

Why do we need 2 pennies for the Affordable Housing Trust Fund for Fairfax County?

There is a chronic shortage of affordable housing in Fairfax County

- A minimum wage earner must work **177 hours/week** in order to **afford a two-bedroom unit** at the area's Fair Market rent.
- The hourly wage needed to rent a two-bedroom unit is **\$22.83** for a 40 hour week.
- A household in Fairfax County **must earn approximately \$48,000 per year** to afford the fair market rent of a **two-bedroom apartment at \$1,187 per month**.
- In Fairfax County, 8.9% of households earn \$25,000 or less and 17.7% of households earn between \$25,000 and \$49,000. As a result, over one quarter of the population is unable to afford a two-bedroom apartment in the County.
- In 2004-2005, Fairfax County helped preserve nearly 900 units of affordable housing, but lost over 700 units.
- The County Comprehensive Plan, 2003 Edition Housing, Objective 1 states, “The County should increase the supply of affordable housing units each year by an amount equal to at least 12% of total housing production for the previous year.” By this measure, 725 units of affordable housing should be produced in 2005.
- **Affordable housing developers cannot compete with market forces** for available land to build new housing; nor can they compete to preserve affordable apartment complexes without significant funding created by a dedicated revenue source.

What does a dedicated revenue source do?

- A dedicated revenue source **funded by 2 pennies** would provide funding for a **diverse range of housing activities from preservation of existing units to new construction**. These units would provide housing for working families and single adults, including teachers, firefighters, service workers (e.g. nurses aides, bank tellers, sales clerks, custodians), seniors, and people with disabilities or special needs.
- For every \$1 invested in Fairfax County’s Housing Trust Fund, \$6-8 can potentially be leveraged in other public and private funds. Based on the funding allocation, the proposed Fund could assist in the preservation or production of between **1,000-2,500 units/year**.

What are the benefits of a dedicated revenue source for a Housing Trust Fund?

- **Supports preservation and production of affordable housing** for low and middle-income workers, and persons with special needs.
- **Prevents displacement** of low and moderate-income residents.

Provides a continuous stream of funding that is **not dependent on annual budget appropriation debates.**

- **Supports the County's vision for its citizens** that an adequate supply of affordable housing is as essential to the well being of the community as quality education, parks and recreational facilities and an efficient transportation system.

What is the impact on our community if we do not provide adequate affordable housing?

- There are real public costs associated with the absence of adequate affordable housing within the County. These costs include:
 - **Lost jobs and wages in the community** as a result of not developing needed housing;
 - **Lost economic opportunity** as a result of families spending too much of their income on housing;
 - **Lost property tax revenue;**
 - **Increase costs for transportation infrastructure** due to people having to travel greater distances to work;
 - **Increased cost of police and emergency services** for homeless individuals;
 - **The cost of temporary shelter** for homeless persons.
 - **Serious overcrowding in our neighborhoods** due to an inadequate supply of affordable housing;
 - **Diminished quality of life** as a result of less time spent with families because of commuting burden.

Sources: U.S. Census, 2003 American Community Survey, National Low Income Housing Coalition, "Out of Reach 2004 Virginia"

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