%					273,510	75.3%	89,590	24.7%
City of Falls Church	2,708	60.6%	1,763	39.4%	3,329	69.8%	1,442	30.2%	2,708	60.6%	1,763	39.4%
Loudoun County	47,539	79.4%	12,361	20.6%	49,800	79.4%	12,900	20.6%	55,078	79.4%	14,321	20.6%
Montgomery County	223,017	68.7%	101,548	31.3%	223,017	68.7%	101,548	31.3%	227,782	68.7%	103,786	31.3%
Prince George's County	177,177	61.8%	109,433	38.2%	179,661	62.6%	107,479	37.4%	177,177	61.8%	109,433	38.2%
Prince William County	67,787	71.7%	26,783	28.3%	69,408	70.0%	29,746	30.0%	74,838	72.0%	29,103	28.0%
<b>COG Member Jurisdictions</b>	<b>930,377</b>	<b>61.3%</b>	<b>587,032</b>	<b>38.7%</b>	<b>525,215</b>	<b>67.5%</b>	<b>251,673</b>	<b>32.5%</b>	<b>989,197</b>	<b>63.4%</b>	<b>571,495</b>	<b>36.6%</b>

\* Data not available for 2001

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

Table 5

ASSISTED RENTAL HOUSING AS OF DECEMBER 2002		
Jurisdiction:	Rental Assisted Total <sup>1</sup>	Public Housing Units
City of Alexandria	2,437	889
Arlington County	4,308	0
District of Columbia	10,670	9,300
Fairfax County	9,534	1,063
City of Falls Church	176	0
Loudoun County	2,669	0
Montgomery County	9,158	1,560
Prince George's County	14,398	522
Prince William County	2,205	0
<b>COG Member Jurisdictions</b>	<b>55,555</b>	<b>13,334</b>

<sup>1</sup> Includes project-based Section 8 units, LIHTC, Tax-Exempt Bond units, Sections 221(d)3, 202 and 236 units and other programs specified by jurisdictions.

Source: 2002 Housing Data Survey

Table 6

GROUP HOMES BY FUNDING TYPE AS OF DECEMBER 2002				
Jurisdiction:	Local Fund.	Beds	No Local Fund.	Beds
City of Alexandria	9	66	4	44
Arlington County	16	45	0	0
District of Columbia	0	0	0	0
Fairfax County	41	289	21	172
City of Falls Church	1	4	0	0
Loudoun County	10	47	5	13
Montgomery County	0	0	0	0
Prince George's County	0	0	0	0
Prince William County	42	145	3	14
<b>COG Member Jurisdictions</b>	<b>119</b>	<b>596</b>	<b>33</b>	<b>243</b>

Source: 2002 Housing Data Survey



Table 7

<b>SHELTER FACILITIES BY FUNDING TYPE AS OF DECEMBER 2002</b>				
<b>Jurisdiction:</b>	<b>Local Fund.</b>	<b>Beds</b>	<b>No Local Fund.</b>	<b>Beds</b>
City of Alexandria	3	159	2	32
Arlington County	5	161	0	0
District of Columbia	2,316	3,632	0	0
Fairfax County	8	285	0	0
City of Falls Church	1	12	0	0
Loudoun County	3	24	4	34
Montgomery County	0	0	0	0
Prince George's County	20	196	0	0
Prince William County	5	132	0	0
<b>COG Member Jurisdictions</b>	<b>2,361</b>	<b>4,601</b>	<b>6</b>	<b>66</b>

Source: 2002 Housing Data Survey

Table 8

<b>TRANSITIONAL FACILITIES BY FUNDING TYPE AS OF DECEMBER 2002</b>				
<b>Jurisdiction:</b>	<b>Local Fund.</b>	<b>Beds</b>	<b>No Local Fund.</b>	<b>Beds</b>
City of Alexandria	59	73	0	0
Arlington County	2	20	6	99
District of Columbia	0	2,316	0	0
Fairfax County	219	746	26	91
City of Falls Church	0	0	0	0
Loudoun County	2	56	1	2
Montgomery County	0	0	0	0
Prince George's County	52	106	0	0
Prince William County	1	21	5	127
<b>COG Member Jurisdictions</b>	<b>335</b>	<b>3,338</b>	<b>38</b>	<b>319</b>

Source: 2002 Housing Data Survey

