



Western Virginia

Continuum of Care

# Homelessness in Harrisonburg

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Harrisonburg City Council

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# Western Virginia Continuum of Care (CoC)

## OVERVIEW

Winchester City  
Frederick County  
Clarke County  
Shenandoah County  
Page County  
Warren County  
Rockingham County  
Harrisonburg City



# QUESTIONS FOR TODAY:

**HOW MANY** PEOPLE ARE EXPERIENCING HOMELESSNESS?

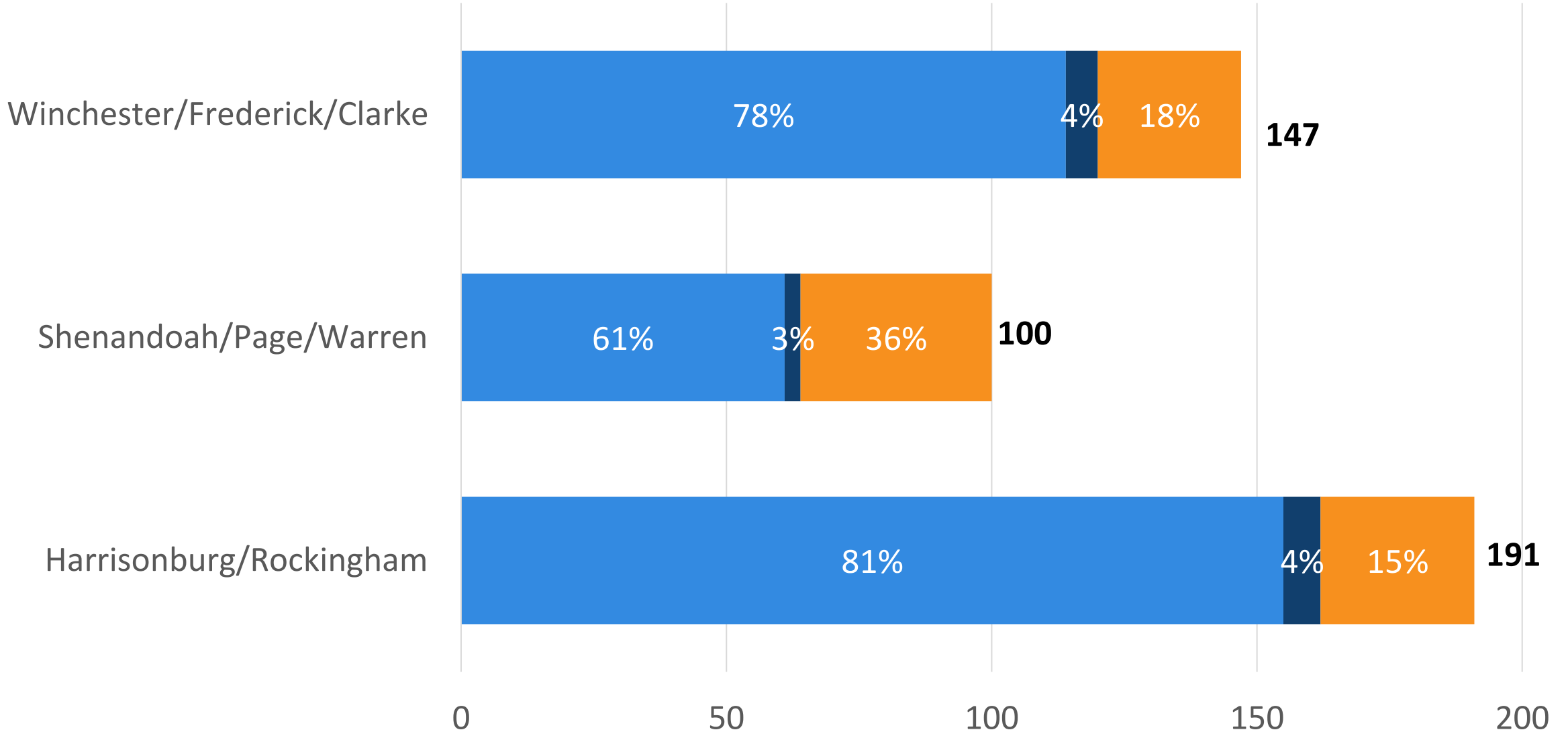
**WHY** DO PEOPLE BECOME HOMELESS?

**WHAT** DO THEY NEED TO EXIT HOMELESSNESS?

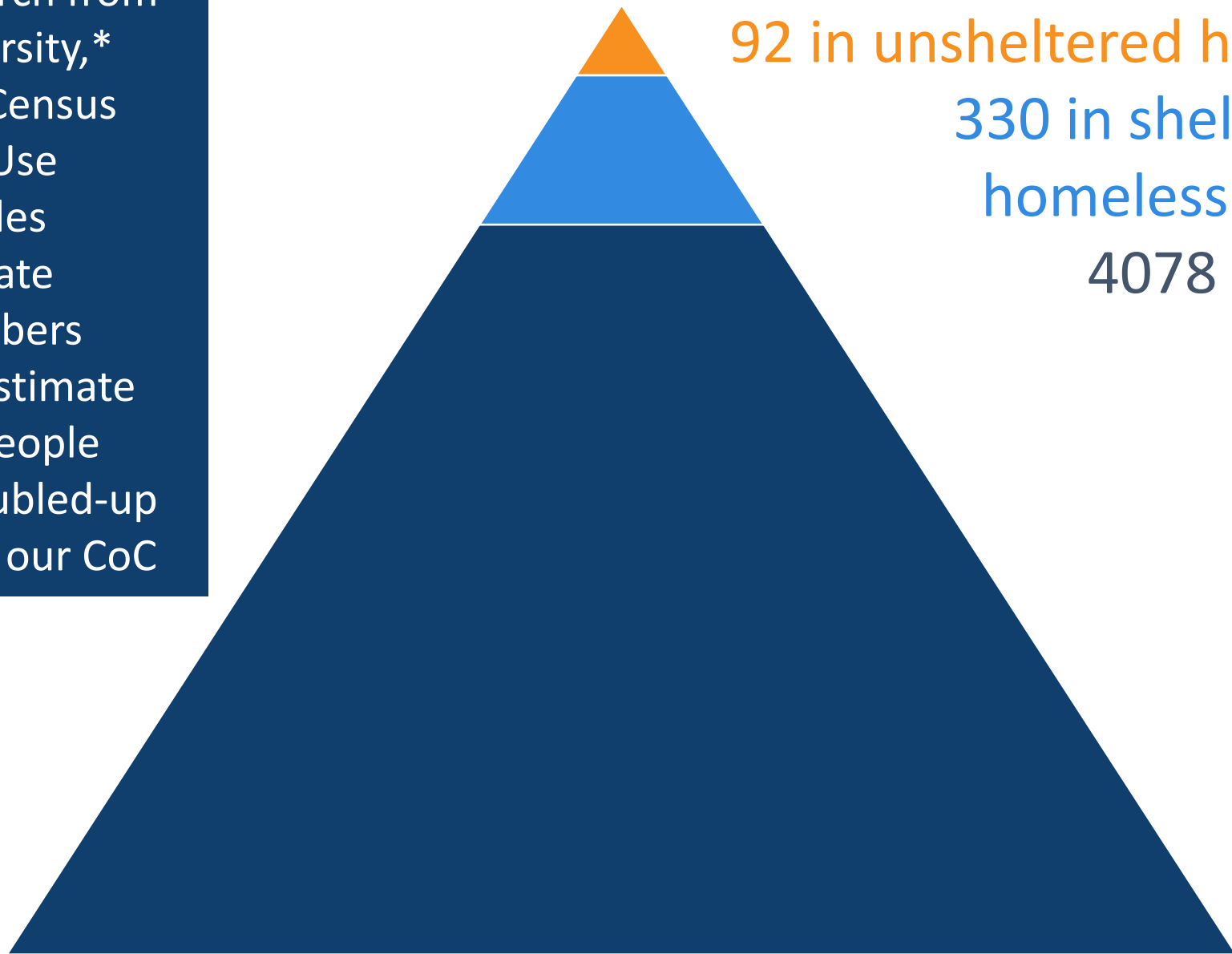
HOW MANY PEOPLE ARE  
EXPERIENCING HOMELESSNESS?

# 422 People Experiencing Literal Homelessness in 2026 Point in Time (PIT) Count

■ Emergency Shelter   ■ Domestic Violence Shelter   ■ Unsheltered



Replicated research from Vanderbilt University,\* which used the Census Bureau's Public-Use Microdata Samples (PUMS) to estimate doubled-up numbers nationwide, to estimate the number of people experiencing doubled-up homelessness in our CoC



92 in unsheltered homelessness

330 in sheltered homelessness

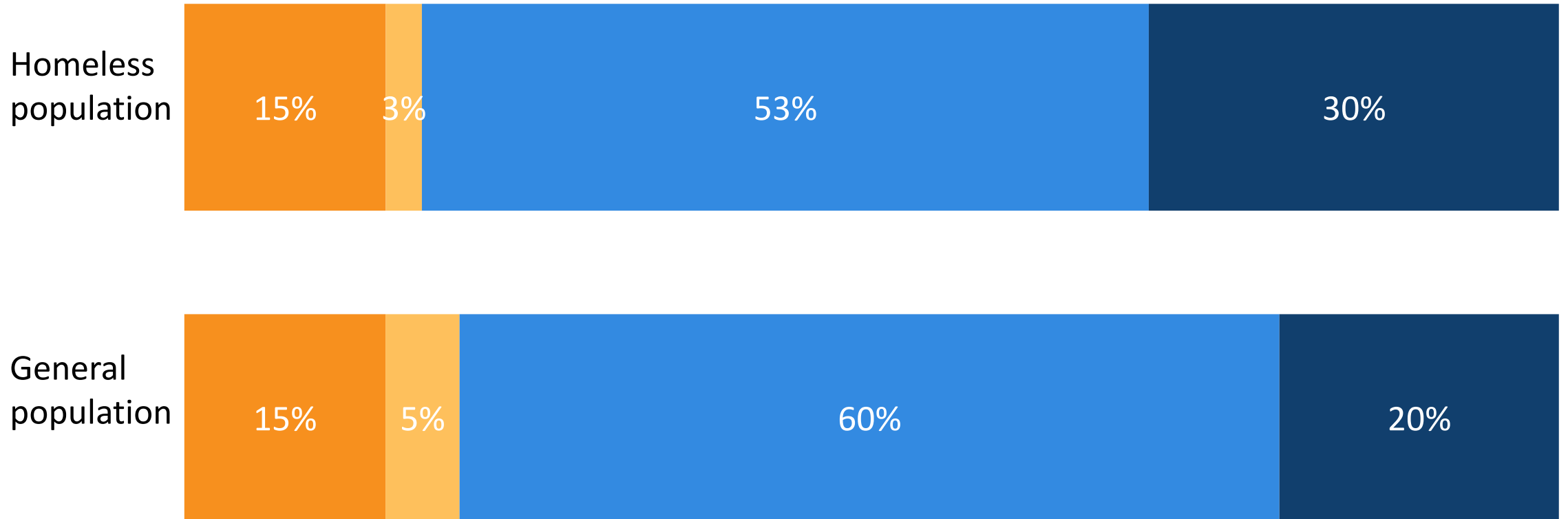
4078 in doubled-up homelessness

\* Richard, M.K., Dworkin, J., Rule, K.G., Farooqui, S., Glendening, Z., & Carlson, S. *Data sources: 2026 PIT count, 2023 IPUMS USA* <https://doi.org/10.1080/10511482.2021.1981976>

**WHO** IS MORE LIKELY  
TO EXPERIENCE HOMELESSNESS?

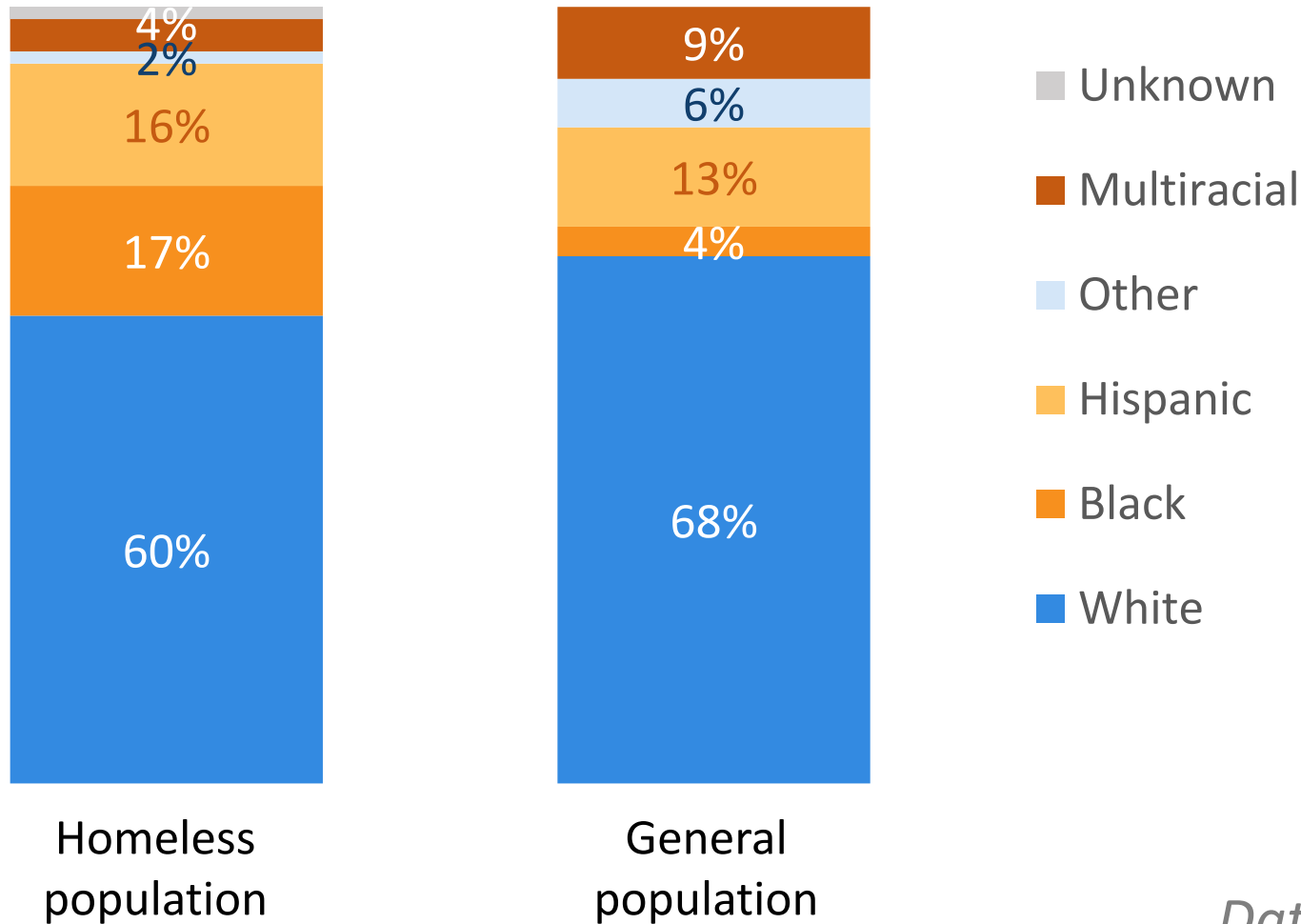
# Distribution by Age (Harrisonburg/Rockingham)

Children Youth Adults Older adults



*Data sources: 2026 PIT count & 2024 ACS*

# Distribution by Race and Ethnicity (Harrisonburg/Rockingham)



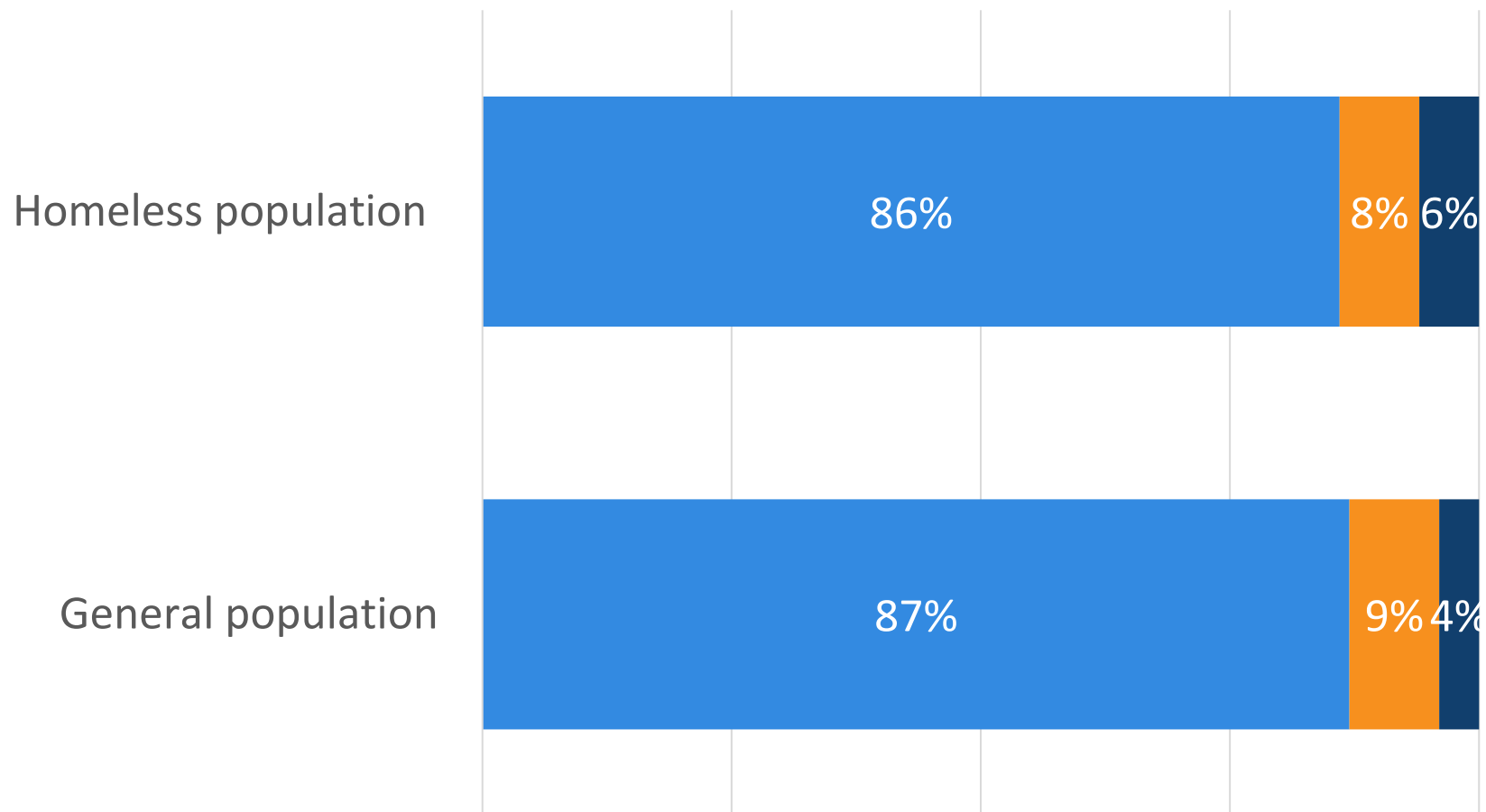
- The majority of people experiencing homelessness are **White (60%)**, which is slightly less than the share of the general population (68%)
- People who identify as **Black** are **disproportionately impacted** by homelessness – 4x the expected rate (17% of homelessness compared to 4% of general population)
- Rates of homelessness for people who identify as **Hispanic\*** are slightly disproportionate compared to the general population (16% vs 13%)
- People with **multiple** or **other\*\*** racial identities are less likely to experience homelessness

*Data sources: 2026 PIT count & 2024 ACS*

\* Represents those who identify as Hispanic alone and in combination with other identities  
 \*\* Combined Asian, Native American, Pacific Islander, and Middle Eastern due to small sample sizes

# Last residence and residence 1 year ago (Harrisonburg/Rockingham)

Local   Elsewhere in Virginia   Outside Virginia

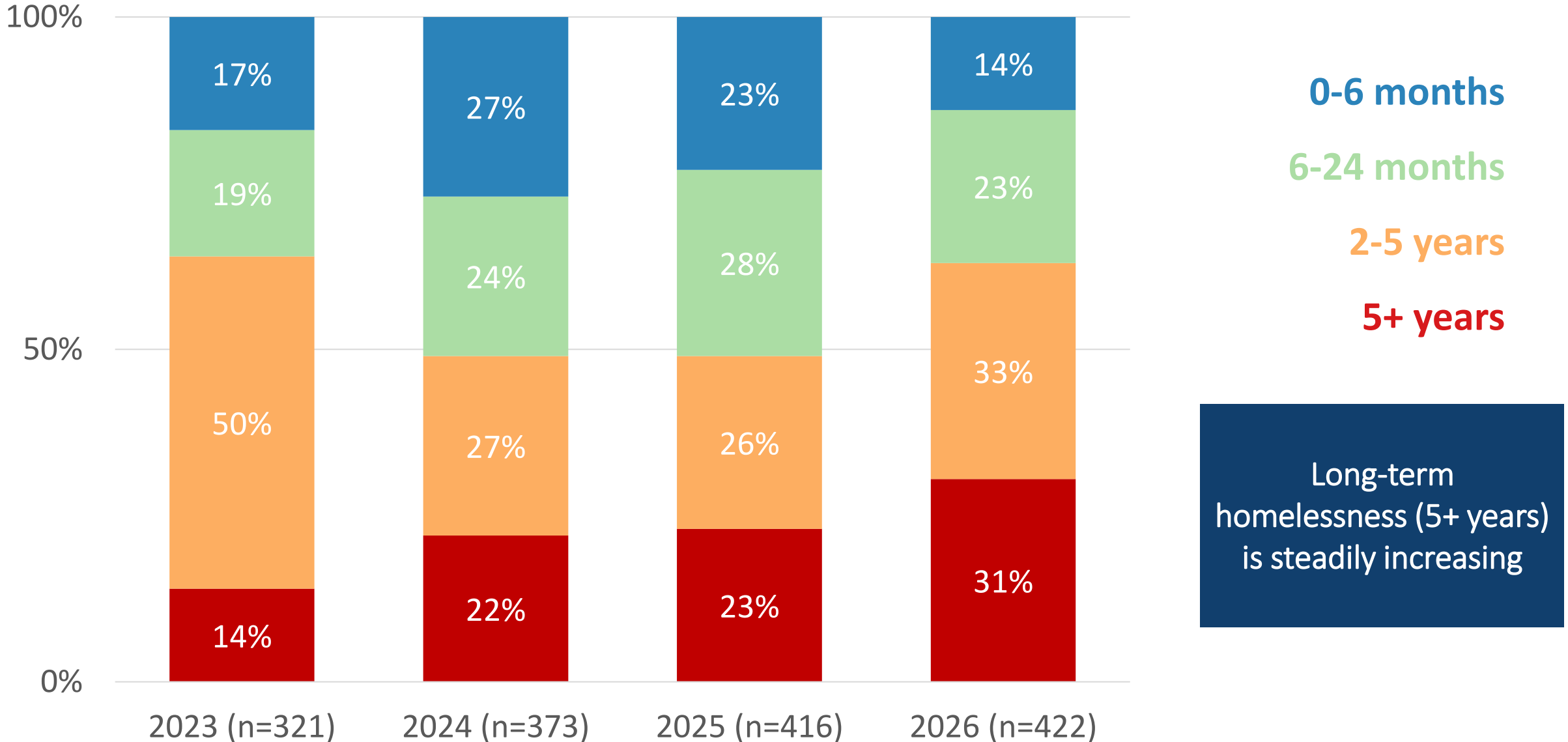


Rate of local origin is roughly equivalent to that of general population

**NOTE: using two different data sources (not exact comparison)**

Data sources: 2025 HMIS data, [2016-2020 ACS Migration Flow tables](#)

# Reported length of time spent homeless throughout life

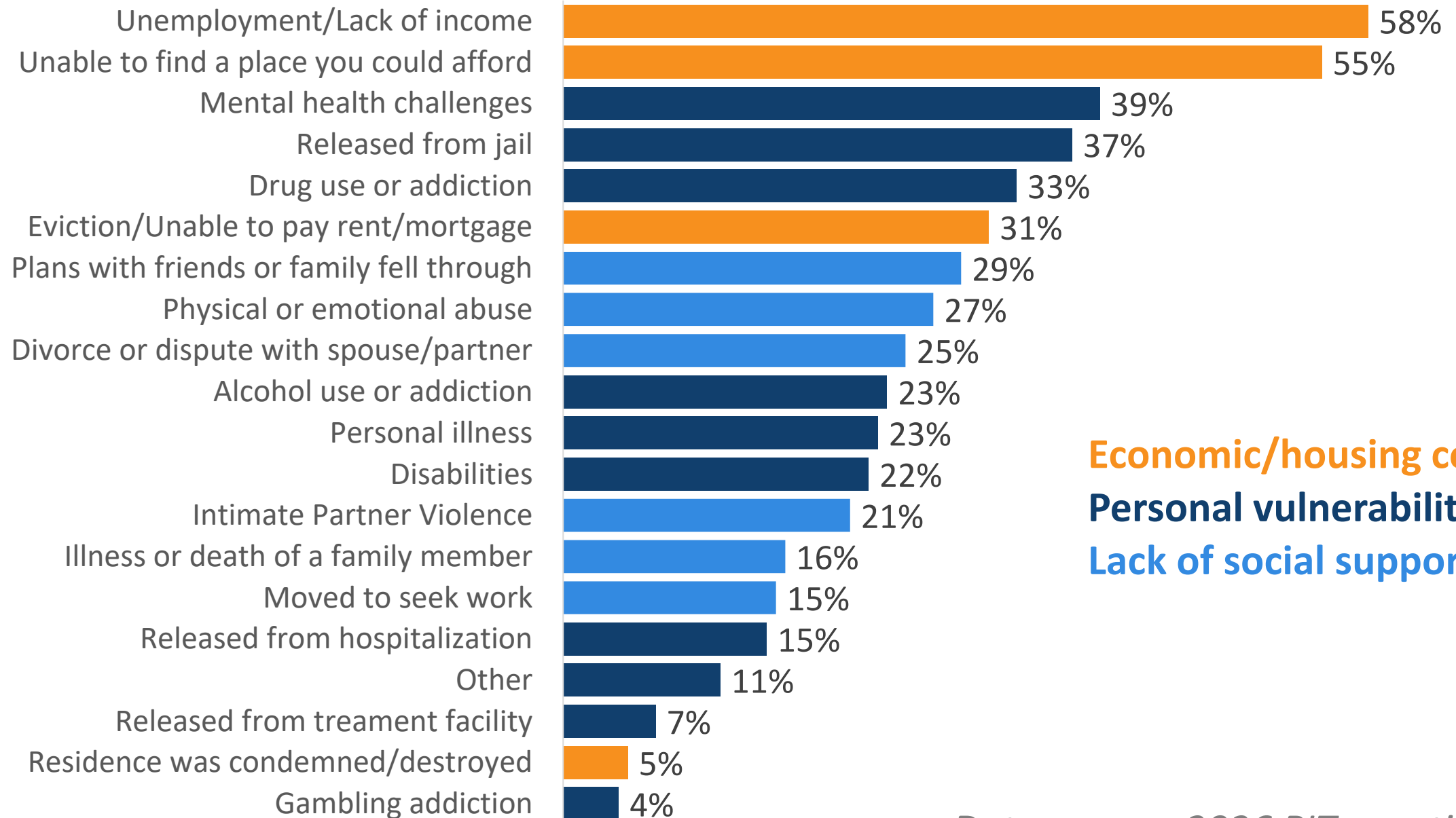


Long-term homelessness (5+ years) is steadily increasing

Data source: 2023-2026 PIT questionnaires

**WHY** DO PEOPLE BECOME HOMELESS?

## Factors Contributing to Homelessness



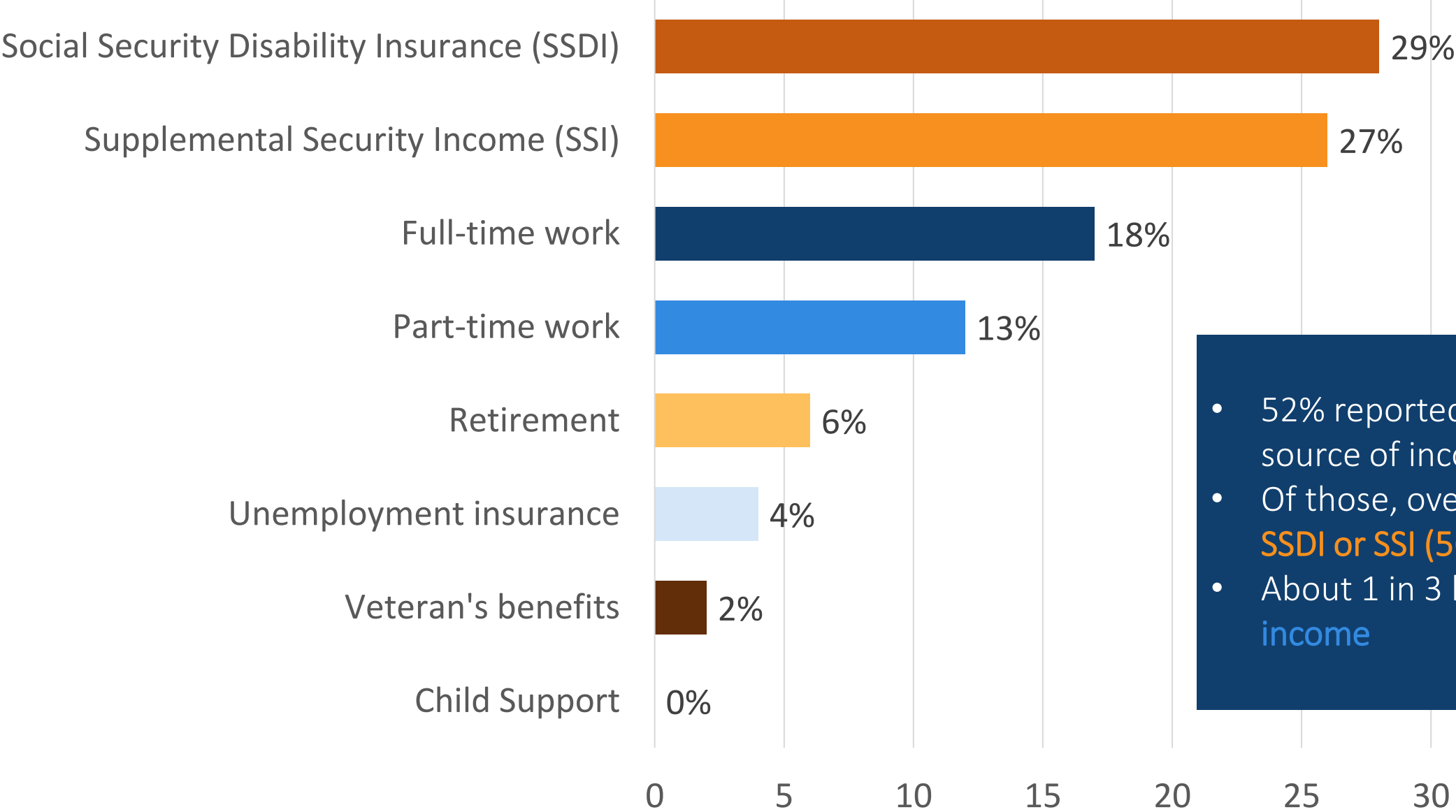
**Economic/housing costs**

**Personal vulnerabilities**

**Lack of social support**

*Data source: 2026 PIT questionnaire*

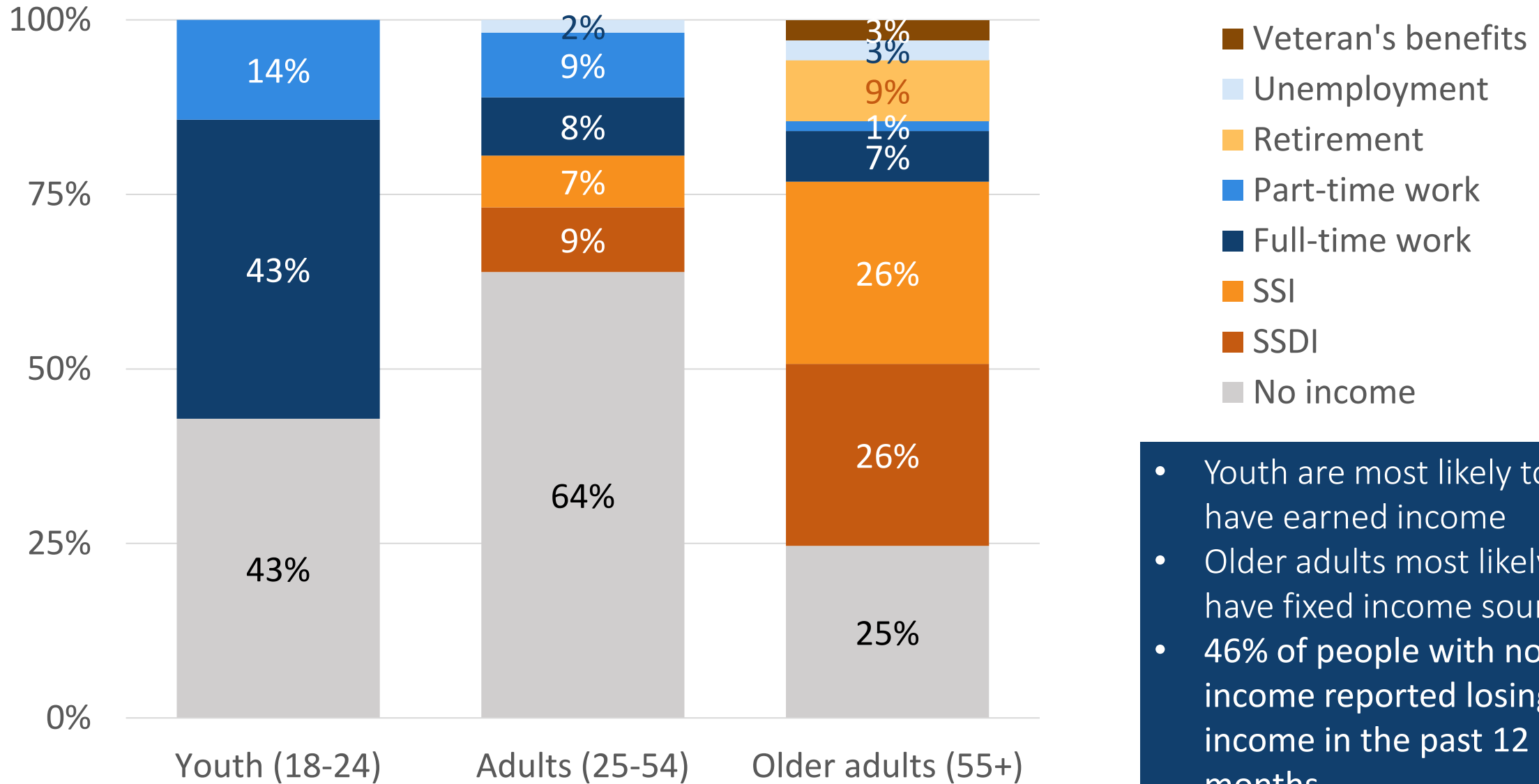
# Common income sources in the past 12 months



- 52% reported one or more source of income
- Of those, over half have **SSDI or SSI (56%)**
- About 1 in 3 have **earned income**

*Data source: 2026 PIT questionnaire*

Sources of income for people experiencing homelessness by age group



- Youth are most likely to have earned income
- Older adults most likely to have fixed income sources
- 46% of people with no income reported losing income in the past 12 months

# ECONOMIC AND HOUSING COST FACTORS

**Minimum wage** in Virginia is \$12.77 ([Virginia Department of Labor and Industry](#))

- full time, year-round, employment at minimum wage is **\$26,561.60**

**Fair Market Rent Values** (40<sup>th</sup> percentile of rents by unit size, including all utility costs) ([HUD](#))

- **\$1050/month** for an Efficiency Apartment (0 bedrooms)
- **\$1801/month** for a 3-bedroom apartment

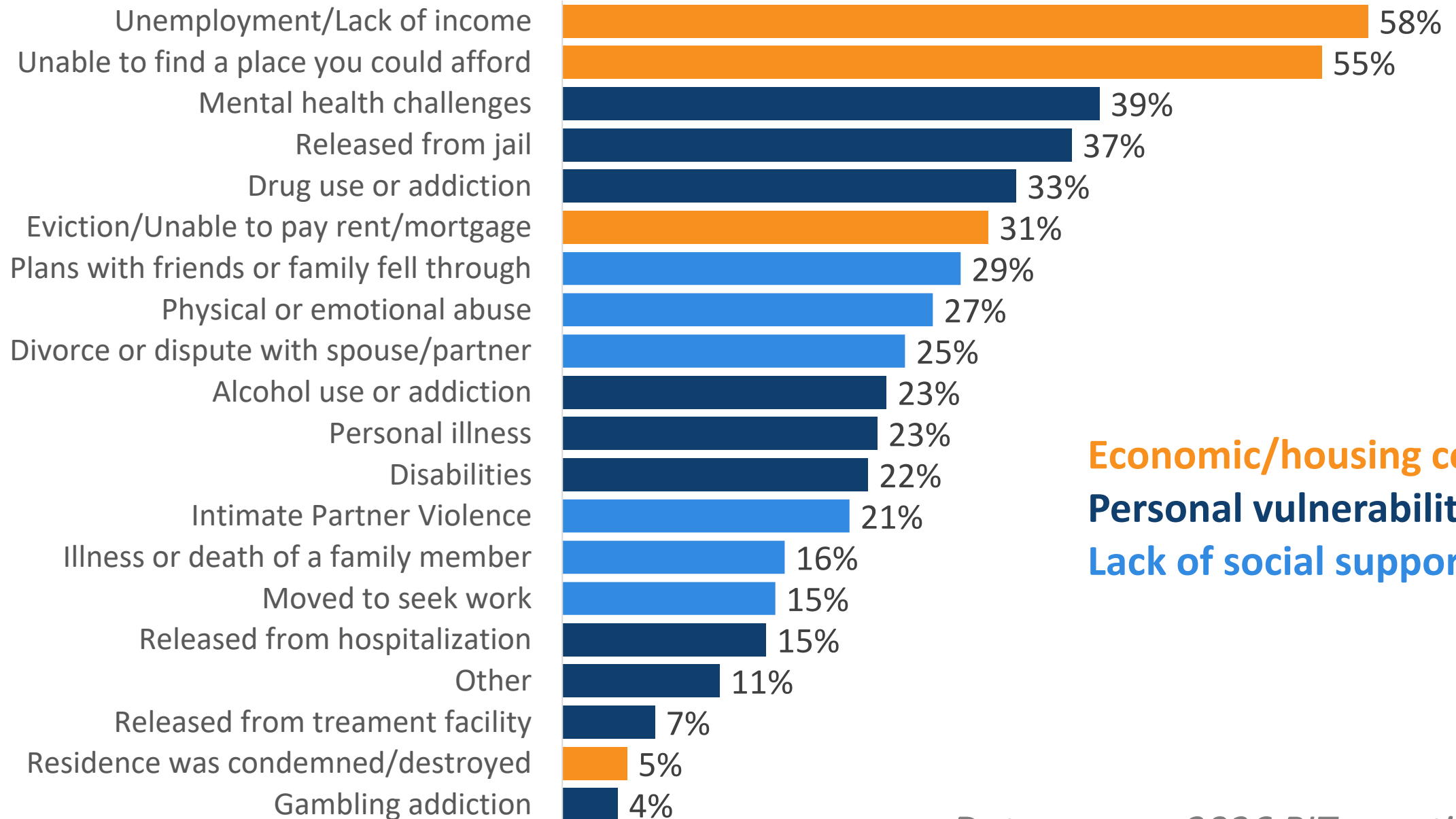
**Rent burdened: spending more than 30% of your income on housing costs**

- Single person working minimum full time in an efficiency =  $\$12,000 / \$26,561.60 = 45\%$  of income
- Two people with 2 kids working \$17/hr full time in a 3-br =  $\$21,600 / \$70,720 = 31\%$  of income
- Elderly individual with \$1600/mo SSI paying mortgage and taxes on their 2-br home = **65%** of income

**Barriers to housing**

- Proof of income 3x rent
- Pay first and last month rent plus deposit ( $\$1800 \times 3 = \$5,400$  down)
- Multiple bedrooms for children of different sexes
- Credit score, criminal background checks, eviction history

# Factors Contributing to Homelessness



**Economic/housing costs**

**Personal vulnerabilities**

**Lack of social support**

*Data source: 2026 PIT questionnaire*

# RECAP

- **HOW MANY:** The number of people experiencing homelessness is large (1 in every 727 people)
- **WHO & WHY:** People are experiencing homelessness because they have fallen through the gaps in our society's systems
- **WHAT TO DO:** The solution to homelessness is tied up with how we shape our society

# Addressing Social Support and Personal factors

## **Invest in preventative social services to combat risk that starts in childhood**

- Education, social services, healthcare, nutrition, mental health

## **Offer wrap-around supportive services to people experiencing homelessness**

- Access to low-barrier, year-round shelter for everyone
- Street outreach and crisis response teams
- Non-profit substance treatment and peer recovery options
- Adult education and job training
- On-site mental health and medical support
- Rehousing assistance

# Addressing Economic and Housing cost factors

- **Increase affordable and low-barrier housing supply**
  - In-fill development and adaptive reuse of existing buildings
  - Pro-social partnerships with local landlords and developers
- **Maximize the number of subsidized and public housing options**
  - Housing Authorities and Housing Choice Vouchers (HCV)
  - State- and federally-funded Permanent Supportive Housing
- **Reduce strain by enacting tenant protections**
  - Enforcing implementation of existing fair housing laws
  - Reducing conversion of housing to short-term rentals
  - Establishing targeted rent freezes for people on fixed incomes



# Questions?

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*Watch recording of  
[full data presentation](#)*

