

## 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?**

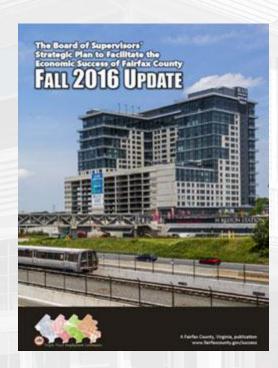
- HCD is working on a Communication Plan that is expected to engage residents and stakeholders throughout the entire process
- Multi-tier approach that will include:
  - > Community meetings
  - > Meetings with citizen Boards and Commissions
  - > Online survey
  - > Social media updates
  - > Strategic Plan website

## **Communication Strategy**

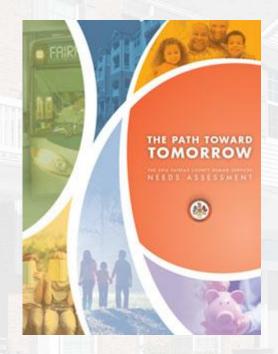
- Provide information regarding the importance of stable affordable housing
- Underscore the lack of housing affordable to individuals and families in Fairfax County with lower incomes

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** 

#### RESOLUTION

#### "One Fairfax"

Whereas, Fairfax County takes pride as a great place to live, learn, work, and play; and,

Whereas, Fairfax County is the largest and strongest economy in the Washington Metropolitan area and one of the strongest in the nation; and,

Whereas, county and school leaders and staff are committed to providing excellent services for every resident of Fairfax; and,

Whereas, Falfax County government has established a vision of Safe and Caring Communities, Liviable Spaces, Connected People and Places, Healthy Economies, Environmental Stewardship, Culture of Engagement and Corporate Stewardship; and Farifax County Public Schools has established goals of Student Success, a Caring Culture, a Premier Worldforce, and Resource Stewardship; and County Stewardship; and County Stewardship; and County Public Schools has established goals of Student Success, a Caring Culture, a Premier Worldforce, and Resource Stewardship; and Student Success, a Caring Culture, a Premier Worldforce, and Resource Stewardship; and Student Student

Whereas, Fairfax County embraces its growing diverse population and recognizes it as a tremendous economic asset but recognizes that racial and social inequities still exist; and,

Whereas, achieving racial and social equity are integral to Fairfax County's future economic success, as illustrated in the Equitable Growth Profile and highlighted as a goal in the Strategic Plan to Facilitate the Economic Success of Fairfax County; and,

Whereas, we define Racial Equity as the development of policies, practices and strategic investments to reverse racial disparity therds, eliminate institutional racism, and ensure that outcomes and opportunities for all people are no longer predictable by race; and

Whereas, we utilize the term **Social Equity** to consider the intersection and compounding effects of key societa' issues such as poverty, English as a second language, disability, etc. with set and ethicity: and.

Whereas, as servants of the public we are committed to the definition of social equity adopted by the National Academy of Public Administration — "the fair, just and equitable management of all institutions servicing the public directly or by contract; the fair, just and equitable

July 12, 2016

#### **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**

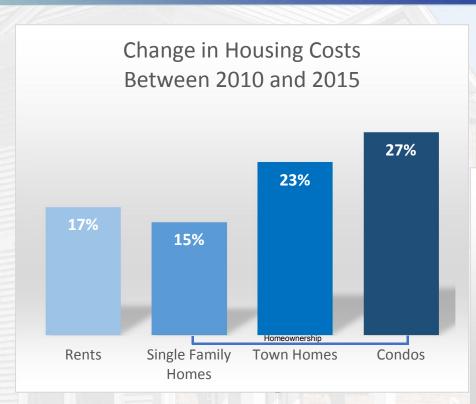
- Housing opportunities to encourage people to both live and work in the community
- Short commutes, easier to attract and retain workers
- Communities that are world-class places to live, work and play







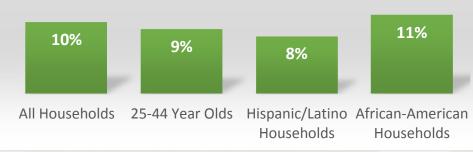
# Housing Costs are Rising in Fairfax County and Incomes are Not Keeping Up



- 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

