



Fairfax County Communitywide Housing Strategic Plan

Affordable Housing Resources Panel (AHRP) Kickoff Meeting

October 23, 2018



Background

- In June 2018, the Board approved Phase 1 of its first-ever housing strategic plan, called the *Communitywide Housing Strategic Plan*
- This first phase led to the creation of 25 short-term strategies that can be implemented in the next two years
- Phase 2 of the Plan, of which the Board is asking for your participation, will include longer-term strategies for developing new tools, policies, and resources to support the production, preservation, and access to housing that is affordable to all who live and work in our community

Purpose

- To provide recommendations to the Board of Supervisors on the number of additional affordable housing units the County should work toward developing and preserving, and the funding sources and mechanisms by which these units should be developed





What to Expect

- A time limited work group that will end by March 2019
- Monthly meetings
- Breaking into smaller groups to discuss goals and resources over the course of the next several months



What to Expect

- **Outcomes**
 - A **realistic, achievable** goal of the number of homes the community should set for production and preservation of price appropriate homes for households up to **60 percent of the Area Median Income**
 - Recommendations for Board of Supervisors' action concerning the resources needed to meet the goal
- Consensus, but not necessarily unanimity

Why Having a Range of Price and Age-appropriate 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:

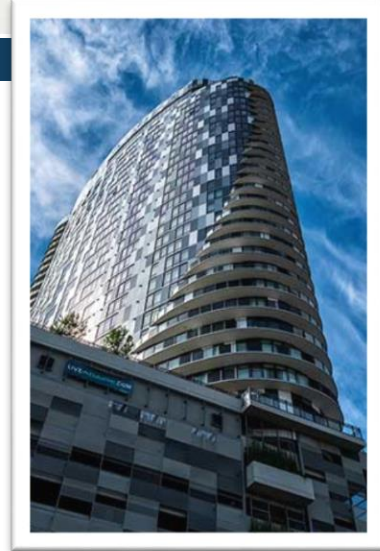
- Equitable access to opportunities and services, regardless of race and socioeconomic status
- Communities in which everyone can prosper and in which everyone can benefit from a diversity of interests and assets



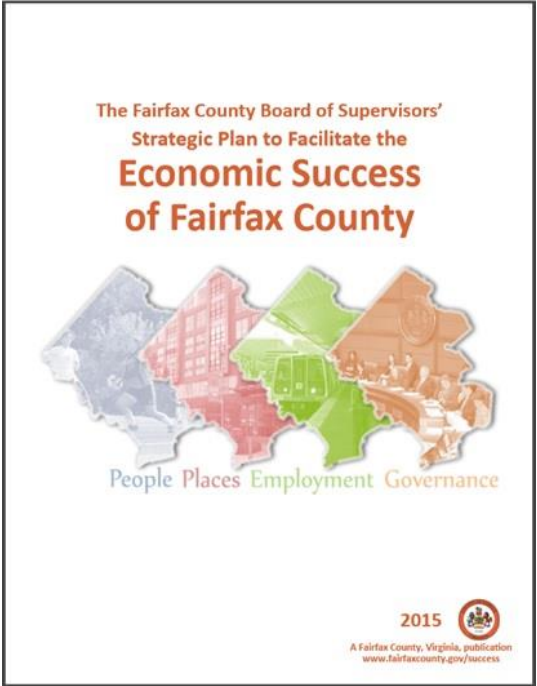
Housing Supports Sustainable Local Economic Growth

Hard data and anecdotes from businesses and workers demonstrate that more housing options:

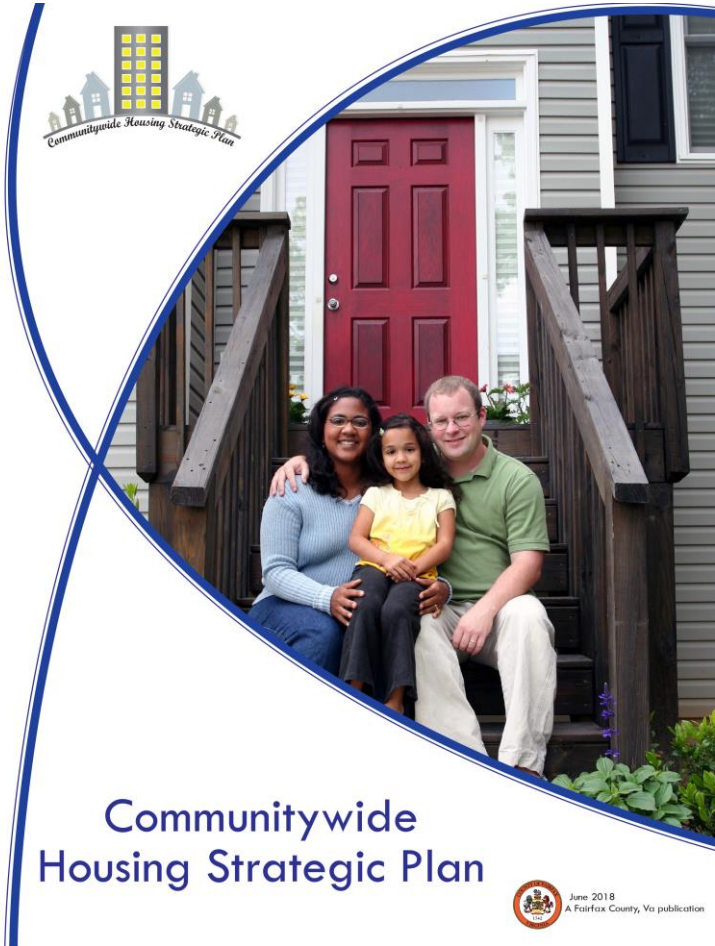
- Helps people both live and work in the community, leading to shorter commutes and less traffic
- Makes it easier to attract and retain workers
- Reduces income segregation, which is associated with slower overall economic growth
- Broadens County's tax base



Guiding Documents



Strategic Plan to Facilitate
Economic Success



Communitywide
Housing Strategic Plan

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 County government has established a vision of Safe and Caring Communities, Livable Spaces, Connected People and Places, Healthy Economies, Environmental Stewardship, Culture of Engagement and Corporate Stewardship; and Fairfax County Public Schools has established goals of Student Success, a Caring Culture, a Premier Workforce, and Resource Stewardship; and,

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

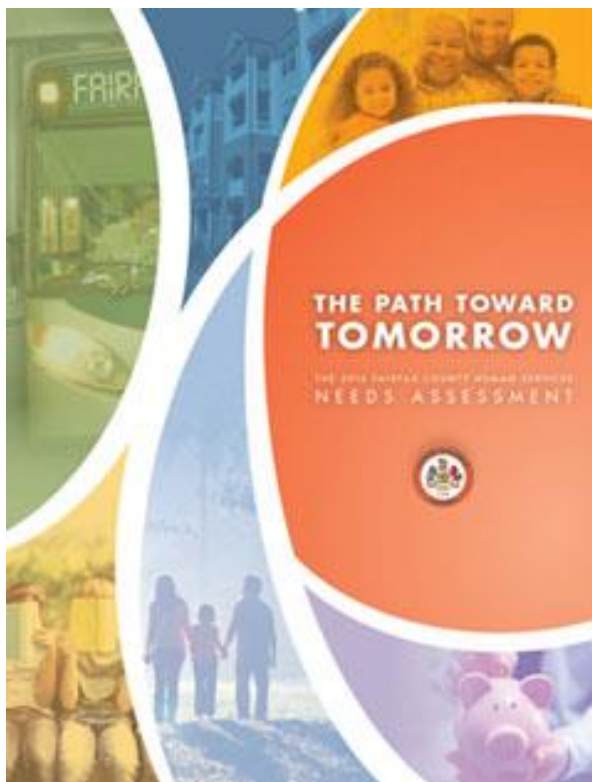
Whereas, we utilize the term **Social Equity** to consider the intersection and compounding effects of key societal issues such as poverty, English as a second language, disability, etc. with race and ethnicity; and,

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

Guiding Documents



Human Services Needs Assessment



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of


BOARD MATTER
SUPERVISOR CATHERINE M. HUDGINS
July 10, 2018
Communitywide Housing Strategic Plan - Follow On Motion

MADAM CHAIRMAN: On June 19, I was proud to support adoption of Phase I of the Communitywide Housing Strategic Plan, and wish to recommend that we provide explicit direction to staff concerning Phase II of the Plan. Critical to this community's efforts to address the challenge of housing affordability is a discussion of the resources that will be needed, particularly in the coming decade and a half covered by the Plan.

Phase II of the Strategic Plan, as discussed on May 8, is intended to be focused on resources, and how they should be used to act as a catalyst for new affordable housing production and quality affordable housing preservation and rehabilitation. Phase II should put us in a position to facilitate both our traditional, highly productive and effective methods of financing affordable housing development, the use of our publicly owned land in models such as the Residences at the Government Center, and other innovative housing solutions.

I recognize that this is a challenging time to be talking about resources, but this issue is so fundamental to our economic competitiveness and to achieving the goals of One Fairfax – in short, to be the kind of community that we want to be - that it should not wait.

Catherine M. Hudgins, Supervisor
Hunter Mill District
Fairfax County Board of Supervisors
12000 Bowman Towne Drive, Reston, VA 20190
703-478-0283, (711) TTY, 703-471-6847 FAX
HNTRMILL@fairfaxcounty.gov www.fairfaxcounty.gov/huntrmill



*July 10, 2018 – Board Matter
Supervisor Hudgins*

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

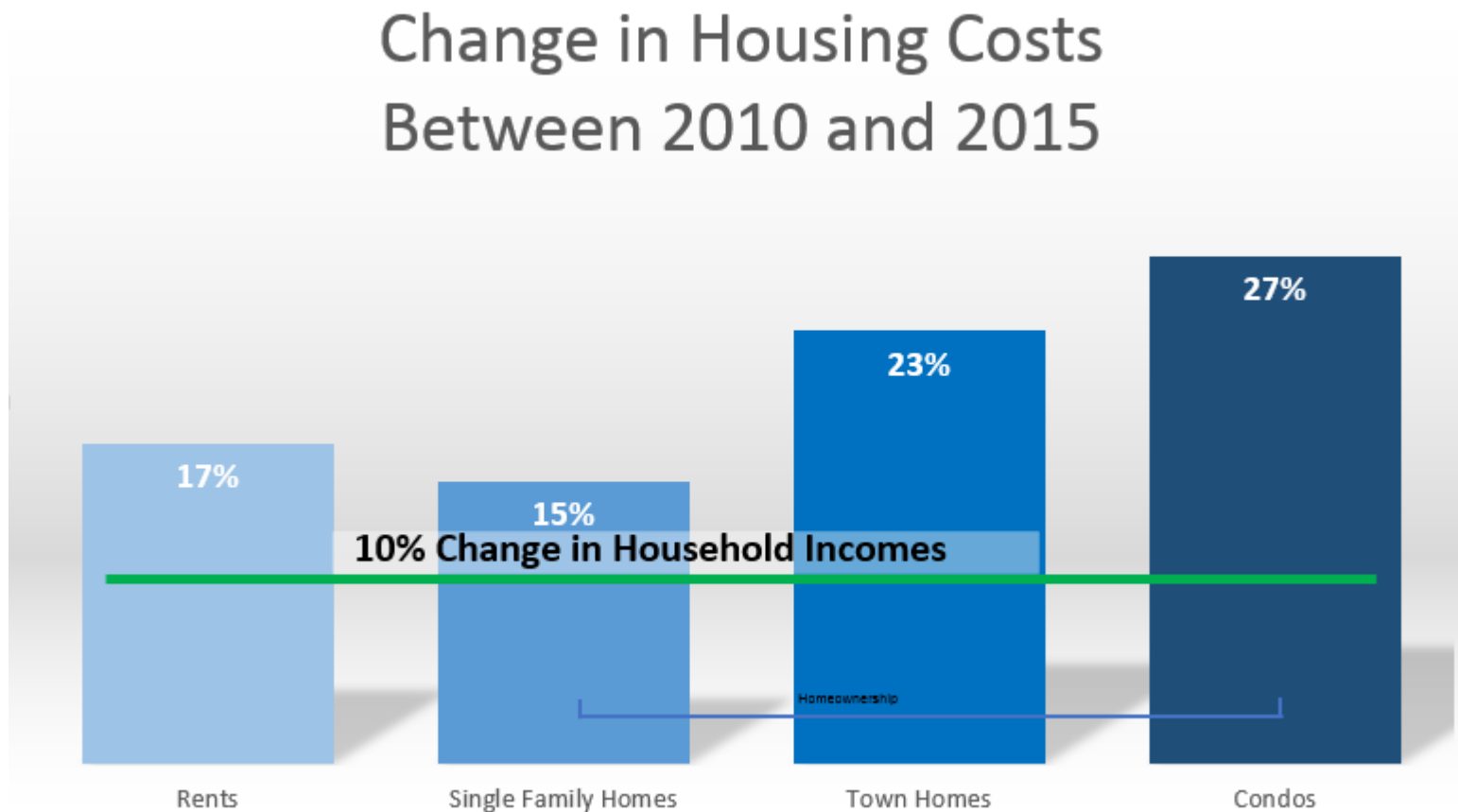
Promote Education and Social Equity

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



Source: U.S. Census Bureau American Community Surveys, 2010 and 2015; MRIS

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.

Sources:

U.S. Census Bureau, 2015 American Community Survey; Economic, Demographic and Statistical Research; Fairfax County Department of Neighborhood and Community Services

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

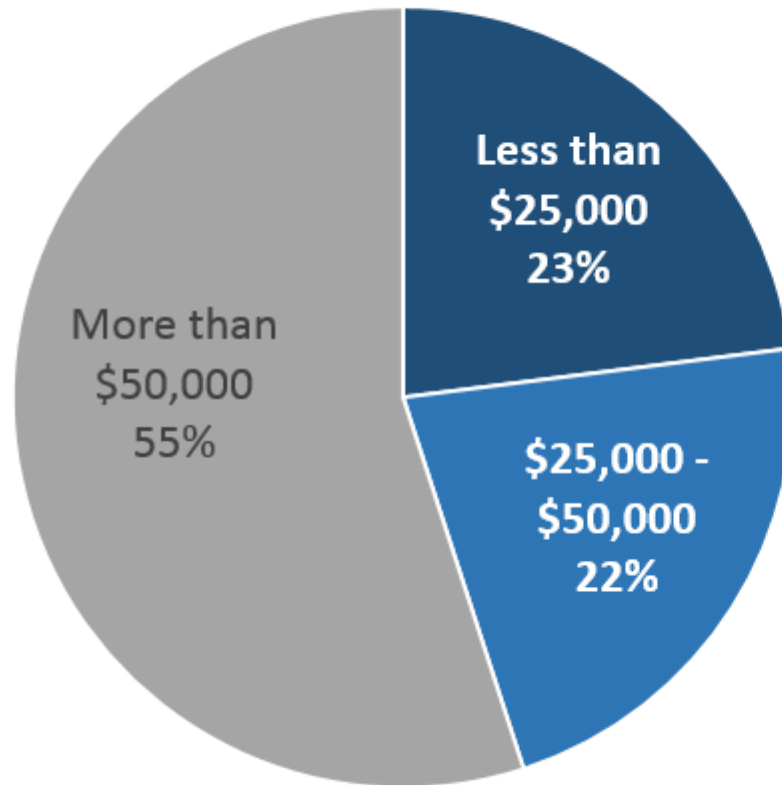


Medical Records Transcriptionist

Avg. salary: \$46,679

Key Employment Sectors in the Fairfax County Economy Have Lower Wages

Fairfax County Jobs by Wage



Source: GMU

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?

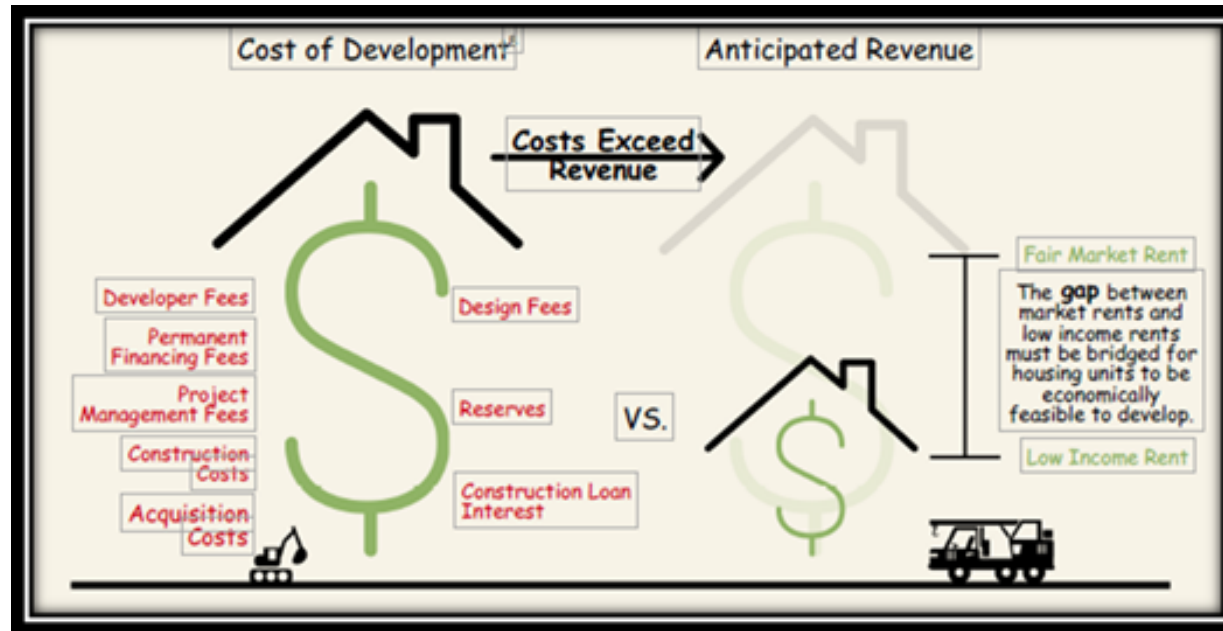
It costs a lot to build housing in Fairfax County

- 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**



Housing and the Cost Burden on Families

- As housing costs, particularly rents, increase more than incomes, households find themselves more likely to be “cost-burdened.”
- The U.S. Department of Housing and Urban Development (HUD) defines “cost burdened” as any household that spends more than 30 percent of household income for rent. Households spending more than 50 percent are considered to be “severely cost-burdened.”

Housing and the Cost Burden on Families

- In Fairfax County, according to the most recent American Community Survey, 44 percent of renters (more than 55,000 households) in Fairfax County are cost burdened
- This means that there are more people in the County who are cost-burdened (115,000) than over 90 percent of the total populations of counties in the Commonwealth of Virginia

Current Housing Needs for Vulnerable Populations

- The housing cost burden can become a crisis for those households with extremely low-incomes or those with fixed incomes
- For example, the lack of price-appropriate housing in the county has a direct connection to the cause of much of the homelessness in Fairfax County
- Much progress has been made since then in reducing the overall number of homeless households in our community BUT
- Our most vulnerable residents continue to be at risk of housing instability and homelessness
- Low incomes and expensive housing are the main reasons for homelessness

Seniors and People with Special Needs

- More than 70,000 Fairfax County residents have a disability
- Data shows that individuals with disabilities are much more likely to have extremely low-incomes and often face a compounded problem - finding housing that is price-appropriate AND has the accessibility features they need to live comfortably in their homes

Seniors and People with Special Needs

- Similarly, our elderly neighbors, many of whom have worked in Fairfax County throughout their careers and have contributed to their communities and the local economy, are having difficulty affording their homes on fixed incomes
- Elderly households present the second greatest need for more affordable housing, behind small family households and singles



Problem we're Trying to Solve

- Currently, the rental affordable housing gap in Fairfax County is 31,000 units
- The need for affordable housing at 60% AMI and below is approximately 15,000 households over the next 15 years
- The loss of market affordable housing is being studied, but is at risk in redeveloping areas across the county

WHAT IS THE BREAKDOWN OF THE FUTURE NEED?

		New Households Needing Housing in Fairfax County				
Fairfax County Community Members		Next Year	Next 5 Years	Next 10 Years	Next 15 Years	
Extremely Low Income <30% AMI	Seniors and persons with disabilities living on SSI, Social Security or other fixed incomes. Low-wage workers, including many retail, hospitality, restaurant workers, health care, and child care workers.	208	1,041	3,550	4,591	Investments of public funds and land; Partnerships and land use policy
	Seniors and persons with disabilities on fixed incomes. Families with one person working in business support services, construction, or teacher's aide. Families with two workers in the retail, hospitality, child care and some health care jobs.	389	1,943	6,500	8,443	
	Some seniors living on retirement income. Families with one or two workers in entry-level jobs in professional and technical services, or in mid-career jobs in health care, education, construction, and the non-profit sector.	245	1,224	4,365	5,588	
Moderate Income 80 to 100% AMI	Families with one or two workers in entry- or mid-level jobs, including police officers, fire fighters, and school teachers, as well as workers in professional and business services, technology, non-profit, and health care jobs.	447	2,234	6,814	9,048	Partnerships and land use policy
Higher Income 100 to 120% AMI	Families with one or two workers in entry- or mid-level jobs, including police officers, fire fighters, and school teachers, as well as workers in professional and business services, technology, non-profit, and health care jobs.	574	2,869	9,060	11,929	
Higher Income 120%+ AMI	Families with one or two workers in entry- or mid-level jobs, including police officers, fire fighters, and school teachers, as well as workers in professional and business services, technology, non-profit, and health care jobs.	1,289	6,445	16,141	22,585	Market solutions
Total New Housing Units Needed		3,152	15,756	46,430	62,184	



QUESTIONS?

