

HOUSING SECURITY IN THE WASHINGTON REGION



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Prepared by the Urban Institute and the Metropolitan Washington Council of Governments.

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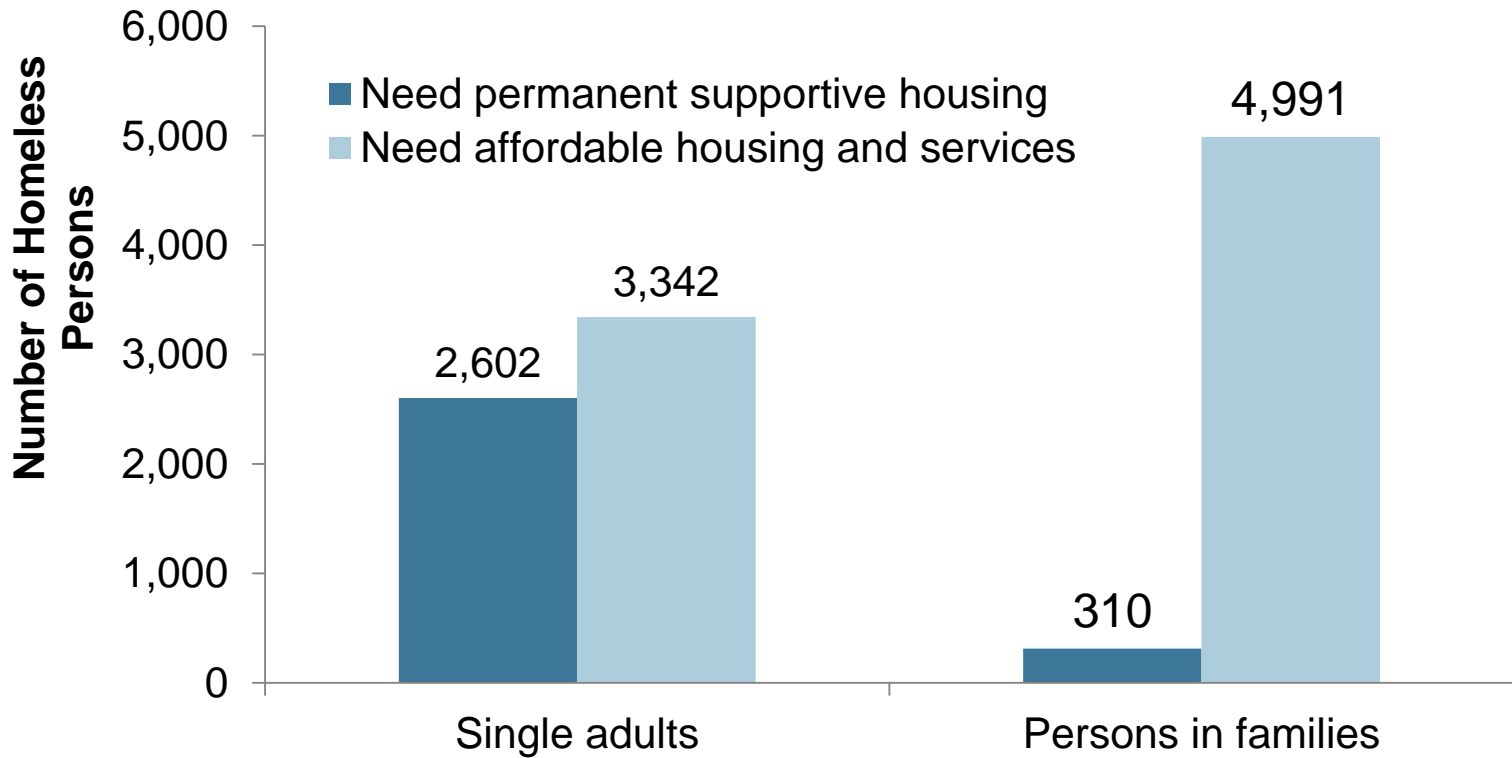
MWCOG Board of Directors Meeting

MORE PERMANENT SUPPORTIVE HOUSING AND AFFORDABLE RENTAL NEEDED TO REDUCE HOMELESSNESS

- 1 in 4 homeless people are chronically homeless and would benefit from permanent supportive housing.
- But the Washington region has a gap of 2,219 permanent supportive housing beds for single adults and 180 for families.

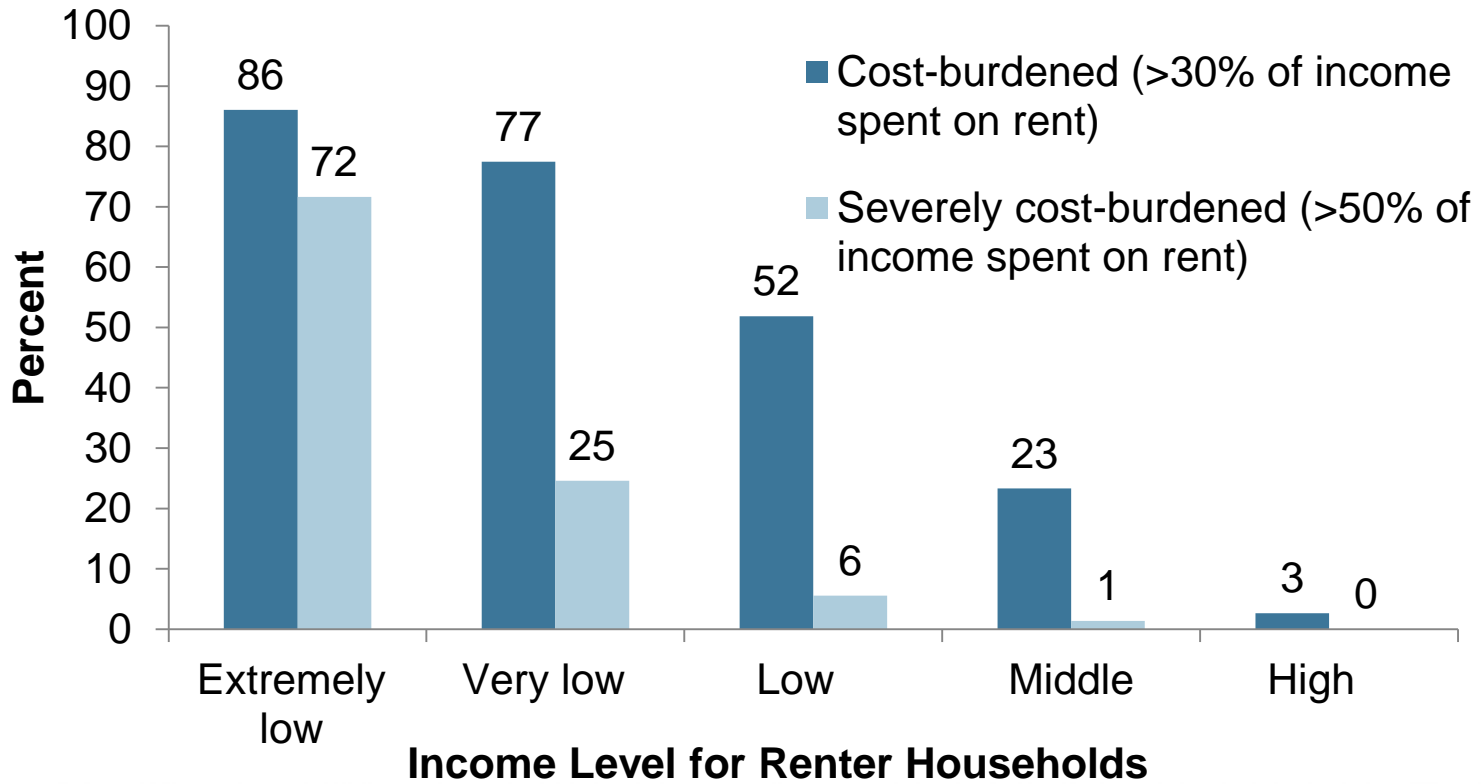
HOWEVER – MOST HOMELESS NEED AFFORDABLE HOUSING

Total = 11,245 homeless persons in Washington region in 2013



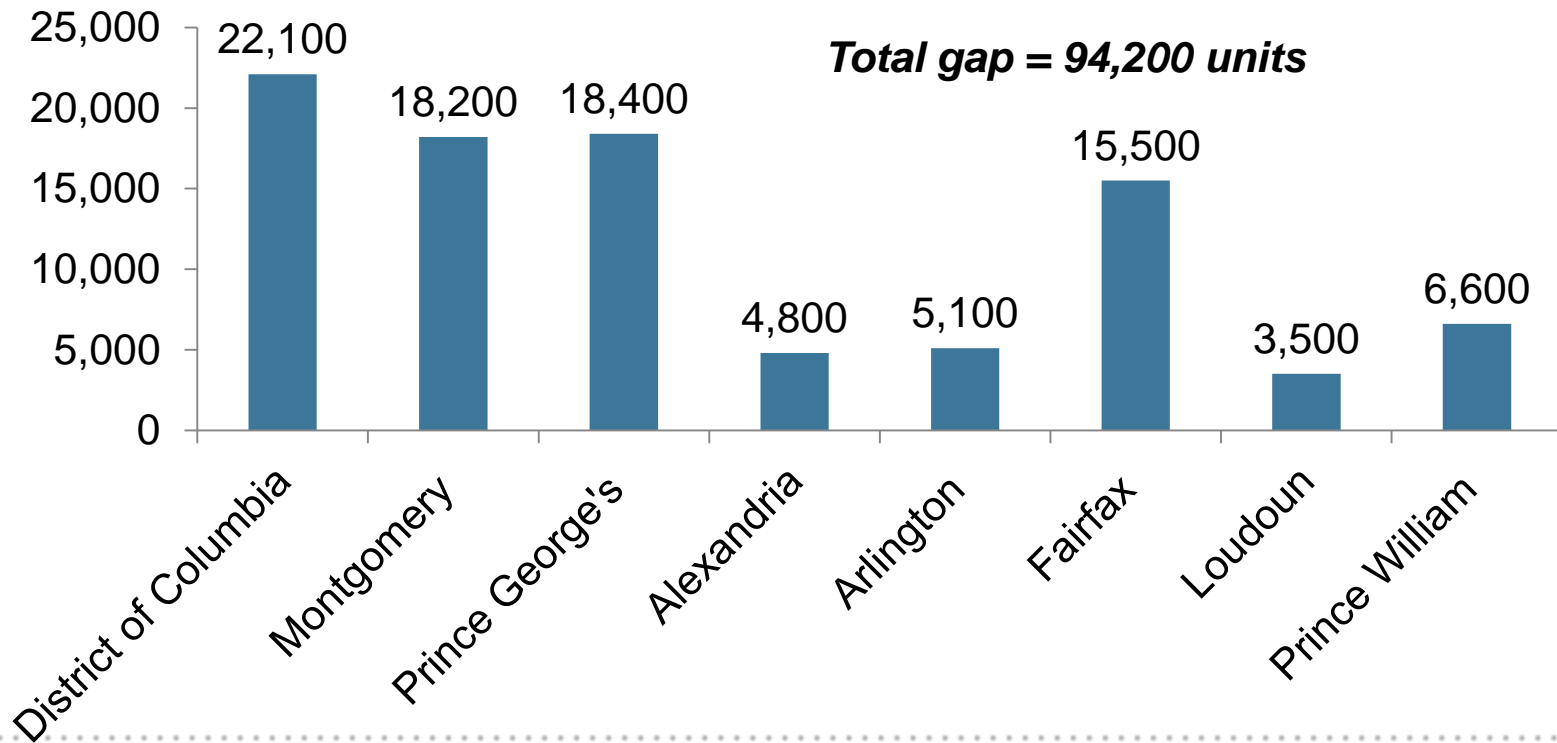
RENTERS IN THE REGION STRUGGLE WITH HIGH HOUSING COSTS

Washington Region, 2009-11



REGION NEEDS 94,000 UNITS FOR EXTREMELY LOW INCOME RENTERS

Gap in Affordable Units for Extremely Low Income Renters, 2009-11



LOWER INCOME RENTERS FACE COMPETITION FOR AFFORDABLE UNITS

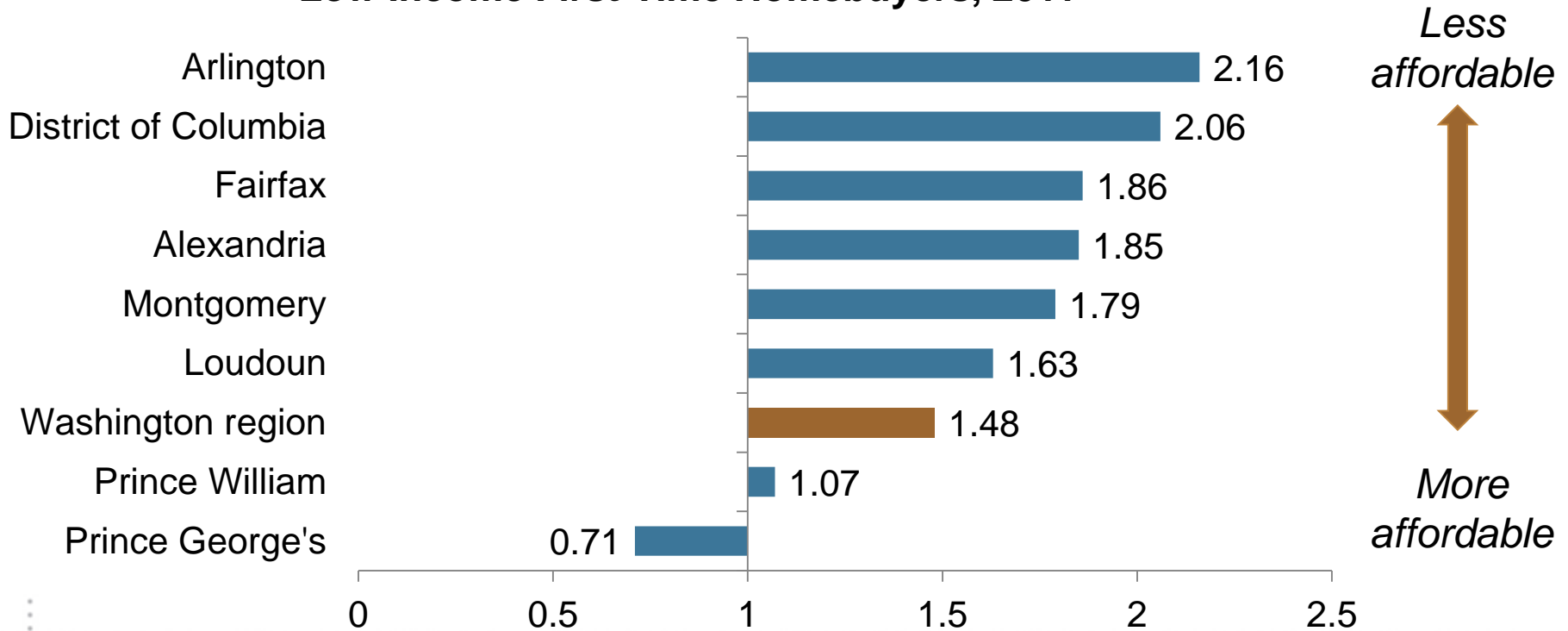
- 40% of units affordable to extremely low income renters were occupied by higher income households.
- Higher income households also occupied
 - 46% of units affordable to very low income renters
 - 50% of units affordable to low income renters
- Montgomery and Fairfax had too few units for very low income households.
- District of Columbia, Prince George's, Prince William, and Loudoun lacked sufficient units for low income households.

PUBLIC HOUSING & VOUCHERS SERVE ONLY 1 IN 3 EXTREMELY LOW INCOME HOUSEHOLDS

Jurisdiction	Housing Choice Vouchers	Local vouchers	Public housing units	Extremely low income households*	Vouchers or units per 100 ELI households
District of Columbia	12,000	2,000	8,000	52,300	43
Montgomery	6,300	-	1,700	26,000	31
Prince George's	5,500	-	500	27,800	22
Alexandria	1,600	-	1,100	6,900	39
Arlington	1,500	1,200	-	7,500	36
Fairfax	3,600	-	1,100	22,900	21
Prince William	2,100	-	-	9,200	23
Washington region	32,600	3,200	12,400	152,600	32

AVERAGE SALE PRICE 48% HIGHER THAN LOW INCOME HOMEBUYER COULD AFFORD

Ratio Avg. Sales Price / Max Affordable Price for Low Income First-Time Homebuyers, 2011

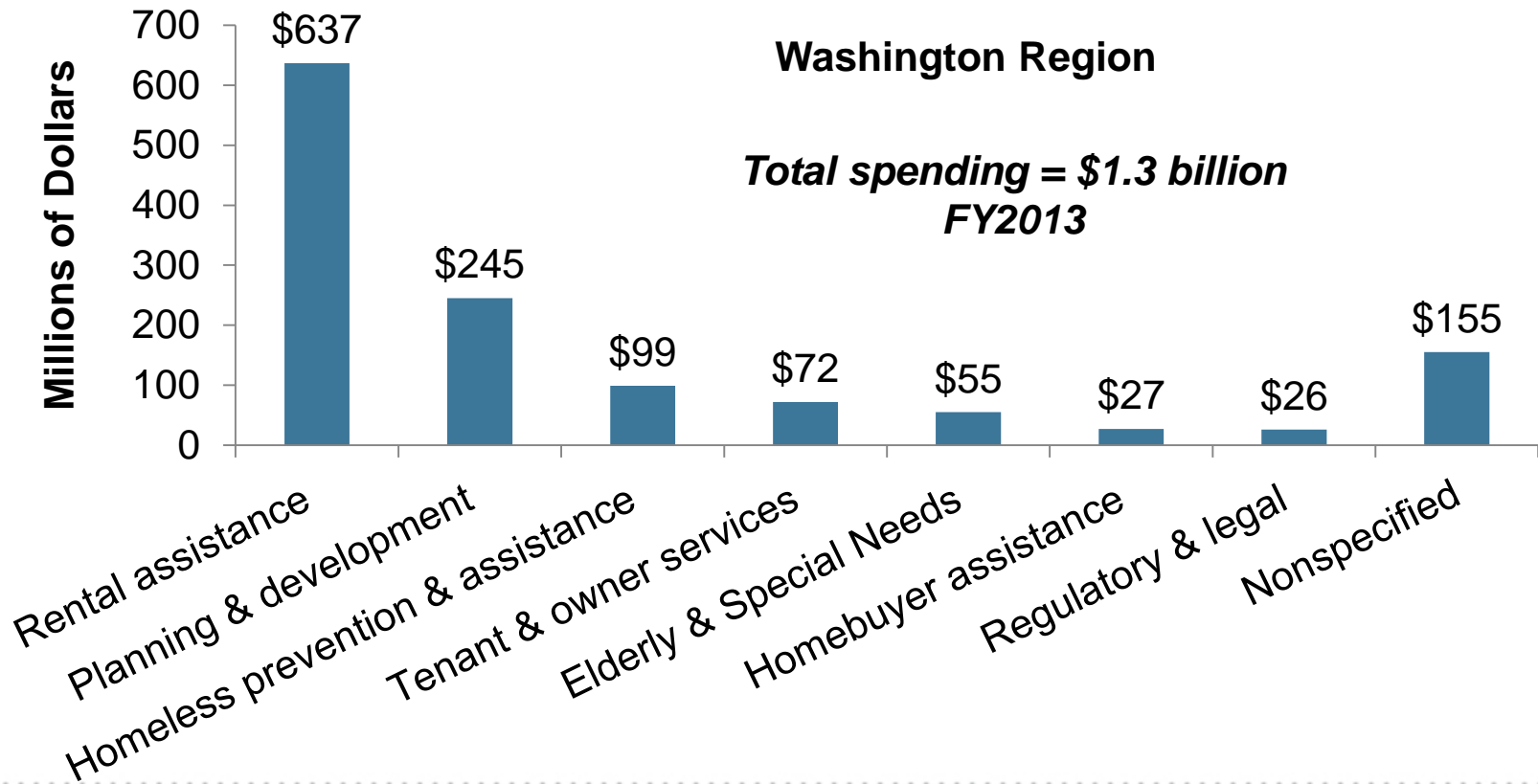


MOST LOCAL JURISDICTIONS ARE MAKING SIZABLE INVESTMENTS IN HOUSING

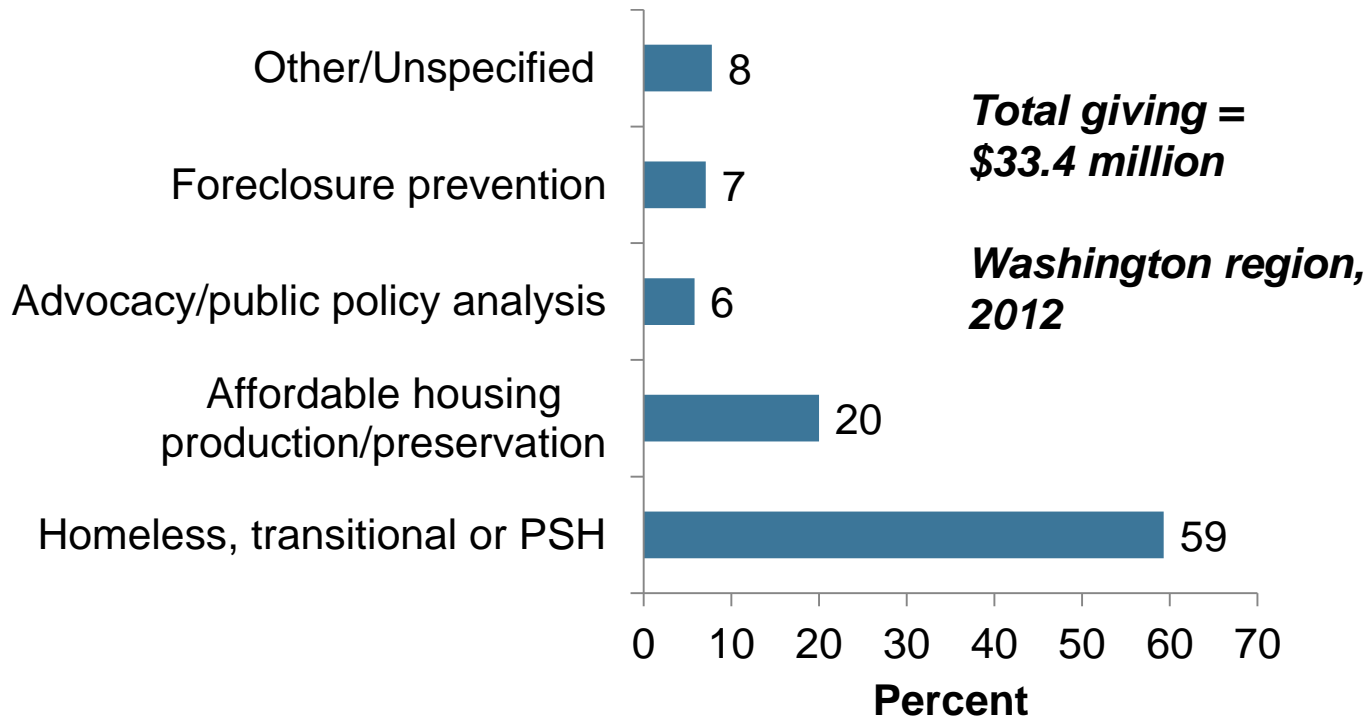
Source of Public Funding and Total Housing-Related Expenditures in FY2013

Jurisdiction	Federal and state (%)	Local (%)	Unknown (%)	Total budget (millions)
District of Columbia	63	24	14	\$658
Montgomery	43	44	13	\$235
Prince George's	91	3	5	\$96
Alexandria	43	57	0	\$58
Arlington	31	69	0	\$49
Fairfax	55	45	0	\$124
Loudoun County	35	45	21	\$39
Prince William	45	55	0	\$65
Washington region	57	33	10	\$1.325

PUBLIC SPENDING FOCUSED ON RENTAL ASSISTANCE



MOST PHILANTHROPIC GIVING WAS FOR HOMELESS SERVICES/SHELTER, TRANSITIONAL AND PERMANENT SUPPORTIVE HOUSING



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<http://www.urban.org/publications/413161.html>

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