

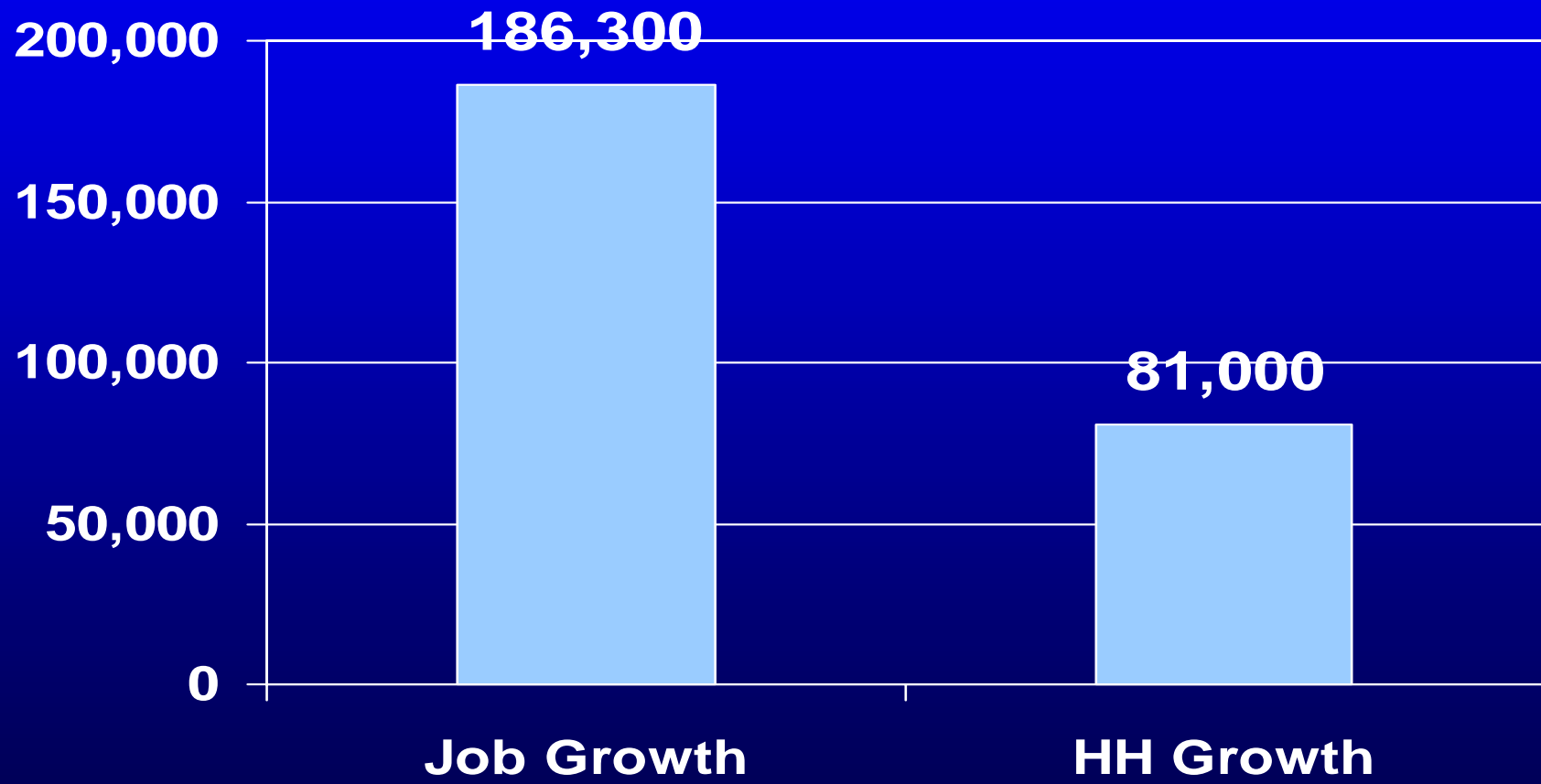
**Briefing for Fairfax County
Affordable Housing Advisory Committee**

**Fairfax County
Affordable/Workforce Housing Project
November 2006**

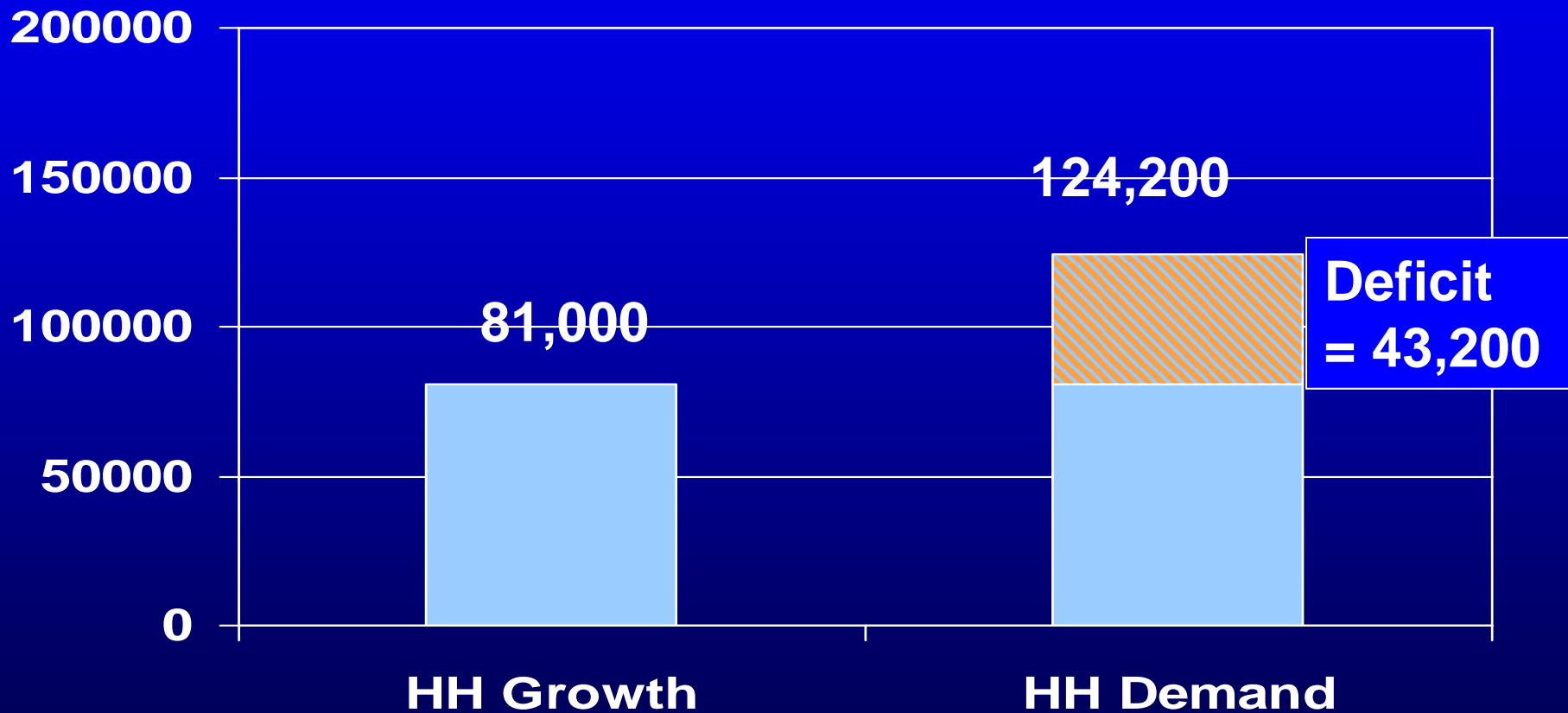
**John C. McClain, AICP
Senior Fellow and Deputy Director
Center for Regional Analysis
George Mason University**

March 23, 2007

Job and Household Growth, 1990 -2005



1990 - 2005 Households Needed to Supply Workers for Job Growth

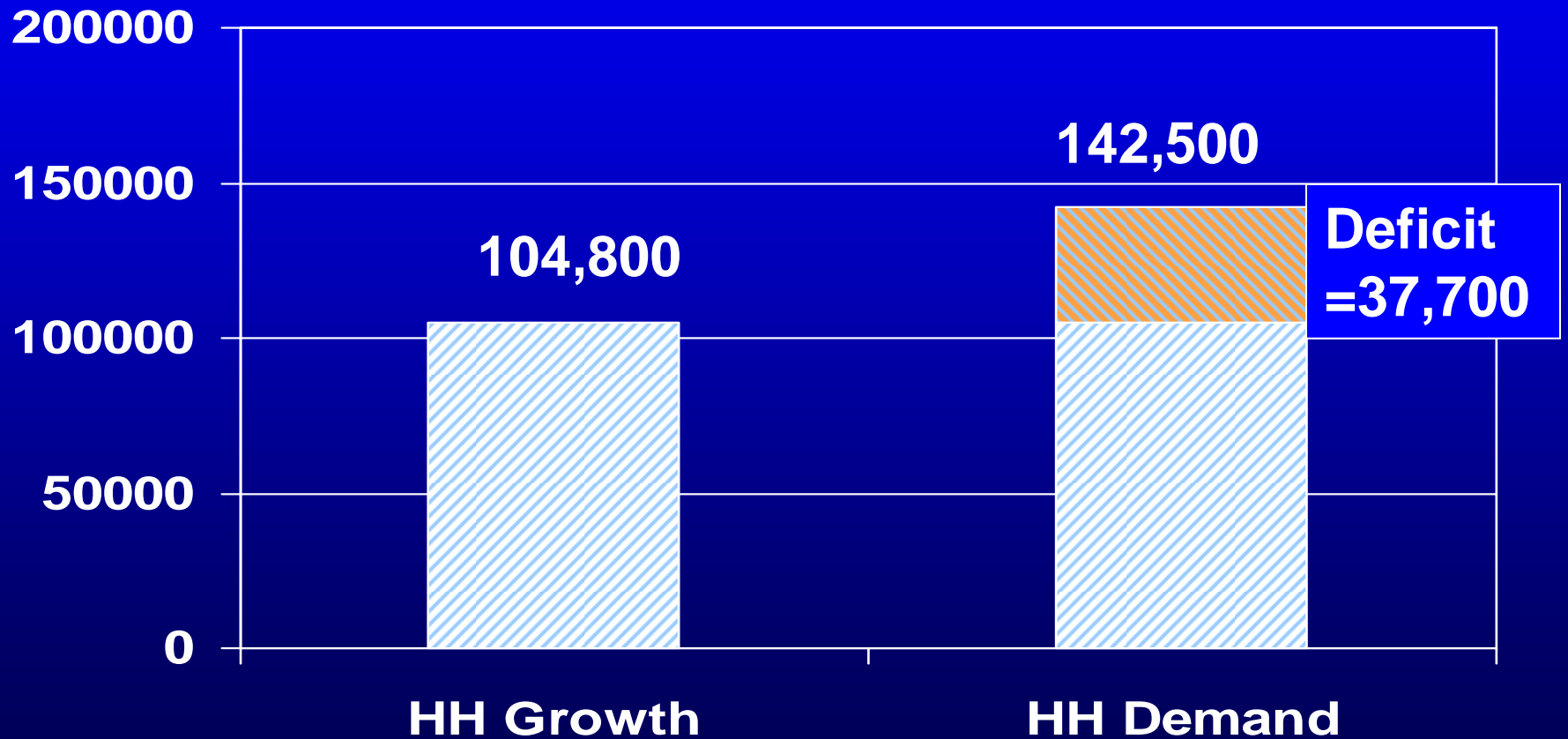


Assumes 1.5 Workers per HH

Forecasts of Jobs and Households 2005 -2025



2005 - 2025 Households Needed to Supply Workers for Job Growth



Assumes 1.5 Workers per HH

2005 Jobs and Wages, Fairfax County

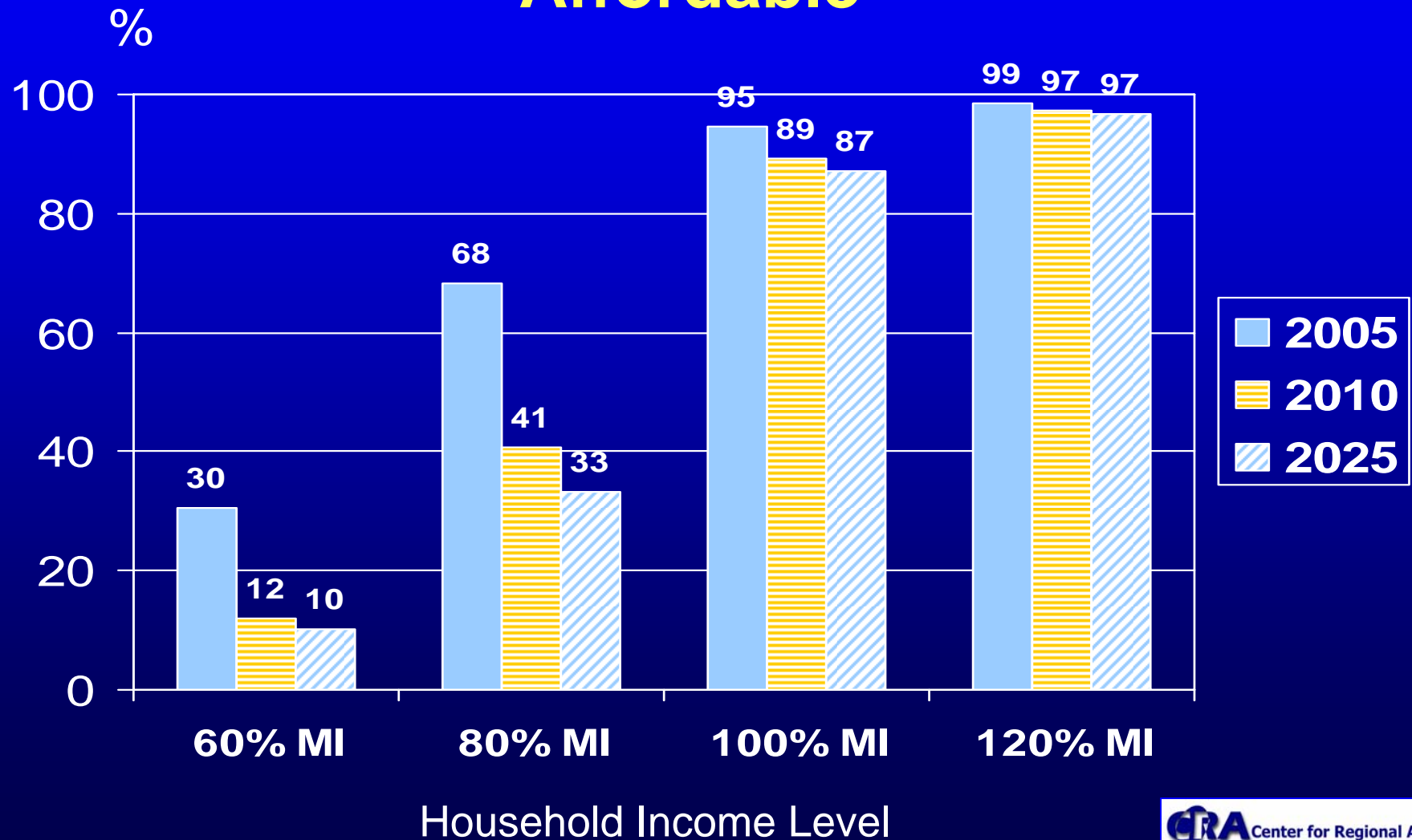
Industry Sector	Jobs	Avg. Annual Wage
Construction	34,500	\$54,000
Manufacturing	11,500	\$62,100
Trade, Transportation, Utilities	84,800	\$44,700
Information	31,400	\$97,700
Financial	34,500	\$86,500
Professional & Business Services	193,900	\$81,000
Education & Health Services	86,400	\$44,400
Leisure & Hospitality	46,900	\$19,500
Other Services	20,300	\$38,100
Government	20,800	\$75,000
TOTAL	565,200	\$62,300

Examples of 2-Worker Households by Job Sector Pairs

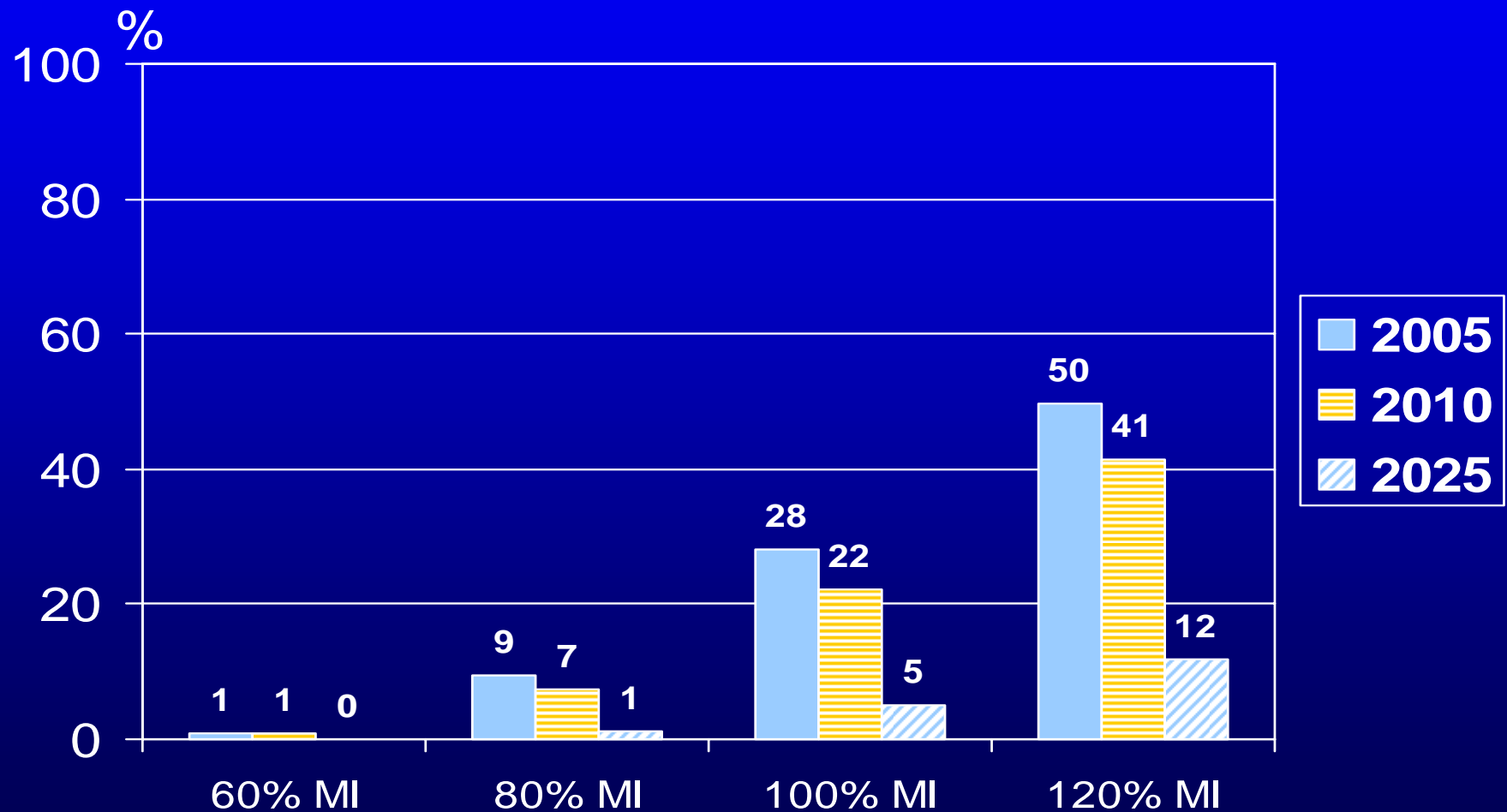
Job Sectors	% of County Jobs	Total HH Earnings	Ratio to 2005 MI
Retail + Admin	21.1%	\$64,100	68%
Retail + Construction	16.0%	\$80,600	85%
Admin + Construction	16.9%	\$91,300	97%
Health Care + Real Estate	9.2%	\$100,200	106%
Retail + Prof. Services	36.8%	\$106,800	113%
Prof. Services + Admin	37.6%	\$117,500	124%
2 Prof. Services	26.7%	\$160,200	169%

Rental Housing Affordability: 2005-2010-2025

Percent of Rental Units Affordable



For-Sale Housing Affordability: 2005-2010-2025 Percent of Units Affordable



Household Income Level

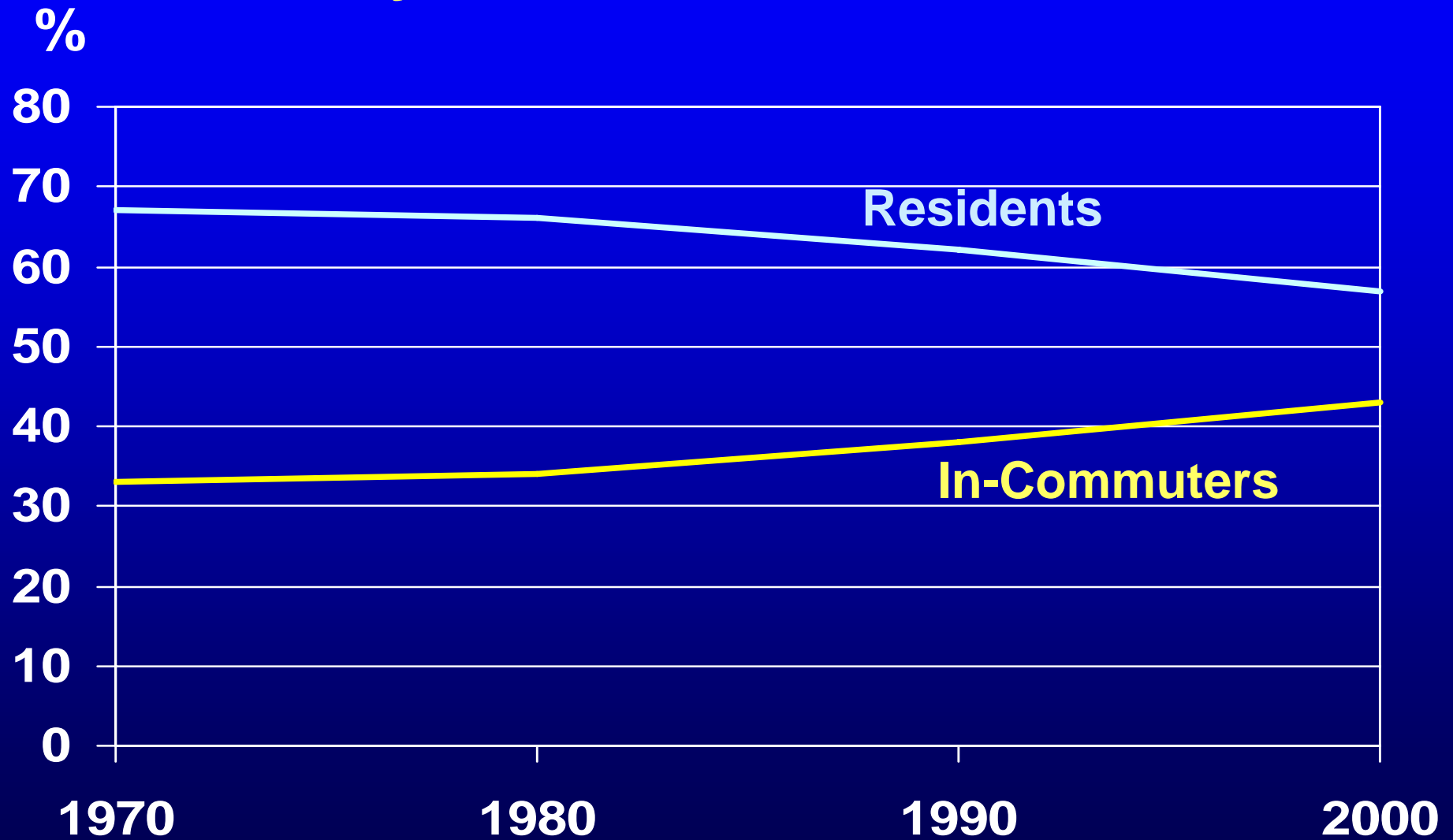
Housing Units Needed by Tenure by Price, 2005 - 2010

Income	Rental Units	Affordable Rent Levels	Ownership Units	Affordable House Prices
< 50% MI	6,000	< \$850	5,500	<\$150,000
50%-80% MI	3,500	< \$1,375	6,000	< \$285,000
80% - 120% MI	2,500	< \$2,080	9,000	<\$475,000
> 120% MI	2,500	>\$2,080	20,500	>\$475,000
Totals	14,500		41,000	

Housing Units Needed by Tenure by Price, 2005 - 2025

Income	Rental Units	Affordable Rent Levels	Ownership Units	Affordable House Prices
< 50% MI	16,000	< \$850	14,000	<\$150,000
50%-80% MI	9,000	< \$1,375	15,000	< \$285,000
80% - 120% MI	8,000	< \$2,080	22,000	<\$475,000
> 120% MI	5,000	>\$2,080	53,500	>\$475,000
Totals	38,000		104,500	

Percent of Jobs in Fairfax Held by Resident vs In-Commuters



Fairfax Commuting

	1990	2000	Change	% Chg
Live and Work Here	268,100	308,300	40,200	15.0%
Live Here, Work Elsewhere	229,800	236,900	7,100	3.1%
Live Elsewhere, Work Here	175,200	238,200	63,000	36.0%

“Households” Relocating Outside Fairfax County

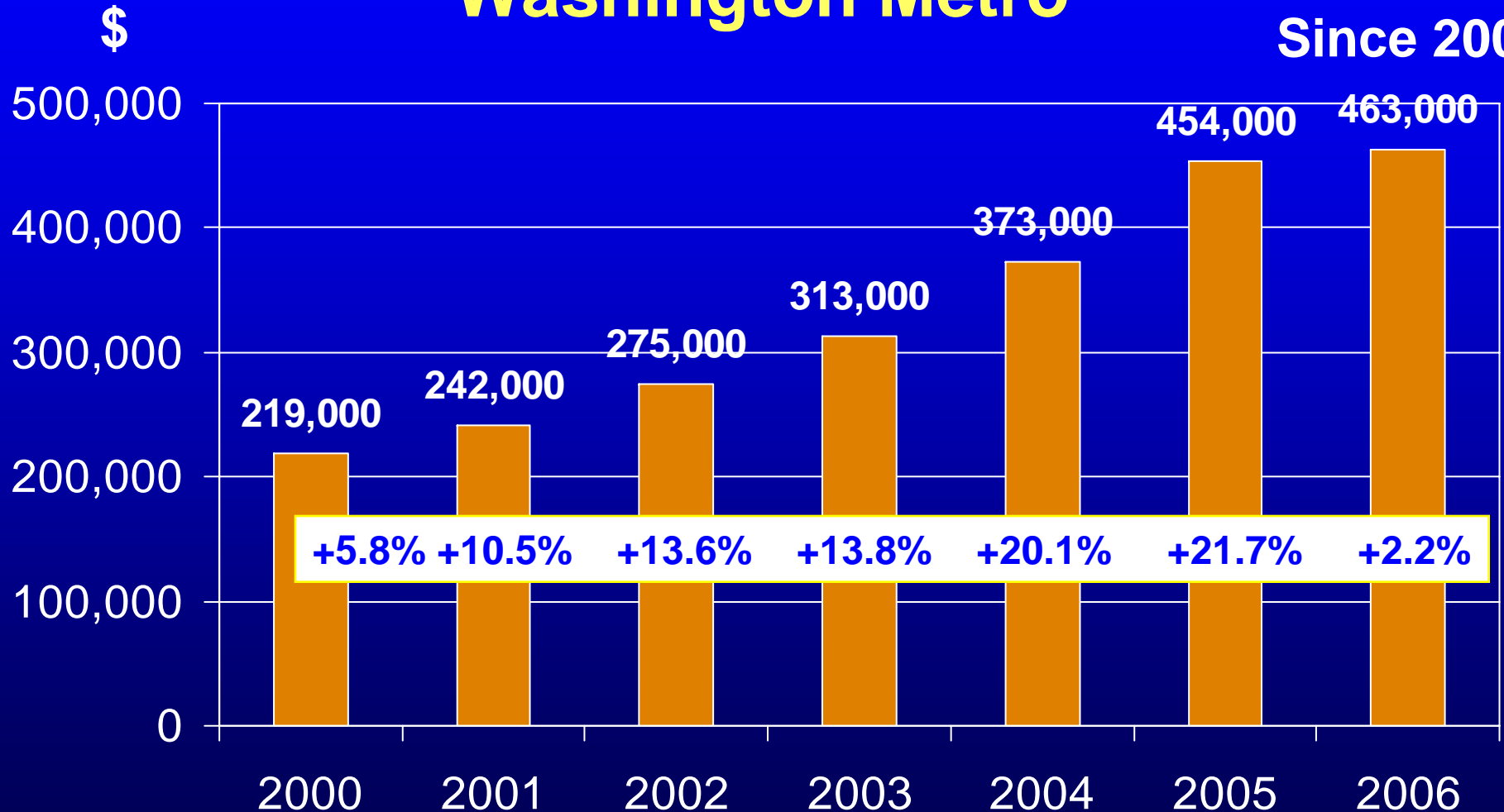
- **IRS County-County Migration Files**
- **2000 – 2005 from Fairfax County to:**
 - » **Loudoun 28,100**
 - » **Prince William 30,200**
 - » **Fauquier, Spotsylvania, Stafford 6,300**

Findings and Conclusions

- **There is a current deficit of housing supply as well as a projected deficit to 2025 – not enough housing to provide workers for jobs in the County**
- **Many jobs in the County do not provide enough pay to afford housing in the County, even with 2-workers**
- **Rental housing market is more affordable than for-sale housing, but the rental market will get less affordable**
- **For-sale housing is out of reach for most of the County's households, especially new ones**
- **County job-holders increasingly forced to locate outside the County and commute in**
- **Housing affordability situation needs serious policy attention.**

Average Sales Price All Housing Types Washington Metro

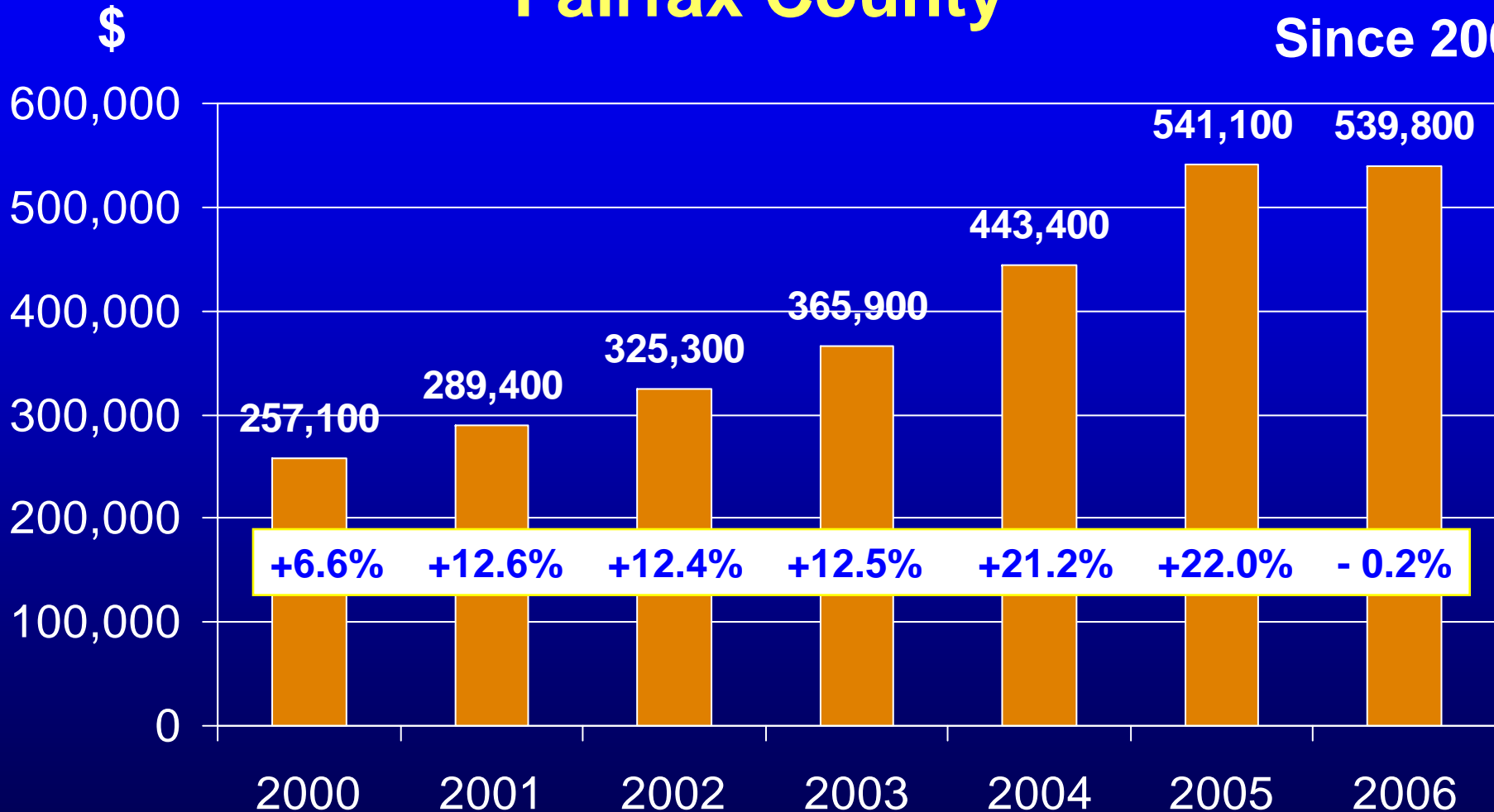
+ 111%
Since 2000



Source: MRIS, GMU Center for Regional Analysis

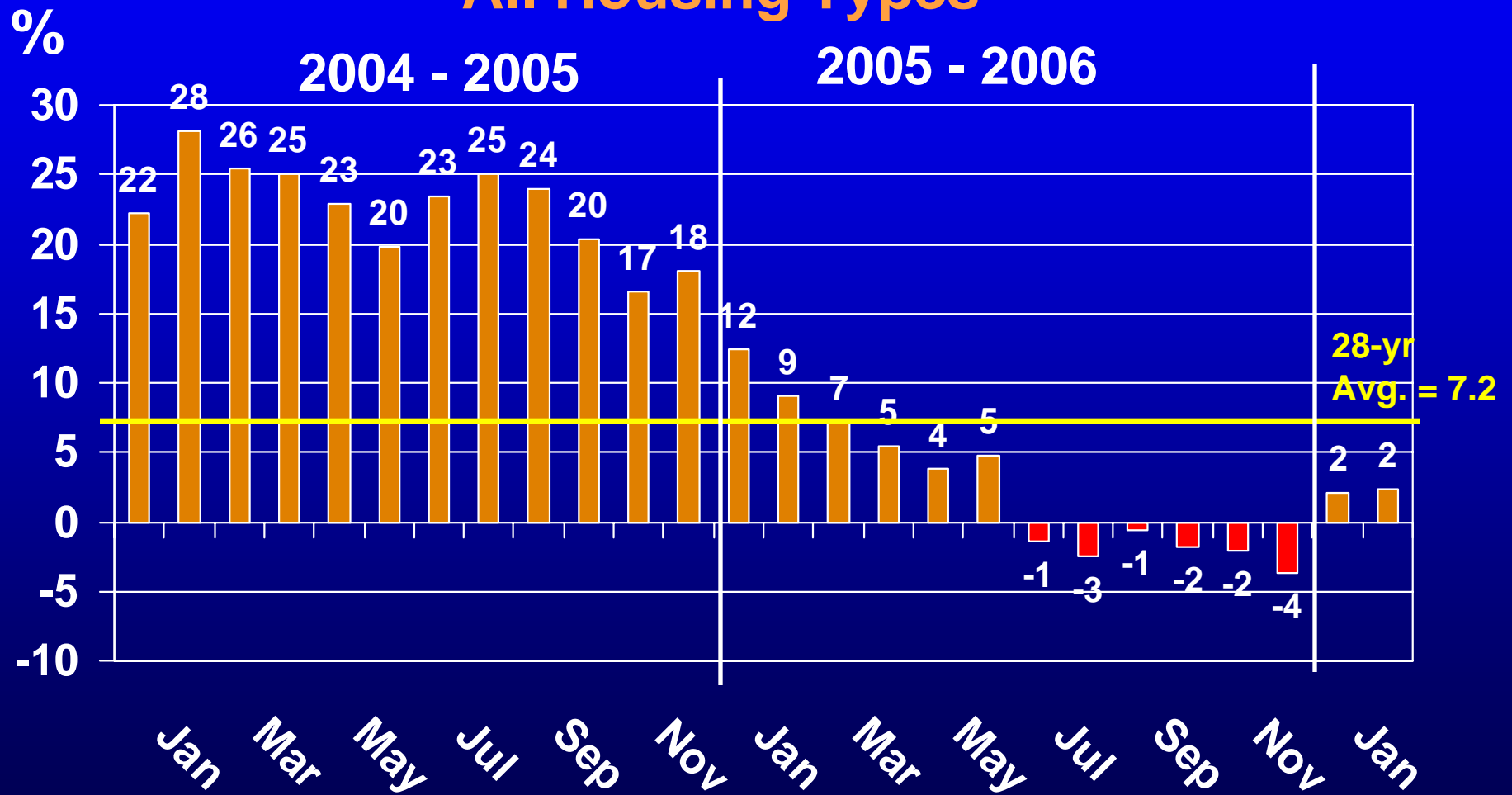
Average Sales Price All Housing Types Fairfax County

+ 110%
Since 2000



Source: MRIS, GMU Center for Regional Analysis

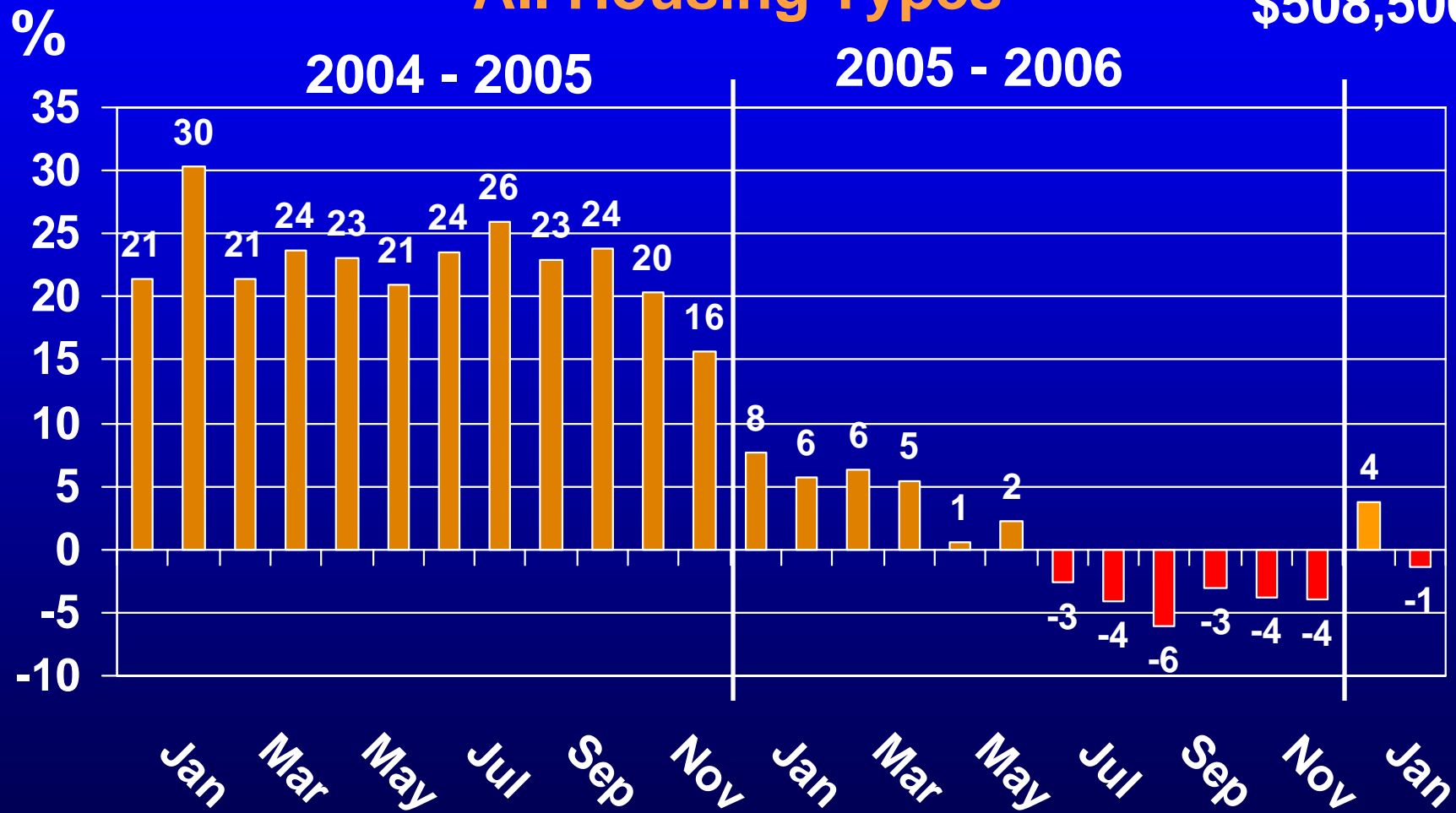
Average Sales Price Percent Change Month-over-the-year, 2004 - 2007 Washington MSA All Housing Types



Average Sales Price Percent Change Month-over-the-year, 2004 - 2007

Fairfax County All Housing Types

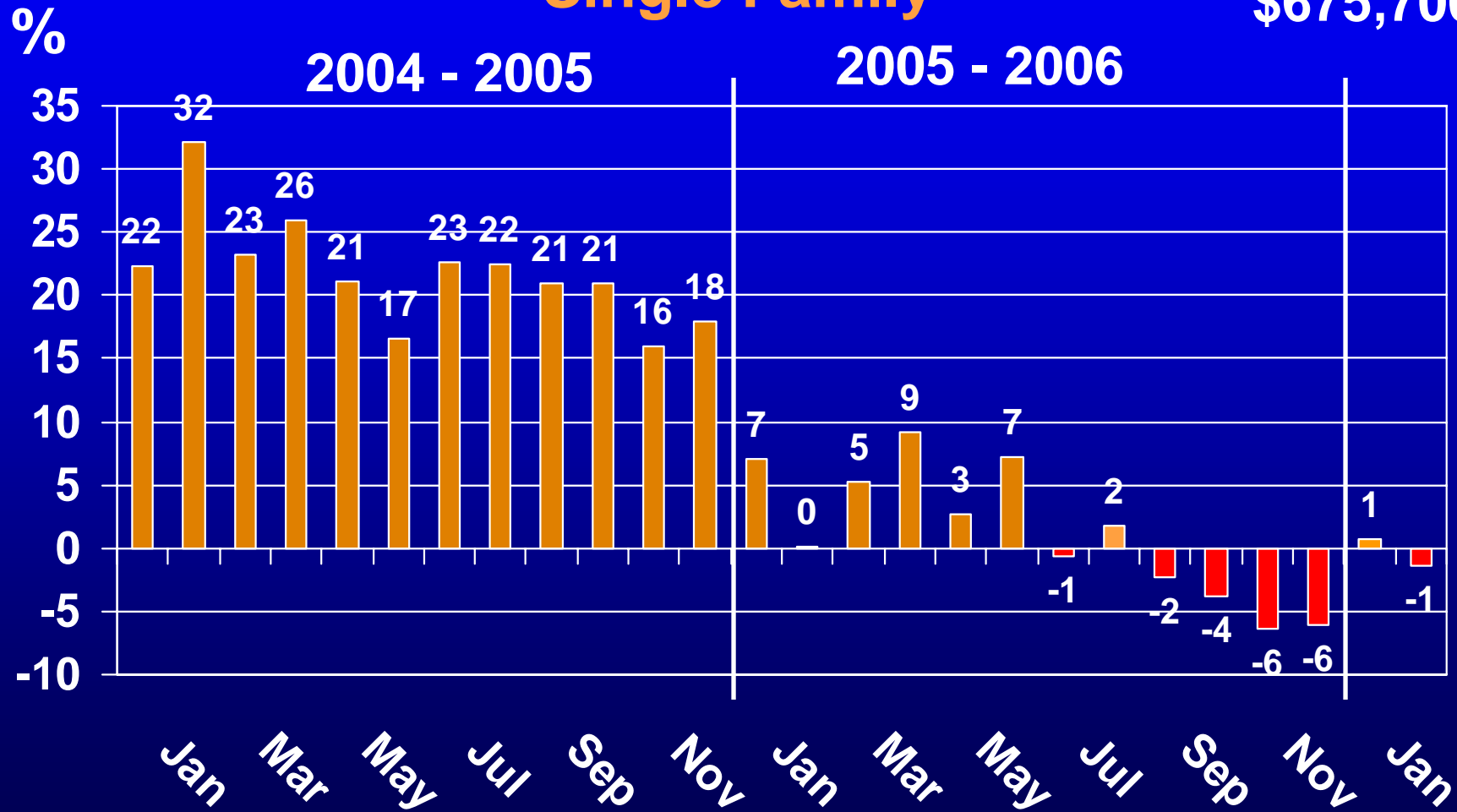
Feb =
\$508,500



Average Sales Price Percent Change Month-over-the-year, 2004 - 2007

Fairfax County Single Family

Feb =
\$675,700

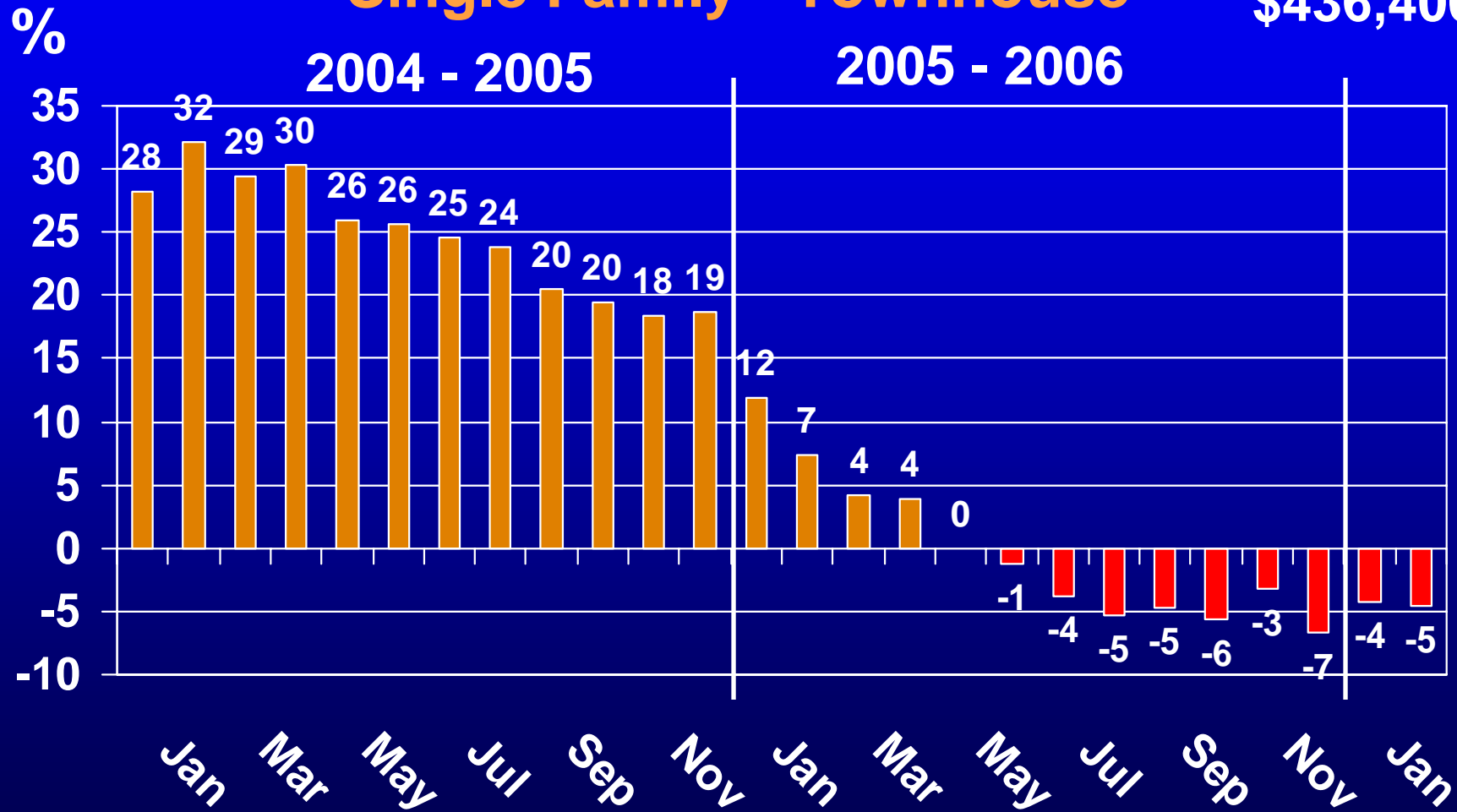


Average Sales Price Percent Change Month-over-the-year, 2004 - 2007

Fairfax County

Single Family - Townhouse

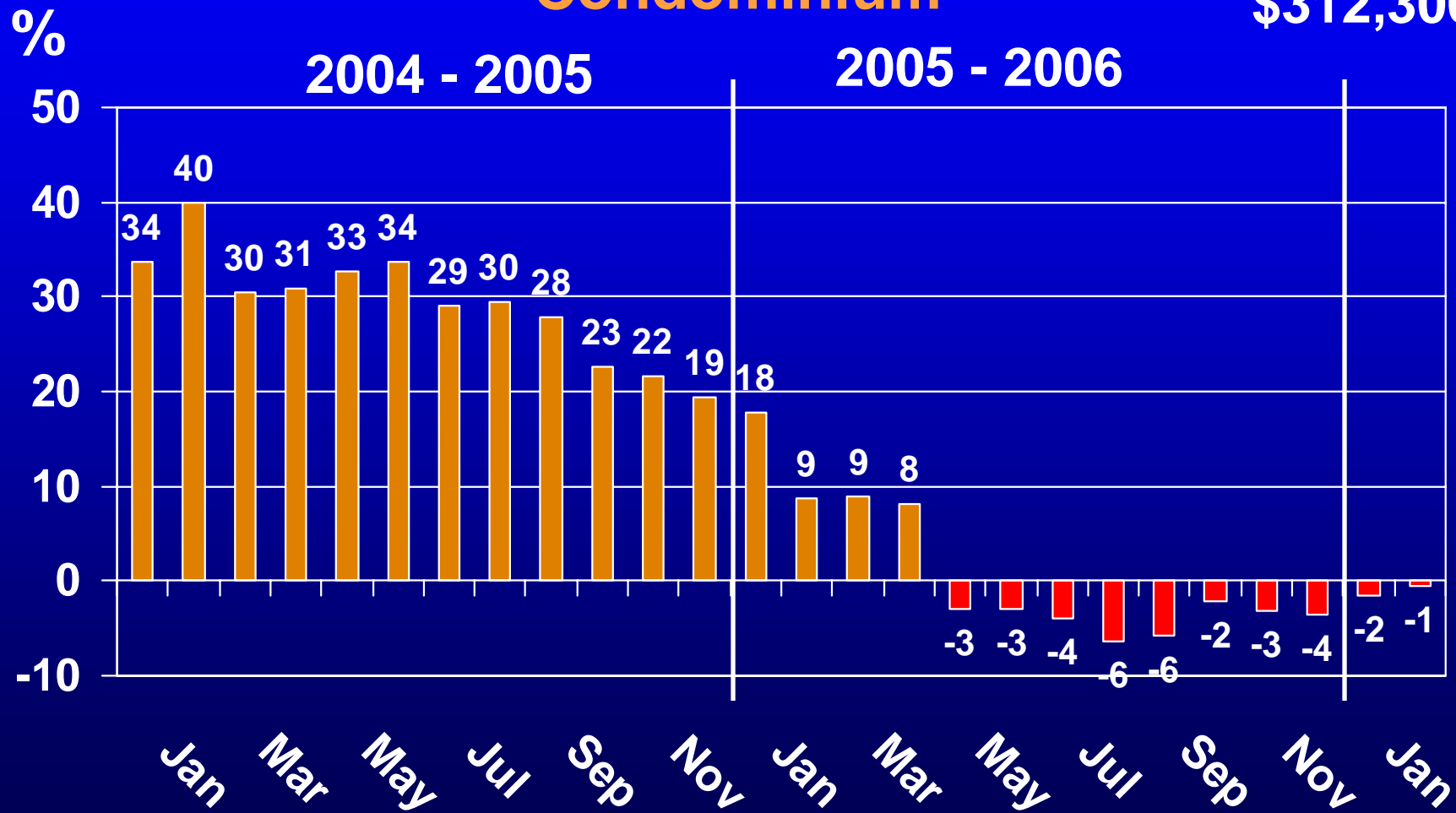
Feb =
\$436,400



Average Sales Price Percent Change Month-over-the-year, 2004 - 2007

Fairfax County Condominium

Feb =
\$312,300





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