



COUNTYWIDE HOUSING STRATEGIC PLAN



Housing Matters

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



Background

- The Board of Supervisors has requested the development of a Countywide Housing Strategic Plan
- This is a **countywide** plan, and will be led by the County's Department of Housing and Community Development (HCD)
- The Affordable Housing Advisory Committee (AHAC) will oversee the project
- A team led by the Virginia Tech Center for Housing Research has been engaged to assist with the plan

The “5-10-15” Housing Strategic Plan

GOALS

- 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
- 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**

A Housing Roadmap

- A standalone, “5-10-15” **Housing Strategic Plan** to be approved by the Board of Supervisors; similar in nature to the Strategic Plan for Economic Success
- An accompanying **Implementation Plan** that sets forth the actionable steps to be taken to implement the Housing Strategic Plan
- The **Housing Blueprint** will become the annual tool to identify how resources will be allocated to address the implementation plan

How Do We Get There?

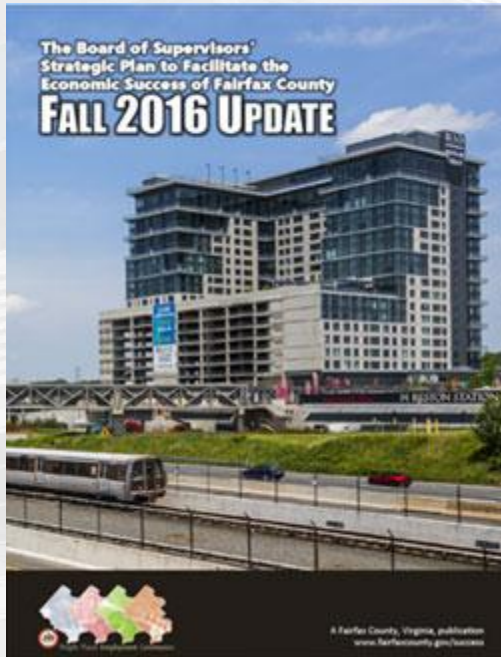
- HCD is working on a **Communication Plan** that is expected to engage residents and stakeholders throughout the entire process

- Multi-tier approach that will include:
 - Community meetings
 - Meetings with citizen Boards and Commissions
 - Online survey
 - Social media updates
 - Strategic Plan website

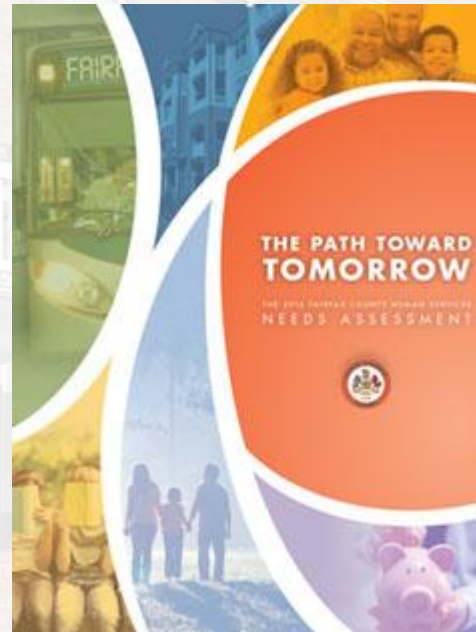
Communication Strategy

- Provide information regarding the importance of stable affordable housing
- Underscore the lack of housing affordable to individuals and families in Fairfax County with lower incomes
- Ask the community where we should be in the next 5, 10, and 15 years

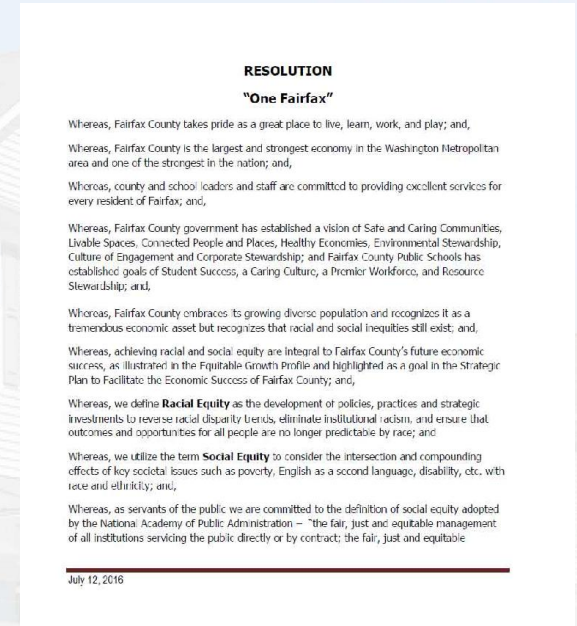
Why Housing Matters in Fairfax County



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

Individual and Family Well-Being

- Economic self-sufficiency and upward mobility
- Student achievement and academic success
- Physical and mental health and well-being



Inclusive and Diverse Communities

- Equitable access to opportunities and services, regardless of race and socioeconomic status
- Communities in which everyone can prosper



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

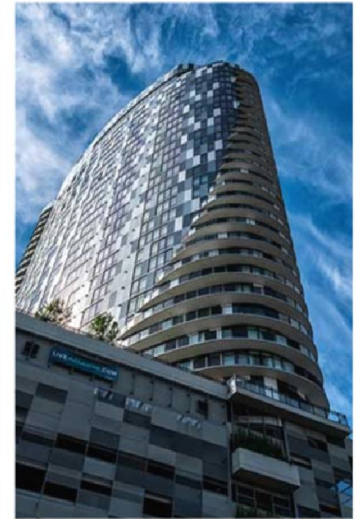
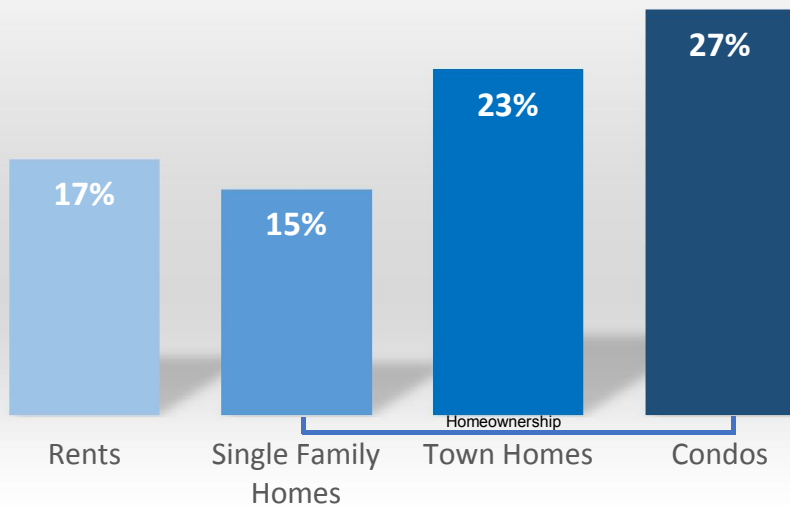


Photo courtesy of Fairfax Economic Development Authority



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

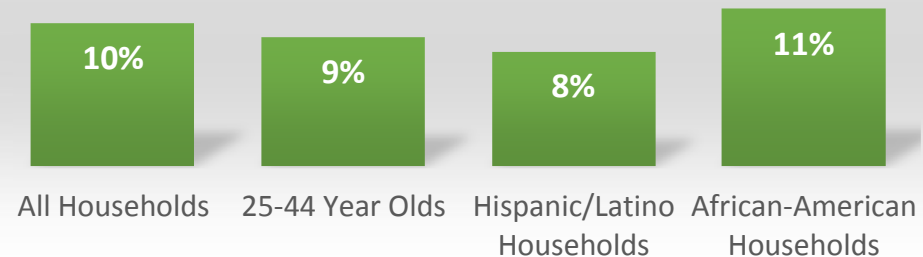
Change in Housing Costs
Between 2010 and 2015



- Average rents across the County have increased 17%
- Home prices are up with fastest growth among town homes and condos

- Incomes have not kept pace with housing costs
- Different households across the County face slow-growing incomes

Change in Household Incomes
Between 2010 and 2015



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

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.

There is Not Enough Housing in Fairfax County at Prices People Can Afford

FAIRFAX COUNTY'S HOUSING GAP

To close the housing gap and ensure that current residents have housing they can afford, Fairfax County would need **31,360 homes** that are affordable for low- and moderate-income renters (individuals earning less than \$49,150 or families of four earning less than \$70,150)

Closing the Gap

Staff will ask the community:

- What they see as the most urgent housing needs
- The programs/policies that can address those needs

Closing the Gap

These questions will be focused on specific populations, such as:

- Low-wage workers
- Public sector employees
- Vulnerable adults

Immediate Next Steps

- Continued guidance from the Affordable Housing Advisory Committee
- Individual interviews with Board members
- First community meeting will be held in April

Immediate Next Steps

- “Meeting them where they are.” Conversations with community groups, boards, authorities and commissions.
- Online survey
- Continued updates to the Board’s Housing Committee



Questions/Comments