



2025 Point-in- Time (PIT) & Housing Inventory Report

Making Homelessness Rare, Brief and Nonrecurring



CITY OF
**VIRGINIA
BEACH**



BEACH
Bringing an End to
All City Homelessness

**The
Planning
Council**

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Introduction

The BEACH Community Partnership (Bringing an End to All City Homelessness) is a collaborative coalition dedicated to ending homelessness in Virginia Beach through compassion, coordination, and data-driven solutions. Since its creation in 2009, BEACH has served as the unifying thread connecting more than 30 faith-based organizations, local government agencies, nonprofit providers, and community partners, working together to ensure that every neighbor has access to safe and stable housing.

As the designated Continuum of Care (CoC), BEACH is responsible for coordinating and managing federal, state, and local resources to support a full spectrum of housing and services. Data and analysis serve as a foundation for evidence-based strategic planning for BEACH and are provided in coordination with The Planning Council, the designated Lead Agency for the Homeless Management Information System (HMIS).

Rooted in the city’s long-standing commitment—dating back to the early 1980s—to address housing instability through faith, civic, and nonprofit leadership, BEACH continues to evolve as the heart of Virginia Beach’s collective effort to end homelessness. Together, partners work to advance innovative programs, build system-wide coordination, and pursue sustainable solutions that promote housing stability, dignity, and hope for all residents.

Acknowledgments

BEACH would like to thank the following people for providing guidance and oversight.

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The Scope of Homelessness in Virginia Beach

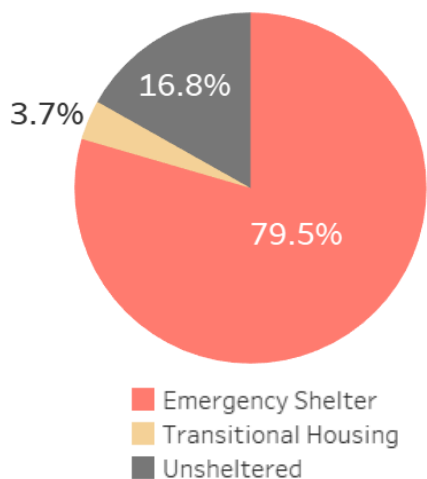
Each January, homeless coalitions across the country participate in the annual **Point-in-Time (PIT) Count**—a coordinated effort conducted during a single 24-hour period to estimate the number of individuals experiencing homelessness within their regions. This count includes people residing in emergency shelters, transitional housing programs, and those living unsheltered in places not meant for human habitation, such as streets, vehicles, or encampments.

While the PIT Count provides valuable insight, it does not capture everyone affected by housing instability. Many families and youth who are doubled up with relatives or friends, or those facing imminent risk of homelessness, are not included in the count. As such, the PIT Count serves as a snapshot rather than a comprehensive measure of homelessness. Still, it remains a critical tool—offering demographic data, helping communities identify service gaps, and informing the development and coordination of local programs. Each year, the Point-in-Time Count deepens our understanding of the evolving challenges faced by our neighbors without safe, stable housing and reinforces the essential nature of our coordinated response.

A total of 327 individuals were identified as experiencing homelessness during the 2025 Point-in-Time Count, a 5% increase from 2024. Detailed breakdowns of the 2025 PIT Count are provided on pages 10-11.

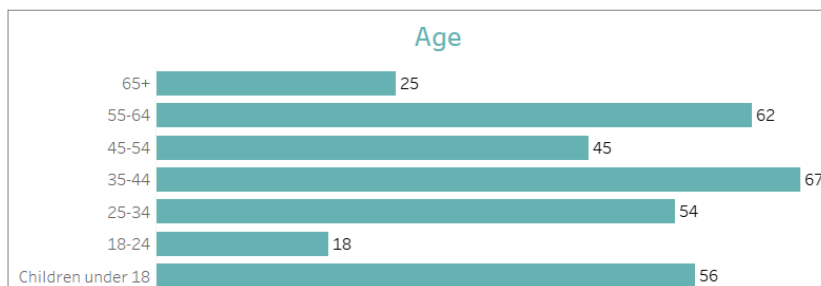
BEACH 2025 Point in Time Count Highlights

Where People Were Sleeping

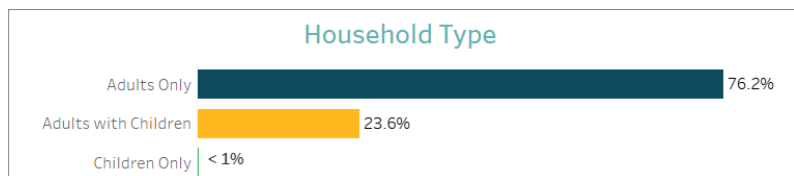


Graph 1

Most of the people found on the night of the PIT Count were adults, with only 17% of persons being aged under 18.



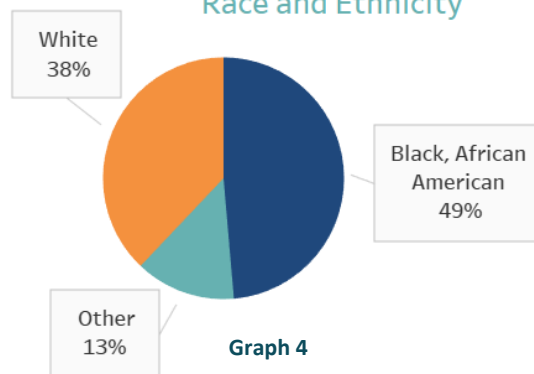
Graph 2



Graph 3

The greatest change was seen in people that were in households without children there was a 7% increase compared to 2024.

Race and Ethnicity



Graph 4

BEACH Point in Time Count Trends

Over the past decade the number of homeless persons counted in Virginia Beach has decreased by 16%, from 389 persons in 2016 to 327 persons in 2025. By comparison, there has been a 2% increase in homelessness across the state of Virginia between 2015 and 2024, which is the most recent decade’s worth of data available for the state.¹

The graph below (Graph 5) shows the change in sheltered and unsheltered persons counted over the past 10 years. The orange segments of each bar represent people staying in sheltered locations, such as emergency shelters or transitional housing. Since 2016, the total count of persons sheltered has decreased by 20%. The average sheltered count over the past decade has been at 256 persons, with historic lows in 2018 and 2019 just before the COVID pandemic. The sheltered count increased significantly post-covid with a near-record high in 2021. Despite a steady decline in sheltered persons in 2022-2024, the count increased in 2025 for the first time in 3 years, rising above our decade average of 256.

The unsheltered count has increased by 10% compared to 2016 (this is represented by the grey portions of each bar in Graph 5). Despite the ultimate increase, this count is trending in the right direction, with a 34% drop in the unsheltered population from 2024 to 2025. This is a significant feat, as the national trend is quite the opposite, showing a 67% increase in unsheltered individuals between 2015 and 2024, the most recent decade trend data available from the U.S. Department of Housing and Urban Development.²

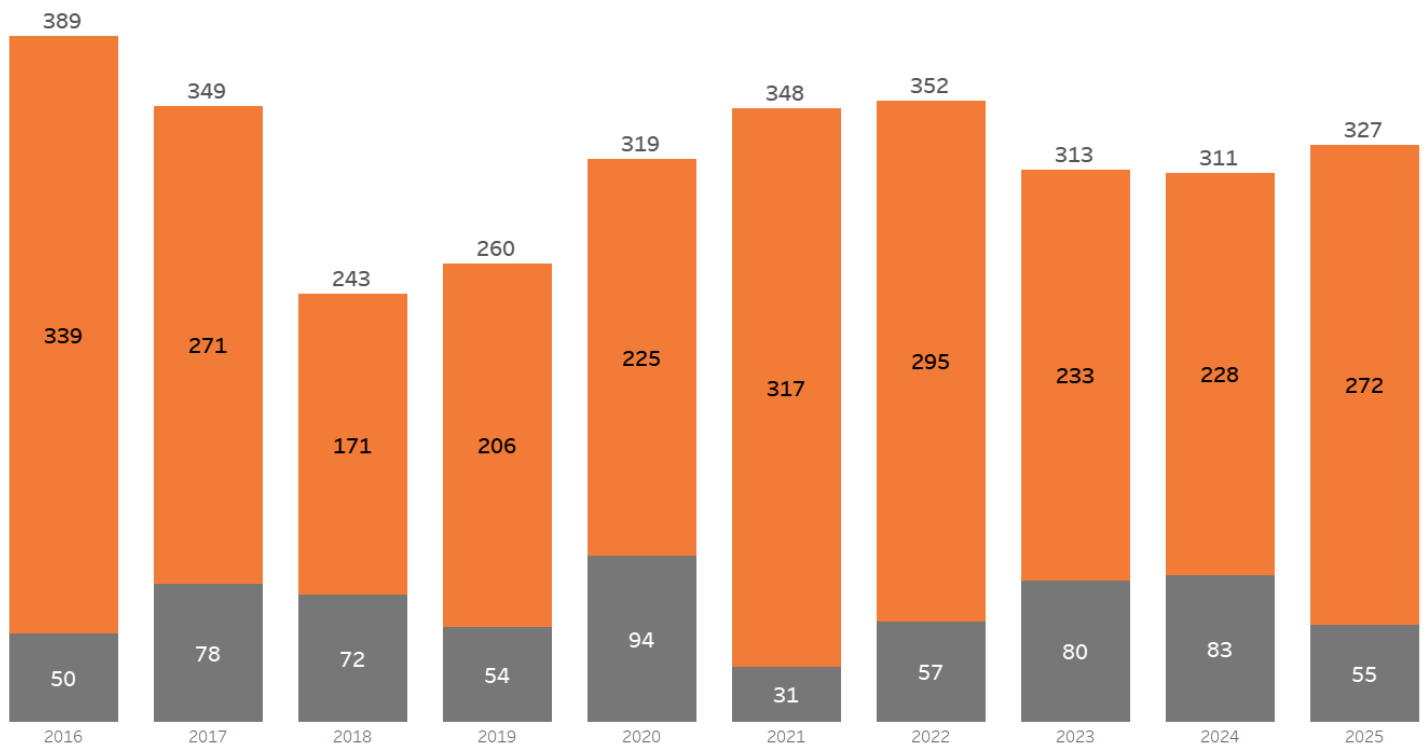
¹ [2007-2024 Point-in-Time Estimates by State](#)

² [HUD 2024 AHAR](#)

Graph 5

Sheltered
Unsheltered

10-Year Trend of Point in Time Counts

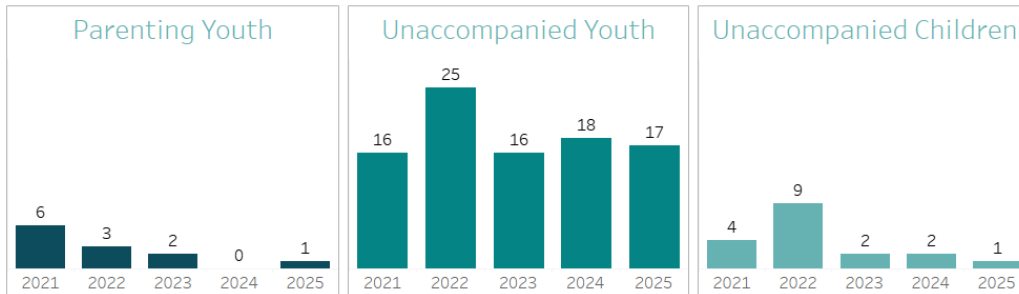


2025 BEACH Subpopulation Trends

Over the past five years, the number of people in adult-only households experiencing homelessness has remained relatively steady, increasing by just 3% (Graph 6). The number of people in households with children declined by 25% over the same period. These shifts highlight BEACH’s progress in reducing family homelessness, while underscoring the persistent challenges faced by adults without children who continue to make up the majority of the population in need.

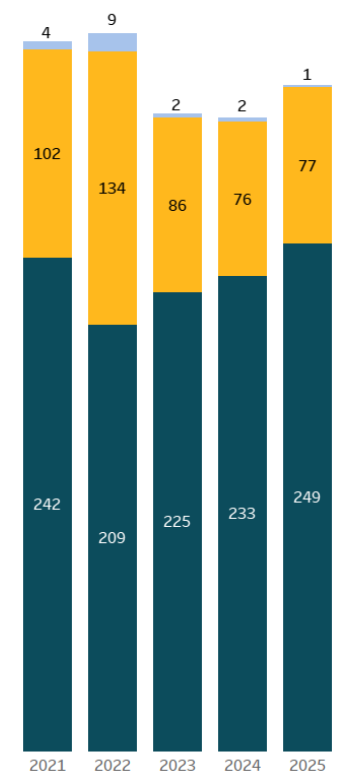
The number of parenting youth and unaccompanied children have decreased since 2021, while unaccompanied youth (18-24 year olds) rose by just one person (Graph 7). HUD acknowledges that youth are among the hardest to identify because they’re more likely to be doubled-up or hidden. Recognizing that under-detection of youth households is possible combined with the steady fluctuation of unaccompanied youth households seen, the need for youth-specific supports and stronger cross-system collaboration persists.

Graph 7



Graph 6
Household Types

■ Beds for Households with Children Only
■ Beds for Households with Adults Only
■ Beds for Households with Children

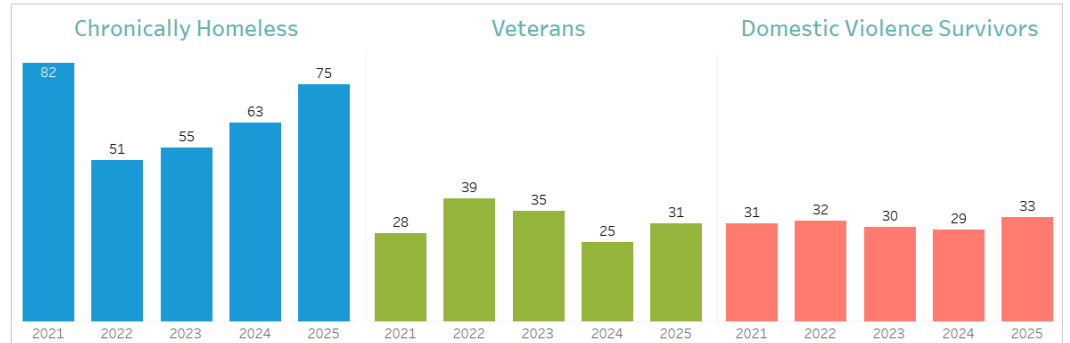
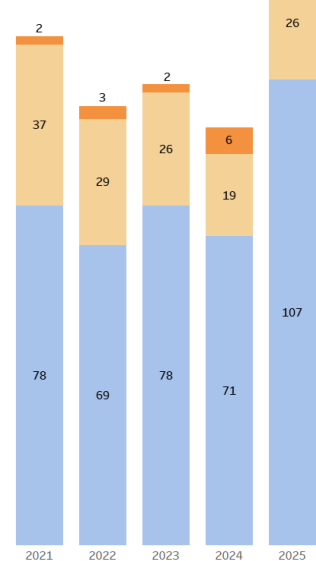


In 2025, the number of individuals reporting chronic substance use declined by 30% compared to 2021 (Graph 8), a promising indicator of the positive impact of harm reduction strategies, behavioral health services, and recovery supports. At the same time, the number of adults living with HIV/AIDS increased significantly—rising from just 2 individuals in 2021 to 9 in 2025. Serious mental illness also emerged as a growing concern, with the number of individuals reporting a mental health condition rising by 37% during this same period. These health-related trends underscore the need for integrated, person-centered systems of care that address the intersection of housing instability, behavioral health, and physical health challenges.

Graph 8

Disabling Conditions

■ HIV
■ Substance Use Disorder
■ Mental Health



Graph 9

Between 2021 and 2025, the number of veterans experiencing homelessness increased by 11% (Graph 9). However, chronic homelessness decreased by 9% during this time, pointing to the urgent need for expanded options for individuals with high barriers to housing. Meanwhile, the number of individuals with a history of domestic violence has remained relatively stable over the past five years, with only minor fluctuations. This reflects the importance of sustaining trauma-informed services and ensuring that survivors have safe and immediate access to housing.

2025 BEACH Housing Inventory Count

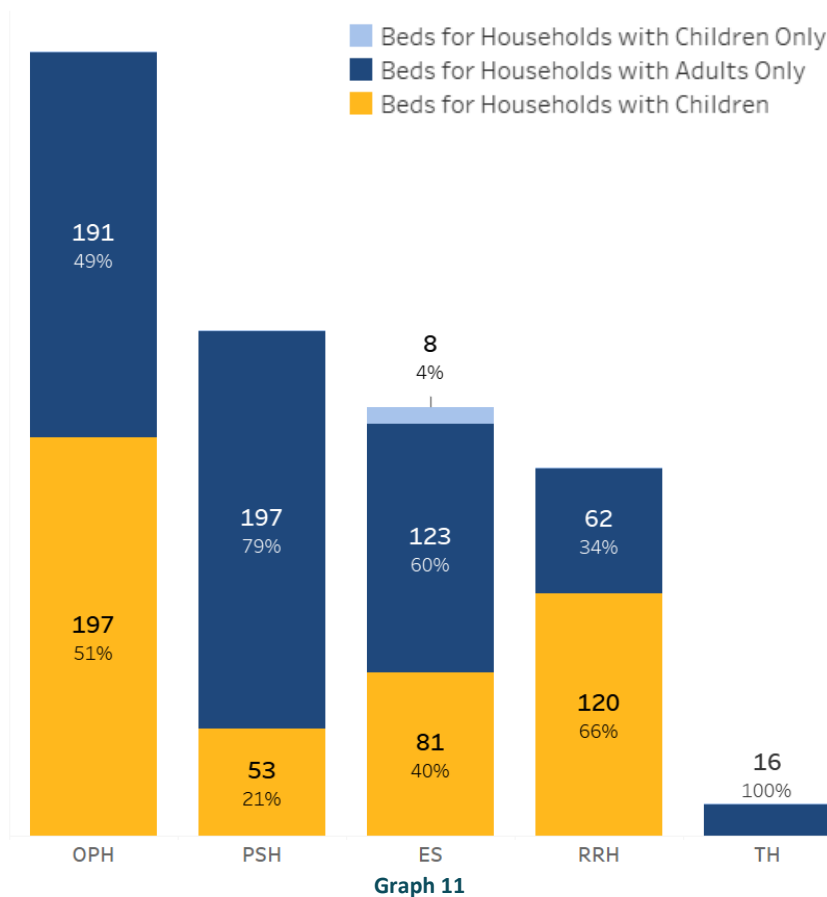
In conjunction with the Point-in-Time (PIT) count, BEACH also records the number of beds and units available during the same 24-hour period. This data, broken down by project type, forms the Housing Inventory Count (HIC). Together, the HIC and PIT count reveal how well the current housing supply meets the needs of the people experiencing homelessness.

In 2025, Virginia Beach had 1,108 beds available for persons experiencing homelessness in —a 6% increase compared to the 1,047 beds in 2024. Of the 2025 total, 1,048 were year-round, while 60 were seasonal or overflow emergency shelter beds. This means **78% of emergency shelter beds are available year-round, while 22% are seasonal or overflow.**

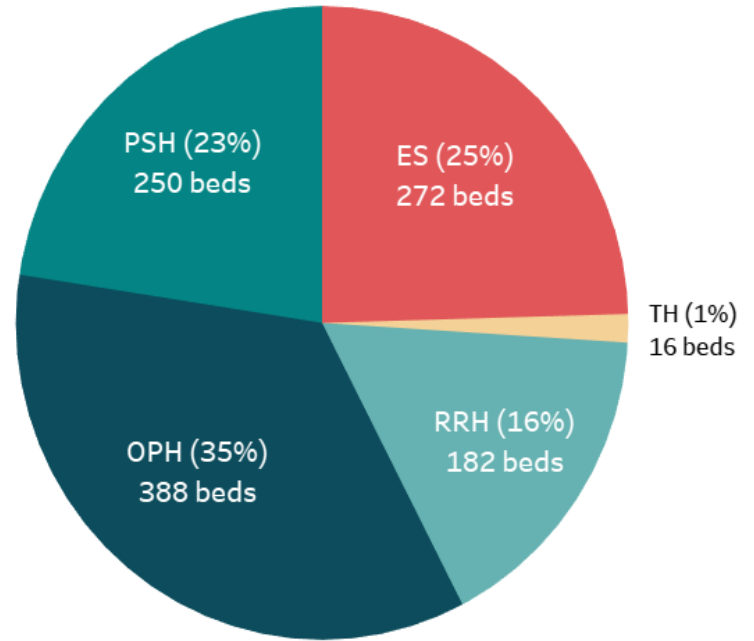
This indicates limited capacity to expand shelter during high-demand periods.

Nearly three-quarters (74%) of all beds are in permanent housing projects (**Graph 10**) reflecting the community’s focus on long-term housing solutions.

Year-Round Project Beds by Household Type



Bed Inventory by Project Type



Graph 10

The Housing Inventory Count also categorizes year-round beds by household type—households with adults only and households with children (**Graph 11**). In Virginia Beach, there is an emergency shelter dedicated exclusively to unaccompanied children under the age of 18. These 8 beds make up 4% of year-round emergency shelter beds and just 1% of total year-round beds.

Beds for households with children—where at least one adult is presenting with one or more children—account for 43% of all year-round beds (451 beds). The remaining 589 beds, or 56%, serve households composed of adults only. However, during the PIT Count, 76% of persons experiencing homelessness were in households with adults only, highlighting **a mismatch between available beds and population needs.**

Housing Inventory Count: Trends by Project Type

Over the past decade, BEACH experienced notable shifts in housing inventory (**Graph 12**).

Emergency Shelter (ES) capacity increased by 39% over the past ten years, with year-round capacity expanding significantly by 70%. Seasonal and overflow beds declined by 15% during the same period. These trends reflect a strategic shift toward investing in year-round capacity, ensuring a more consistent support for people experiencing homelessness throughout the year. **Overall increase of 76 beds.**

Transitional Housing (TH) experienced a sharp decline of 90%. This decrease mirrors a broader national trend of shifting away from transitional housing models in favor of more permanent solutions. **Overall decrease of 142 beds.**

Rapid Rehousing (RRH) fluctuated over the decade, peaking at 394 beds in 2021, before declining to 182 in 2025—a 54% decrease from the peak. Still, overall capacity in this category grew by 77% altogether. **Overall increase of 79 beds.**

Permanent Supportive Housing (PSH) peaked at 457 beds in 2021, before decreasing to 250 beds in 2025. The decline of 45% over the period may reflect funding adjustments or changes in program focus, raising concerns given the housing model’s importance for households experiencing chronic homelessness. **Overall decrease of 204 beds.**

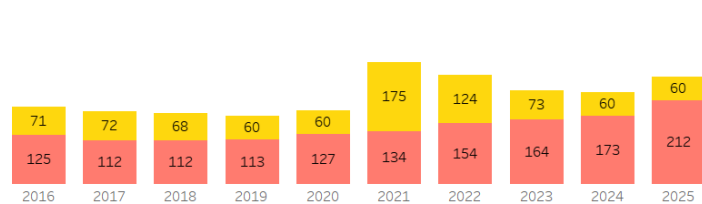
Other Permanent Housing (OPH) grew by 367%, a reflection of BEACH’s strategic investment in flexible, long-term housing solutions. Unlike the PSH project model, OPH does not require a disability for entry, making this a critical offering to households in need with differing vulnerabilities. **Overall increase of 305 beds.**

These shifts reflect both progress and pressure. Despite notable growth in flexible and permanent housing interventions, recent declines in PSH and RRH highlight emerging vulnerabilities. Continued investment in sustainable, person-centered housing models will be essential to ensuring lasting progress in BEACH’s efforts to end homelessness.

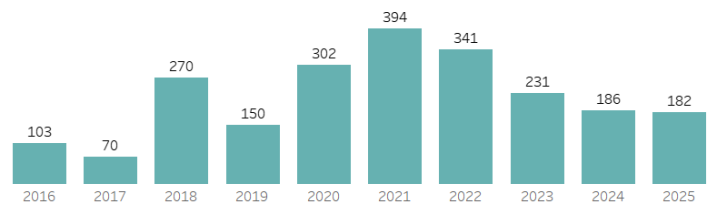
Between 2016 and 2025, the total bed capacity increased by 11%, resulting in a net gain of 114 beds.

Emergency Shelter

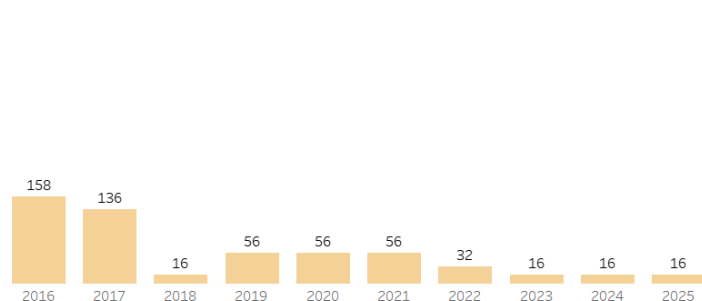
- ES - Seasonal/Overflow
- ES - Year Round



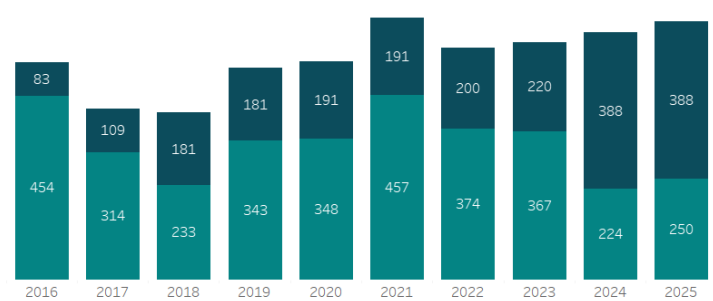
Rapid Rehousing



Transitional Housing



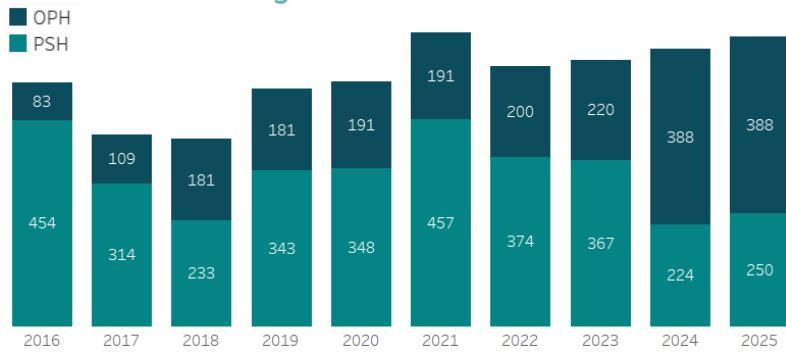
Permanent Housing



Graph 12

Housing Inventory Count: Permanent Housing Changes

Permanent Housing



Excerpt from Graph 12

Two key projects play a major role in expanding permanent housing: the HUD-Veterans Affairs Supportive Housing (HUD-VASH) project and the Emergency Housing Voucher (EHV) initiative.

HUD-VASH provides critical housing support for veterans experiencing homelessness, though the number of active units varies based on how quickly vouchers are issued and

matched to available rentals. Rising rents, limited affordable housing, voucher availability at local Public Housing Authorities, and landlord participation continue to affect utilization. In 2025, HUD-VASH accounted for 48% (119 beds) of the total 250 PSH beds, below its 5-year average of 58%.

The EHV project, which began operations in 2022, had just 35 beds reported on the 2023 Housing Inventory Count. Since then, it has grown substantially, comprising 57% (220 beds) of the total OPH stock of 388 beds in 2025. If the EHV project sunsets, it would likely lead to a notable decline in OPH capacity moving forward.

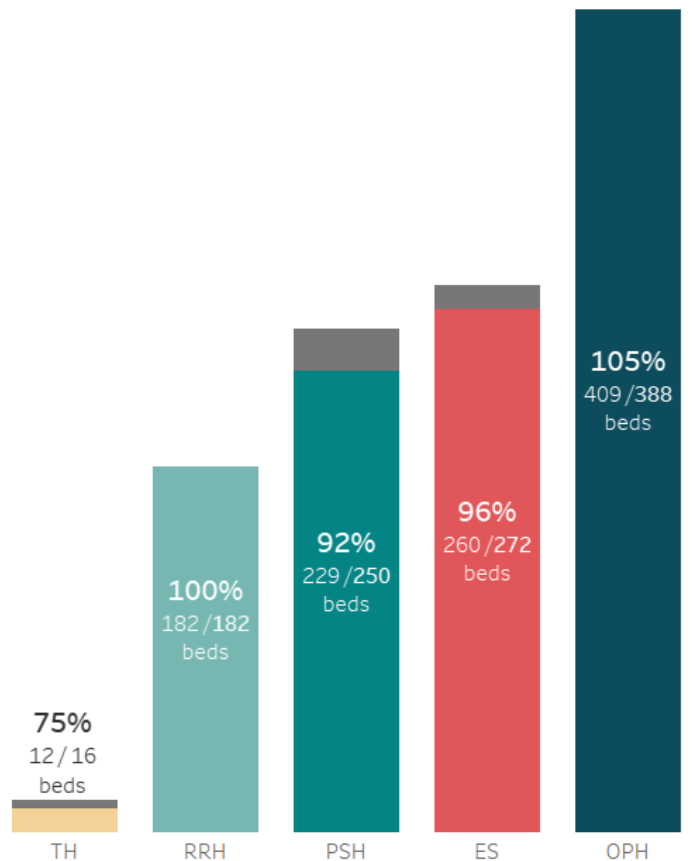
Housing Inventory Count: Utilization Rates

Bed utilization is an indicator of how many available beds were actually being used. **On the night of the 2025 Point-in-Time Count, the overall utilization rate was 99%**, with 1,092 of the 1,108 available beds occupied across all project types.

Other Permanent Housing (OPH) showed the highest utilization rate; however, it's important to note that the utilization rate is based on household compositions on the night of the Count. When families with more members than average are served, it can make a project's utilization rate appear unusually high, even though the actual number of housing units available hasn't changed.














The lower utilization rate of 75% for Transitional Housing (TH) may indicate a temporary disruption in the referral process to the CoC's single TH project. This project exclusively serves veterans. As a result, any delays in the verification and intake process can directly impact the project's occupancy levels and overall utilization rate.

Utilization Rates by Project Type













Graph 13

2025 POINT IN TIME COUNT DETAIL

Point in Time Count	2024 Results BEACH	2025 Results BEACH	Change: BEACH 24 25
Total Number of Persons	311	327	
Number Sheltered	228	272	
Number Unsheltered	83	55	
Number of Adults Age 18 +	259	271	
Number of Children	52	56	
Number of Families*	22	20	
Number of Persons in Families*	76	77	
Number of Unsheltered Families	1	0	
Number of Unsheltered Children	1	0	
Number of Adult Only Households	223	245	
Number of Persons in Adult Only Households	233	249	
Number of Unsheltered Persons in Adult Only Households	81	55	
Number of Persons in Households with only Children	2	1	

*Number of families and persons in families includes households with at least one adult and one child.

2025 POINT IN TIME COUNT DETAIL

Point in Time Count	2024 Results BEACH	2025 Results BEACH	Change: BEACH 24 25
Number of Chronically Homeless <i>Persons</i>	63	75	
Number of Chronically Homeless <i>Families</i>	0	1	
Number of Persons in Chronically Homeless Families	0	4	
Number of Veterans	25	31	
Female Veterans**	4	N/A	—
Parenting Youth	0	1	
Unaccompanied Youth	18	17	
Adults Fleeing Domestic Violence	29	33	
Adults with Substance Use Disorder	19	26	
Adults with a Mental Illness	71	107	
Adults Living with HIV/AIDS	6	9	

**HUD removed gender from the Point in Time Count report in 2025.