

Preliminary Tabulation of Affordable Units in Lee and Mount Vernon Districts of Fairfax County

Tabulation by Virginia Center for Housing Research at Virginia Tech

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The Virginia Center for Housing Research at Virginia Tech (VCHR) applied HUD and Fairfax County ADU/WDU Income Limits as well as rules for housing affordability by household size and unit size to categorize multifamily units by affordability level. This tabulation is preliminary and VCHR must assess its validity using County administrative data.

VCHR used the following income limits and the associated maximum affordable rent, 30 percent of the income limit divided into 12 monthly rent payments.

Table 1: 2018 Income Limits by Household Size

Sources: 2018 HUD Income Limits for Fairfax County for 30 and 50 percent levels, Fairfax County ADU/WDU Income Limits for 70 and 80 percent levels, VCHR tabulations of 60 percent level and 1.5 and 4.5 household sizes

	1-person	1.5 person	3-person	4.5-person
30% of AMI	\$24,650	\$26,400	\$31,650	\$41,000
50% of AMI	\$41,050	\$43,950	\$52,750	\$60,950
60% of AMI	\$53,350	\$57,150	\$68,600	\$79,250
70% of AMI	\$57,450	\$61,550	\$73,850	\$85,350
80% of AMI	\$65,700	\$70,350	\$84,450	\$97,600

Income limits in table 1 correspond to maximum affordable monthly rent by unit size. The maximum affordable rent for a 1-person household is applied to studio apartments, the affordable rent for 1.5-person households is applied to 1-bedroom units, affordable rent for a 3-person household is applied to 2-bedroom units, and the affordable rent for a 4.5 person household is applied to 3 and 4-bedroom units. VCHR adopted this convention from the rules applied by HUD to classify units for the Consolidated Housing Affordability Strategy data tabulations.

Table 2: Maximum Affordable Monthly Rent by Unit Size

	Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
30% of AMI	\$616	\$660	\$791	\$1,025	\$1,025
50% of AMI	\$1,026	\$1,099	\$1,319	\$1,524	\$1,524
60% of AMI	\$1,334	\$1,429	\$1,715	\$1,981	\$1,981
70% of AMI	\$1,436	\$1,539	\$1,846	\$2,134	\$2,134
80% of AMI	\$1,643	\$1,759	\$2,111	\$2,440	\$2,440

VCHR used the maximum affordable rents in Table 2 to set ranges for the rents reported by CoStar. In some cases, rents were not reported and in those cases, VCHR did not categorize the unit. VCHR has noted the number of units in the CoStar data that were not categorized. Furthermore, VCHR has identified a number of properties that are either not included in the CoStar data or do not match the naming or location conventions used by the County. Understanding these discrepancies will require further investigation. Therefore, the tabulations presented in tables 3 and 4 should be considered preliminary.

Table 3: Lee Housing Units by Unit Size and Affordability Category

Source: VCHR tabulations of CoStar data accessed December 2018

	Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	Total
30% or less	-	-	-	-	-	-
30-50%	-	80	462	48	-	590
50-60%	42	1,235	2,040	641	-	3,958
60-70%	1	399	515	61	-	976
70-80%	38	1,217	971	31	-	2,257
Greater than 80%	-	-	155	36	-	191
Total	81	2,931	4,143	817	-	7,972*

*CoStar data did not include "Asking Rent" for 34 units. This table does not include those units.

Table 4: Mount Vernon Housing Units by Unit Size and Affordability Category

Source: VCHR tabulations of CoStar data accessed December 2018

	Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	Total
30% or less	-	-	-	-	-	-
30-50%	6	63	31	-	-	100
50-60%	503	1,575	2,007	679	-	4,764
60-70%	10	546	751	-	5	1,312
70-80%	-	472	292	-	-	764
Greater than 80%	46	442	178	-	-	666
Total	565	3,098	3,259	679	5	7,606**

**CoStar data did not include "Asking Rent" for 11 units. This table does not include those units.