



The national post-recession recovery has been slow and has had a particularly strong impact on Fairfax County as a result of rising housing costs, flat or moderately rising incomes, and the region's dependence on federal government contracting.⁸

Over the same period (2010-2015), the average household income in Fairfax County increased by only 10% and for many low-wage workers incomes did not increase at all.⁹



In 2019, there were 171 persons over the age of 55 and 329 children under the age of 18 who were homeless.⁶

Compared to all households in Fairfax County, a larger proportion of households with at least one person who is 75 or older have very low-incomes.⁷



More price-appropriate housing is needed in Fairfax County at a range of income levels, in both the rental and homeownership markets.¹⁰

It has become increasingly difficult for many households to find housing they can afford in Fairfax County. Between 2010 and 2015, the average rent in Fairfax County has increased 17% and typical home prices for single-family homes, town homes and condominiums were up 15%, 23%, and 27% respectively.¹¹

CCFP 2021-2022 Category Datasheet



In Fairfax County, 44.3% of renters (more than 55,000 households) and 22.9% of homeowners (more than 60,000 households) spend more than 30% of their income on housing. This means that there are more people in Fairfax County who are cost-burdened (115,000) than over 90% of the total populations of counties in the Commonwealth of Virginia.¹

Outcome Statement: To have safe, stable, and accessible living accommodations along with other basic necessities. To have access to affordable, accessible housing with the supportive services necessary to live as independently as possible in a community setting.

In the past decade, trends in homeownership rates have changed little on average, though gaps among racial/ethnic groups are widening. In large urban communities, the majority of White households own their home, while more than half of Black households are renters. Nationally, nearly 1 in 4 Black households spend more than half of their income on housing.⁴

Sources:

1. Fairfax County Communitywide Housing Strategic Plan, June 2018
2. US Census Bureau, American Community Survey, 2018
3. Fairfax County Communitywide Housing Strategic Plan, June 2018
4. Fairfax County Human Services Needs Assessment, 2019
5. Fairfax County Communitywide Housing Strategic Plan, June 2018

Cost Burdened Homeowners and Renters as of 2018²



** Percentage of household income spent for mortgage costs or gross rent. According to HUD programs, households spending more than 30% of income for these housing costs are considered to be "cost-burdened."



One in five renters in Fairfax County pay more than 50% of their income for housing, requiring them to make difficult choices among³ necessities they are able to afford.



In the next 15 years, over 18,000 new housing units will be needed for households earning less than 80% of the Area Median Income (AMI). Elderly households present the second greatest need for more affordable housing, behind small family households and singles.⁵



6. PIT Count of People Experiencing Homeless, 2019
7. Fairfax County Communitywide Housing Strategic Plan, June 2018
8. Fairfax County Communitywide Housing Strategic Plan, June 2018
9. Fairfax County Communitywide Housing Strategic Plan, June 2018
10. Fairfax County Communitywide Housing Strategic Plan, June 2018
11. Fairfax County Communitywide Housing Strategic Plan, June 2018