



## Response to Questions on the 2016 LOBs

**Request By:** Supervisor Herrity

**Relevant LOB(s):** N/A

**Question:** Provide information regarding the source and calculation of the 30,000 unit gap in affordable housing.

**Response:** The reference to the 30,000 unit affordable rental housing gap comes from the work of the Virginia Tech Center for Housing Research on Fairfax County’s Five Year Consolidated Plan for FY 2016 – FY 2020. The information about the gap and how it was calculated can be found beginning on Page 249 of the plan, which is online at: <http://www.fairfaxcounty.gov/rha/consplan/fy2016-20consolidatedplan.pdf>.

Specifically, the gap is defined as the difference between the number of households in need of affordable housing in each income range and the number of vacant units available and affordable to each household within that income range. Note particularly Table 4 on page 253, which shows a total affordable rental housing gap of 31,630 for households earning up to 80 percent of the Area Median Income (AMI), also known as HUD Area Median Family Income (HAMFI), and being cost burdened by spending between 30 percent and 50 percent of household income on housing. Table 4 is appended below, with the relevant gap numbers included (and circled) in the column titled “Affordable Housing Gap: Cost Burdened Renters minus available affordable units.”

Income Range	Total Renting Households	Cost Burdened Renters	% of Households that are Cost Burdened	Affordable Housing Gap: Cost Burdened Renters minus available affordable units
<= 30% HAMFI	17970	14070	78%	13840
30%-50% HAMFI	14665	11980	82%	11650
50%-80% HAMFI	12255	8045	66%	6140
80%-100% HAMFI	12945	6345	49%	3020

Data Source: 2007-2011 CHAS

In addition, Table 5 on page 254 shows that between 2007 and 2011, the rental housing gap for households earning 30 percent of AMI and below increased 11 percent, and the gap for households earning between 30 and 50 percent of AMI increased 23 percent.