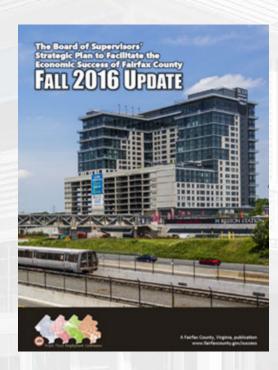


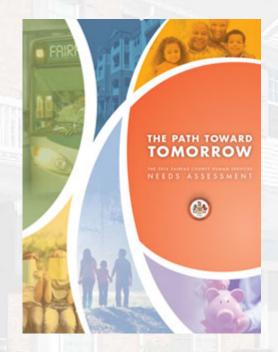
Why Prepare a Strategic Plan for Housing

- 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

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, Fairfax Country government has established a vision of Safe and Caring Communities, Livable Sporces, Connected People and Places, Healthy Economies, Environmental Stewardship, Culture of Engalement and Corporate Stewardship; and Fairfax Country Public Schools has established goals of Student Success, a Caring Culture, a Premier Workforce, and Resource Stewardship; and Control Country (Control Country Count

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 trends, 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 sociated issues such as poverty, English as a second language, disability, etc. with race and ethnicity; 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

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

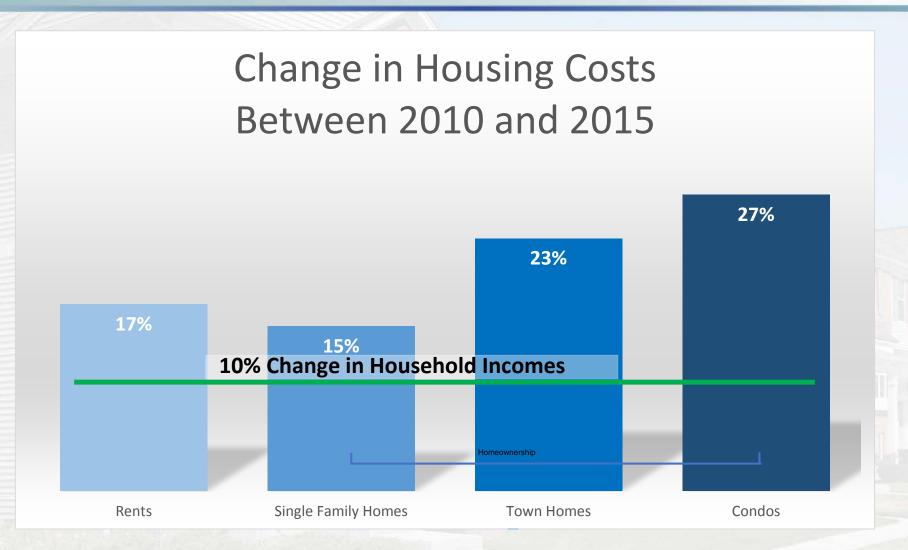
Invest in Infrastructure

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



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

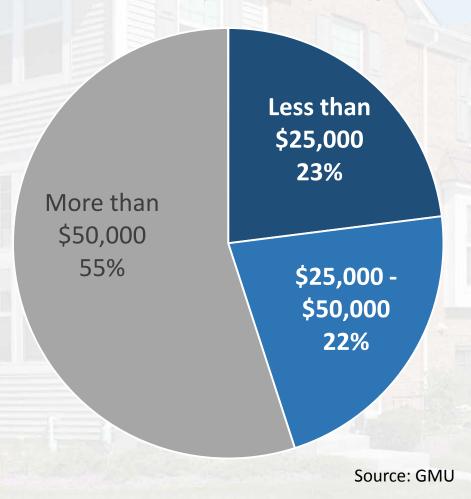


Medical Records Transcriptionist

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?

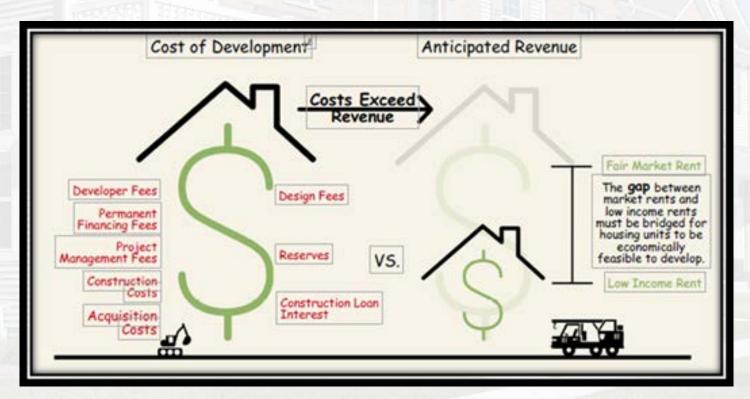
It costs a lot to build housing in Fairfax County

- 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

Land Use and Zoning

Financial Resources

Services

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

