

## ***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 substantively complete, but not final until discrepancies described below can be resolved between CoStar and County 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

	<b>1-person</b>	<b>1.5 person</b>	<b>3-person</b>	<b>4.5-person</b>
<b>30% of AMI</b>	\$24,650	\$26,400	\$36,600	\$36,600
<b>50% of AMI</b>	\$41,050	\$43,950	\$60,950	\$60,950
<b>60% of AMI</b>	\$49,250	\$52,750	\$73,150	\$73,150
<b>70% of AMI</b>	\$57,450	\$61,550	\$85,350	\$85,350
<b>80% of AMI</b>	\$65,700	\$70,350	\$97,600	\$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**

	<b>Studio</b>	<b>1-Bedroom</b>	<b>2-Bedroom</b>	<b>3-Bedroom</b>	<b>4-Bedroom</b>
<b>30% of AMI</b>	\$616	\$660	\$791	\$915	\$915
<b>50% of AMI</b>	\$1,026	\$1,099	\$1,319	\$1,524	\$1,524
<b>60% of AMI</b>	\$1,231	\$1,319	\$1,583	\$1,829	\$1,829
<b>70% of AMI</b>	\$1,436	\$1,539	\$1,846	\$2,134	\$2,134
<b>80% of AMI</b>	\$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. These discrepancies which are described in more detail below will require further investigation by VCHR and county staff.

**Table 3: Lee District, All 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
<b>30% or less</b>	-	-	-	-	-	-
<b>30-50%</b>	-	183	462	48	-	693
<b>50-60%</b>	49	992	845	677	-	2,537
<b>60-70%</b>	1	758	1882	61	-	2,728
<b>70-80%</b>	38	1,337	971	31	-	2,377
<b>Greater than 80%</b>	-	-	275	36	-	311
<b>Total</b>	88	3,270	4,435	853	-	<b>8,646*</b>

\*CoStar data did not include "Asking Rent" for 34 units. Table 3 does not include those units.

**Table 4: Lee District, *Unsubsidized* Housing Units by Unit Size and Affordability Category***(Units in Table 4 are a subset of those tabulated in Table 3)*

Source: VCHR tabulations of CoStar data accessed December 2018

	Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	Total
<b>30% or less</b>	-	-	-	-	-	-
<b>30-50%</b>	-	75	205	-	-	280
<b>50-60%</b>	49	655	293	316	-	1,313
<b>60-70%</b>	1	758	1,882	87	-	2,728
<b>70-80%</b>	38	1,337	971	31	-	2,377
<b>Greater than 80%</b>	-	-	275	36	-	311
<b>Total</b>	88	2,825	4,435	470	-	<b>7,009</b>

VCHR continues to assess the completeness and validity of the CoStar data. In the Lee District, the CoStar data does not include three FCRHA properties and is missing one other committed-affordable property. VCHR is working with County staff to collect the necessary rent data to include these properties in Table 3.

**Table 5: Mount Vernon, All 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
<b>30% or less</b>	-	-	-	-	-	-
<b>30-50%</b>	6	147	186	-	-	339
<b>50-60%</b>	95	1,135	1,797	592	-	3,619
<b>60-70%</b>	418	1,072	1033	161	27	2,711
<b>70-80%</b>	3	667	460	-	-	1,130
<b>Greater than 80%</b>	46	610	497	33	-	1,186
<b>Total</b>	568	3,631	3,973	786	27	<b>8,985*</b>

\*CoStar data did not include "Asking Rent" for 16 units. Table 5 does not include those units.

**Table 6: Mount Vernon District, *Unsubsidized* Housing Units by Unit Size and Affordability Category***(Units in Table 6 are a subset of those tabulated in Table 5)*

Source: VCHR tabulations of CoStar data accessed December 2018

	Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	Total
<b>30% or less</b>	-	-	-	-	-	-
<b>30-50%</b>	6	63	154	-	-	223
<b>50-60%</b>	95	978	1,224	484	-	2,781
<b>60-70%</b>	418	1,072	1033	100	7	2,630
<b>70-80%</b>	3	667	460	-	-	1,130
<b>Greater than 80%</b>	46	610	497	33	-	1,186
<b>Total</b>	568	3,390	3,368	617	7	<b>7,950*</b>

\*CoStar data did not include "Asking Rent" for 16 units. This table does not include those units.

VCHR continues to assess the completeness and validity of the CoStar data. In the Mount Vernon District the CoStar data does not include a number (2-3) known properties that are committed affordable properties. VCHR is working with County staff to collect the necessary rent data to include these properties in Table 5. Further, VCHR is still working to determine the validity of 7 market-rate properties that are included in the CoStar data and in both tables 5 and 6. VCHR will continue to work with the County and CoStar to ensure the accuracy of this data.