Demographics

Washington region
2009-2011

Total Population	4,805,500	
Pct. age 17 and under	23	
Pct. age 18-64	67	
Pct. age 65 and over	10	
Households by HUD Area Median Income Level	N	%
Extremely low (0–30% AMI)	229,500	13
Very low (31–50% AMI)	201,300	11
Low (51–80%)	145,200	8
Middle (81–120%)	529,600	30
High (over 120%)	663,700	38
Total households	1,769,400	100

	Extremely low	Very low	Low	Middle	High	Total
Housing Tenure						
Pct. renter households	70	58	51	37	17	37
Pct. owner households	30	42	49	63	83	63
Household Composition						
Pct. of households: single adult	48	34	34	31	18	29
Pct. of households: families with children	33	39	35	32	32	33
Pct. of households: other family households	14	21	24	29	42	30
Pct. of households: non-family	5	6	8	8	8	7
Household Size						
Pct. one person	48	34	34	31	18	29
Pct. two people	21	24	27	29	38	31
Pct. three people	12	15	15	15	19	16
Pct. four to six people	18	24	21	22	24	23
Pct. seven or more people	1	3	3	2	1	2
Elderly or Disabled Household Members						
Pct. of households with elderly member	28	24	21	18	16	20
Pct. of households with a member with moderate or severe disabilities	18	12	9	7	5	8
Pct. of households with elderly member with moderate or severe disabilities	9	6	5	4	2	4
Household Employment (Mutually Exclusive Categories)						
Pct. households with one or more full-time workers	37	73	82	87	93	81
Pct. households with no full-time workers and one or more part-time workers	19	10	6	4	3	6
Pct. households with no one working (all adults are over age 65)	21	13	9	7	3	8
Pct. households with no one working (at least one working-age member)	23	5	3	2	1	5

Notes: Extremely low income = 0–30% of HUD area median income (AMI); very low income = 30–50% of AMI; low income = 50–80% of AMI; middle income = 80–120% of AMI; and high income = 120% of AMI or higher. Jurisdictions in the table are defined by their Public Use Microdata Areas (PUMA), except where noted. Percentages have been rounded to the nearest integer and counts have been rounded to the nearest 100.

Source: Urban Institute analysis of 2009–11 American Community Survey Public Use Microdata from the University of Minnesota Integrated Public Use Microdata Series.

Homelessness

Washington region
2013

	Single Adults		Persons in Families	
	N	%	N	%
Total Population	5,944	100	5,301	100.0
Age				
Children ages 17 and under	-	-	3,181	60
Young adults ages 18-24	348	6	622	12
Adults age 25 and over	5,072	85	1,412	27
Age - no response	524	9	86	2
Gender				
Male	4,310	73	1,974	37
Female	1,437	24	3,289	62
Transgender	6	0	1	0
Gender - no response	191	3	37	1
Employment	N	%	N	%
Adults employed	1,156	19	760	36
Adults not employed	3,994	67	1,290	61
Adults employed - no response	794	13	70	3
Income				
Adults with monthly income	2,337	39	1,638	77
Adults with no monthly income	1,791	30	391	18
Adults with monthly income - no response	1,779	30	91	4
Primary Source of Income, Adults				
Job	1,127	19	749	35
Social security	137	2	17	1
Disability	766	13	112	5
TANF	144	2	725	34
Other	207	3	58	3
No income	1,791	30	391	18
No response	1,811	30	90	4
Assessing Need - All Homeless				
Total	5,944	100	5,301	100
Chronically homeless and need permanent supportive housing	2,602	44	310	6
Not chronically homeless and do not need permanent supportive housing	3,342	56	4,991	94
Assessing Need - In Emergency Shelter				
Total	4,694	100	5,292	100
Chronically homeless and need permanent supportive housing	1,772	38	310	6
Not chronically homeless and do not need permanent supportive housing	2,922	62	4,982	94
Assessing Need - Unsheltered				
Total	1,250	100	9	100
Chronically homeless and need permanent supportive housing	830	66	-	-
Not chronically homeless and do not need permanent supportive housing	420	34	9	100

Homelessness

Washington region
2013

	Single Adults		Persons in Families	
	N	%	N	%
Bed Supply				
Total beds for the homeless	10,315	100	11,030	100
Total, excluding permanent supportive housing	5,477	53	5,879	53
Emergency shelter	2,761	27	2,319	21
Transitional housing	1,344	13	3,276	30
Winter/hypothermia	1,306	13	284	3
Safe Haven	66	1	-	-
Permanent supportive housing	4,838	47	5,151	47
Beds Occupied				
Total beds for the homeless	9,149	100	10,313	100
Total, excluding permanent supportive housing	4,694	51	5,292	51
Emergency shelter	2,957	32	2,344	23
Transitional housing	994	11	2,802	27
Winter/hypothermia	685	7	146	1
Safe Haven	58	1	-	-
Permanent supportive housing	4,455	49	5,021	49
Gap Analysis				
Chronically homeless	2,602	-	310	-
Available beds	383	-	130	-
Gap (or surplus)	2,219	-	180	-
Unsheltered	1,250	-	9	-
Available beds	783	-	588	-
Gap (or surplus)	467	-	(579)	-
Chronically homeless In emergency shelter	1,772	-	310	-
Gap (or surplus) if chronically homeless are housed in permanent supportive housing	(1,305)	-	(889)	-

Note: Permanent supportive housing besides currently occupied by individuals who were formerly homeless are not considered to be available to housing currently homeless individuals in need of permanent supportive housing.
Source: Urban Institute analysis of Metropolitan Washington Council of Governments 2013 Point-in-Time Enumeration of the homeless.

Rental Housing

Washington region
2009-2011

	N	%
Total renter-occupied units	659,700	92
Vacant rental units	54,800	8
Total rental units	714,500	

	Occupied units		All units	
Monthly Gross Rent for Renter Households	N	%	N	%
No rent paid	17,700	3	17,700	2
Under $800	81,900	12	89,400	13
$800–1,330	237,100	36	263,000	37
$1,330–1,690	141,800	22	152,200	21
$1,690–3,190	170,300	26	180,700	25
$3,190 or more	10,900	2	11,600	2

Subsidized Units by Program Type, 2012	N	%
All HUD programs	73,600	100
Public housing	12,400	17
Section 8 certificates and vouchers	36,100	49
Section 8 moderate rehabilitation	600	1
Section 8 new construction or substantial rehabilitation	13,700	19
Section 236	1,500	2.1
All other multifamily assisted projects	9,300	12.6
Low Income Housing Tax Credit	48,200	N/A

Monthly Housing Costs as a Percent of Household Income for Renter-Occupied Units	N	%
All renter households	659,700	
Paying less than 30% of income in rent	344,800	52
Paying 30%-50% of income in rent	164,900	25
Paying 50% or more of income in rent	150,000	23
Extremely low income renter households	159,800	
Paying less than 30% of income in rent	22,300	14
Paying 30%-50% of income in rent	23,100	14
Paying 50% or more of income in rent	114,400	72
Very low income renter households	116,700	
Paying less than 30% of income in rent	26,300	23
Paying 30%-50% of income in rent	61,700	53
Paying 50% or more of income in rent	28,700	25
Low income renter households	74,000	
Paying less than 30% of income in rent	35,600	48
Paying 30%-50% of income in rent	34,300	46
Paying 50% or more of income in rent	4,100	6
Middle income renter households	195,600	
Paying less than 30% of income in rent	150,000	77
Paying 30%-50% of income in rent	42,900	22
Paying 50% or more of income in rent	2,700	1
High income renter households	113,600	
Paying less than 30% of income in rent	110,600	97
Paying 30%-50% of income in rent	3,000	3
Paying 50% or more of income in rent	-	-

Rental Housing

Washington region
2009-2011

Occupancy of Affordable Rental Units (Supply)	Extremely low	Very low	Low	Middle	High	Total
Higher income occupants (not available)	41,400	119,900	78,100	63,400	-	302,700
Same or lower-income occupants (available)	58,100	117,200	63,800	107,000	10,900	357,000
Vacant (available)	7,500	25,900	10,300	10,400	700	54,800
Total units	107,000	263,000	152,200	180,700	11,600	714,500
Percent of Affordable Units Not Available to Income Group	54	46	47	32	-	
Affordability Gap (Renter Households-Available Units)	94,200	(26,400)	(100)	78,200	102,000	

Notes: Extremely low income = 0–30% of HUD area median income (AMI); very low income = 30–50% of AMI; low income = 50–80% of AMI; middle income = 80–120% of AMI; and high income = 120% of AMI or higher. Jurisdictions in the table are defined by their Public Use Microdata Areas (PUMA), except where noted. Percentages have been rounded to the nearest integer and counts have been rounded to the nearest 100.
Sources: Urban Institute analysis of 2009–11 American Community Survey Public Use Microdata from the University of Minnesota Integrated Public Use Microdata Series and Picture of Subsidized Housing 2012, U.S. Department of Housing and Urban Development.

Homeownership

Washington region
2009-2011

	N	%
Owner-occupied units	1,109,700	97
Vacant owner units	28,600	3
Total owner units	1,138,300	100

Monthly Housing Costs for Owner-Occupied Units	N	%
Under $740	135,600	12
$740–1,240	131,800	12
$800–1,330	104,400	9
$1,580–2,970	473,900	43
$2,970 or more	264,000	24

	Occupied units		All units	
Monthly Housing Costs if Unit Sold to First-Time Homebuyer	N	%	N	%
Under $740	41,600	4	43,500	4
$740–$1,240	85,900	8	90,800	8
$1,240–1,580	144,900	13	150,000	13
$1,580–2,970	448,900	40	458,900	40
$2,970 or more	388,300	35	395,000	35
Monthly Housing Costs if Unit Sold to Repeat Homebuyer				
Under $740	61,500	6	65,000	6
$740–$1,240	160,000	14	167,300	15
$1,240–1,580	185,800	17	190,300	17
$1,580–2,970	435,000	39	443,800	39
$2,970 or more	267,300	24	271,900	24

Monthly Housing Costs as a Percent of Household Income for Owner-Occupied	N	%
All owner households	1,109,700	
Paying less than 30% of income in housing costs	760,900	69
Paying 30%-50% of income in housing costs	214,400	19
Paying 50% or more of income in housing costs	134,400	12
Extremely low income owner households	69,800	
Paying less than 30% of income in housing costs	8,500	12
Paying 30%-50% of income in housing costs	9,400	13
Paying 50% or more of income in housing costs	51,900	74
Very low income owner households	84,600	
Paying less than 30% of income in housing costs	26,300	31
Paying 30%-50% of income in housing costs	22,800	27
Paying 50% or more of income in housing costs	35,500	42
Low income owner households	71,300	
Paying less than 30% of income in housing costs	28,100	39
Paying 30%-50% of income in housing costs	27,000	38
Paying 50% or more of income in housing costs	16,200	23
Middle income owner households	333,900	
Paying less than 30% of income in housing costs	200,900	60
Paying 30%-50% of income in housing costs	106,500	32
Paying 50% or more of income in housing costs	26,600	8
High income owner households	550,100	
Paying less than 30% of income in housing costs	497,200	90
Paying 30%-50% of income in housing costs	48,700	9
Paying 50% or more of income in housing costs	4,200	1

Homeownership

Washington region
2009-2011

Occupancy of Affordable Owner Units (Supply)	Extremely low	Very low	Low	Middle	High	Total
Higher income occupants (not available)	32,100	63,000	101,300	208,100	-	404,600
Same or lower-income occupants (available)	9,500	22,900	43,600	240,800	388,300	705,100
Vacant (available)	1,900	4,900	5,100	10,000	6,700	28,600
Total units	43,500	90,800	150,000	458,900	395,000	1,138,300
Percent of Affordable Units Not Available to Income Group	73.8	69.4	67.5	45.3	-	
Affordability Gap (Owner Households-Available Units)	58,400	56,800	22,600	83,100	155,100	

Notes: Extremely low income = 0–30% of HUD area median income (AMI); very low income = 30–50% of AMI; low income = 50–80% of AMI; middle income = 80–120% of AMI; and high income = 120% of AMI or higher. Jurisdictions in the table are defined by their Public Use Microdata Areas (PUMA), except where noted. Percentages have been rounded to the nearest integer and counts have been rounded to the nearest 100.
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