

County of Fairfax, Virginia

Trends and Demographics

This section includes:

- Household Tax Analyses (Page 178)
- Demographic Trends (Page 182)
- Economic Trends (Page 186)

FY 2009

Adopted Budget Plan

Trends and Demographics

HOUSEHOLD TAX ANALYSES

The following analyses illustrate the impact of selected County taxes on the "typical" household from FY 2003 to FY 2009. This period provides five years of actual data, estimates for FY 2008 based on year-to-date experience, and projections for FY 2009. Historical dollar amounts are converted to FY 2009 dollar equivalents for comparison purposes using the Consumer Price Index for All Urban Consumers (CPI-U) for the Washington-Baltimore area. The Washington metropolitan area has experienced average annual inflation of 3.6 percent from FY 2003 to FY 2007. Preliminary projections for inflation in FY 2008 and FY 2009 are based on a forecast of 3.0 percent using the May 2008 issue of the Blue Chip Economic Indicators, and adjusting for the relatively higher rate of inflation that has occurred in the Washington area, compared nationally.

HOUSEHOLD TAXATION TRENDS: SELECTED CATEGORIES FY 2003 - FY 2009

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. 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 \$5,549.34 in selected County taxes in FY 2009, \$193.12 less than FY 2008 after adjusting for inflation. This reduction is the result of lower real estate taxes due to the decline in the mean assessed value of property, a projected slowdown in the growth of Sales Tax receipts and an increase in the effective state reimbursement percentage for Personal Property Taxes. From FY 2003 to FY 2009, the inflation adjusted increase in selected County taxes for the "typical" household is \$680.25, or an average annual increase of 2.2 percent. Note that taxes paid in FY 2003 through FY 2009 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.)

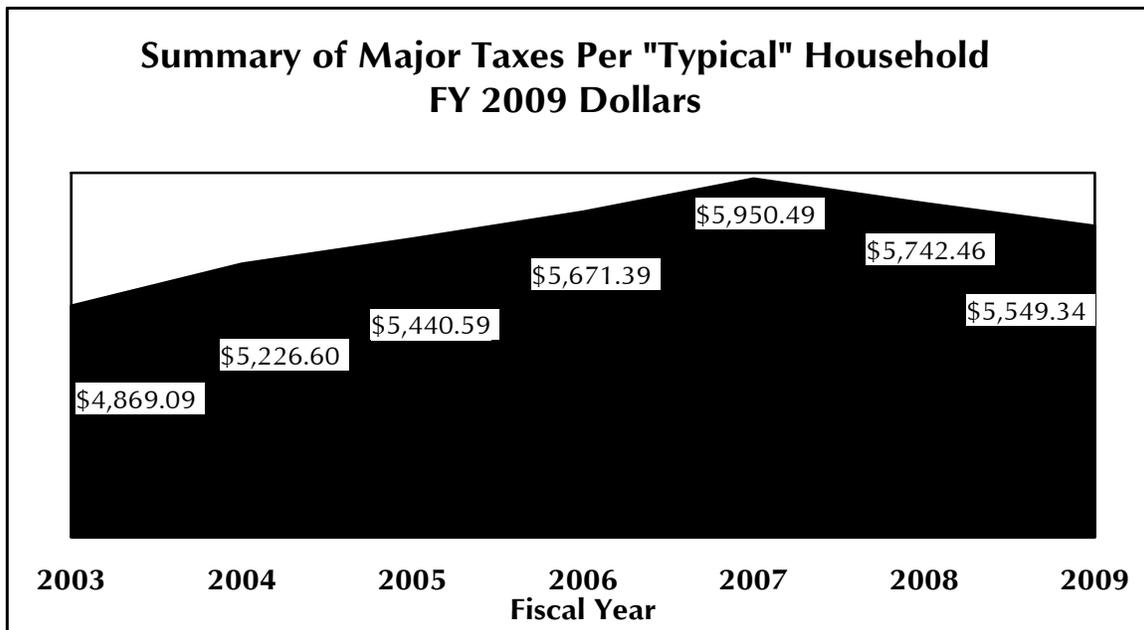
Summary of Major Taxes Per "Typical" Household

	Number of Households	Real Estate Tax in FY 2009 Dollars	Personal Property Tax in FY 2009 Dollars ¹	Sales Tax in FY 2009 Dollars	Consumer Utility Tax in FY 2009 Dollars	Total Taxes in FY 2009 Dollars ¹
FY 2003	366,585	\$4,090.81	\$285.43	\$422.21	\$70.64	\$4,869.09
FY 2004	370,322	\$4,420.32	\$288.95	\$448.68	\$68.65	\$5,226.60
FY 2005	376,717	\$4,657.48	\$270.33	\$447.48	\$65.30	\$5,440.59
FY 2006	378,990	\$4,892.74	\$277.22	\$438.91	\$62.52	\$5,671.39
FY 2007	386,868	\$5,141.56	\$310.93	\$436.64	\$61.36	\$5,950.49
FY 2008²	394,911	\$4,972.26	\$286.42	\$425.09	\$58.69	\$5,742.46
FY 2009²	403,120	\$4,821.50	\$257.45	\$413.76	\$56.63	\$5,549.34

¹ Personal Property Taxes paid incorporate reductions in Personal Property Tax bills sent to citizens under the state's Personal Property Tax Relief program. FY 2003 through FY 2006 include a 70.0 percent reduction. Due to the Commonwealth capping the Personal Property Tax Relief program's reimbursement to localities, the reductions were 66.67 percent and 67.0 percent in FY 2007 and FY 2008, respectively. The FY 2009 estimated reduction is 68.50 percent. The difference in revenue will be paid to the County by the Commonwealth.

² Estimated.

Trends and Demographics



Real Estate Tax Per "Typical" Household

	Mean Assessed Value of Residential Property	Tax Rate per \$100	Tax per Household	Tax per Household in FY 2009 Dollars
FY 1992	\$193,478	\$1.11	\$2,147.61	\$3,407.45
FY 2003	\$276,945	\$1.21	\$3,351.03	\$4,090.81
FY 2004	\$321,238	\$1.16	\$3,726.36	\$4,420.32
FY 2005	\$361,334	\$1.13	\$4,083.07	\$4,657.48
FY 2006	\$448,491	\$1.00	\$4,484.91	\$4,892.74
FY 2007	\$544,541	\$0.89	\$4,846.41	\$5,141.56
FY 2008¹	\$542,409	\$0.89	\$4,827.44	\$4,972.26
FY 2009¹	\$524,076	\$0.92	\$4,821.50	\$4,821.50

¹ Estimated.

As shown in the preceding table, Real Estate Taxes per "typical" household are projected to decline \$5.94 between FY 2008 and FY 2009 to \$4,821.50, not adjusting for inflation. This drop is the result of a decrease in the mean assessed value of residential properties within the County due to a declining residential real estate market partially offset with an increase in the Real Estate Tax rate in FY 2009 from \$0.89 to \$0.92 per \$100 of assessed value.

Since FY 2003, Real Estate Taxes have increased \$1,470.47 or an average annual increase of 6.3 percent per year, not adjusting for inflation. Adjusted for inflation, Real Estate Taxes per "typical" household are \$730.69 more than FY 2003, an average annual increase of 2.8 percent. Since FY 1992, Real Estate Taxes have risen an average of 2.1 percent per year after adjusting for inflation.

Trends and Demographics

Personal Property Tax Per "Typical" Household

	Personal Property Taxes Attributed to Individuals	Number of Households	Tax per Household	Tax per Household in FY 2009 Dollars	After PPTRA	
					Adjusted Tax per Household ¹	Adjusted Tax per Household in FY 2009 Dollars ¹
FY 2003	\$285,711,943	366,585	\$779.39	\$951.45	\$233.82	\$285.43
FY 2004	\$300,683,961	370,322	\$811.95	\$963.16	\$243.59	\$288.95
FY 2005	\$297,598,959	376,717	\$789.98	\$901.11	\$236.99	\$270.33
FY 2006	\$321,026,237	378,990	\$847.06	\$924.08	\$254.12	\$277.22
FY 2007	\$340,181,270	386,868	\$879.32	\$932.87	\$293.08	\$310.93
FY 2008²	\$332,778,362	394,911	\$842.67	\$867.95	\$278.08	\$286.42
FY 2009²	\$329,467,693	403,120	\$817.29	\$817.29	\$257.45	\$257.45

¹ Personal Property Taxes paid incorporate reductions in Personal Property Tax bills sent to citizens under the state's Personal Property Tax Relief program. FY 2003 through FY 2006 include a 70.0 percent reduction. Due to the Commonwealth capping the Personal Property Tax Relief program's reimbursement to localities, the FY 2007 and FY 2008 reductions were 66.67 percent and 67.00 percent, respectively. The FY 2009 estimated reduction is 68.50 percent. The difference in revenue will be paid to the County by the Commonwealth.

² Estimated.

Personal Property Taxes paid by the "typical" household are shown in the preceding chart. Personal Property Taxes paid reflect the Commonwealth of Virginia's Personal Property Tax Relief Act (PPTRA), which reduced an individual's Personal Property Tax payment by 70.0 percent in FY 2003 through FY 2006. Beginning in FY 2007, statewide reimbursements were capped at \$950 million. Each locality receives a percentage allocation from this fixed amount determined by the locality's share of statewide tax year 2005 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 66.67 percent and 67.00 percent in FY 2007 and FY 2008, respectively and will be set at 68.50 percent in FY 2009. The reimbursement percent has increased due to fewer new vehicle purchases which has reduced the overall total value of vehicles in the County's tax base.

The tax per household analysis shown above 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. Personal Property Taxes per "typical" household are projected to decrease \$20.63 between FY 2008 and FY 2009 to \$257.45 based on a 68.50 percent State share. The FY 2009 Personal Property Tax per "typical" household is \$23.63 higher than what was paid in FY 2003, not adjusting for inflation. When adjustments are made for inflation, the "typical" household is projected to pay \$27.98 less in FY 2009 than FY 2003. There have been no changes to the Personal Property Tax rate of \$4.57 per \$100 of assessed value for individuals during the FY 2003 to FY 2009 period, except for mobile homes and boats which are taxed at the prevailing Real Estate Tax rate each fiscal year.

Trends and Demographics

Sales Tax Per "Typical" Household

	Total Sales Tax	Number of Households	Tax per Household	Tax per Household in FY 2009 Dollars
FY 2003	\$126,785,250	366,585	\$345.85	\$422.21
FY 2004	\$140,070,124	370,322	\$378.24	\$448.68
FY 2005	\$147,781,944	376,717	\$392.29	\$447.48
FY 2006	\$152,475,529	378,990	\$402.32	\$438.91
FY 2007	\$159,224,006	386,868	\$411.57	\$436.64
FY 2008¹	\$162,983,388	394,911	\$412.71	\$425.09
FY 2009¹	\$166,795,426	403,120	\$413.76	\$413.76

¹ Estimated.

As shown in the table above, FY 2009 Sales Tax paid per household is estimated to be \$413.76 or \$67.91 more than FY 2003, not adjusting for inflation. This represents an average annual increase of 3.0 percent since FY 2003. Adjusting for inflation, Sales Tax paid per household has decreased \$8.45 during the same period.

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 are 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.

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 2009 Dollars
FY 2003	\$21,211,473	366,585	\$57.86	\$70.64
FY 2004	\$21,432,166	370,322	\$57.87	\$68.65
FY 2005	\$21,565,442	376,717	\$57.25	\$65.30
FY 2006	\$21,718,201	378,990	\$57.31	\$62.52
FY 2007	\$22,376,664	386,868	\$57.84	\$61.36
FY 2008¹	\$22,501,815	394,911	\$56.98	\$58.69
FY 2009¹	\$22,826,741	403,120	\$56.63	\$56.63

¹ Estimated.

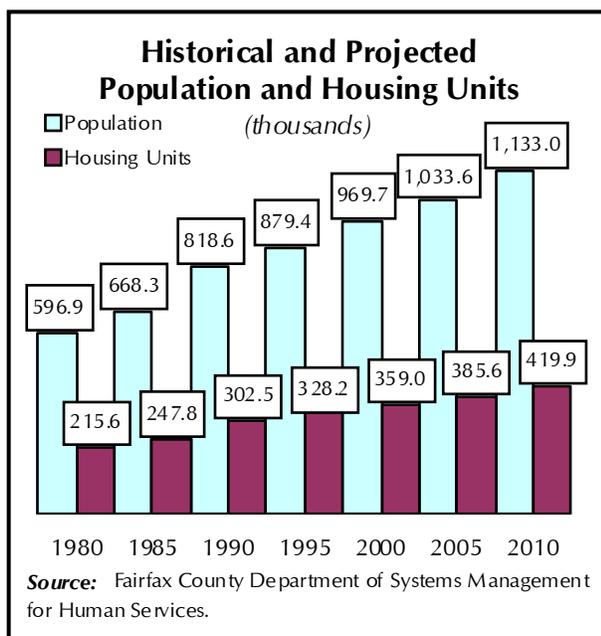
Based on data from the utility companies, it is estimated that residential consumers pay approximately 43.0 percent of the Electric Taxes and 73.0 percent of the Gas Taxes received by the County. In FY 2009, the "typical" household will pay an estimated \$56.63 in Consumer Utility Taxes, \$1.23 less than in FY 2003 without adjusting for inflation. From FY 2003 to FY 2009, the "typical" household has experienced an average annual decrease of 3.6 percent, or \$14.01 over the period, adjusted for inflation. Note this analysis no longer includes utility taxes on telephone service as local telephone taxes were repealed and replaced with a statewide Communication Sales and Use Tax as of January 1, 2007. To show the trend in gas and electric taxes over time, telephone taxes were eliminated from each year in the chart above.

Trends and Demographics

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.

Population and Housing

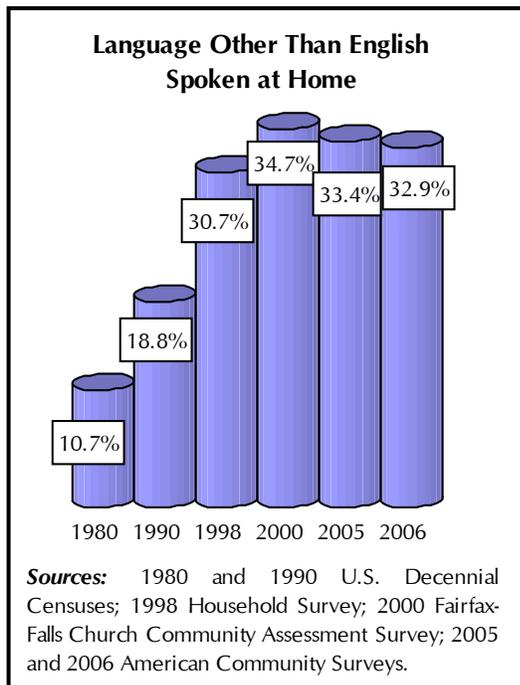


Some of the strongest demographic influences on Fairfax County expenditures and revenues are those associated with the growth in total population and housing units. During the 1980s, the County went through a period of notable population growth, adding over 220,000 residents. Growth moderated during the 1990s and the County's population expanded by 150,000 residents. Even though population growth in the 1990s was not as brisk as the 1980s, the 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 has continued to decelerate, adding nearly 64,000 residents between 2000 and 2005. In 2006, Fairfax County had an estimated population of 1,037,311 residents. Between 2005 and 2010, the population of Fairfax County is expected to increase over 99,000 residents to 1,133,000.

From 1980 to 1990, the number of housing units in Fairfax County rose at a faster rate (40 percent) than population (37 percent). This was due to the construction boom of the 1980s. Between 1990 and 2000, housing units grew at 18.7 percent, just slightly above population growth of 18.5 percent. From 2000 to 2005; this trend continued with population growth at 6.6 percent, lagging housing unit growth of 7.4 percent. Projected increases in population and housing units through 2010 show a trend where growth in housing trails population growth. From 2005 to 2010, population and housing units are anticipated to grow 9.6 percent and 8.9 percent, respectively. 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.

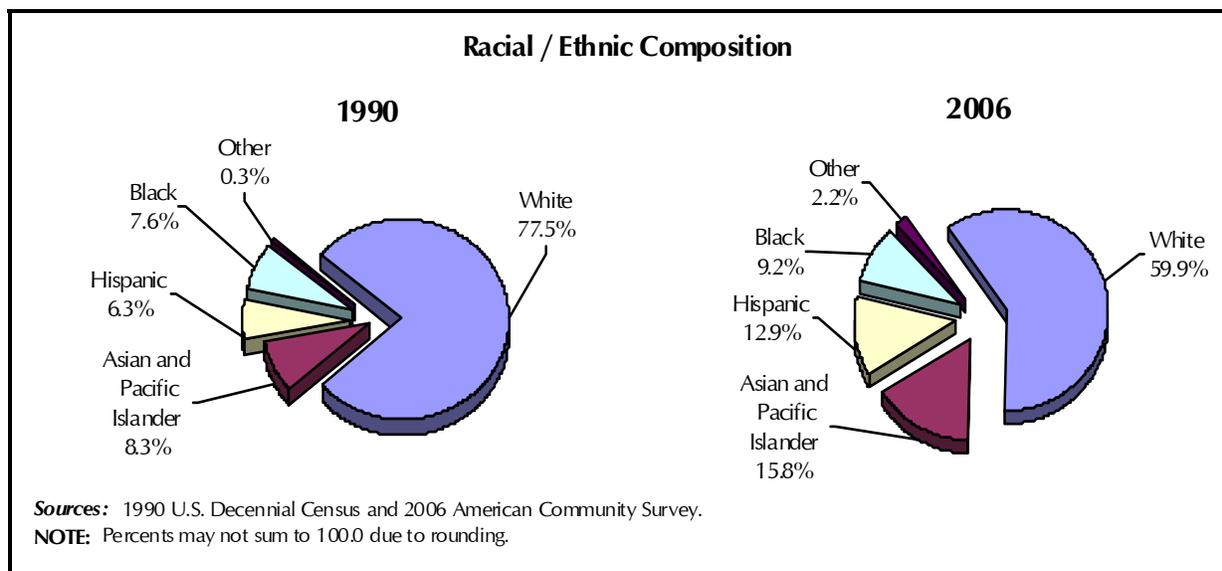
Trends and Demographics

Cultural Diversity



Fairfax County's population is rich in diversity. As of 2006, the number of persons, age five years and older, speaking a language other than English at home is estimated to be almost 310,000 residents. This represents nearly a third of the County's population. In 1980, less than 11 percent of residents age five years or older spoke a language other than English at home. By 1990, this percentage had risen to nearly 19 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 1997 and FY 2007 total public school membership increased approximately 13 percent while ESOL enrollment grew 129 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. In 2006, over 40 percent of County's population consisted of ethnic minorities. The fastest growing group is Hispanics which has more than doubled its share of the County's population between 1990 and 2006. Asians and Pacific Islanders are the next fastest growing ethnic or racial group having almost doubled their percentage of the County's population since 1990. These two minority groups are anticipated to remain the County's most rapidly expanding racial or ethnic groups during the next five years. In 2006, over 83 percent of Hispanics and more than two thirds of Asian and Pacific Islanders spoke a language other than English at home. 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.

Trends and Demographics

Population Age Distribution

Fairfax County's population has grown steadily older since 1980. Although children age 19 years and younger grew by nearly 100,000 between 1980 and 2006, this group became a smaller proportion of total population, dropping from 32.4 percent to 27.5 percent in 2006. This trend is anticipated to continue through 2010, with the percentage of those 19 years old and younger falling to 26.4 percent

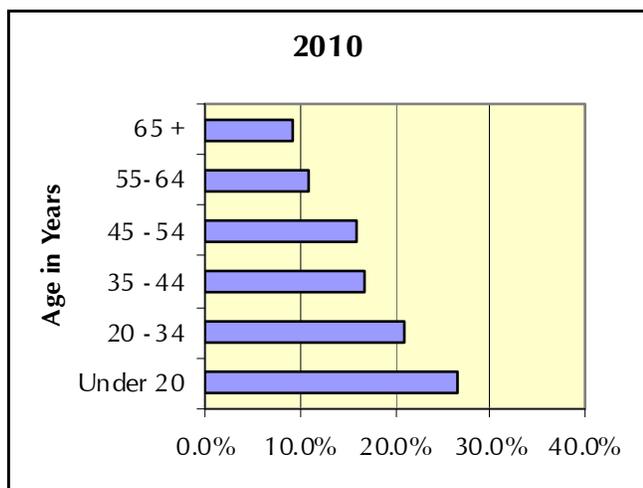
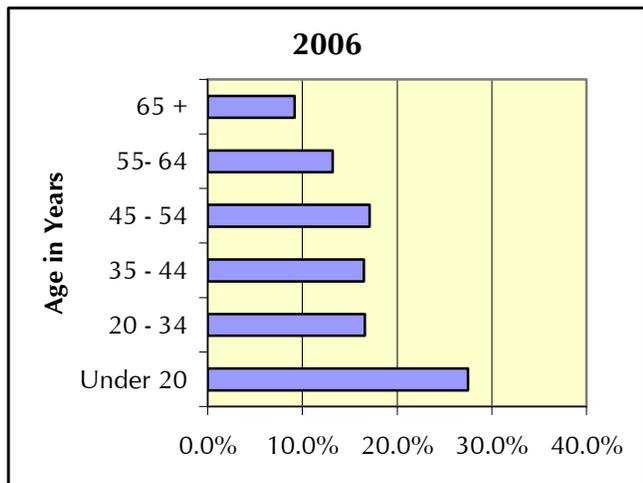
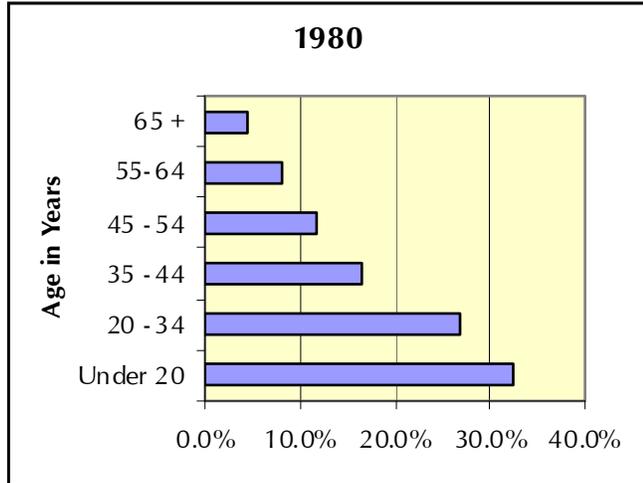
The number of adults age 45 to 54 years expanded rapidly between 1980 and 2006 as the first "baby boomers" began to enter into their fifties. This age group's sharp growth trend will begin to reverse between 2006 and 2010 as the final "baby boomers" enter this age group and the oldest of the "baby boom" generation move to the next age group.

Between 1980 and 2006, the seniors' population, those age 65 years and older, more than doubled in size and was the fastest growing segment of County residents. This age group is expected to continue increasing in size while maintaining its share of the population through 2010.

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.

Population Age Distribution



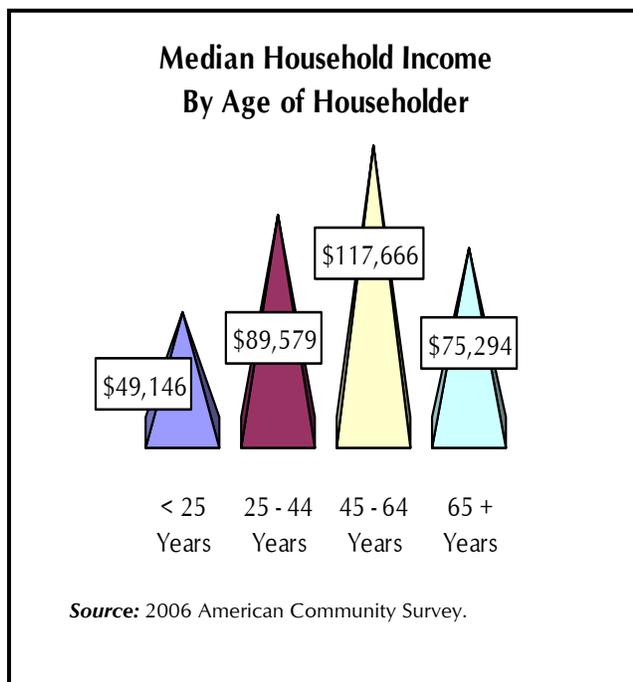
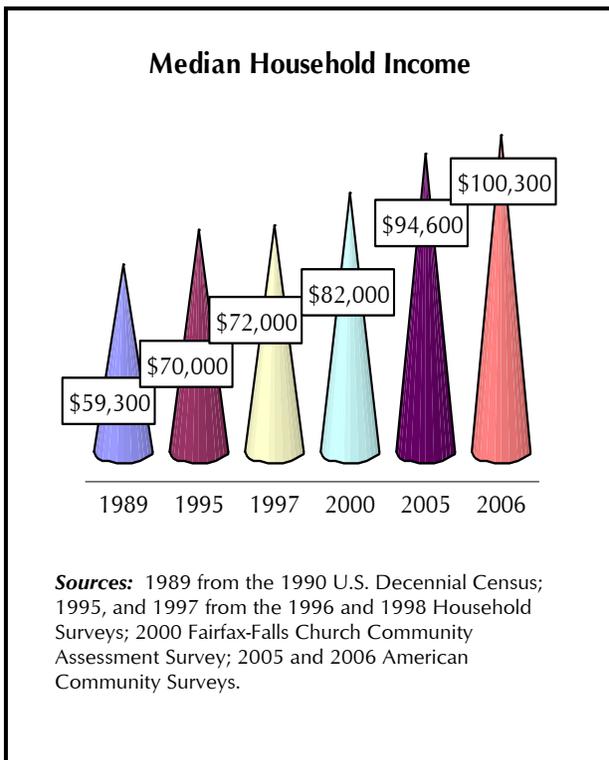
Sources: 1980 U.S. Decennial Census, 2006 American Community Survey and 2010 Fairfax County Department of Systems Management for Human Services.

Trends and Demographics

Household Income

Fairfax County's median household income in Fairfax County was \$100,300 in 2006, the highest in the nation for counties with a population of 250,000 or more. Fairfax County's 2006 median household income increased 6.0 percent over 2005, much higher than the 3.6 percent increase in inflation experienced during 2006. Consequently, households in Fairfax County had higher discretionary income to spend or save. Since 1989, median household income in the County has risen at a rate of 3.1 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.



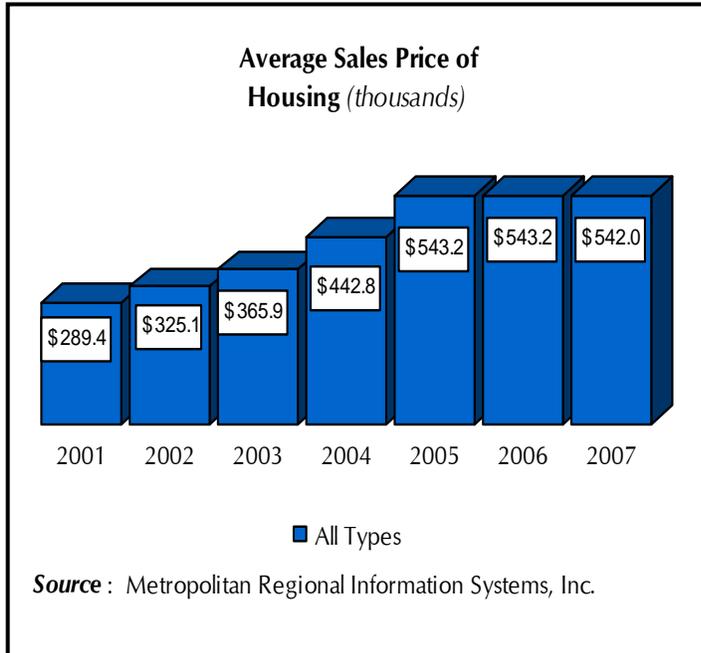
Incomes peak among persons aged 45 to 64 years, who are in their prime earning years. As the number of households headed by this age group is projected to shrink during the next 10 years, various tax revenues may be impacted. Sales Tax revenues, for instance, may experience more modest growth. The median income for heads of households between the ages of 45 and 64 was \$117,666 in 2006.

The median household income of households headed by a person age 65 or older drops to \$75,294. 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.

Trends and Demographics

ECONOMIC TRENDS

Average Sales Price of Housing



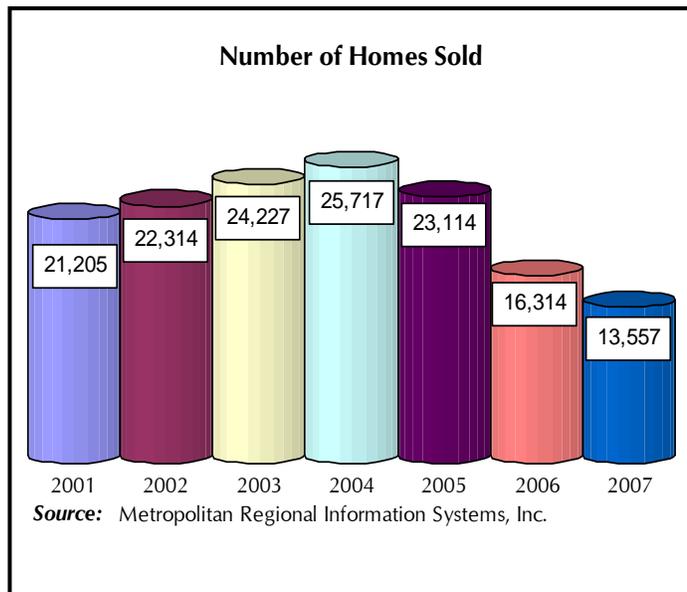
Based on data from the Metropolitan Regional Information Systems, Inc. (MRIS), the preliminary average sales price for all types of homes sold in Fairfax County fell 0.2 percent from \$543,163 in 2006 to \$541,982 in 2007. This marks the second consecutive year of flat or declining home values in the County. The stagnant sales price encountered in 2006 signaled a rapid turnaround from the double-digit increases in sales price appreciation experienced during the preceding five years. In 2005, the average sales price for housing in Fairfax County was nearly 90 percent higher than the average sales price of a home sold in 2001.

In FY 2009, Real Estate Tax revenue is projected to comprise nearly 62 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 declining residential housing market has a very significant impact on Fairfax County's revenues.

Homes Sold in Fairfax County

After a significant drop in 2007, the number of homes sold in Fairfax County fell again in 2007. In 2007, 13,557 homes were sold, a 16.9 percent decline from the 16,314 sold in 2006. From 2001 through 2004, the number of homes sold increased annually and peaked in 2004 when 25,717 homes were sold. In 2007, 47.3 percent fewer homes were sold than in 2004.

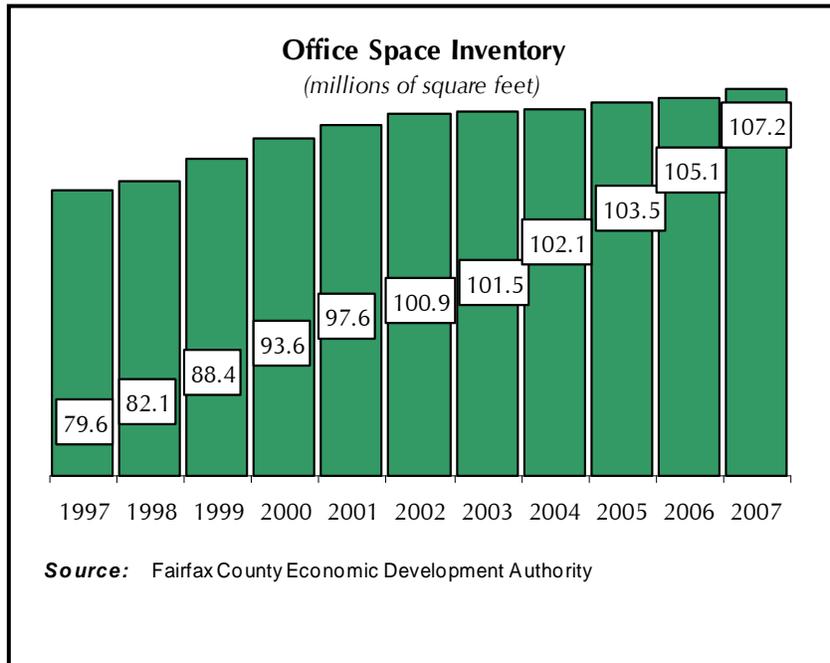
In addition to the decline in the number of homes sold in the County, a home in Fairfax County took longer to sell in 2007. Based on data from the Metropolitan Regional Information Systems Inc., the average days on the market for active residential real estate listings in Fairfax County was 88 days for all of 2007 - 25 days greater than the 2006 level of 63 days and 68 days greater than in 2004.



Trends and Demographics

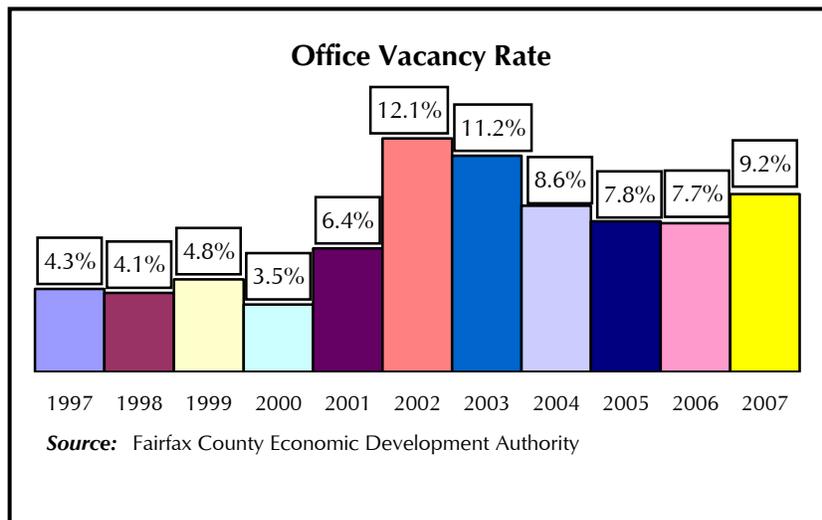
Office Space Inventory

The amount and value of nonresidential space in Fairfax County has a significant impact on revenues and expenditures. 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. The largest component of nonresidential space in the County is office space. Since 1997, the total inventory of office space in Fairfax County has risen 27.6 million square feet to 107.2



million square feet as of year-end 2007. As of year-end 2007, there were 26 buildings countywide under construction with 4.3 million square feet of space. Of these 26 buildings, 14 were speculative projects, representing nearly 2.4 million square feet of space or roughly 56 percent of the total space under construction. By mid-year 2008, an additional 3.7 million square feet of space is due to deliver. The Fairfax County Economic Development Authority (EDA) anticipates that an overall tightening in the commercial market should result in a significant decrease in new office starts during the coming year. Growth in the amount of office space in the County indicates an increase in the County's nonresidential tax base, but the impact on County revenues will also be influenced by factors such as vacancy rates and the income generating ability of the nonresidential space.

Office Vacancy Rates

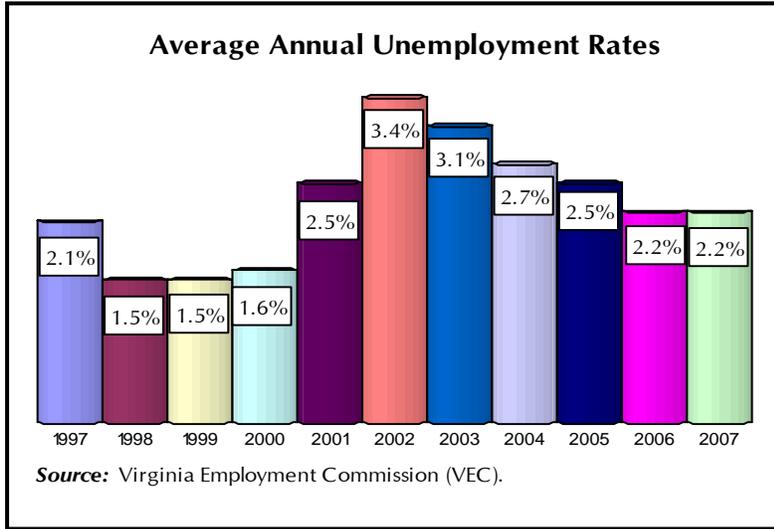


Low office vacancy rates during the late 1990s were driven by high demand for space especially by technology related firms during the "tech boom". In 2000, the County's office vacancy of 3.5 percent was at a more than 15 year low. By 2002, however, the office vacancy rate had increased more than three-fold to 12.1 percent as a result of the economic slow-down, particularly in the technology sector. Since the recent peak in 2002, office vacancy rates gradually improved through 2006. However, as of year-end 2007, the office vacancy rate increased to 9.2 percent. The

higher vacancy rate is attributable to increases in new office space deliveries from speculative projects during the year. Various sub-markets in the County may have higher or lower vacancy rates. Including sublet space, the office vacancy rate for the 2007 was 10.9 percent, a 1.7 percentage point increase over 2006. The office vacancy rate is anticipated to rise in 2008 as additional new space is delivered.

Trends and Demographics

Employment



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. During the last decade, residents of Fairfax County have experienced low unemployment rates even during economic recessions. The annual unemployment rate in 1998 and 1999 was 1.5 percent – the lowest rate in over a decade. The unemployment rate rose to 3.4 percent in 2002 due to the effects of the September 11 attacks and a decline in the technology sector. As the economy improved and the

availability of jobs grew – mainly driven by an increase in federal procurement – the unemployment rate dropped in 2003 and 2004. The rate continued to fall in 2005 and 2006. The average unemployment rate for Fairfax County in 2007 was 2.2 percent – unchanged from the prior year.

At place 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. According to data from the Bureau of Labor Statistics, the number of jobs in Fairfax County expanded at a rate of over 5.0 percent per year from 1997 to 2001. During this period, the number of jobs grew 97,400. However, when the economy slowed, the number of jobs fell in 2002 and 2003 a total of 16,900. Employment growth rebounded in 2004 and rose 1.8 percent, or 9,400 jobs. Job growth peaked in 2005 with an increase of 21,900 net new jobs, a 6.0 percent increase. Job growth slowed to rates of 2.2 percent and 2.1 percent in 2006 and 2007, respectively. As of March 2007, the estimated number of jobs in the County total 578,940. This represents growth of approximately 11,100 jobs over 2006.

