

AFFORDABLE FOR ALL

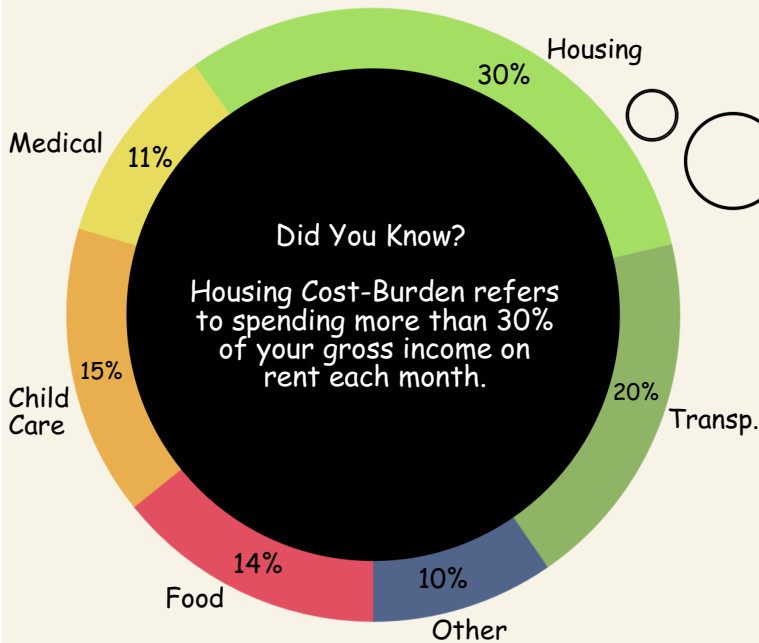
SUPPORTING FAMILIES THROUGH HOUSING



Housing that is affordable for all residents is a key ingredient in ensuring the strength of the Fairfax County economy as well as the vibrancy of our neighborhoods and families. The cost of housing can be particularly challenging for families, who typically need to rent larger units and must also pay for child care and other expenses. In Fairfax, a family with two working parents in the retail business would typically face challenges renting a 2-bed unit (\$1,778/month) without other expenses, such as medicine and food, being impacted.¹ The need for housing is anticipated to continue, with Fairfax County expecting to add over 62,000 additional households by the year 2032, of which many will include low-income families.²

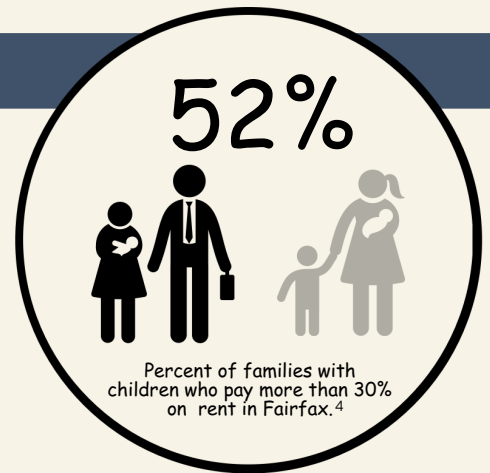
RENTAL SNAPSHOT

Estimated Expenses for a Family³



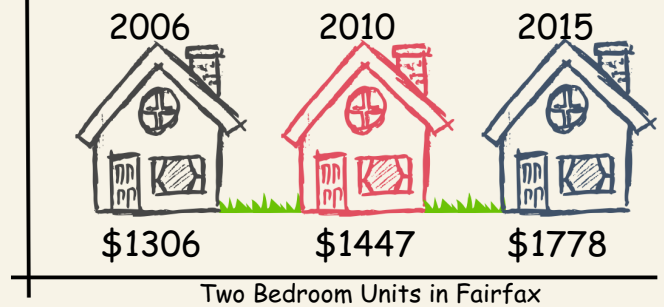
Did You Know?

Housing Cost-Burden refers to spending more than 30% of your gross income on rent each month.



As housing costs increase other expenses are more difficult to afford

Average Monthly Rents are on the Rise⁵

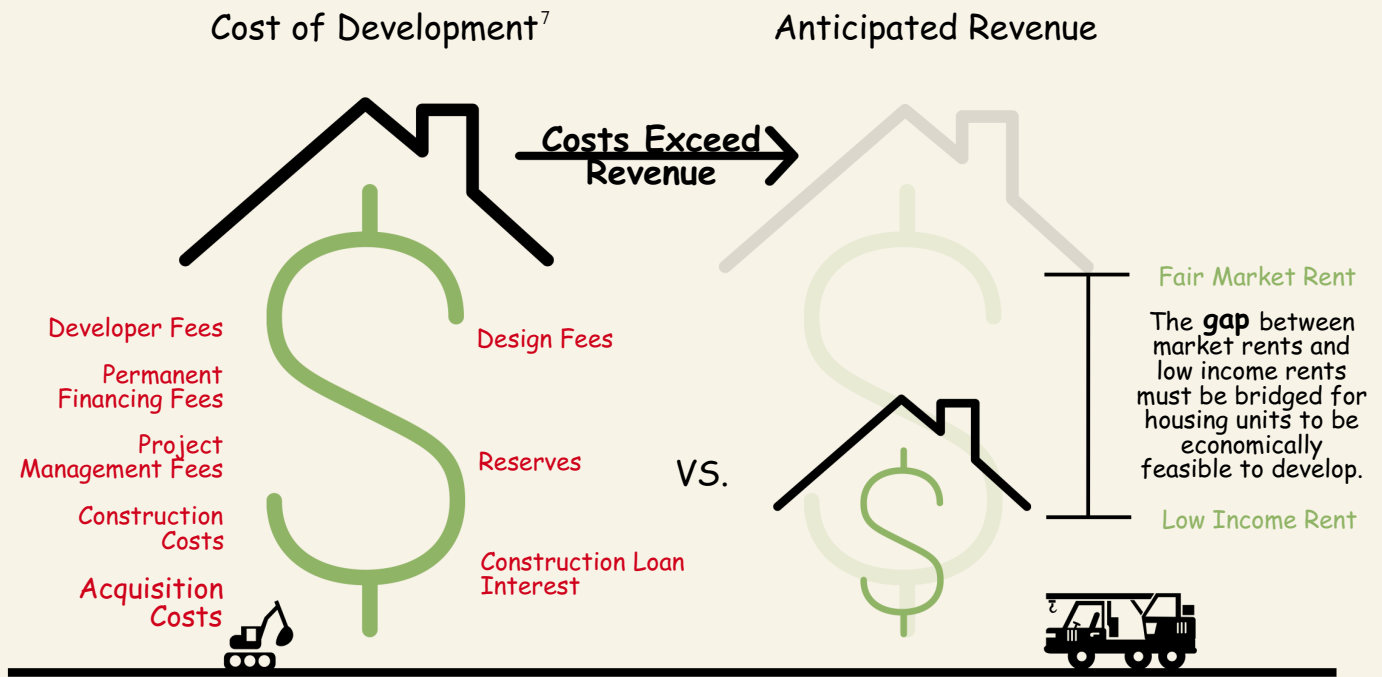


FAIRFAX IN 15 YEARS

Additional housing units needed for families in 15 years.



WHY IS DEVELOPING HOUSING THAT'S AFFORDABLE A CHALLENGE?



MOVING FORWARD

As our jurisdiction continues to grow, housing for all residents must remain a central tenet to ensure Fairfax County remains competitive, healthy, and economically sound. There are several approaches that can help to create this shared vision including...

- Utilize local flexibility in housing programs to provide support services that help families increase their household income levels,
- Preserve the availability of housing units through community partnerships which address barriers associated with renting below market value, and
- Capitalize on a combination of tax credits, housing trust funds, zoning decisions, and public land to aid in the development of affordable housing units.

"The need for more affordable housing is evident and growing. It is a challenge to the county's future economic competitiveness, as well as significant investments made by the county's human services system and community partners."⁸

Sources:

1. Department of Neighborhood and Community Services. Economic, Demographic, and Statistical Research. (2017, March). *Demographic Report 2015*. Fairfax VA; County of Fairfax. Retrieved from <http://www.fairfaxcounty.gov/demogrph/demrpts/report/fullrpt.pdf>
2. Department of Neighborhood and Community Services. Economic, Demographic, and Statistical Research. (2017, March). Fairfax VA; County of Fairfax.
3. Glasmeier, Amy K. (2017). Living Wage Calculator. Massachusetts Institute of Technology (MIT). Retrieved from <http://livingwage.mit.edu/counties/51059>
4. Fairfax County Department of Housing and Community Development (2017, March). Housing cost burdened estimates developed using U.S. Census Bureau, 2012-2014 American Community Services, Public Use Micro Sample (PUMS)
5. Department of Neighborhood and Community Services. Economic, Demographic, and Statistical Research. (2017, March). *Demographic Report 2015*. Fairfax VA; County of Fairfax. Retrieved from <http://www.fairfaxcounty.gov/demogrph/demrpts/report/fullrpt.pdf>
6. Fairfax County Department of Housing and Community Development estimates (2017, March).
7. Urban Institute: Elevate the Debate. *The Cost of Affordable Housing: Does it Pencil Out?* Retrieved from <http://apps.urban.org/features/cost-of-affordable-housing/index.html>
8. Department of Neighborhood and Community Services. (2017, March). The Path Towards Tomorrow: The 2016 Fairfax County Human Services Needs Assessment. Fairfax, VA; County of Fairfax.



Drafted by Fairfax County, Countywide Service and Integration Planning Management
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