



Housing Matters

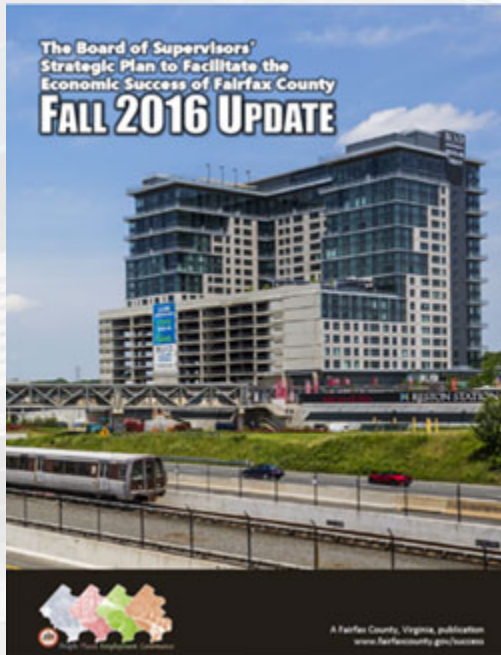
**A Strategic Plan for
a Vibrant, Sustainable
and Inclusive Fairfax
County**



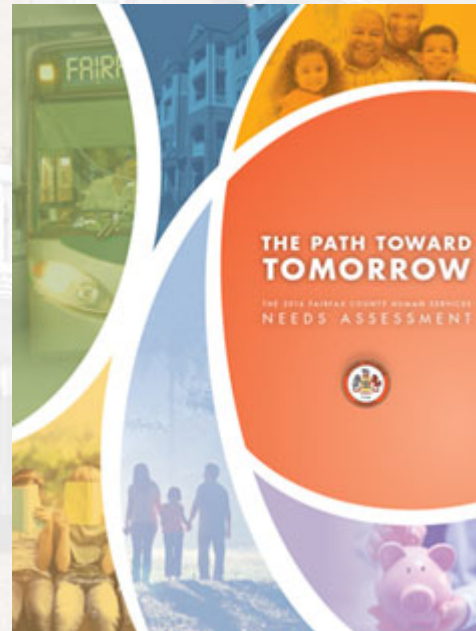
Why Prepare a Strategic Plan for Housing

- To create a **shared community vision** of how housing supports local economic growth and community sustainability
- To quantify the **housing needed** to sensibly accommodate future growth and support the County's economic sustainability
- To develop **specific, measurable, and actionable** strategies for meeting Countywide housing goals
- To identify the **program and policies, and specific funding sources**, that will be required to address housing needs in **5, 10, and 15 years**

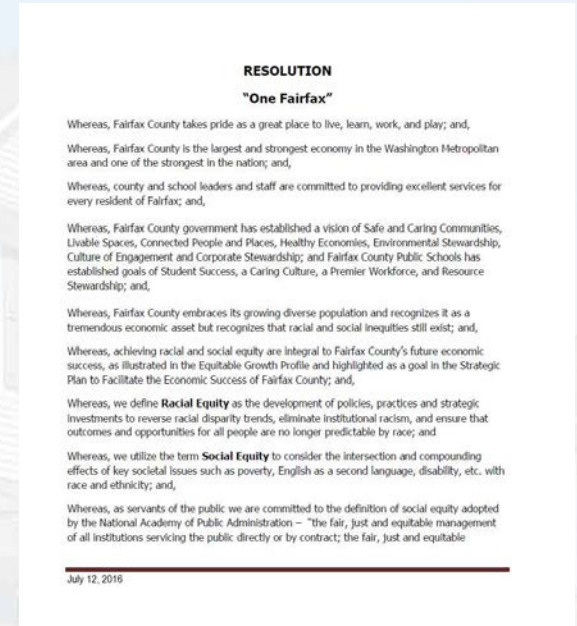
Why Housing Matters in Fairfax County



Strategic Plan to Facilitate Economic Success



Human Services Needs Assessment



One Fairfax Resolution

Why Housing Matters in Fairfax County

Housing serves as a platform for **individual and family well-being**

Economic self-sufficiency and upward mobility

Student achievement and academic success

Physical and mental health and well-being

Housing is the basis for **inclusive and diverse communities**

Equitable access to opportunities and services, regardless of race and socioeconomic status

Communities in which everyone can prosper

Housing supports sustainable **local economic growth**

Housing opportunities to encourage people to both live and work in the community

Short commutes, easier to attract and retain workers

Communities that are world-class places to live, work and play

Housing Serves as a Platform for Individual and Family Well-Being

Research consistently shows that having access to stable and affordable housing in safe neighborhoods is associated with:

- More consistent school attendance and better academic performance
- Better physical and mental health for children and adults
- Less stress for parents
- Increased likelihood of upward economic mobility



Housing is the Basis for Inclusive and Diverse Communities

By providing housing affordable and appropriate for individuals and families of different backgrounds, cities and counties can help ensure:

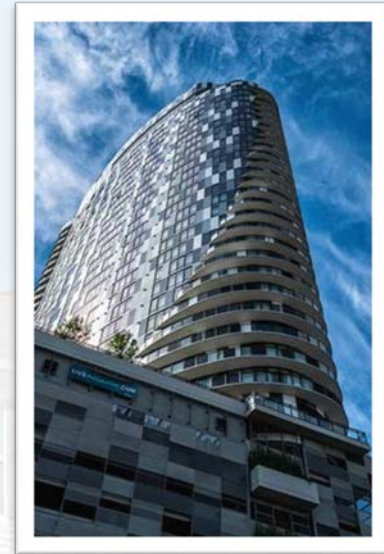
- Equitable access to opportunities and services, regardless of race and socioeconomic status
- Communities in which everyone can prosper and in which everyone can benefit from a diversity of interests and assets



Housing Supports Sustainable Local Economic Growth

Hard data and anecdotes from businesses and workers demonstrate that more housing options:

- Helps people both live and work in the community, leading to shorter commutes and less traffics
- Makes it easier to attract and retain workers
- Reduces income segregation, which is associated with slower overall economic growth
- Broadens County's tax base



The County's Strategic Plan for Economic Success Emphasizes the Importance of Housing

Goals from the Economic Success Plan

Further Diversify Our Economy

Create Places People Want to Be

Improve Development Review Process

Invest in Infrastructure

Promote Education and Social Equity

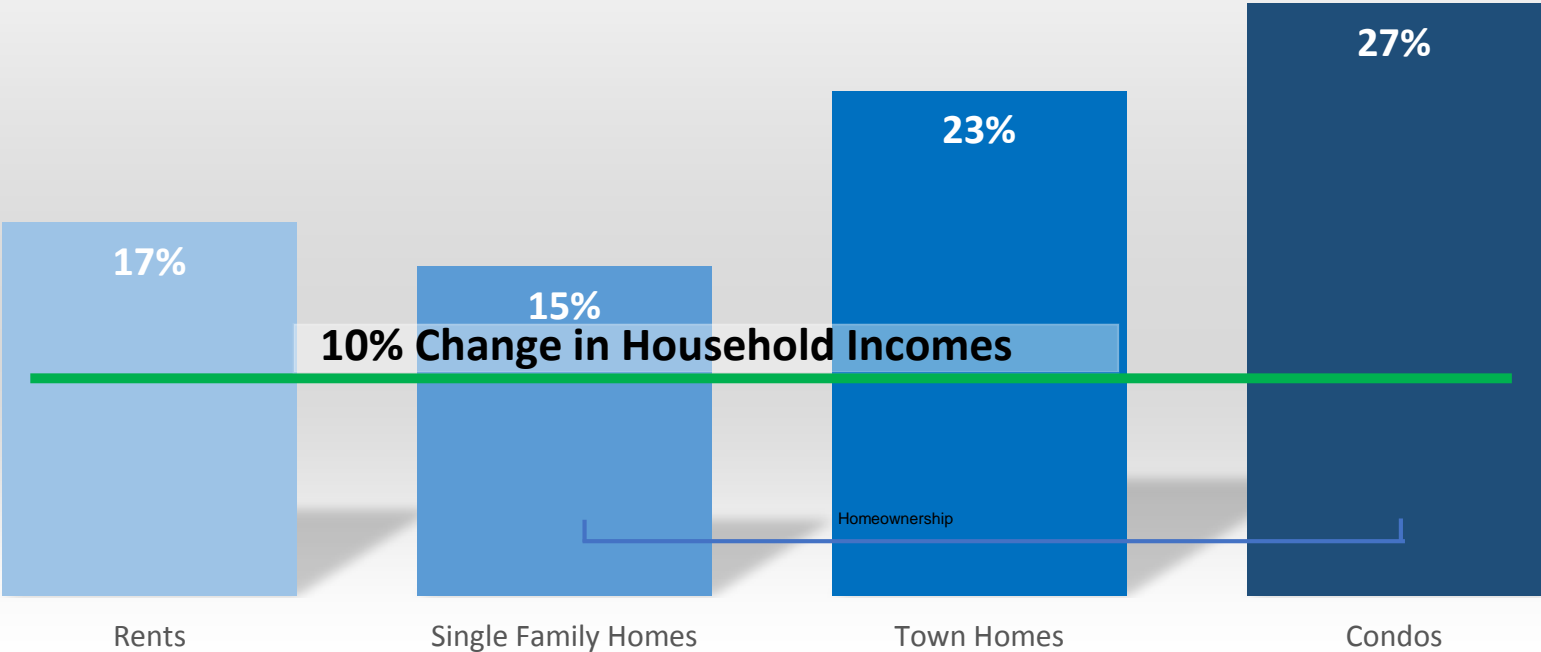
Increase Agility of the Government



A Sufficient Supply of Housing to Meet Diverse Housing Needs

Housing Costs are Rising in Fairfax County and Incomes are Not Keeping Up

Change in Housing Costs Between 2010 and 2015



Source: U.S. Census Bureau American Community Surveys, 2010 and 2015; MRIS

Housing Costs Are Increasingly Out of Reach for Working Households

The average monthly rent in Fairfax County was **\$1,764** in 2015. You need an income of at least **\$70,560** to afford the typical rent.



Teacher

Starting Salary—\$47,046

Would need to work **11 years** before earning enough to rent the average one bedroom unit.

Many **public sector workers** who serve the Fairfax County community **cannot afford to live here.**



Police Officer

Starting Salary—\$50,264

Would need to work **5 years** before earning enough to rent the average one bedroom unit.



Public Health Nurse

Starting Salary—\$51,254

Would need to work **6 years** before earning enough to rent the average one bedroom unit.

Housing Costs Are Increasingly Out of Reach for Working Households



Retail Sales Person

Avg. salary: \$29,552



Graphic Designer

Avg. salary: \$58,503



Security Guard

Avg. salary: \$31,850

Many **private sector employees** who are key to local economic growth **cannot afford to live here.**



Accountant

Avg. salary: \$64,960

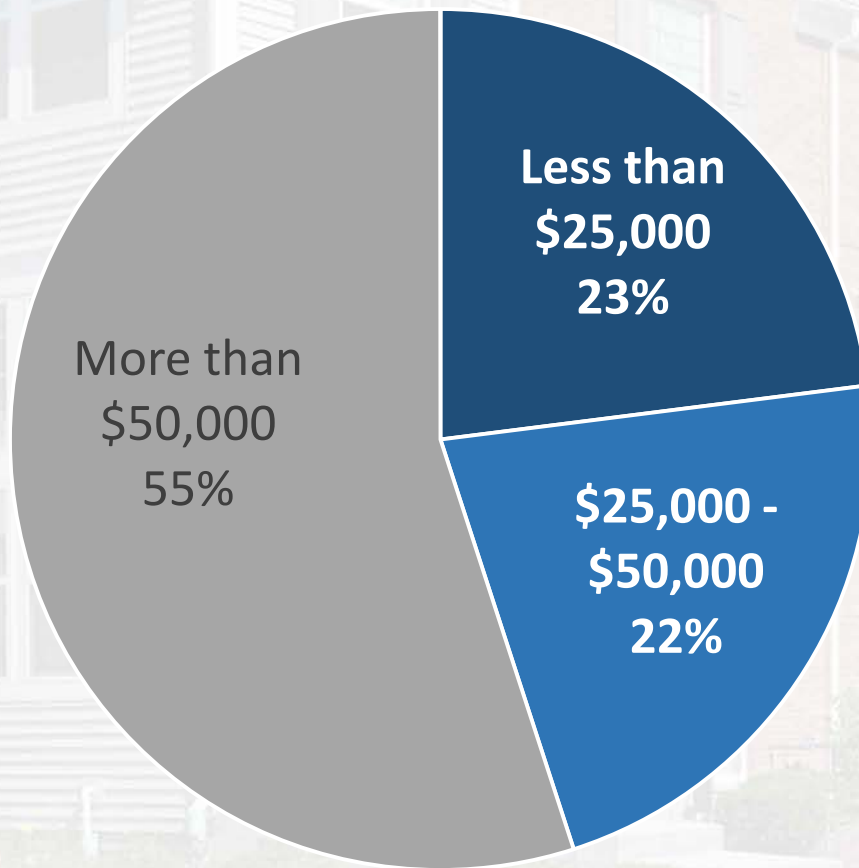


Medical Records Transcriptionist

Avg. salary: \$46,679

Key Employment Sectors in the Fairfax County Economy Have Lower Wages

Fairfax County Jobs by Wage



About 45% of all jobs in the County **pay less than \$50,000 per year.**

That includes nearly **300,000 jobs** in the Business Services, Retail, Hospitality, Construction, Health Care and Education sectors.

Housing Costs are a Rising Share of Households' Incomes

- Thousands of individuals and families in Fairfax County spend more than half of their income each month on housing costs

The Result

- Families spend less on other necessities such as food, health care, transportation, child care and education
- They also spend less on other goods and services in the local economy.

Why Aren't We Building More Affordable Housing?

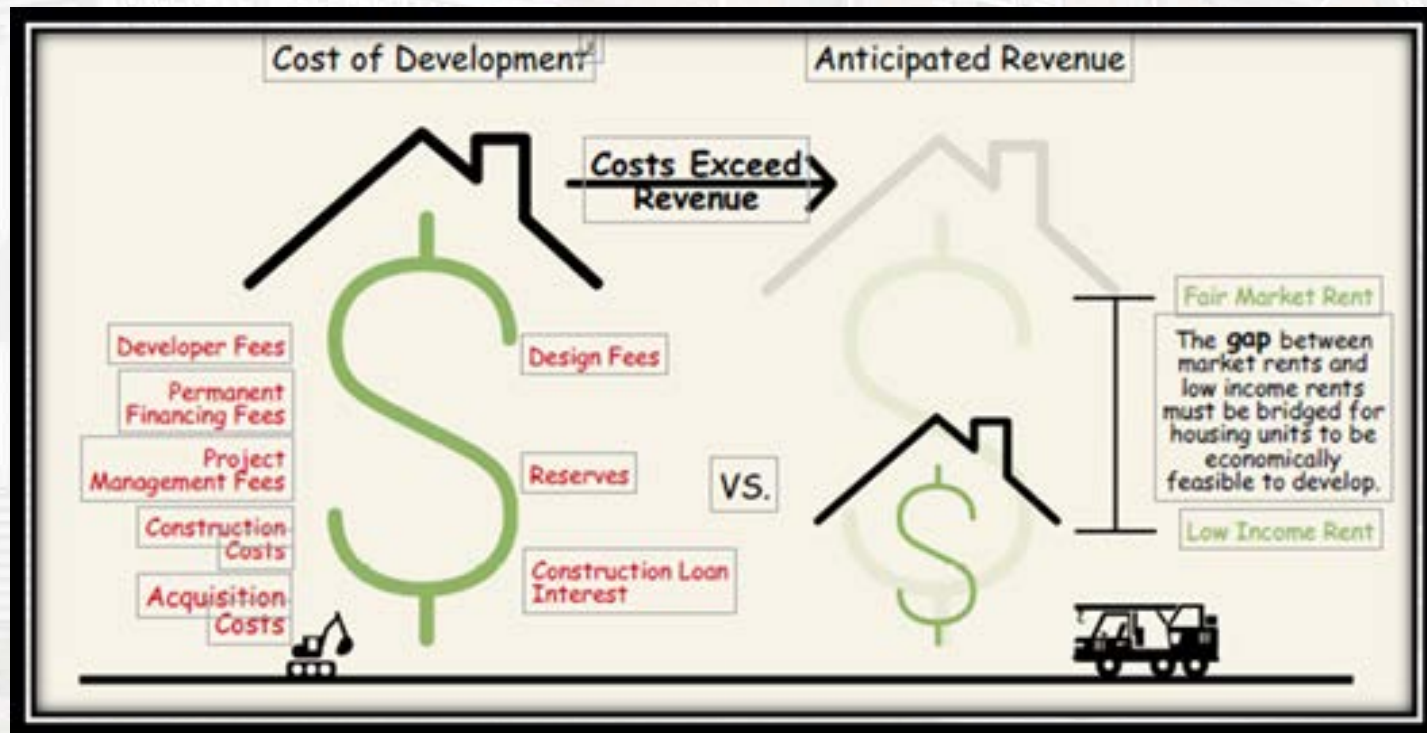
It costs a lot to build housing in Fairfax County

- Expensive land and rising **construction and labor costs**
- State and local **regulations**, including zoning that limits the construction of smaller homes
- **Community opposition** to new housing

Why Aren't We Building More Affordable Housing?

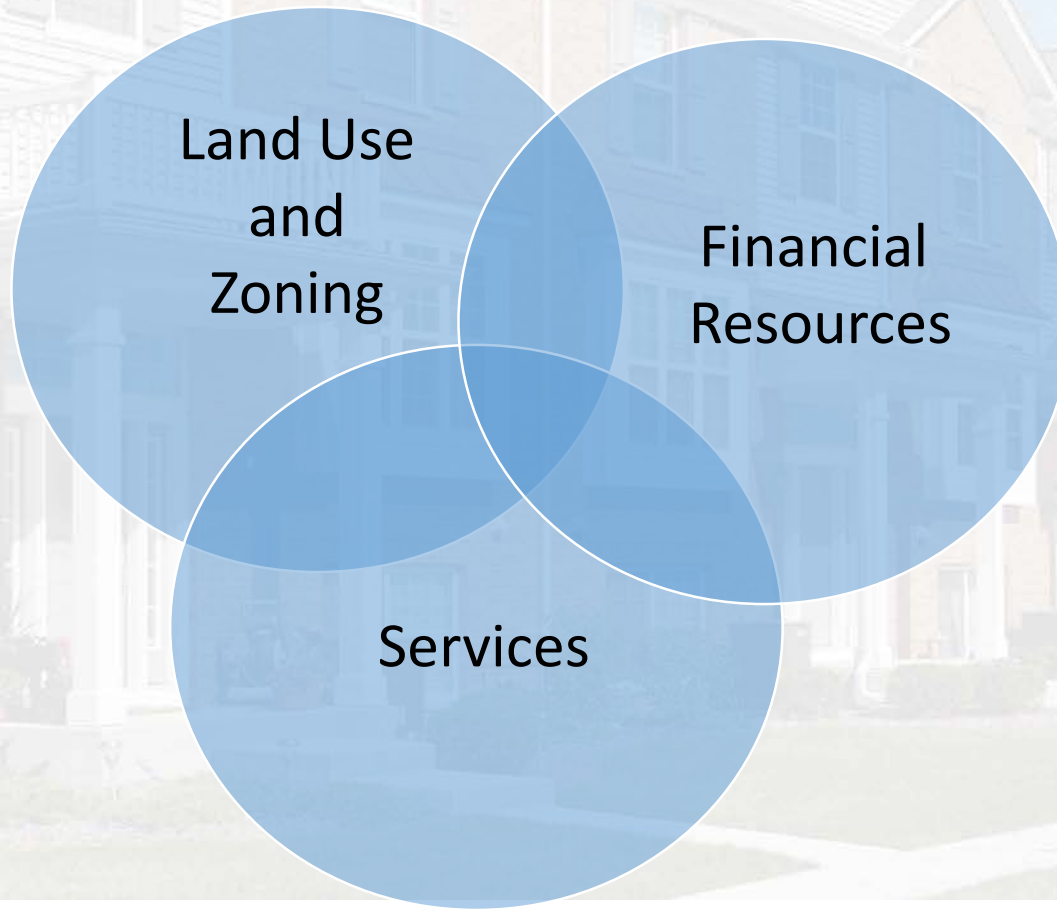
Building housing affordable to low-income households involves **multiple sources of funding** and **public subsidy**

Without those, the project doesn't "pencil out" and the **housing doesn't get built**



What Is the County Doing to Increase Housing Options?

There is no one, single strategy for ensuring diverse housing options in the County



Housing For All in Fairfax County to Build Strong Families and Communities and a Sustainable Economy

