

The logo of the Metropolitan Washington Council of Governments is a stylized blue 'M' shape composed of concentric, rounded lines. It is centered on the page.

Metropolitan Washington Council of Governments

2003 Housing Data Survey

October 2004

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I. Introduction

The following report contains information collected through the Metropolitan Washington Council of Governments 2003 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 2003.

The 2003 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 (for example, public housing units and Housing Choice Voucher assistance programs). Unless otherwise noted, data are current as of December 2003. 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 an estimated 5.9 percent between 2000 and 2003, from 3,995,189 persons to 4,231,942. Loudoun County was the fastest growing jurisdiction with a population increase of 30.7 percent during this period. For the first time since the 2000 Census, the population in the District of Columbia increased, growing 0.5 percent (2,941 persons) since 2003 (*Table 1*).

Table 1

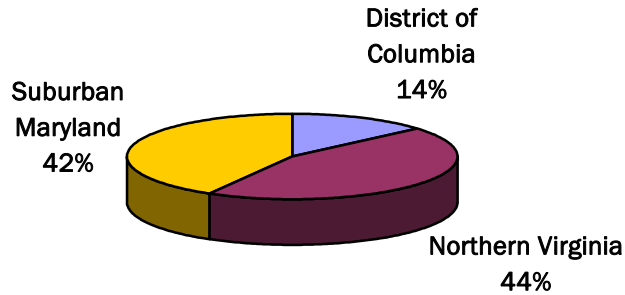
POPULATION CHANGE, 2000-2003 (Estimated)				
Jurisdiction:	2000	2003 (est):	# Change:	% Change:
City of Alexandria	128,283	135,000	6,717	5.2%
Arlington County	189,453	196,925	7,472	3.9%
District of Columbia	572,059	575,000	2,941	0.5%
Fairfax County	969,749	1,012,100	42,351	4.4%
City of Falls Church	10,377	10,511	134	1.3%
Loudoun County	169,599	221,746	52,147	30.7%
Montgomery County	873,341	914,900	41,559	4.8%
Prince George's County	801,515	844,190	42,675	5.3%
Prince William County	280,813	321,570	40,757	14.5%
COG Member Jurisdictions	3,995,189	4,231,942	236,753	5.9%

Source: U.S. Census Bureau; 2003 Housing Data Survey

Northern Virginia jurisdictions contain the greatest share of population, accounting for 44 percent of the region's total 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 (*Figure 1*). The regional distribution of population remains unchanged from the 2002 Housing Data Survey results.

Figure 1

**Share of Regional Population, 2003 (Estimated)
COG Jurisdictions**



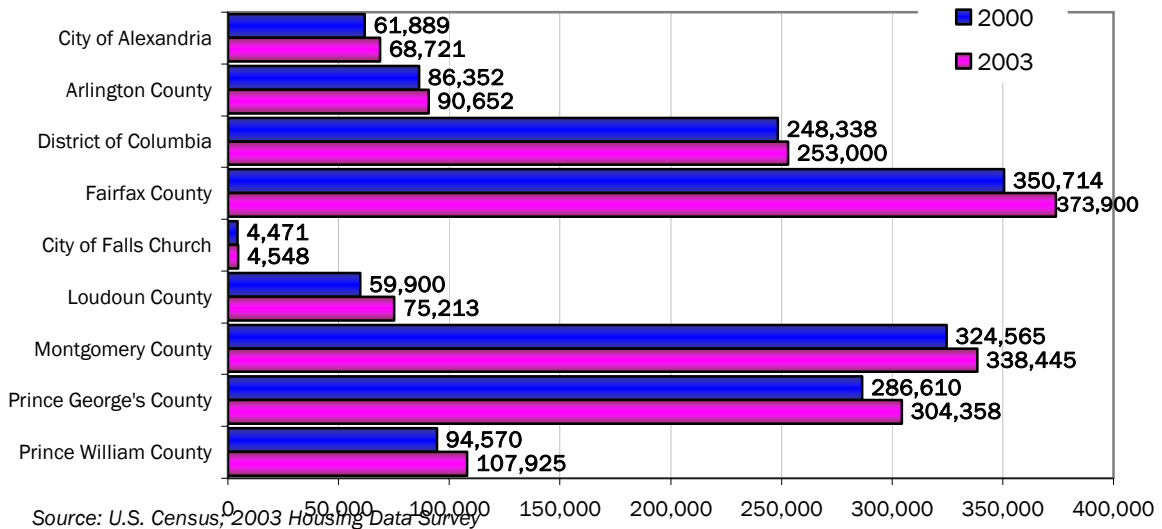
Source: 2003 Housing Data Survey

III. Households

The total number of households in the region increased by approximately 6.4 percent (97,353 units) between 2000 and 2003. Loudoun County and Prince William County experienced the largest growth rates in the number of households (25.6 percent and 14.1 percent, respectively) during this period (*Figure 2*). The largest absolute increase in households occurred in Fairfax County, where an additional 23,186 households were created during the past three years. (See *Appendix Table 2A.*)

Figure 2

**Change in Households, 2000-2003 (Estimated)
COG Jurisdictions**



IV. Housing Units

Between 2000 and 2003, 76,034 units were added to the region's housing stock, a 4.8 percent increase. Most of the new units were built in the Northern Virginia region (53,519 units), with the remainder (22,515 units) located in suburban Maryland (Table 2).

Table 2

CHANGE IN HOUSING UNITS, 2000 - 2003 (Estimated)				
Jurisdiction:	2000:	2003 (est.)	# Change:	% Change:
City of Alexandria	64,251	68,721	4,470	7.0%
Arlington County	90,426	94,448	4,022	4.4%
District of Columbia	274,845	275,000	155	0.1%
Fairfax County	359,411	373,900	14,489	4.0%
City of Falls Church	4,725	4,548	-177	-3.7%
Loudoun County	62,160	78,982	16,822	27.1%
Montgomery County	334,632	338,445	3,813	1.1%
Prince George's County	302,378	320,925	18,547	6.1%
Prince William County	98,052	111,945	13,893	14.2%
COG Member Jurisdictions	1,590,880	1,666,914	76,034	4.8%

Source: U.S. Census; 2003 Housing Data Survey

As of December 2003, the number of occupied housing units in the region was approximately 1,616,762. Of these, 65.5 percent (1,059,045) were owner-occupied and 34.5 percent (557,717) were renter-occupied. The number of owner-occupied units in the area has increased 13.8 percent since 2000, while the number of renter-occupied units decreased 5 percent (29,315 units) during the same three year period (Table 3).

Table 3

Tenure, 2000-2003 (Estimated)								
Jurisdiction:	Owner-Occupied				Renter-Occupied			
	2000	2003 (est.)	Change		2,000	2003 (est.)	Change	
			#	%			#	%
City of Alexandria	24,745	31,257	6,512	26.3%	37,144	37,464	320	0.9%
Arlington County	37,370	37,875	505	1.4%	48,982	52,777	3,795	7.7%
District of Columbia	101,214	103,000	1,786	1.8%	147,124	150,000	2,876	2.0%
Fairfax County	248,820	275,564	26,744	10.7%	101,894	98,336	-3,558	-3.5%
City of Falls Church	2,708	2,774	66	2.4%	1,763	1,774	11	0.6%
Loudoun County	47,539	59,756	12,217	25.7%	12,361	15,457	3,096	25.0%
Montgomery County	223,017	265,002	41,985	18.8%	101,548	73,443	-28,105	-27.7%
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	77,706	9,919	14.6%	26,783	30,219	3,436	12.8%
COG Member Jurisdictions	930,377	1,059,045	128,668	13.8%	587,032	557,717	-29,315	-5.0%

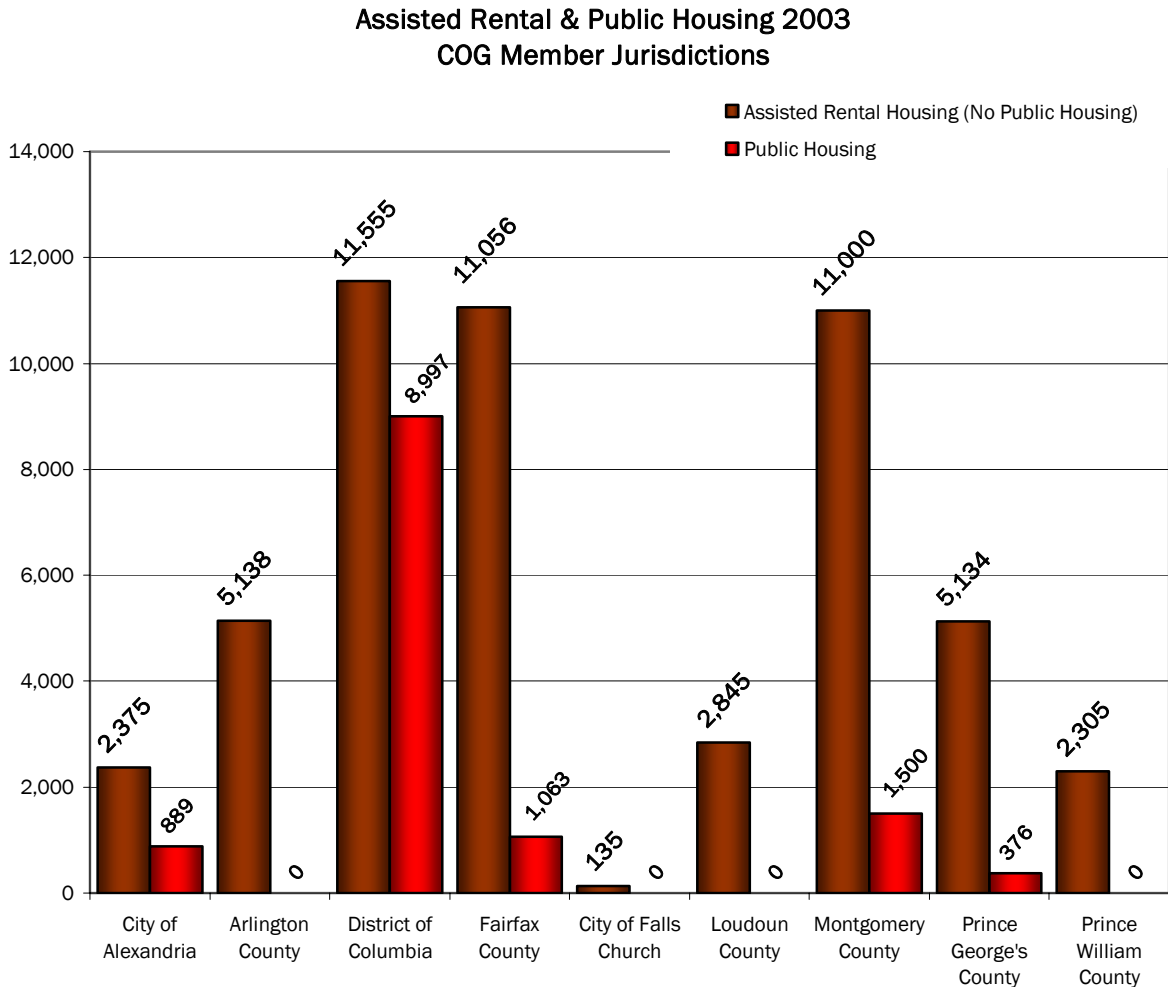
Sources: U.S. Census Bureau; 2003 Housing Data Survey

Owner-occupied units are located mainly in Northern Virginia (46 percent) and suburban Maryland (44 percent) with only 10 percent of total owner-occupied units located in the District of Columbia. More than 40 percent of renter-occupied units are located in the Northern Virginia area with the remaining units more evenly distributed throughout the District of Columbia (27 percent) and suburban Maryland (31 percent). (See Appendix Table 4A.)

V. Assisted Rental Housing

A total of 51,543 assisted rental units are located in the metropolitan Washington region. Nearly two-thirds (65 percent) of these units are located within Montgomery and Fairfax counties. (See Appendix Table 5A.)

Figure 3



Public Housing Units

Public housing units constitute approximately one-fifth (19.9 percent) of the assisted housing stock in the region, for a total of 12,825 units. The District of Columbia houses the largest number of public housing residents (8,997 units) 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 (*Figure 3 and Appendix Table 5A*).

IV. Affordable Sales Housing

A total of 10,925 households (or 1.1 percent of owner-occupied units) received homebuyer assistance as of December 2003. Montgomery County's Moderately Priced Dwelling Unit Program accounted for three-quarters (74.2 percent) of those sales.

Table 4

AFFORDABLE SALES HOUSING AS OF DECEMBER 2003		
Jurisdiction:	Units Assisted:	% of Home-Owner Households Assisted*
City of Alexandria	652	2.6%
Arlington County	420	1.1%
District of Columbia	568	0.6%
Fairfax County	143	0.1%
City of Falls Church	0	0.0%
Loudoun County	922	1.9%
Montgomery County	8,109	3.6%
Prince George's County	53	0.0%
Prince William County	44	0.1%
COG Member Jurisdictions	10,911	1.1%

**Figure derived as a percentage of owner-occupied units as of 2003 (estimated).*

V. Special Needs Housing

Overall, 976 special needs housing facilities (with 10,412) are located throughout the region. Approximately half (50.6 percent) of these facilities receive local government funding¹.

The facilities breakdown as follows: 531 group homes with 2,864 beds, 63 shelter facilities containing 3,352 beds, and 299 transitional facilities offering 2,203 beds. The remaining 83 facilities (2,016 beds) fall into other categories² (See *Table 5*).

¹ Remaining facilities are funded by non-local sources (e.g., federal or state monies, foundation grants, etc).

² "Other" facilities vary by jurisdiction.

Table 5

Group Homes				
Jurisdiction	Local Funds		No Local Funds	
	Facilities	Beds	Facilities	Beds
City of Alexandria	13	130	4	44
Arlington County	16	63	0	0
District of Columbia*	0	0	1	16
Fairfax County	41	289	21	172
City of Falls Church	1	4	0	0
Loudoun County	10	43	5	13
Montgomery County	0	0	374	1,931
Prince George's County	0	0	0	0
Prince William County	42	145	3	14
COG Member Jurisdictions	123	674	408	2,190

Shelters				
Jurisdiction	Local Funds		No Local Funds	
	Facilities	Beds	Facilities	Beds
City of Alexandria	3	159	1	14
Arlington County	6	169	0	0
District of Columbia*	0	0	19	1,903
Fairfax County	8	285	0	0
City of Falls Church	1	12	0	0
Loudoun County	3	24	4	45
Montgomery County	8	333	0	0
Prince George's County	5	276	0	0
Prince William County	5	132	0	0
COG Member Jurisdictions	39	1390	24	1,962

Transitional Housing				
Jurisdiction	Local Funds		No Local Funds	
	Facilities	Beds	Facilities	Beds
City of Alexandria	7	55	1	4
Arlington County	0	0	5	146
District of Columbia*	0	0	9	105
Fairfax County	219	746	26	91
City of Falls Church	4	4	0	0
Loudoun County	2	51	1	2
Montgomery County	14	493	0	0
Prince George's County	5	358	0	0
Prince William County	1	21	5	127
COG Member Jurisdictions	252	1728	47	475

Table continues on following page.

Other				
Jurisdiction	Local Funds		No Local Funds	
	Facilities	Beds	Facilities	Beds
City of Alexandria	53	109	0	0
Arlington County	1	8	2	15
District of Columbia*	0	0	0	0
Fairfax County	0	0	0	0
City of Falls Church	0	0	0	0
Loudoun County	0	0	0	0
Montgomery County	26	1,864	0	0
Prince George's County	0	0	0	0
Prince William County	0	0	1	20
COG Member Jurisdictions	80	1,981	3	35

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, 1990-2003 (Estimated)										
Jurisdiction:	2000 - 2002 (Est.) Change				2002 (Est.) - 2003 (Est.) Change				2000 - 2003 (Est.) Change	
	2000:	2002 (est):	# Change:	% Change:	2002 (est):	2003 (est):	# Change:	% Change	# Change:	% Change
City of Alexandria	128,283	134,000	5,717	4.5%	134,000	135,000	1,000	0.7%	6,717	5.2%
Arlington County	189,453	193,600	4,147	2.2%	193,600	196,925	3,325	1.7%	7,472	3.9%
District of Columbia	572,059	572,059	0	0.0%	572,059	575,000	2,941	0.5%	2,941	0.5%
Fairfax County	969,749	1,000,000	30,251	3.1%	1,000,000	1,012,100	12,100	1.2%	42,351	4.4%
City of Falls Church	10,377	10,466	89	0.9%	10,466	10,511	45	0.4%	134	1.3%
Loudoun County	169,599	196,314	26,715	15.8%	196,314	221,746	25,432	13.0%	52,147	30.7%
Montgomery County	873,341	892,000	18,659	2.1%	892,000	914,900	22,900	2.6%	41,559	4.8%
Prince George's County	801,515	833,084	31,569	3.9%	833,084	844,190	11,106	1.3%	42,675	5.3%
Prince William County	280,813	309,351	28,538	10.2%	309,351	321,570	12,219	3.9%	40,757	14.5%
COG Member Jurisdictions	3,995,189	4,140,874	145,685	3.6%	4,140,874	4,231,942	91,068	2.2%	236,753	5.9%

Source: U.S. Census Bureau; 2003 Housing Data Survey

Table 2A

CHANGE IN HOUSEHOLDS, 2000 - 2003 (Estimated)					
Jurisdiction:	No. of Households			Change, 2000-2003 (est):	
	2000	2002 (est):	2003 (est.)	#	%
City of Alexandria	61,889	64,645	68,721	6,832	11.0%
Arlington County	86,352	88,620	90,652	4,300	5.0%
District of Columbia	248,338	248,338	253,000	4,662	1.9%
Fairfax County	350,714	364,062	373,900	23,186	6.6%
City of Falls Church	4,471	4,471	4,548	77	1.7%
Loudoun County	59,900	69,399	75,213	15,313	25.6%
Montgomery County	324,565	331,568	338,445	13,880	4.3%
Prince George's County	286,610	286,610	304,358	17,748	6.2%
Prince William County	94,570	103,941	107,925	13,355	14.1%
COG Member Jurisdictions	1,519,409	1,561,654	1,616,762	97,353	6.4%

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

Table 3A

CHANGE IN HOUSING UNITS, 2000 - 2002 (Estimated)										
Jurisdiction:	2000 - 2002 (est.) Change				2002 (est.) - 2003 (est.) Change				2000 - 2003 (est.) Change	
	2000:	2002 (est.)	# Change:	% Change:	2002 (est.):	2003 (est.):	# Change:	% Change:	# Change:	% Change:
City of Alexandria	64,251	67,339	3,088	4.8%	67,339	68,721	1,382	2.1%	4,470	7.0%
Arlington County	90,426	92,800	2,374	2.6%	92,800	94,448	1,648	1.8%	4,022	4.4%
District of Columbia	274,845	274,845	0	0.0%	274,845	275,000	155	0.1%	155	0.1%
Fairfax County	359,411	369,300	9,889	2.8%	369,300	373,900	4,600	1.2%	14,489	4.0%
City of Falls Church	4,725	4,725	0	0.0%	4,725	4,548	-177	-3.7%	-177	-3.7%
Loudoun County	62,160	69,400	7,240	11.6%	69,400	78,982	9,582	13.8%	16,822	27.1%
Montgomery County	334,632	341,781	7,149	2.1%	341,781	338,445	-3,336	-1.0%	3,813	1.1%
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	111,945	4,147	3.8%	13,893	14.2%
COG Member Jurisdictions	1,590,880	1,630,366	39,486	2.5%	1,630,366	1,666,914	36,548	2.2%	76,034	4.8%

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

Table 4A

TENURE, 2000 - 2002 (estimated)								
Jurisdiction:	2000:				2001 (est):			
	# 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	0.6
Arlington County	37,370	43.3%	48,982	56.7%	37,642	43.3%	49,291	0.6
District of Columbia	101,214	40.8%	147,124	59.2%				
Fairfax County	248,820	70.9%	101,894	29.1%				
City of Falls Church	2,708	60.6%	1,763	39.4%	3,329	69.8%	1,442	0.3
Loudoun County	47,539	79.4%	12,361	20.6%	49,800	79.4%	12,900	0.2
Montgomery County	223,017	68.7%	101,548	31.3%	223,017	68.7%	101,548	0.3
Prince George's County	177,177	61.8%	109,433	38.2%	179,661	62.6%	107,479	0.4
Prince William County	67,787	71.7%	26,783	28.3%	69,408	70.0%	29,746	0.3
COG Member Jurisdictions	930,377	61.3%	587,032	38.7%	521,886	67.5%	251,673	0.3

* Data not available for 2001

Source: U.S. Census Bureau; 2003 Housing Data Survey

TENURE, 2002 - 2003 (estimated)								
Jurisdiction:	2002 (est):				2003 (est):			
	# Owner	% Owner	# Renter	% Renter	# Owner	% Owner	# Renter	% Renter
City of Alexandria	25,858	40.0%	38,787	60.0%	31,257	45.5%	37,464	54.5%
Arlington County	51,032	57.6%	37,588	42.4%	37,875	41.8%	52,777	58.2%
District of Columbia	101,214	40.8%	147,124	59.2%	103,000	40.7%	150,000	59.3%
Fairfax County	268,314	73.7%	95,748	26.3%	275,564	73.7%	98,336	26.3%
City of Falls Church	2,708	60.6%	1,763	39.4%	2,774	61.0%	1,774	39.0%
Loudoun County	55,078	79.4%	14,321	20.6%	59,756	79.4%	15,457	20.6%
Montgomery County	227,782	68.7%	103,786	31.3%	265,002	78.3%	73,443	21.7%
Prince George's County	177,177	61.8%	109,433	38.2%	206,111	67.7%	98,247	32.3%
Prince William County	74,838	72.0%	29,103	28.0%	77,706	72.0%	30,219	28.0%
COG Member Jurisdictions	984,001	63.0%	577,653	37.0%	1,059,045	65.5%	557,717	34.5%

Source: U.S. Census Bureau; 2003 Housing Data Survey

Table 5A

Assisted/Subsidized Rental Units 2002 - 2003								
Jurisdiction	Assisted/Subsidized Rental Units (Excluding Public Housing)				Public Housing Units			
	2002	2003	# Change	% Change	2002	2003	# Change	% Change
City of Alexandria	2,437	2,375	-62	-2.5%	889	889	0	0.0%
Arlington County	4,308	5,138	830	19.3%	0	0	0	0.0%
District of Columbia ¹	10,670	11,555	885	8.3%	9,300	8,997	-303	-3.3%
Fairfax County ¹	9,534	11,056	1,522	16.0%	1,063	1,063	0	0.0%
City of Falls Church	176	135	-41	-23.3%	0	0	0	0.0%
Loudoun County	2,669	2,845	176	6.6%	687	0	-687	-100.0%
Montgomery County	9,158	11,000	1,842	20.1%	1,559	1,500	-59	-3.8%
Prince George's County	14,398	5,134	-9,264	-64.3%	376	376	0	0.0%
Prince William County	2,205	2,305	100	4.5%	0	0	0	0.0%
COG Member Jurisdictions	55,555	53,546	-2,009	-3.6%	2,622	14,828	12,206	465.5%

Source: 2003 Housing Data Survey