

Trends and Demographics

Household Tax Analyses

The following analyses illustrate the impact of selected County taxes on the "typical" household from FY 2017 to FY 2023. This period provides five years of actual data, estimates for FY 2022 based on year-to-date experience, and projections for FY 2023. Historical dollar amounts are converted to FY 2023-dollar equivalents for comparison purposes using the Consumer Price Index for All Urban Consumers (CPI-U) for the Washington-Arlington-Alexandria area. The Washington metropolitan area has experienced average annual inflation of 0.7 percent from FY 2017 to FY 2020. In FY 2021, inflation rose to 4.4 percent. Using the most recent forecast from the Congressional Budget Office (CBO) from July of 2021, inflation is projected to be 2.5 percent in FY 2022 and 2.3 percent in FY 2023. Once the CBO updates its economic forecast, staff will incorporate the revised projections into the adopted budget document.

Household Taxation Trends

Summary of Major Taxes Paid by Typical Households

The charts on the following pages show the trends in selected taxes (Real Estate Taxes, Personal Property Taxes, Sales Taxes and Consumer Utility Taxes) paid by the "typical" household in Fairfax County. The Real Estate Tax analysis includes the FY 2023 Real Estate tax rate of \$1.14 per \$100 of assessed value. It is important to note that the following data are not intended to depict a comprehensive picture of a household's total tax burden in Fairfax County.

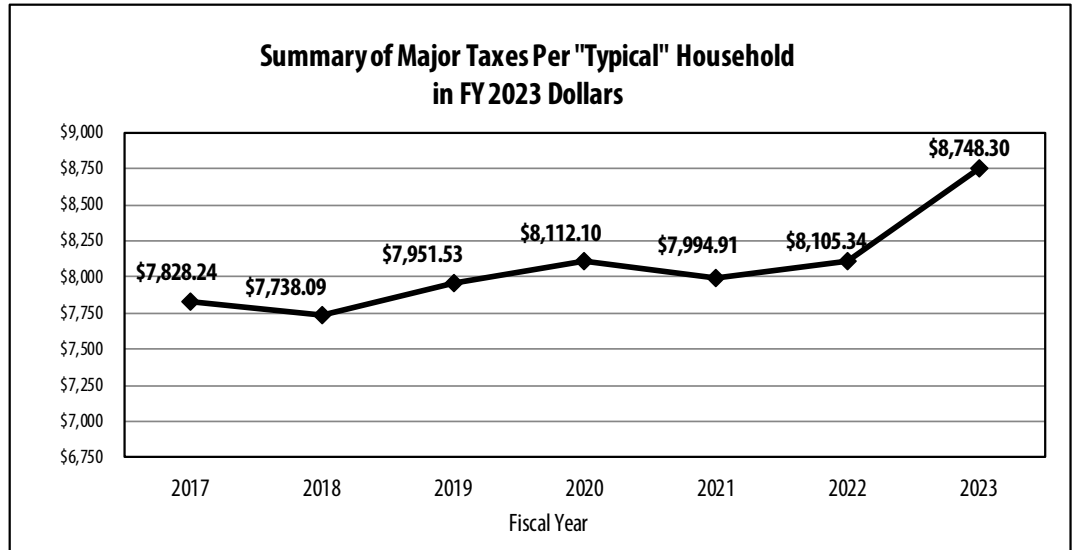
The "typical" household in Fairfax County is projected to pay \$8,748.30 in selected County General Fund taxes in FY 2023, \$642.96 more than in FY 2022 after adjusting for inflation. From FY 2017 to FY 2023, the inflation adjusted County taxes paid by the "typical" household have increased \$920.06, or 11.8 percent. Note that taxes paid in FY 2017 through FY 2023 reflect the Commonwealth's Personal Property Tax Relief Act, which reduces an individual's Personal Property Tax liability on vehicles valued up to \$20,000 (see the section entitled "Personal Property Tax per Typical Household" for more information.)

Summary of Major Taxes per "Typical" Household

	Number of Households	Real Estate Tax in FY 2023 Dollars	Personal Property Tax in FY 2023 Dollars ¹	Sales Tax in FY 2023 Dollars	Consumer Utility Tax in FY 2023 Dollars	Total Taxes in FY 2023 Dollars ¹
FY 2017	405,800	\$6,853.87	\$413.30	\$498.56	\$62.51	\$7,828.24
FY 2018	409,563	\$6,760.00	\$419.51	\$496.82	\$61.76	\$7,738.09
FY 2019	415,270	\$6,975.93	\$418.47	\$497.09	\$60.04	\$7,951.53
FY 2020	417,464	\$7,117.88	\$434.88	\$501.20	\$58.14	\$8,112.10
FY 2021	420,402	\$7,029.88	\$409.48	\$500.91	\$54.64	\$7,994.91
FY 2022²	423,556	\$7,120.29	\$430.09	\$502.04	\$52.92	\$8,105.34
FY 2023²	427,147	\$7,626.30	\$571.05	\$499.66	\$51.29	\$8,748.30

¹ Personal Property Taxes paid incorporate reductions in Personal Property Tax bills sent to citizens under the state's Personal Property Tax Relief program. The reductions were 62.0 percent in FY 2017, 60.5 percent in FY 2018, 60.0 percent in FY 2019, 59.0 percent in FY 2020, 58.5 percent in FY 2021, and 57.5 percent in FY 2022. For FY 2023, the rate has not yet been determined but is estimated at 49 percent. The difference in revenue will be paid to the County by the Commonwealth.

² Estimated.



Real Estate Taxes

Real Estate Taxes per "typical" residence are projected to increase \$666.09 between FY 2022 and FY 2023 to \$7,626.30, not adjusting for inflation. This increase is the result of the 9.57 percent increase in the mean assessed value of existing residential properties within the County.

Since FY 2017, Real Estate Taxes have increased \$1,642.19, or an average annual increase of 4.1 percent per year, not adjusting for inflation. Adjusted for inflation, Real Estate Taxes per "typical" residence are \$772.43 more than in FY 2017, an average annual increase of 1.8 percent.

Real Estate Tax per "Typical" Residence

	Mean Assessed Value of Residential Property	Tax Rate per \$100	Typical Residential Real Estate Tax	Typical Residential Real Estate Tax in FY 2023 Dollars
FY 2017	\$529,567	\$1.130	\$5,984.11	\$6,853.87
FY 2018	\$535,597	\$1.130	\$6,052.25	\$6,760.00
FY 2019	\$549,630	\$1.150	\$6,320.75	\$6,975.93
FY 2020	\$565,292	\$1.150	\$6,500.86	\$7,117.88
FY 2021	\$582,976	\$1.150	\$6,704.22	\$7,029.88
FY 2022 ¹	\$610,545	\$1.140	\$6,960.21	\$7,120.29
FY 2023 ¹	\$668,974	\$1.140	\$7,626.30	\$7,626.30

¹ Estimated.

Personal Property Taxes

Personal Property Taxes paid by the "typical" household are shown in the chart below. Personal Property Taxes paid reflect the Commonwealth of Virginia's Personal Property Tax Relief Act (PPTRA), which reduces an individual's Personal Property Tax payment. In FY 2007, statewide reimbursements were capped at \$950 million, with each locality receiving a percentage allocation from this fixed amount determined by the locality's share of statewide tax year 2004 collections. Each year, County staff must determine the reimbursement percentage based on the County's fixed reimbursement of \$211.3 million and an estimate of the number and value of vehicles that will be eligible for tax relief. As the number and value of vehicles in the County vary, the percentage attributed to the state will fluctuate. Based on a County staff analysis, the effective state reimbursement percentage was 62.0 percent in FY 2017, 60.5 percent in FY 2018, 60.0 percent in FY 2019, 59.0 percent in FY 2020, 58.5 percent in FY 2021, and 57.5 percent in FY 2022.

In FY 2023, the average vehicle levy is projected to be significantly higher based on a preliminary analysis of vehicles in the County valued with November 2021 information from the National Automobile Dealers Association. It should be noted that updated information regarding the January 1, 2022 vehicle assessed values suggests an even greater increase above the level already assumed in the [FY 2023 Advertised Budget Plan](#), as the ongoing disruption in supply chains and the manufacturing of technological components has caused used and new car prices to continue to soar. Staff will evaluate further the impact of these trends on the projected Personal Property tax revenue for FY 2023. Based on the unprecedented nature of these increases, staff also recommends discussing options with the Board of Supervisors at an upcoming Budget Committee meeting. Because of the significant increases in the average vehicle values, the PPTRA reimbursement rate from the state is expected to decrease. While the final rate has not yet been determined yet, it is preliminary estimated at 49.0 percent, down from the 57.5 percent in FY 2022.

The tax per household analysis shown below assumes that the "typical" household's vehicle(s) are valued at \$20,000 or less in order to qualify for a reduction under the PPTRA. Adjusted for inflation, Personal Property Taxes per "typical" household are projected to increase \$140.96 between FY 2022 and FY 2023 to \$571.05. The FY 2023 Personal Property Tax per "typical" household is \$210.20 higher than what was paid in FY 2017, not adjusting for inflation. When adjustments are made for inflation, the "typical" household is projected to pay \$157.75 more in FY 2023 than FY 2017. There have been no changes to the Personal Property Tax rate of \$4.57 per \$100 of assessed value for individuals during the FY 2017 to FY 2023 period, except for mobile homes and boats which are taxed at the prevailing Real Estate Tax rate each fiscal year.

The [FY 2023 Advertised Budget Plan](#) also includes an annual Vehicle Registration Fee on motor vehicles. The fee will be levied at \$33 for passenger vehicles that weigh 4,000 pounds or less and \$38 on passenger vehicles that weight more than 4,000 pounds. The fee for motorcycles is \$18.

Personal Property Tax Per “Typical” Household

	Personal Property Taxes Attributed to Individuals	Number of Households	Tax per Household	Tax per Household in FY 2023 Dollars	After PPTRA	
					Adjusted Tax per Household ¹	Adjusted Tax per Household in FY 2023 Dollars ¹
FY 2017	\$385,350,570	405,800	\$949.61	\$1,087.63	\$360.85	\$413.30
FY 2018	\$389,434,193	409,563	\$950.85	\$1,062.04	\$375.59	\$419.51
FY 2019	\$393,639,253	415,270	\$947.91	\$1,046.17	\$379.16	\$418.47
FY 2020	\$404,410,283	417,464	\$968.73	\$1,060.68	\$397.18	\$434.88
FY 2021	\$395,595,732	420,402	\$940.99	\$986.70	\$390.51	\$409.48
FY 2022 ²	\$418,990,735	423,556	\$989.22	\$1,011.97	\$420.42	\$430.09
FY 2023 ²	\$478,281,826	427,147	\$1,119.71	\$1,119.71	\$571.05	\$571.05

¹ Personal Property Taxes paid incorporate reductions in Personal Property Tax bills sent to citizens under the state's Personal Property Tax Relief program. The reductions were 62.0 percent in FY 2017, 60.5 percent in FY 2018, 60.0 percent in FY 2019, 59.0 percent in FY 2020, 58.5 percent in FY 2021, and 57.5 percent in FY 2022. For FY 2023, the final rate has not yet been determined but is estimated at 49 percent. The difference in revenue will be paid to the County by the Commonwealth.

² Estimated.

Sales Tax

FY 2023 Sales Tax paid per household is estimated to be \$499.66 or \$64.37 more than FY 2017, not adjusting for inflation. This represents an average annual increase of 2.3 percent since FY 2017. Adjusting for inflation, FY 2023 Sales Tax paid per household is estimated to be \$1.10 more than FY 2017, which represents no significant percentage increase.

Because this analysis assumes all Sales Taxes are paid by individuals living in Fairfax County, the impact on the typical household is somewhat overstated. A segment of the County's Sales Tax revenues is paid by businesses and non-residents who either work in the County or are visiting. As the County becomes more of a major employment hub in the region, the contribution of non-residents to the County's Sales Tax revenues will continue to expand.

Sales Tax Per “Typical” Household

	Total Sales Tax	Number of Households	Tax per Household	Tax per Household in FY 2023 Dollars
FY 2017	\$176,640,592	405,800	\$435.29	\$498.56
FY 2018	\$182,172,429	409,563	\$444.80	\$496.82
FY 2019	\$187,037,828	415,270	\$450.40	\$497.09
FY 2020	\$191,092,140	417,464	\$457.75	\$501.20
FY 2021	\$200,832,101	420,402	\$477.71	\$500.91
FY 2022 ¹	\$207,861,225	423,556	\$490.75	\$502.04
FY 2023 ¹	\$213,426,158	427,147	\$499.66	\$499.66

¹ Estimated.

Consumer Utility Taxes

Based on data from the utility companies, it is estimated that residential consumers pay approximately 43.0 percent of the Electric Taxes and 73.0 percent of the Gas Taxes received by the County. Utility Taxes per household decreased slightly from FY 2017 through FY 2023. In FY 2023, the "typical" household will pay an estimated \$51.29 in Consumer Utility Taxes, \$3.29 less than in FY 2017, without adjusting for inflation. From FY 2017 to FY 2023, the "typical" household has experienced an average annual decrease of 3.2 percent, or \$11.22 over the period, adjusted for inflation.

Consumer Utility Taxes – Gas & Electric Per “Typical” Household

	Total Consumer Utility Taxes Paid by Residential Consumers	Number of Households	Tax per Household	Tax per Household in FY 2023 Dollars
FY 2017	\$22,148,894	405,800	\$54.58	\$62.51
FY 2018	\$22,644,509	409,563	\$55.29	\$61.76
FY 2019	\$22,589,978	415,270	\$54.40	\$60.04
FY 2020	\$22,168,727	417,464	\$53.10	\$58.14
FY 2021	\$21,908,517	420,402	\$52.11	\$54.64
FY 2022 ¹	\$21,908,517	423,556	\$51.73	\$52.92
FY 2023 ¹	\$21,908,517	427,147	\$51.29	\$51.29

¹ Estimated.

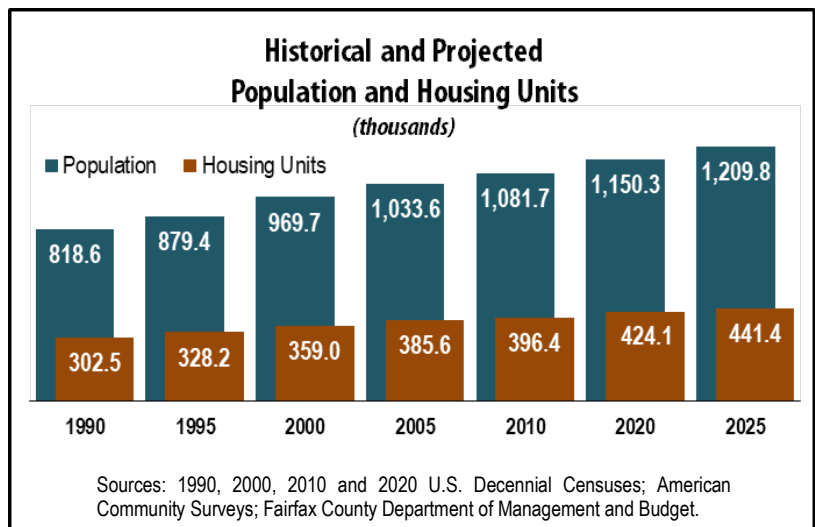
Demographic Trends

Demographic trends strongly influence Fairfax County’s budget. Changing demographics or population characteristics affect both the cost of government services provided, as well as tax revenues. The descriptions and charts contained in this section provide some examples of how various demographic trends affect the Fairfax County budget. Although these trends are discussed separately, the interactions between these demographic trends ultimately influence the direction of expenditures and revenues. While certain demographic trends may suggest reduced expenditures in a program area, other demographic trends may increase program expenditures at the same time. The following information is based on the most recent data available at the time of publication.

Several of the charts below are based on information from the U.S. Census Bureau American Community Survey (ACS). Due to COVID-19 related difficulties collecting data, the Census will not release the traditional 1-year estimates for the 2020 ACS survey data. As a result, some of the series reflect 2019 data.

Population and Housing

Some of the strongest demographic influences on Fairfax County expenditures and revenues are those associated with the growth in total population and housing units. From 1990 to 2000, the County added over 151,100 residents. This increase in Fairfax County’s population between 1990 and 2000 is comparable to adding more than the entire population of the City of Alexandria to the County. The County’s population

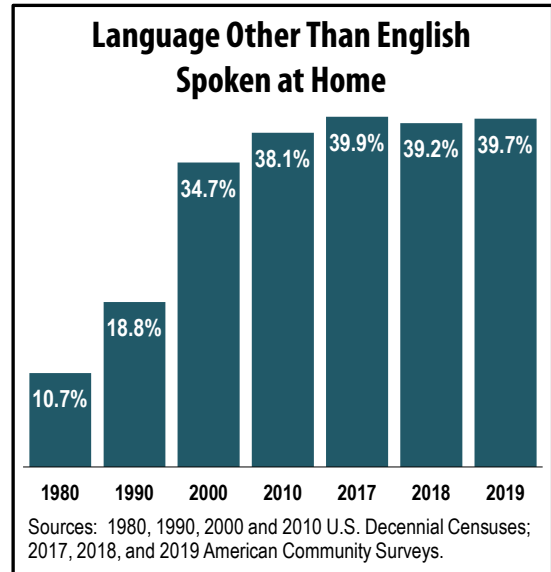


growth decelerated, adding 112,000 residents between 2000 and 2010. Based on the 2020 Decennial Census, the growth in Fairfax County’s population decelerated further after 2010, increasing by 68,600 for a total population of 1,150,309 residents in 2020. Between 2020 and 2025, the population of Fairfax County is expected to increase around 59,500 residents to 1,209,800.

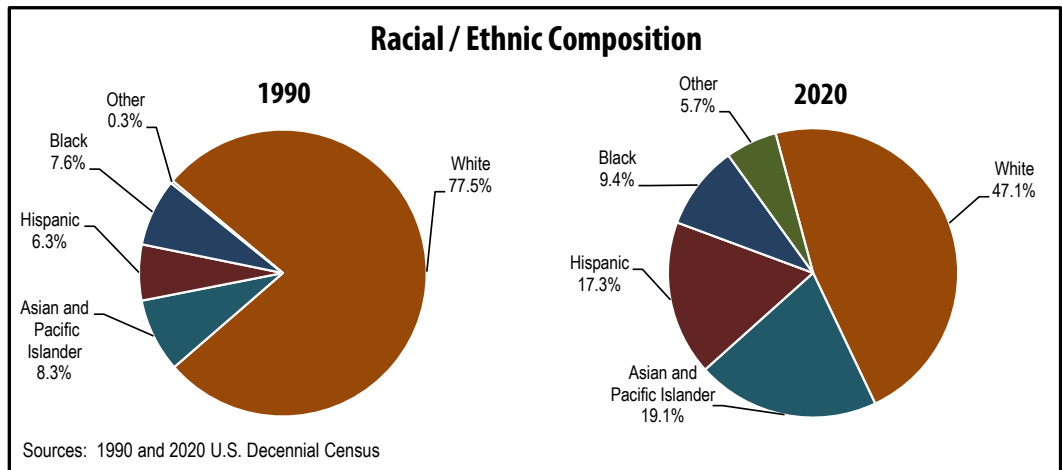
Between 1990 and 2000, housing units grew 18.7 percent, just slightly above population growth of 18.5 percent. From 2000 to 2010, this trend reversed, with population growth at 11.5 percent, surpassing housing unit growth of 10.4 percent. From 2010 to 2020, the population and housing units grew by 6.3 percent and 7.0 percent respectively, and from 2020 through 2025 are anticipated to grow 5.2 percent and 4.1 percent. Many County programs, such as fire prevention, transit, water, and sewer, are impacted by the number of housing units. Other program areas such as libraries, recreation, and schools, are impacted more by the growth in population.

Cultural Diversity

Fairfax County's population is rich in diversity. Based on the 2019 American Community Survey, the number of persons speaking a language other than English at home is estimated to be approximately 427,460 residents, or 39.7 percent of the County's population age five years or older. In 1980, less than 11 percent of residents age five years or older spoke a language other than English at home. This percentage rose to nearly 19 percent in 1990. By 2000, it was 34.7 percent. The most frequently spoken languages other than English include Spanish, Korean, Vietnamese, and Chinese.



These language trends affect many County programs. For example, the Fairfax County Public Schools have experienced rapid growth in English for Speakers of Other Languages (ESOL) programs. Between FY 2000 and FY 2021, total public school membership increased 16.3 percent, while ESOL enrollment grew 147.5 percent. Also, general government services such as the courts, police, fire, and emergency medical services, as well as human service programs and tax related programs are impacted by the County's cultural and language diversity. The County continues to develop various means to effectively communicate with residents for whom English is not their native language.



In 1990, racial and ethnic minorities comprised less than a quarter of Fairfax County's population. By 2020, over half of the County's population consisted of ethnic minorities. The two fastest growing groups are Hispanics and Asians and Pacific Islanders, which both more than doubled their share of the County's population between 1990 and 2020. These two minority groups are anticipated to remain the County's most rapidly expanding racial or ethnic groups during the next five years. As the County's population continues to become more diverse, the number of persons speaking a language other than English at home is anticipated to continue to grow and impact a wide range of services provided by the County.

Population Age Distribution

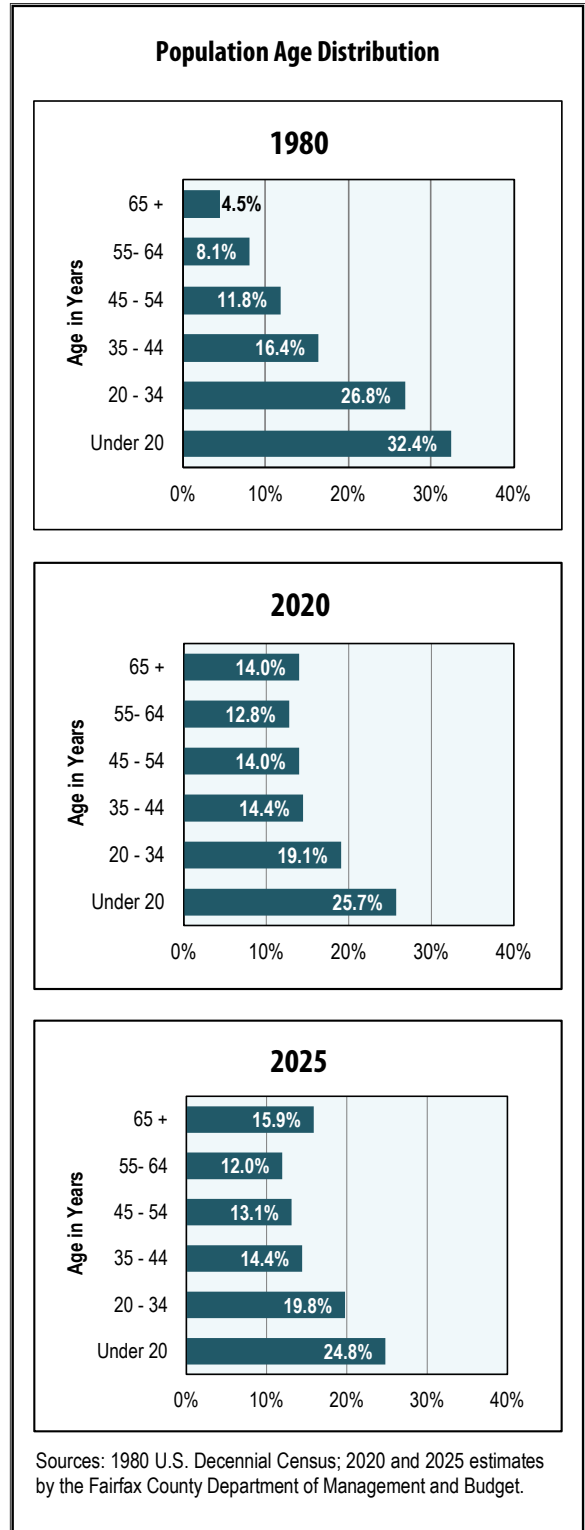
Fairfax County's population has grown steadily older since 1980. Between 1980 and 2019, the percentage of children age 19 years and younger became a smaller proportion of the total population, dropping from 32.4 percent to 25.7 percent in 2020. It is anticipated that the percentage of children will decrease somewhat through 2025, with the percentage of those 19 years old and younger decreasing slightly to 24.8 percent.

The number of adults age 45 to 54 years peaked in 2008, as the first "baby boomers" entered into their fifties. This age group's sharp growth trend has since reversed, as the "baby boomers" move to the next age groups.

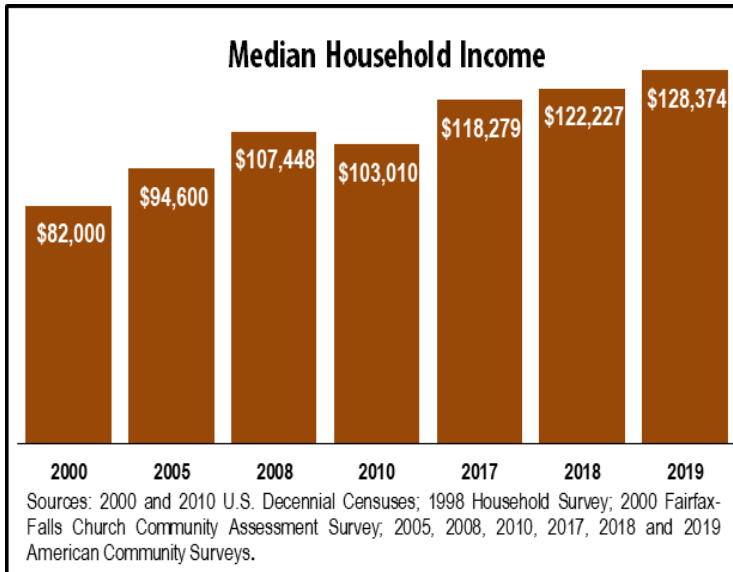
Between 1980 and 2020, the seniors' population, those age 65 years and older, tripled in size and was the fastest growing segment of County residents. This age group is expected to continue increasing in size, with its share of the population reaching 15.9 percent by 2025, up from 4.5 percent in 1980.

The age distribution of Fairfax County's population greatly impacts the demand and, therefore, the costs of providing many local government services. For example, the number, location, and size of school and day care facilities are directly affected by the number and proportion of children. Transportation expenditures for both street maintenance and public transportation are influenced by the number and proportion of driving age adults and their work locations. The growing number of persons age 65 years and older will influence expenditures for programs such as adult day care, senior centers, and health care.

Public safety programs also are impacted by age demographics. Crime rates, for example, are highest among persons age 15 to 34. In addition, the youngest and the oldest drivers have the greatest probability of being involved in traffic accidents.



Household Income

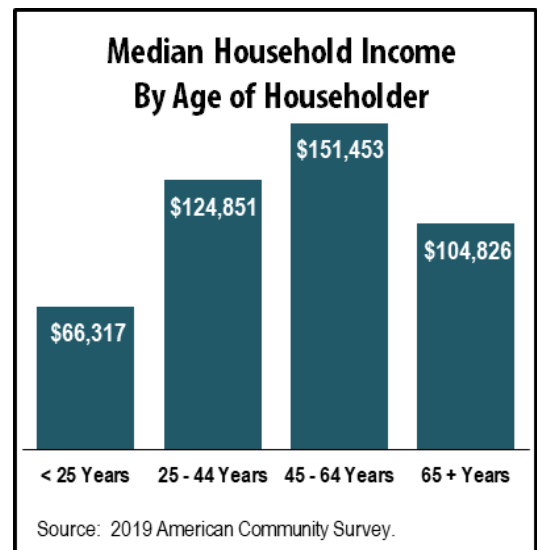


The median household income in Fairfax County was \$128,374 in 2019, one of the highest in the nation for counties with a population of 250,000 or more. Fairfax County's 2019 median household income increased 5.0 percent compared to 2018. Consequently, households in Fairfax County had more disposable income to spend or save. Since 2000, median household income in the County has risen at a rate of 2.3 percent per year.

Income growth does not directly impact Fairfax County tax revenues because localities in Virginia do not tax income; however, revenues are indirectly affected because changes in income impact the County's economic health. Tax categories affected by income include Sales Tax receipts, Residential Real Estate Taxes and Personal Property Taxes.

Incomes peak among persons aged 45 to 64 years, who are in their prime earning years. As the number of households headed by this age group is projected to shrink during the next 10 years, various tax revenues may be impacted. Sales Tax revenues, for instance, may experience more modest growth. The median income for heads of households between the ages of 45 and 64 was \$151,453 in 2019.

The median household income of people ages 65 or older drops to \$104,826. A population containing a larger number of seniors, age 65 and older, will put downward pressure on tax revenues. These senior households are typically on a fixed income and have less discretionary money to spend. In addition, persons in this age group own fewer motor vehicles and may qualify for Real Estate Tax Relief.



Economic Trends

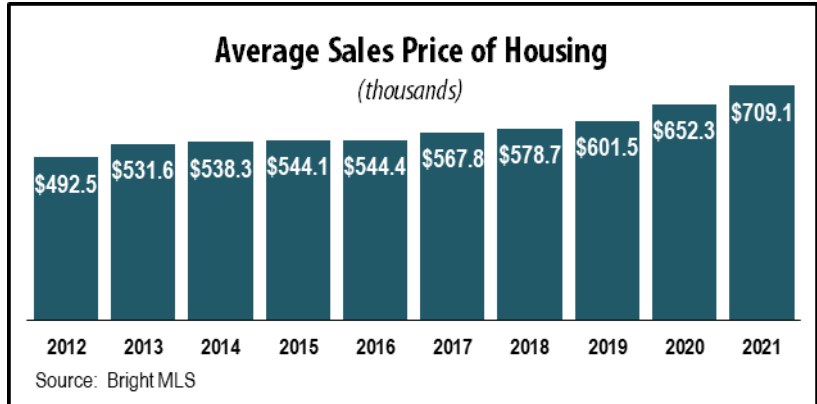
Housing Market

In FY 2023, Real Estate Tax revenue is projected to comprise approximately 68 percent of all General Fund revenues and residential properties make up the majority of the value of the Real Estate Tax base. As a result, the changes in the residential housing market have a very significant impact on Fairfax County's revenues.

Average Sales Price of Housing

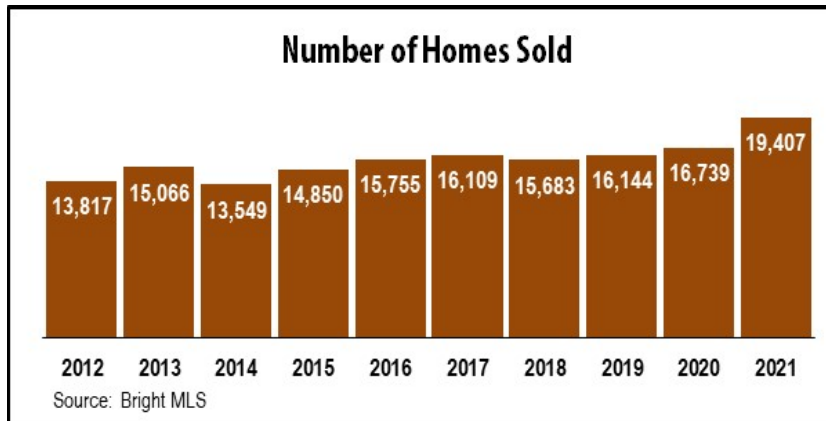
Based on data from Bright MLS, the average sales price for all types of homes sold in Fairfax County increased 8.7 percent from \$652,320 in 2020 to \$709,136 in 2021. Since 2009, the average sales price of housing has risen

70.0 percent, for an average annual growth rate of 4.5 percent.



Homes Sold in Fairfax County

Based on data from Bright MLS, 19,407 homes were sold in Fairfax County during 2021, a 15.9 percent increase over the 16,739 sold in 2020. The number of homes sold peaked in 2004, when 25,717 homes were sold and hit a low point of 12,640 in 2011.



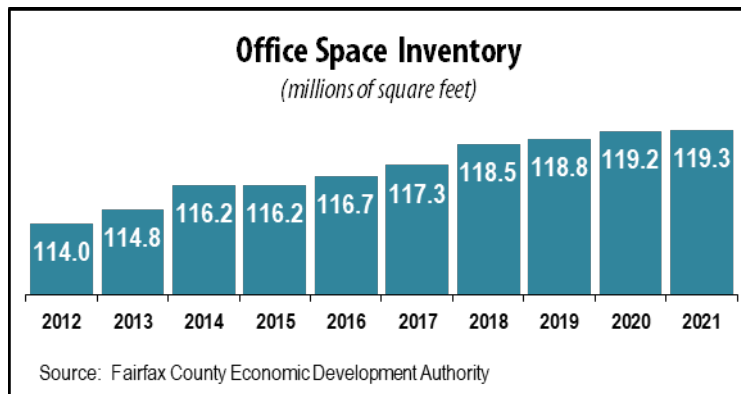
Including 2021, the number of homes sold has averaged 17,340 over the past three years. The average days on the market for active residential real estate listings in Fairfax County was 17 days for all of 2021, down from 19 days in 2020.

Office Market

Business activity has an effect on Real Estate Taxes, Business Personal Property Tax revenues and Business, Professional and Occupational License (BPOL) revenues. Business expansion also influences expenditures for water and sewer services, transportation improvements, police, and fire services, and refuse disposal. According to information from the Fairfax County Economic Development Authority, the commercial real estate market may begin to recover from the effects of the pandemic in 2022.

Office Space Inventory

The largest component of non-residential space in the County is office space. The office space inventory exceeded 119.3 million square feet as of year-end 2021, an increase of about 0.1 million square feet over 2020.



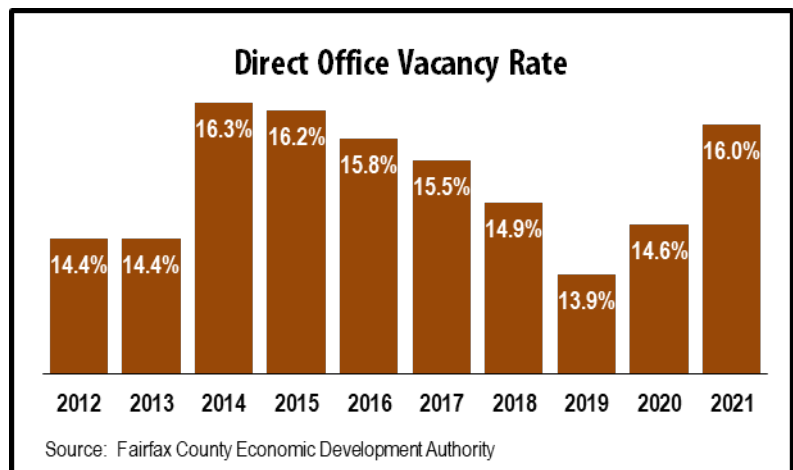
The net increase is due to two metro-adjacent projects delivered in 2021, both near metro stops in Reston. Since 2010, the total inventory of office space in Fairfax County has risen about 6.1 million square feet. As of year-end 2020, approximately 2.1 million square feet of

space were under construction in the County. Office construction timelines in the County have not been affected by COVID-19. At its current construction square foot total, Fairfax County ranks 21st nationally, against markets like New York and Chicago.

Office Vacancy Rates

The direct office vacancy rate increased from 14.6 percent in 2020 to 16.0 percent as of year-end 2021, marking the second straight year of increased vacancy.

Demand for space near Metro stations remained strong while many older properties experienced increased vacancies. Including sublet space, the overall office vacancy rate as of year-end 2021 was 17.0 percent, up from the 15.5 percent recorded as of

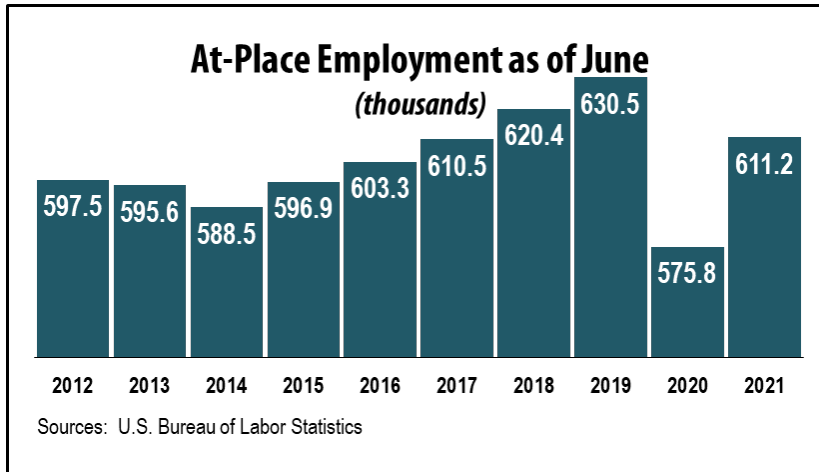


year-end 2020. The amount of empty office space increased to 20.3 million square feet. Total office leasing activity was about 2.2 million square feet during the first half of 2021, compared to 1.9 million square feet leased in the back half of 2020.

Employment serves as a gauge of the number of jobs created by businesses located in Fairfax County. Growth in both employment and the number of businesses generate increased tax revenues and additional expenditures for Fairfax County. Unemployment rates show the strength of the Fairfax

County economy by indicating how many Fairfax County residents are actively seeking but are unable to obtain employment.

At-Place Employment



According to data from the Bureau of Labor Statistics (BLS), after the end of a steep recession, jobs in the County expanded modestly in 2010 and 2011. In 2012, employment growth rose by 6,800 jobs, or 1.2 percent, and the number of jobs exceeded its pre-

recession peak. However, the number of jobs declined in 2013 and 2014 due to reductions in federal spending that led to reduced federal employment and professional and business services employment. Employment increased steadily from 2015 to 2019, at an annualized rate of 1.4 percent. In 2020, due to COVID-19 related shutdowns, employment decreased by 8.7 percent. In June 2021, employment increased by approximately 35,400 jobs or 6.1 percent compared to June 2020. Total employment of 611,166 was slightly greater than the level in 2017.

Unemployment Rates

During the last decade, residents of Fairfax County have experienced relatively low unemployment rates. In the aftermath of the Great Recession, the unemployment rate fell each year until 2019 before spiking in 2020 due to COVID-19 pandemic related shutdowns. By 2021, the unemployment rate had fallen back but excluding the peak pandemic year, remained at its highest level since 2015.

