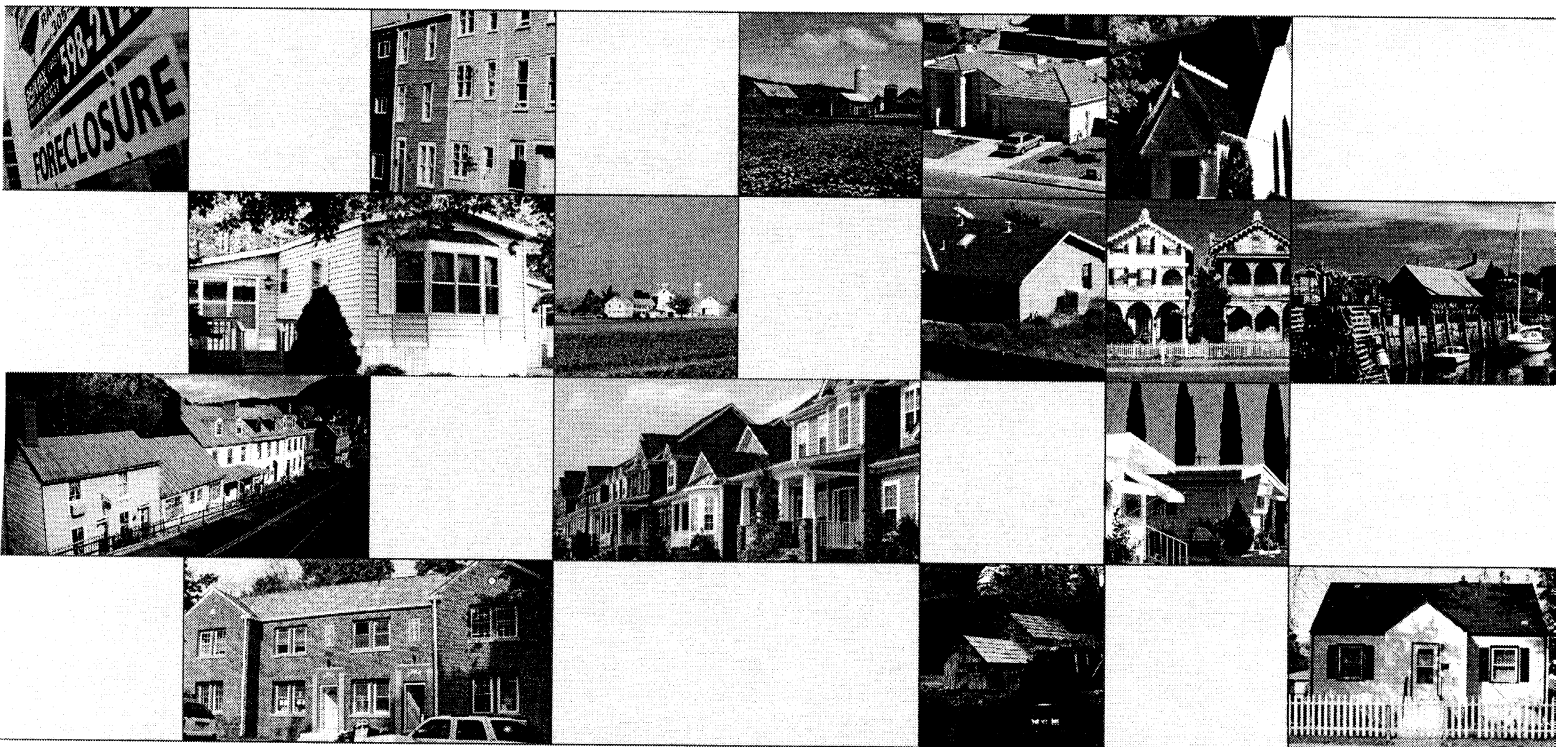




STATE HOUSING PROFILES

HOUSING CONDITIONS AND AFFORDABILITY
FOR THE OLDER POPULATION



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THIRD EDITION **2011**

DISTRICT OF COLUMBIA

	Householder Age 50+			18-49	50-64	65+	All Ages
	2000	2009	US(09)				
Households (thousands)	106	111	56,245	138	66	46	249
Hispanic Householder (%)	3.3%	4.3%	7.2%	9.3%	5.2%	2.9%	7.0%
Race of Householder (%)							
White	29.9%	35.9%	83.0%	49.8%	36.2%	35.6%	43.6%
Black	65.4%	60.4%	10.4%	40.2%	59.5%	61.6%	49.2%
Asian / Pacific Islander	1.5%	1.6%	3.0%	4.3%	1.6%	1.5%	3.1%
Other race	1.4%	1.4%	2.5%	3.9%	2.1%	0.3%	2.8%
Two or more races	1.7%	0.7%	1.2%	1.9%	0.6%	1.0%	1.4%
Household Type (%)							
Married, spouse present	26.1%	24.4%	50.0%	21.4%	23.5%	25.7%	22.8%
Female living alone	30.7%	29.8%	22.3%	22.6%	26.4%	34.7%	25.8%
Male living alone	17.2%	20.3%	12.5%	20.8%	21.6%	18.4%	20.6%
Other	26.0%	25.5%	15.2%	35.1%	28.5%	21.1%	30.8%
Grandchildren in Household (%)							
Responsible for basic needs	4.0%	2.1%	2.1%	0.5%	2.5%	1.5%	1.2%
Not responsible for basic needs	3.7%	2.8%	2.1%	0.8%	2.5%	3.3%	1.7%
Households with someone age 65+ (%)	50.1%	43.9%	46.8%	1.3%	5.1%	100%	20.4%
Households with someone age <18 (%)	14.6%	11.9%	11.9%	28.6%	15.9%	6.1%	21.1%
Households with someone age 65+ and someone age <18 (%)	4.8%	3.0%	2.1%	0.7%	0.8%	6.1%	1.7%
Households with at least one resident with a disability (%)							
Vision difficulty	-	7.3%	6.8%	2.7%	5.0%	10.6%	4.8%
Hearing difficulty	-	6.7%	13.0%	2.0%	3.3%	11.7%	4.1%
Physical difficulty	-	21.7%	22.4%	3.6%	16.3%	29.4%	11.7%
Cognitive difficulty	-	11.1%	11.1%	4.5%	8.7%	14.4%	7.4%
Self-care difficulty	-	7.6%	7.9%	2.0%	4.8%	11.7%	4.5%
Independent living difficulty	-	14.5%	14.4%	2.4%	10.3%	20.4%	7.8%
Any disability *	32.7%	31.0%	33.7%	9.6%	23.3%	42.0%	19.2%
Owners	28.6%	25.2%	31.3%	7.4%	14.8%	37.5%	17.4%
Renters	38.1%	38.6%	42.2%	11.0%	32.5%	50.0%	20.6%
Income in previous year							
Owners: Median	\$61,300	\$84,956	\$57,970	\$111,962	\$105,245	\$57,570	\$98,049
percent in poverty	6.9%	5.8%	6.1%	1.3%	2.9%	9.2%	3.9%
Renters: Median	\$21,000	\$27,396	\$24,687	\$44,177	\$34,982	\$19,290	\$39,479
percent in poverty	27.9%	27.7%	23.1%	19.1%	27.8%	27.4%	22.1%

* Disability questions are different in the 2009 ACS compared to the 2000 Census. Disability rates are therefore not comparable between 2000 and 2009. However, the difference between owners and renters may still be informative. Note also that "any disability" does not include "independent living difficulty."

	Householder Age 50+			18-49	50-64	65+	All Ages
	2000	2009	US(09)				
How Long Lived in Current Home (%)*							
1 year or less	8.2%	6.1%	6.1%	25.1%	7.9%	3.4%	16.6%
1-5 years	16.8%	14.8%	16.9%	46.2%	17.4%	11.0%	32.1%
5-10 years	12.1%	15.2%	16.9%	18.0%	19.1%	9.5%	16.7%
10-20 years	20.4%	23.7%	23.5%	7.9%	28.4%	16.9%	15.0%
20-30 years	18.5%	16.7%	15.5%	1.4%	16.4%	17.2%	8.2%
> 30 years	24.0%	23.6%	21.0%	1.4%	10.9%	42.0%	11.4%
Type							
Single Family	52.7%	49.5%	75.0%	33.0%	46.9%	53.3%	40.4%
Multifamily	47.1%	50.5%	18.6%	67.0%	53.1%	46.7%	59.6%
Manufactured Home	0.0%	0.0%	6.3%	0.0%	0.0%	0.0%	0.0%
Boat/Van/RV/Other	0.1%	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%
Tenure							
Own w/ mortgage	35.2%	37.1%	41.9%	32.9%	41.8%	30.3%	34.8%
Own free and clear	20.8%	19.6%	36.0%	2.6%	10.1%	33.3%	10.2%
Rent	42.7%	41.6%	20.2%	63.3%	45.6%	35.7%	53.6%
Units Built Before 1970 (or 1960 for 2000 Census)							
Own	81.6%	87.1%	44.7%	81.2%	83.7%	91.2%	84.6%
Rent	59.9%	75.8%	47.8%	76.2%	79.2%	69.6%	76.1%
Condominium							
	7.2%	11.6%	5.5%	12.2%	10.8%	12.7%	11.9%
Housing Adequacy							
Incomplete Kitchen	0.6%	0.9%	0.9%	0.9%	0.9%	1.0%	0.9%
Incomplete Plumbing	0.7%	0.6%	0.5%	0.7%	0.9%	0.2%	0.6%
Overcrowding	5.9%	2.6%	1.2%	6.3%	3.3%	1.6%	4.6%
Any of the Above	6.7%	3.6%	2.3%	7.0%	4.3%	2.6%	5.4%
Property Value (owner occupied)							
< \$50k	2.1%	1.1%	6.0%	0.3%	1.3%	0.8%	0.7%
\$50k-\$100k	21.3%	2.7%	14.9%	0.4%	2.2%	3.2%	1.7%
\$100k-\$200k	41.2%	4.5%	30.0%	5.1%	3.7%	5.4%	4.7%
\$200k-\$300k	11.2%	17.9%	19.0%	15.6%	18.5%	17.1%	16.9%
> \$300k	24.2%	74.0%	30.0%	78.7%	74.4%	73.5%	76.0%
Median	\$148,913	\$400,000	\$190,000	\$420,000	\$420,000	\$400,000	\$400,000

*Data on length of stay vary slightly between the 2000 Census and 2009 ACS:

Indicator Name	Census 2000 (when moved in)	ACS 2009 (length of stay)
1 year or less	1999 or 2000	up to 12 months
1-5 years	1995 to 1998	13 months-4 years
5-10 years	1990 to 1994	5-9 years
10-20 years	1980 to 1989	10-19 years
20-30 years	1970 to 1979	20-29 years
> 30 years	1969 or earlier	30+ years

Housing Cost Burden

DISTRICT OF COLUMBIA

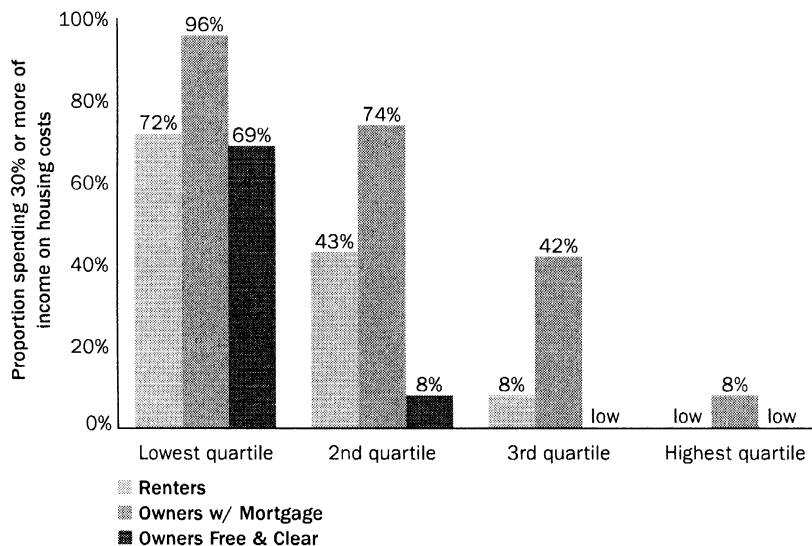
	Householder Age 50+						
	2000	2009	US(09)	18-49	50-64	65+	All Ages
30% or more of income toward housing							
Owners w/ mortgage	29.3%	37.2%	36.1%	36.1%	31.6%	49.8%	36.9%
Owners free and clear	9.9%	13.7%	14.5%	1.7%	6.6%	18.3%	12.9%
Renters	38.9%	43.3%	52.2%	50.4%	40.1%	49.0%	47.9%
50% or more of income toward housing							
Owners w/ mortgage	13.6%	15.8%	14.9%	12.0%	12.5%	28.3%	14.8%
Owners free and clear	4.8%	7.5%	6.1%	0.0%	4.0%	9.9%	6.9%
Renters	19.8%	24.8%	27.5%	25.5%	26.6%	21.6%	25.2%
Median monthly housing costs							
Owners w/ mortgage	\$1,180	\$1,884	\$1,460	\$2,519	\$1,955	\$1,770	\$2,268
percent of income	21%	23%	25%	26%	20%	30%	24%
Owners free and clear	\$314	\$532	\$436	\$625	\$583	\$529	\$538
percent of income	8%	10%	12%	6%	7%	12%	9%
Renters	\$513	\$820	\$761	\$1,200	\$860	\$730	\$1,060
percent of income	25%	28%	32%	31%	28%	30%	29%
Median monthly utilities (owners)	\$168	\$237	\$230	\$180	\$225	\$243	\$210
Median annual property tax (owners)	\$856	\$1,621	\$1,915	\$2,448	\$1,939	\$1,312	\$2,007

	State	State per 1000 Age 50+ Households	US per 1000 Age 50+ Households
Foreclosures and Foreclosure Risk			
Age 50+ Delinquencies at end of 2007	1,100	9.9	11.3
Age 50+ Foreclosures in last 6 months of 2007	80	0.72	0.89
Total Foreclosed & At Risk	1,180	10.6	12.2
Reverse Mortgages			
HUD-Endorsed Reverse Mortgages 2000	36	0.34	0.14
HUD-Endorsed Reverse Mortgages 2009	727	6.53	2.00
Federally Subsidized Housing for Older People			
Privately Owned Subsidized Rental Housing Units (includes Section 202 and Section 8)	11,551	104	25
Low-Income Housing Tax Credit Properties	10,588	95	24

DISTRICT OF COLUMBIA

		Proportion of households*	30% or more of income to housing	50% or more of income to housing	
Age 50+	Lowest quartile	Tenure			
		All Tenures (2000)		71%	48%
		All Tenures (2009)		75%	58%
	\$0 to \$19,990	All Tenures (US 2009)		70%	45%
		Owners w/ mortgage	14%	96%**	93%**
		Owners free and clear	15%	69%**	47%**
		Renters	72%	72%	54%
	2nd quartile	All Tenures (2000)		35%	11%
		All Tenures (2009)		45%	14%
		\$19,990 to \$54,072 All Tenures (US 2009)		38%	13%
		Owners w/ mortgage	29%	74%**	33%**
		Owners free and clear	22%	8%**	low
	Renters	49%	43%	10%	
	3rd quartile	All Tenures (2000)		12%	2%
All Tenures (2009)			21%	6%	
\$54,072 to \$115,940 All Tenures (US 2009)			20%	4%	
Owners w/ mortgage		43%	42%	13%	
Owners free and clear		21%	low	low	
Renters	37%	8%	low		
Highest quartile	All Tenures (2000)		4%	low	
	All Tenures (2009)		5%	low	
	\$115,940 and higher All Tenures (US 2009)		7%	1%	
	Owners w/ mortgage	65%	8%	low	
	Owners free and clear	21%	low	low	
Renters	13%	low	low		

Percent of Renters and Owners in District of Columbia with Housing Cost Burden by Income Quartile, Householder Age 50+, 2009

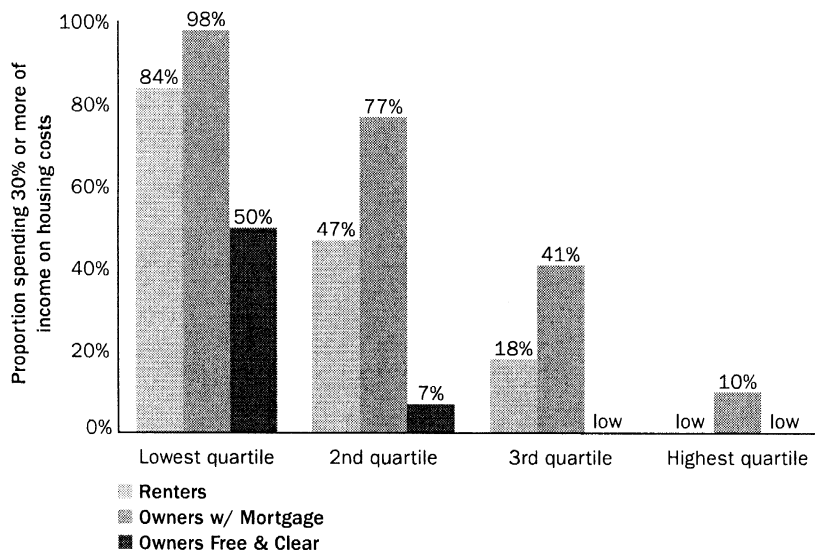


* Does not include non-cash renters
 Some combinations of tenure and income quartile are uncommon, and the sample size available may be small:
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 "low" - Housing burden is rare among this group; proportion at the U.S. level and most or all states is <5%

DISTRICT OF COLUMBIA

		Proportion of households*	30% or more of income to housing	50% or more of income to housing	
Age 18+	Lowest quartile	Tenure			
		All Tenures (2000)	77%	54%	
		All Tenures (2009)	82%	61%	
	\$0 to \$26,786	All Tenures (US 2009)	77%	52%	
		Owners w/ mortgage	10%	98%**	86%**
		Owners free and clear	9%	50%**	33%**
		Renters	80%	84%	62%
		2nd quartile			
	\$26,786 to \$59,969	All Tenures (2000)	34%	8%	
		All Tenures (2009)	51%	16%	
		All Tenures (US 2009)	43%	13%	
		Owners w/ mortgage	24%	77%	38%
		Owners free and clear	10%	50%**	low
		Renters	66%	47%	11%
		3rd quartile			
\$59,969 to \$117,939		All Tenures (2000)	13%	2%	
	All Tenures (2009)	26%	4%		
	All Tenures (US 2009)	22%	4%		
	Owners w/ mortgage	42%	41%	8%	
	Owners free and clear	10%	low	low	
	Renters	48%	18%	low	
	Highest quartile				
	\$117,939 and higher	All Tenures (2000)	5%	low	
All Tenures (2009)		6%	low		
All Tenures (US 2009)		9%	1%		
	Owners w/ mortgage	64%	10%	low	
	Owners free and clear	12%	low	low	
	Renters	24%	low	low	

Percent of Renters and Owners in District of Columbia with Housing Cost Burden by Income Quartile, Householder Age 18+, 2009

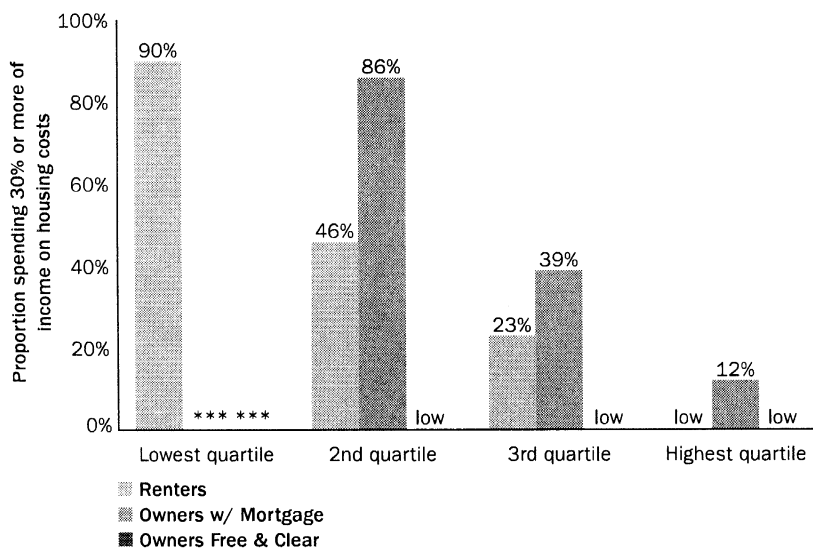


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DISTRICT OF COLUMBIA

Age 18-49		Proportion of households*	30% or more of income to housing	50% or more of income to housing
Lowest quartile \$0 to \$17,391	Tenure			
	All Tenures (2000)		84%	62%
	All Tenures (2009)		90%	62%
	All Tenures (US 2009)		86%	60%
	Owners w/ mortgage	5%	***	***
	Owners free and clear	1%	***	***
	Renters	94%	90%	62%
2nd quartile \$17,391 to \$34,982	All Tenures (2000)		37%	8%
	All Tenures (2009)		54%	20%
	All Tenures (US 2009)		46%	13%
	Owners w/ mortgage	22%	86%**	47%**
	Owners free and clear	2%	low	low
	Renters	76%	46%	12%
3rd quartile \$34,982 to \$67,985	All Tenures (2000)		14%	2%
	All Tenures (2009)		29%	2%
	All Tenures (US 2009)		23%	4%
	Owners w/ mortgage	43%	39%	3%
	Owners free and clear	2%	low	low
	Renters	55%	23%	low
Highest quartile \$67,985 and higher	All Tenures (2000)		5%	low
	All Tenures (2009)		8%	low
	All Tenures (US 2009)		10%	1%
	Owners w/ mortgage	62%	12%	low
	Owners free and clear	5%	low	low
	Renters	33%	low	low

Percent of Renters and Owners in District of Columbia with Housing Cost Burden by Income Quartile, Householder Age 18–49, 2009

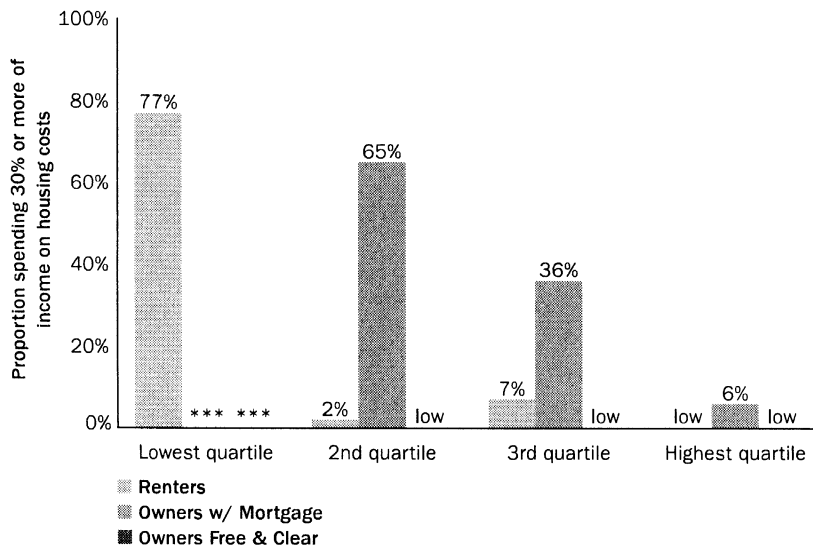


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DISTRICT OF COLUMBIA

		Proportion of households*	30% or more of income to housing	50% or more of income to housing	
Age 50-64	Tenure				
	Lowest quartile				
		All Tenures (2000)	72%	46%	
		All Tenures (2009)	78%	64%	
	\$0 to \$16,491	All Tenures (US 2009)	74%	47%	
		Owners w/ mortgage	11%	***	***
	Owners free and clear	5%	***	***	
	Renters	83%	77%	63%	
2nd quartile		All Tenures (2000)	31%	13%	
		All Tenures (2009)	36%	8%	
	\$16,491 to \$31,374	All Tenures (US 2009)	36%	10%	
		Owners w/ mortgage	34%	65%**	18%**
		Owners free and clear	8%	low	low
		Renters	58%	24%**	low
3rd quartile		All Tenures (2000)	18%	4%	
		All Tenures (2009)	20%	7%	
	\$31,374 to \$52,173	All Tenures (US 2009)	17%	3%	
		Owners w/ mortgage	48%	36%**	13%**
		Owners free and clear	15%	low	low
		Renters	37%	7%**	low
Highest quartile		All Tenures (2000)	6%	low	
		All Tenures (2009)	5%	low	
	\$52,173 and higher	All Tenures (US 2009)	6%	1%	
		Owners w/ mortgage	76%	6%	low
		Owners free and clear	12%	low	low
		Renters	12%	low	low

Percent of Renters and Owners in District of Columbia with Housing Cost Burden by Income Quartile, Householder Age 50–64, 2009

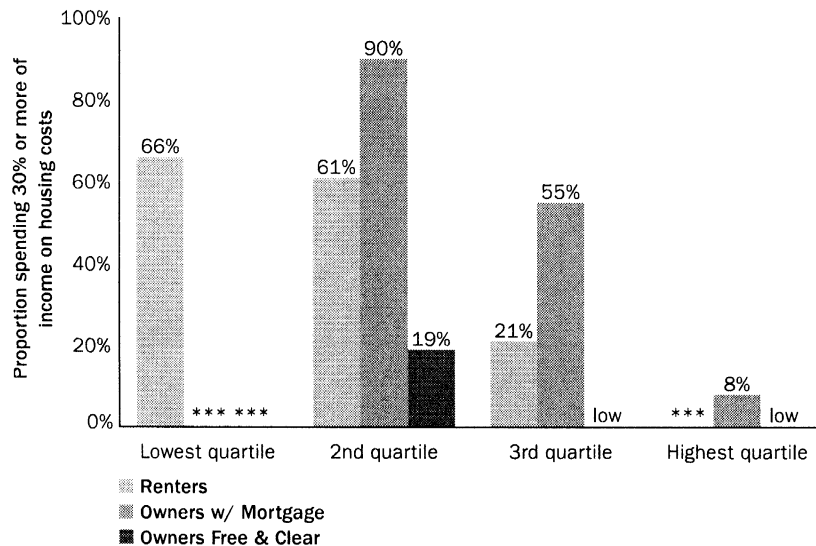


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DISTRICT OF COLUMBIA

		Proportion of households*	30% or more of income to housing	50% or more of income to housing	
Age 65+	Tenure				
	Lowest quartile				
		All Tenures (2000)		66%	41%
		All Tenures (2009)		74%	50%
	\$0 to \$17,391	All Tenures (US 2009)		69%	44%
		Owners w/ mortgage	12%	***	***
		Owners free and clear	21%	***	***
	Renters	67%	66%**	38%**	
2nd quartile		All Tenures (2000)		28%	8%
		All Tenures (2009)		54%	22%
	\$17,391 to \$34,982	All Tenures (US 2009)		41%	16%
		Owners w/ mortgage	29%	90%**	55%**
		Owners free and clear	36%	19%**	low
		Renters	36%	61%**	16%**
	3rd quartile		All Tenures (2000)		4%
		All Tenures (2009)		27%	9%
\$34,982 to \$67,985		All Tenures (US 2009)		21%	6%
		Owners w/ mortgage	35%	55%**	22%**
		Owners free and clear	37%	low	low
		Renters	27%	21%**	4%**
Highest quartile			All Tenures (2000)		1%
		All Tenures (2009)		4%	low
	\$67,985 and higher	All Tenures (US 2009)		8%	2%
		Owners w/ mortgage	46%	8%**	low
		Owners free and clear	39%	low	low
		Renters	15%	***	low

Percent of Renters and Owners in District of Columbia with Housing Cost Burden by Income Quartile, Householder Age 65+, 2009



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