

Affordable Housing

PLANNING PERSPECTIVES



PRINCE WILLIAM
COUNTY

Planning Perspectives

Demographics

Planning an Affordable
Community

Next Steps

Demographics

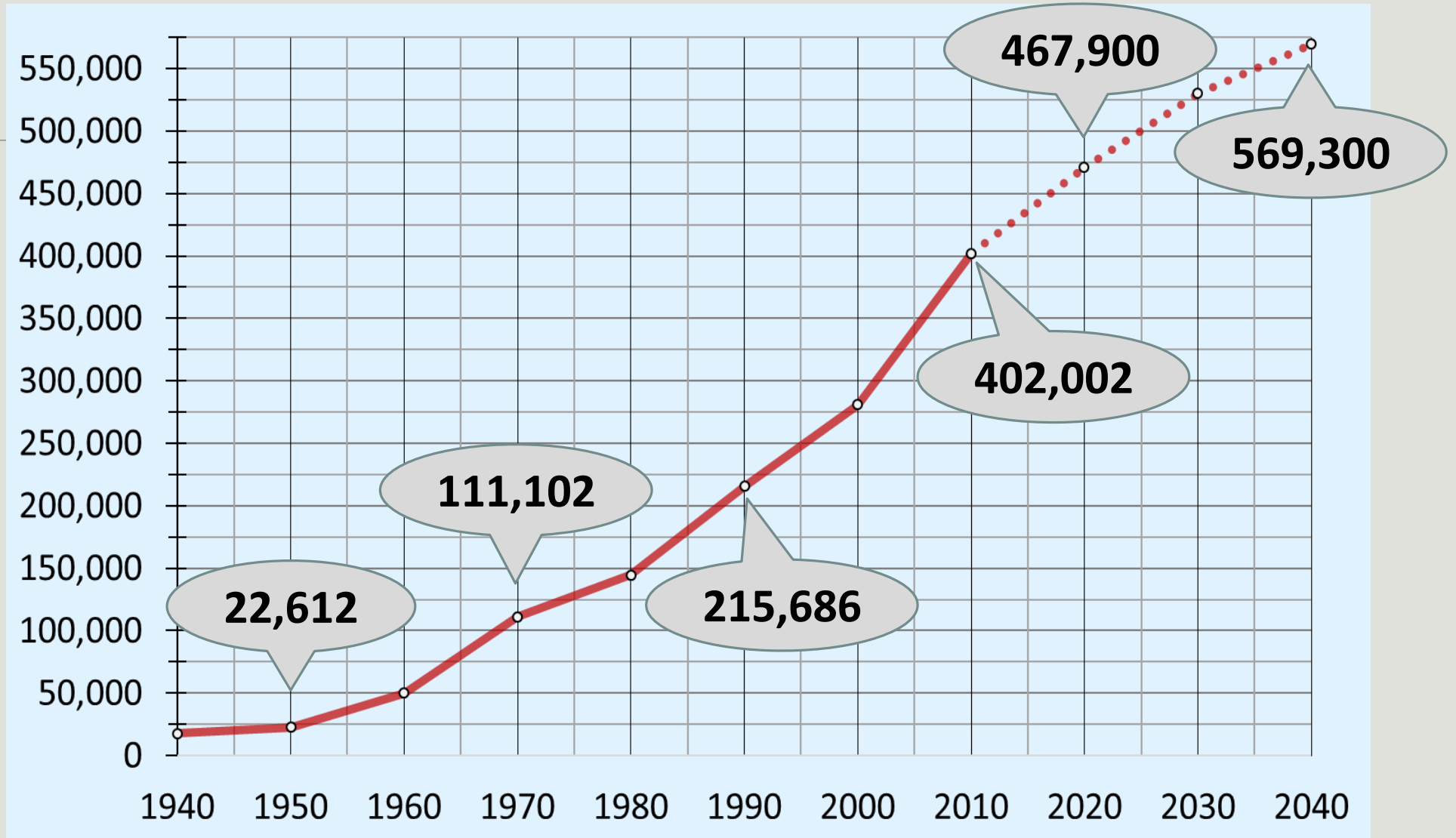
A GROWING AND DIVERSE COMMUNITY

Current Population Estimates

Total Population:	469,139	
Housing Units:	157,706	
1 Unit, Detached:	85,746	54.4%
1 Unit, Attached:	40,464	25.6%
Multi-unit:	31,496	20.0%
Households:	151, 003	

- 347.33 square miles
- 1,350 people per square mile

Population Growth



Comparative Demographics		Prince William County	D.C. Metro ¹	Virginia	United States
Male		49.90%	48.90%	49.20%	49.20%
Female		50.10%	51.10%	50.80%	50.80%
Median age (years)		34.9	36.8	38.1	37.9
Under 5 years		7.60%	6.60%	6.10%	6.10%
Under 18 years		27.60%	23.10%	22.20%	22.80%
25 to 34 years		13.80%	15.20%	13.90%	13.80%
65 years and over		9.20%	12.30%	14.60%	15.20%
Not Hispanic or Latino					
White alone		43.70%	45.80%	62.20%	61.10%
Black or African American alone		20.10%	24.80%	18.80%	12.30%
American Indian and Alaska Native alone		0.30%	0.20%	0.20%	0.70%
Asian alone		8.00%	9.90%	6.30%	5.40%
Native Hawaiian and Other Pacific Islander alone		0.10%	0.10%	0.10%	0.20%
Some other race alone		0.30%	0.40%	0.30%	0.20%
Two or more races		4.50%	3.30%	3.00%	2.40%
Hispanic or Latino (of any race)		23.00%	15.50%	9.20%	17.80%

Comparative Demographics		Prince William County	D.C. Metro¹	Virginia	United States
Housing Units					
	1-unit, detached	54.05%	46.94%	66.82%	67.88%
	1-unit, attached	24.70%	19.60%	11.00%	5.80%
	2 or more units	21.62%	33.40%	22.13%	26.19%
	Owner-occupied	73.20%	63.50%	66.20%	63.80%
	Renter-occupied	26.80%	36.50%	33.80%	36.20%
Commuting					
	Car, truck, or van -- drove alone	76.10%	66.00%	77.20%	76.40%
	Car, truck, or van -- carpooled	11.70%	9.40%	9.20%	9.10%
	Public transportation (excluding taxicab)	5.00%	13.60%	4.40%	5.00%
	Mean travel time to work (minutes)	39.6	34.8	28.4	26.6
Poverty & Income					
	All people	6.80%	8.00%	10.90%	14.10%
	Under 18 years	9.50%	10.30%	14.50%	19.50%
	Median household income (dollars)	\$103,445	\$100,732	\$71,564	\$60,293

Median Household Income in U.S. Counties and Equivalents

2014-2018 American Community Survey (ACS) 5-Year Estimates

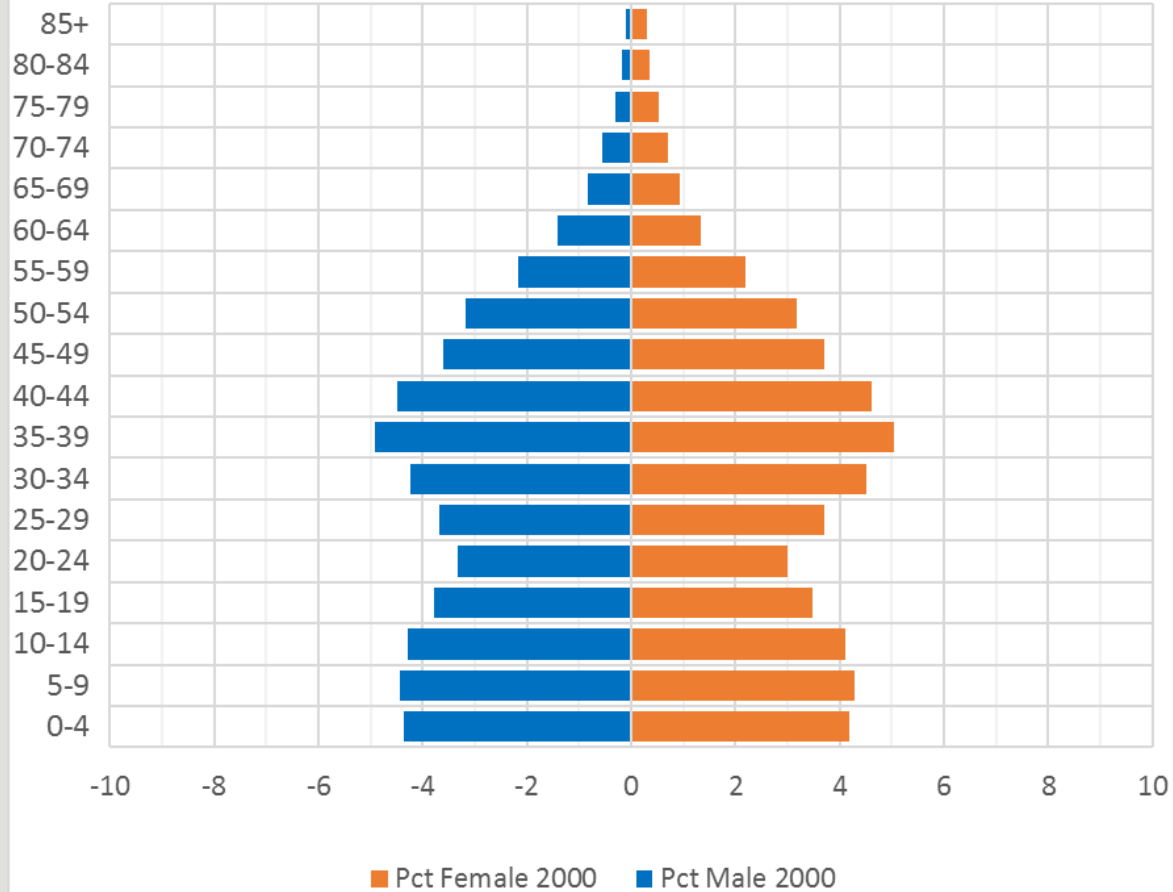


PRINCE WILLIAM
Geographic Information Systems

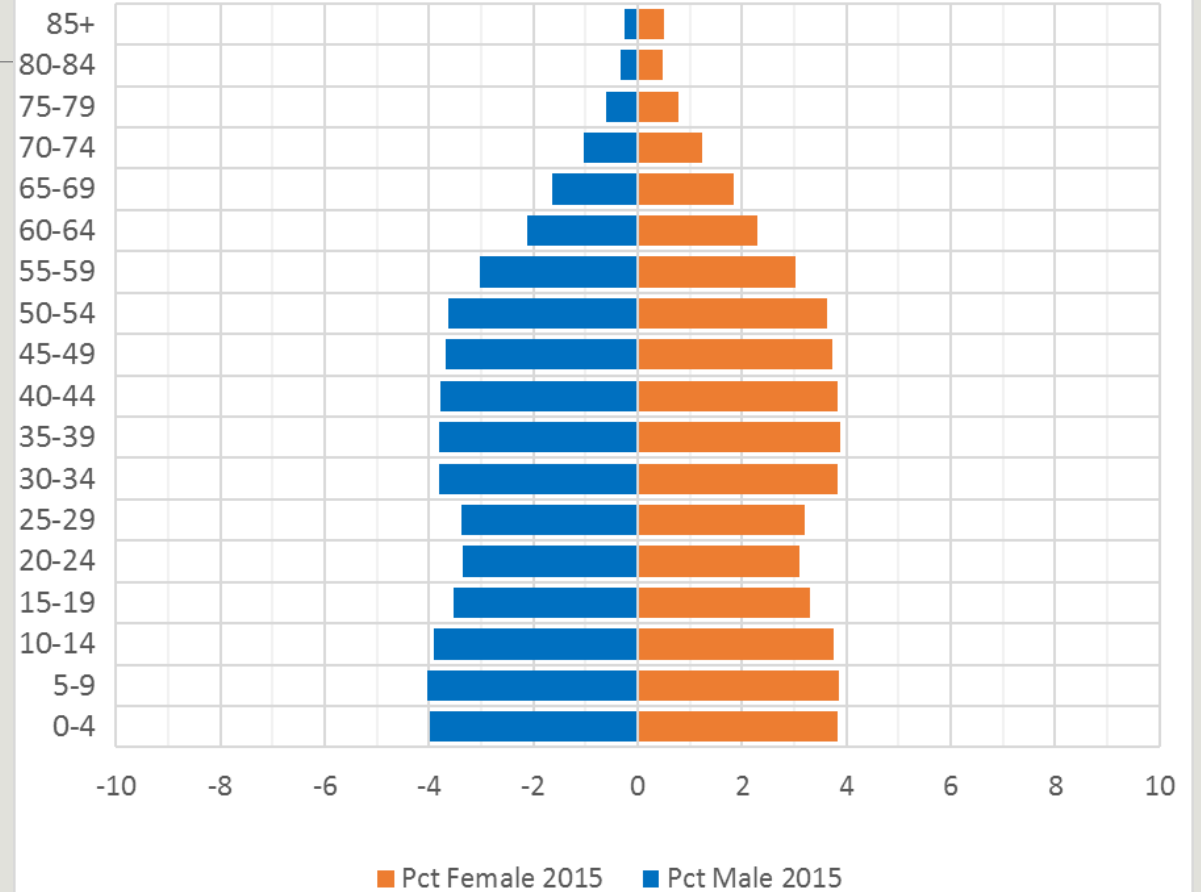
1	Loudoun County, Virginia	\$ 136,268
2	Falls Church city, Virginia	\$ 124,796
3	Fairfax County, Virginia	\$ 121,133
4	Howard County, Maryland	\$ 117,730
5	Arlington County, Virginia	\$ 117,374
6	Santa Clara County, California	\$ 116,178
7	Douglas County, Colorado	\$ 115,314
8	Los Alamos County, New Mexico	\$ 115,248
9	San Mateo County, California	\$ 113,776
10	Hunterdon County, New Jersey	\$ 112,535
11	Somerset County, New Jersey	\$ 111,772
12	Fairfax city, Virginia	\$ 111,574
13	Morris County, New Jersey	\$ 111,316
14	Nassau County, New York	\$ 111,240
15	Marin County, California	\$ 110,217
16	Williamson County, Tennessee	\$ 109,026
17	Stafford County, Virginia	\$ 106,773
18	Montgomery County, Maryland	\$ 106,287
19	Nantucket County, Massachusetts	\$ 105,171
20	San Francisco County, California	\$ 104,552
21	Delaware County, Ohio	\$ 104,322
22	Calvert County, Maryland	\$ 104,301
23	Prince William County, Virginia	\$ 103,445

Age Composition

2000



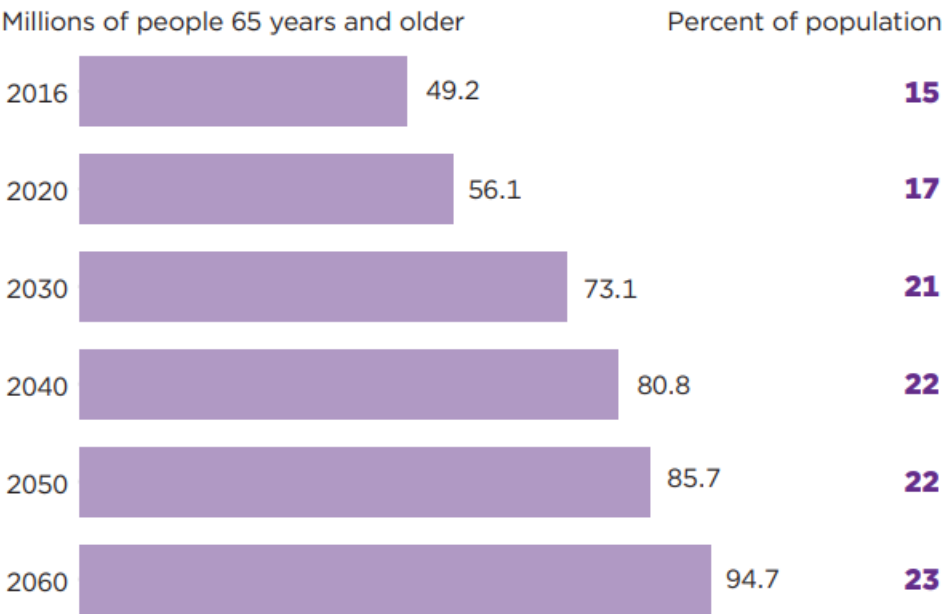
2015



Source: Center for Disease Control and Prevention. CDC
Wonder: Compressed Mortality File

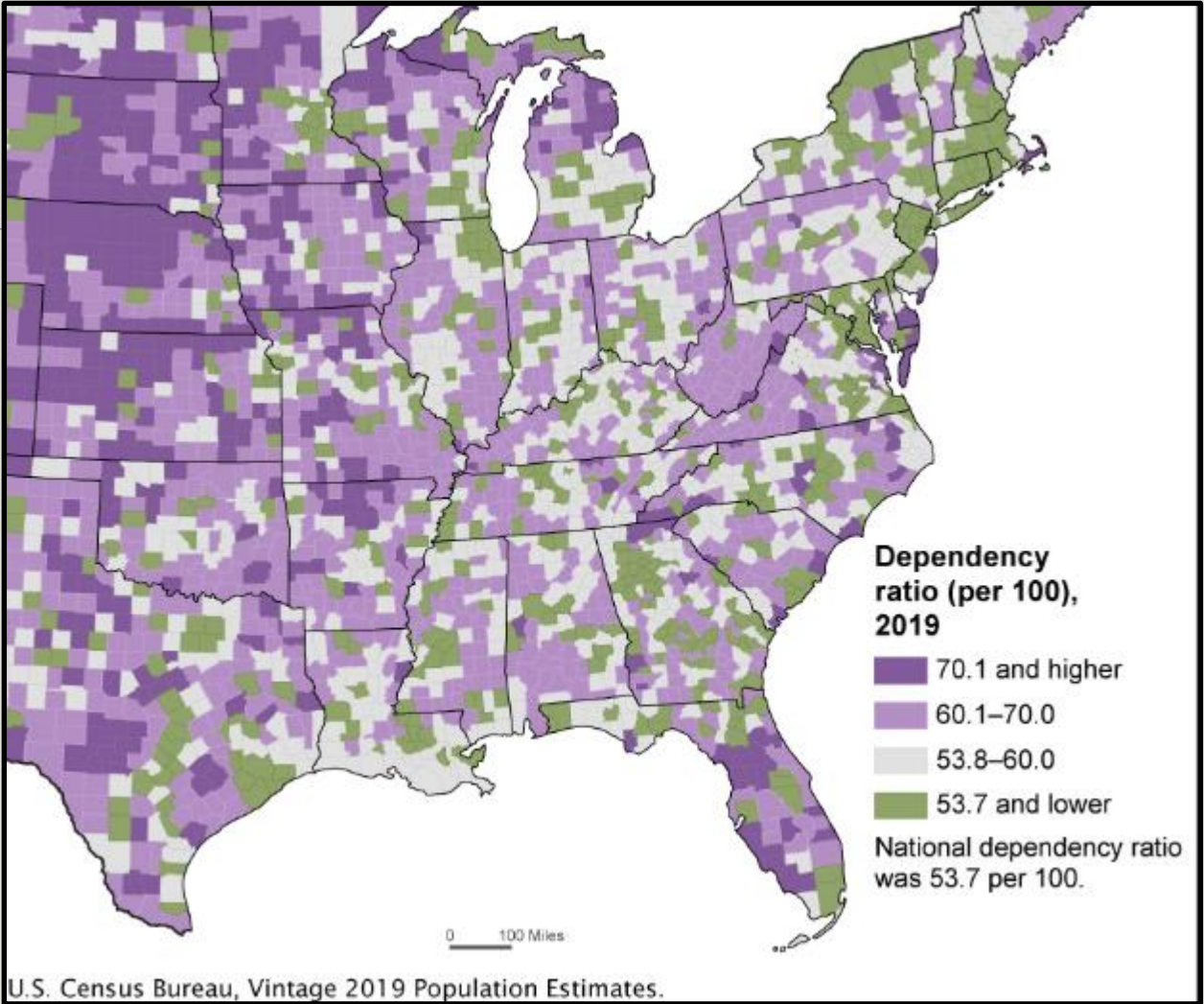
Aging Nation

Figure 1.
Projections of the Older Adult Population: 2020 to 2060
By 2060, nearly one in four Americans is projected to be an older adult.



Age 65+ Draft
Projections for
Prince William
County >>
*2020 value is based
on a linear projection.

	Pop	Percent
2015	39,436	8.7%
2020*	53,883	11.4%
2025	67,951	13.9%
2030	88,023	17.5%



Note: A lower ratio means there are fewer dependent-age people relative to the size of the working-age population. In contrast, a higher ratio indicates there are more dependent-age people relative to those of working age.

Planning an Affordable Community

HOUSING SUPPLY AND LOCATION

Expanding the Definition of Affordability

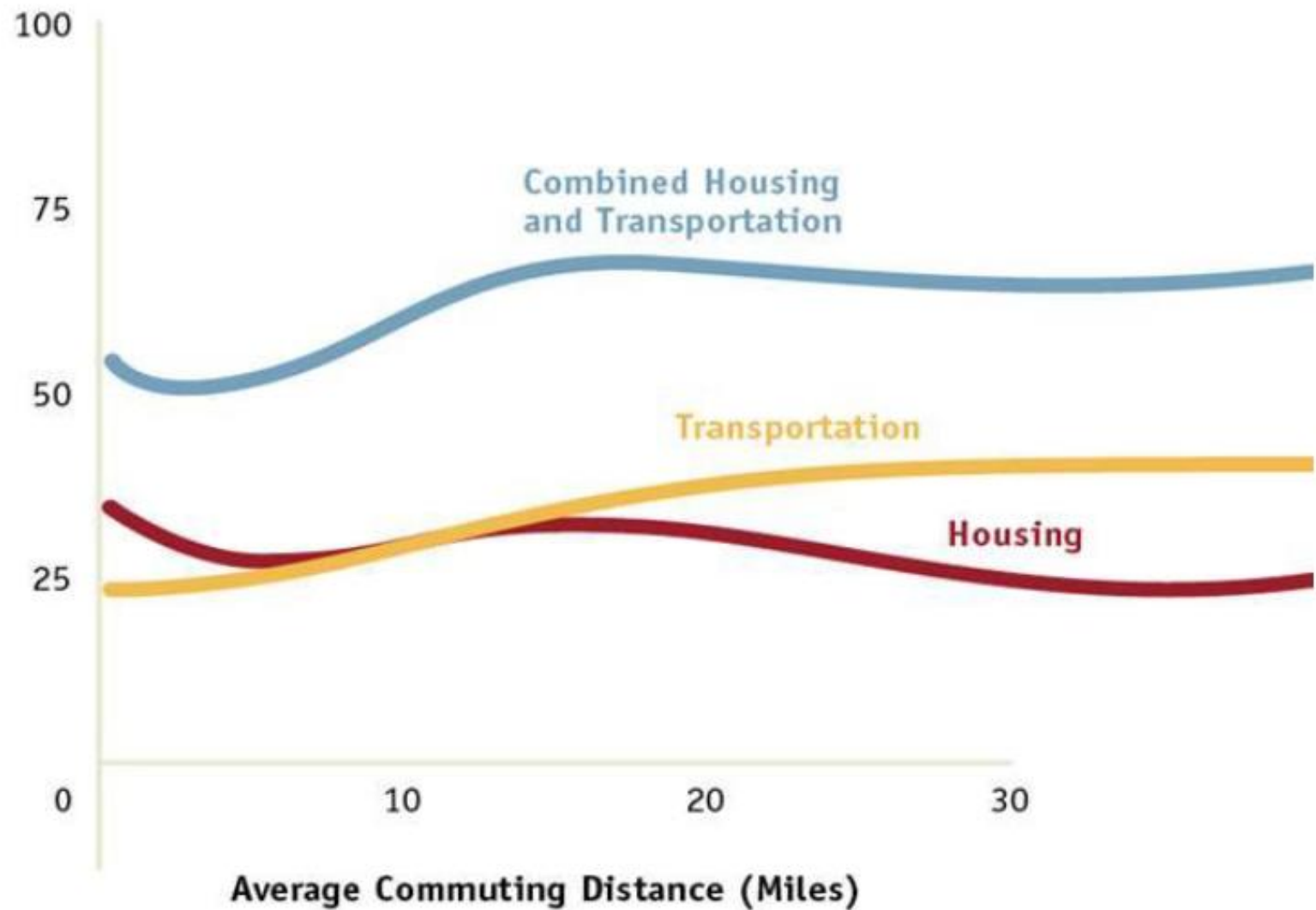
**Housing Cost
< 30%**

**Transportation Costs
< 15%**

**Suburban
to
Urban**



**Combined
Costs
< 45% of
Income**

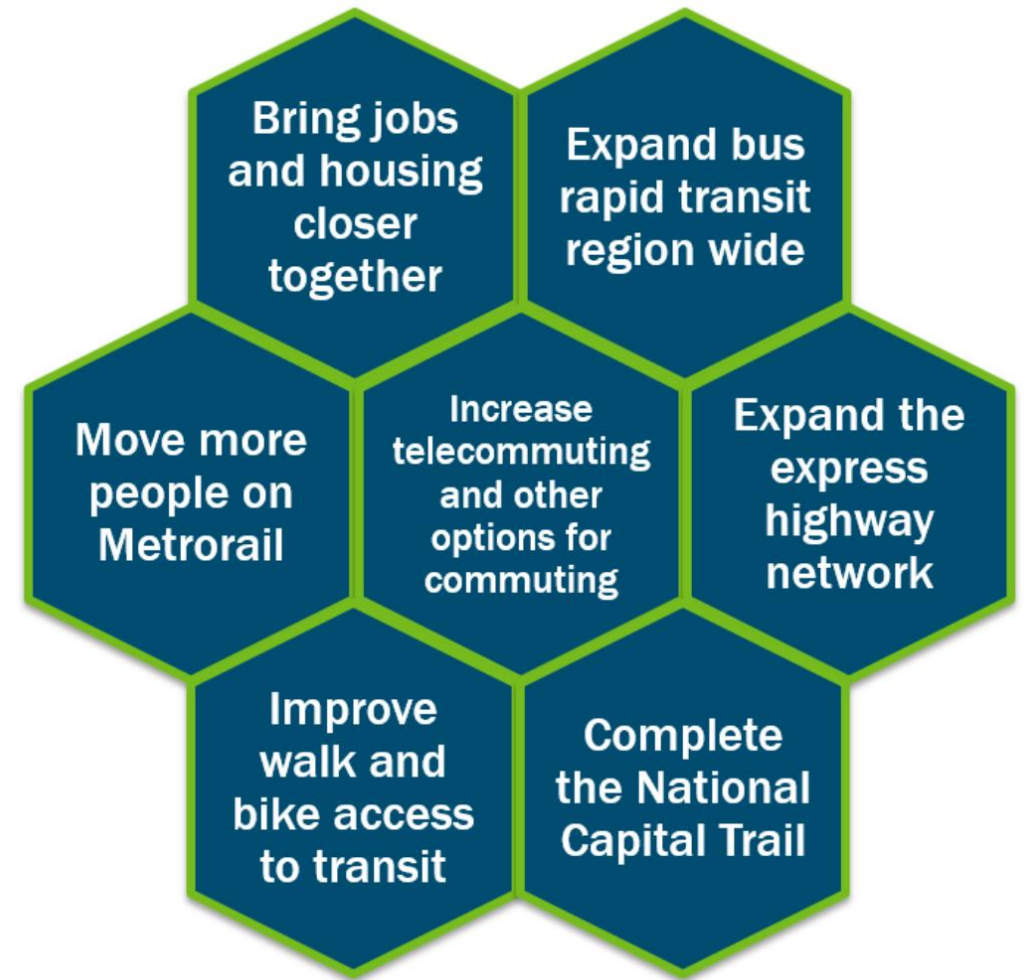


Source: Center for Neighborhood Technology calculations.

Cost of Commuting

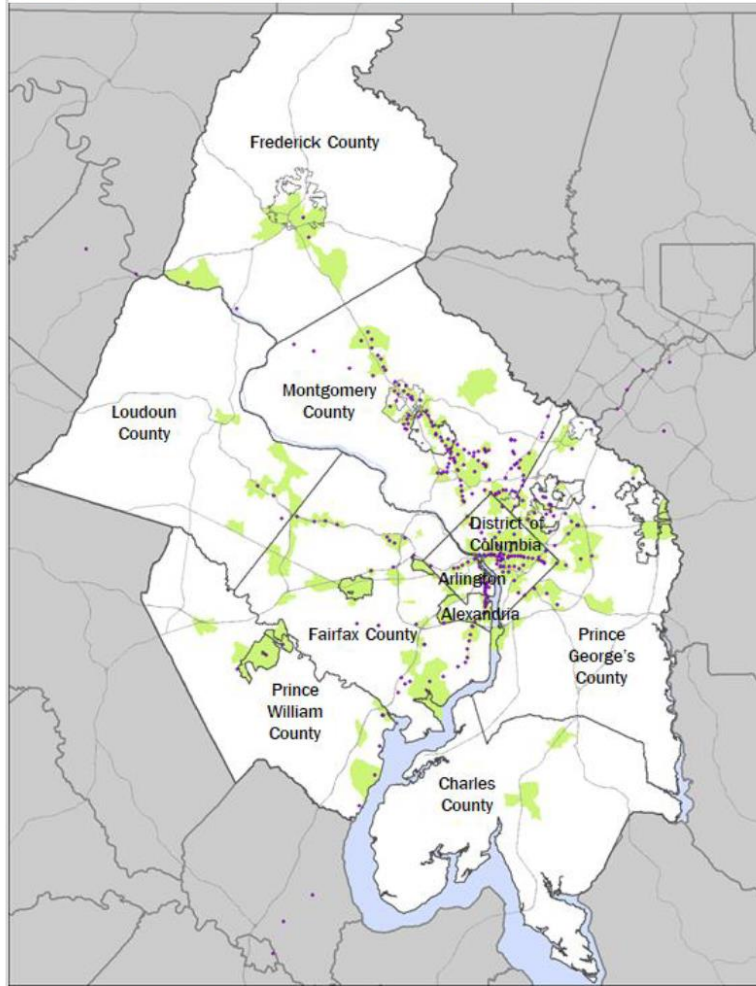
visualize2045

A LONG-RANGE TRANSPORTATION PLAN FOR THE NATIONAL CAPITAL REGION

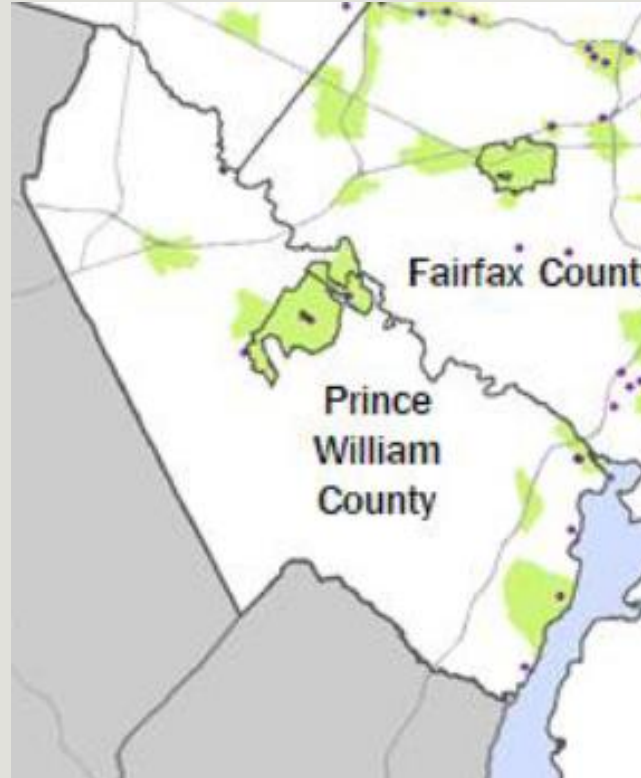


visualize2045 –
Aspirational Initiatives

Figure 4: Activity Centers & High-Capacity Transit

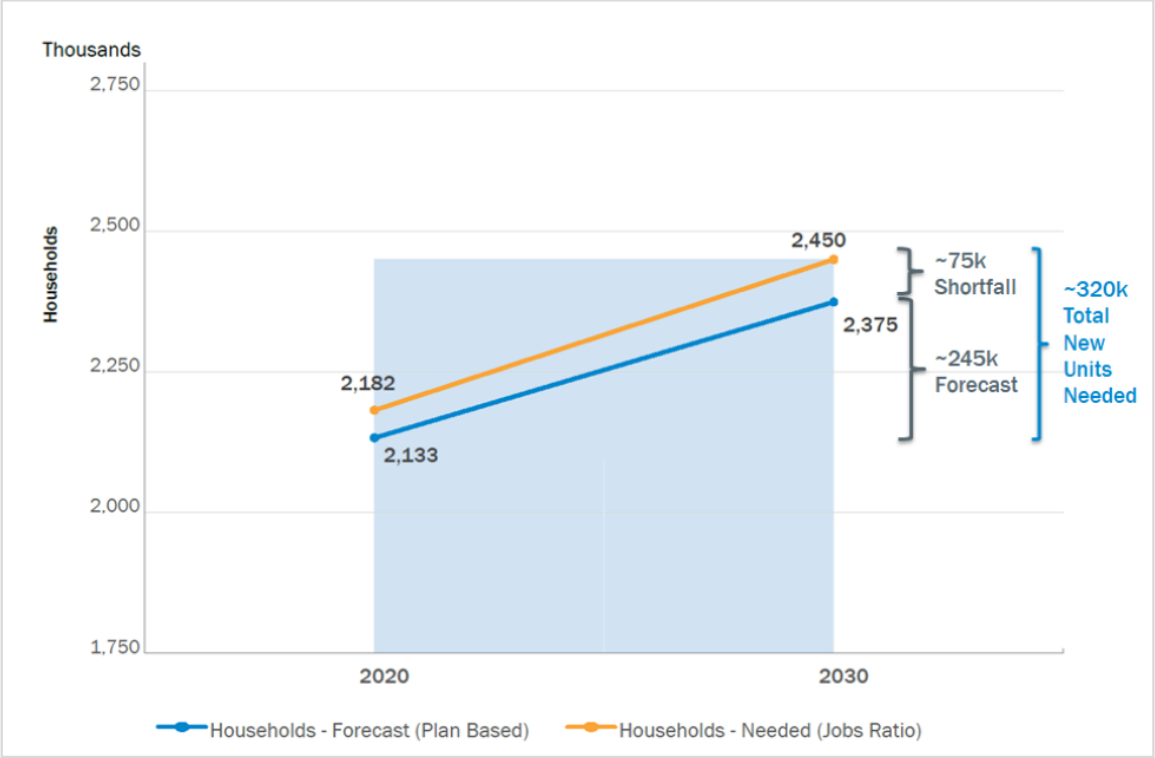


Source: COG. The green areas denote the region's 141 Activity Centers, and purple dots denote the location of high-capacity transit stations, to include 90 Metro stations, 39 commuter rail stations, 21 light rail stations, 120 BRT stations, and 19 streetcar stations.



Regional Activity Centers

COG Regional Housing Need 2020-2030 (Planned vs. Needed)



Source: COG Cooperative Forecasts

Regional Housing Targets

Regional Target 1:

AMOUNT

At least 320,000 housing units should be added in the region between 2020 and 2030. This is an additional 75,000 units beyond the units already forecast for this period.

Regional Target 2:

ACCESSIBILITY

At least 75% of all new housing should be in Activity Centers or near high-capacity transit.

Regional Target 3:

AFFORDABILITY

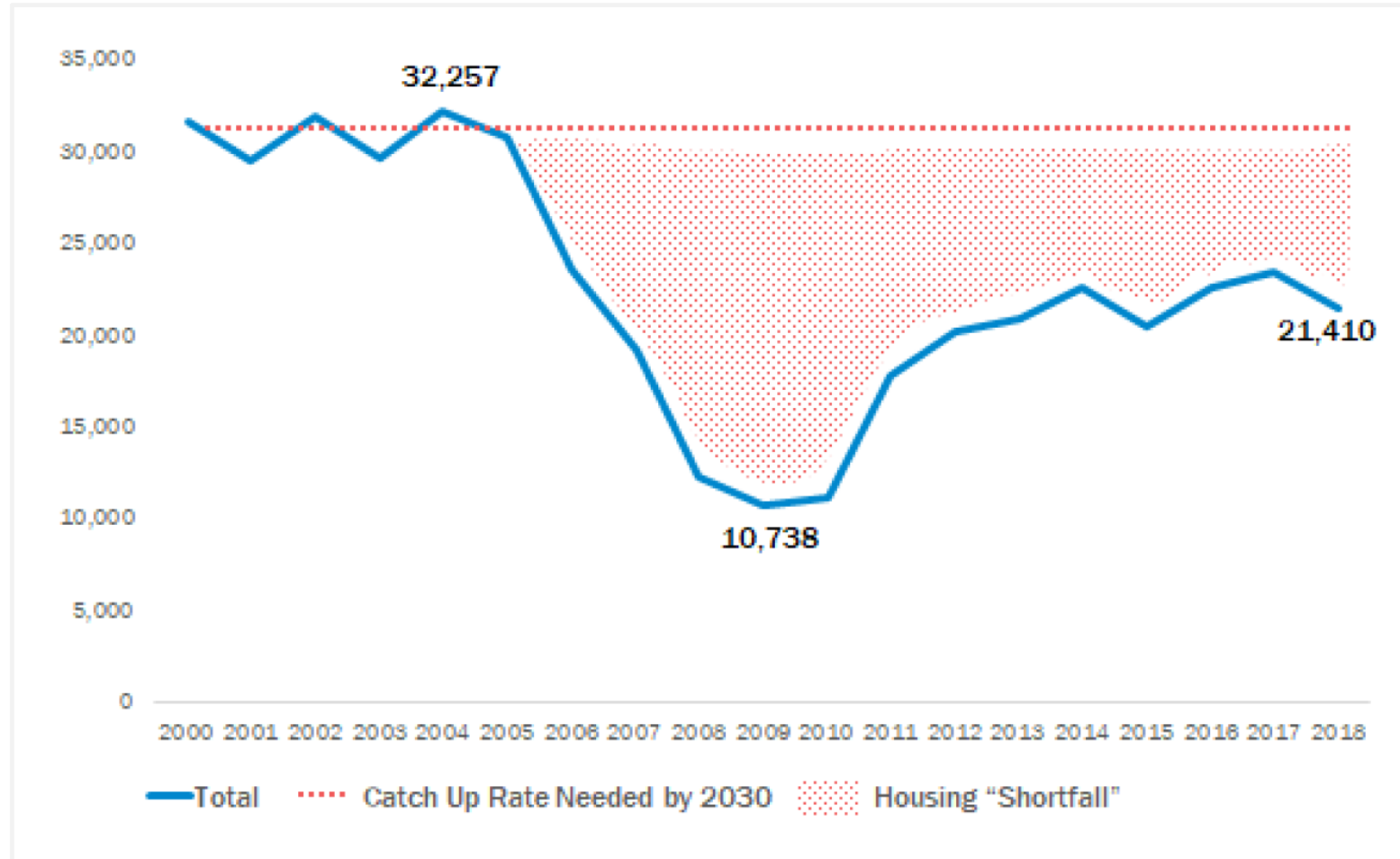
At least 75% of new housing should be affordable to low- and middle-income households.



Metropolitan Washington
Council of Governments

Regional Housing Targets

Figure 1: Housing Construction Permits by Year in Metropolitan Washington

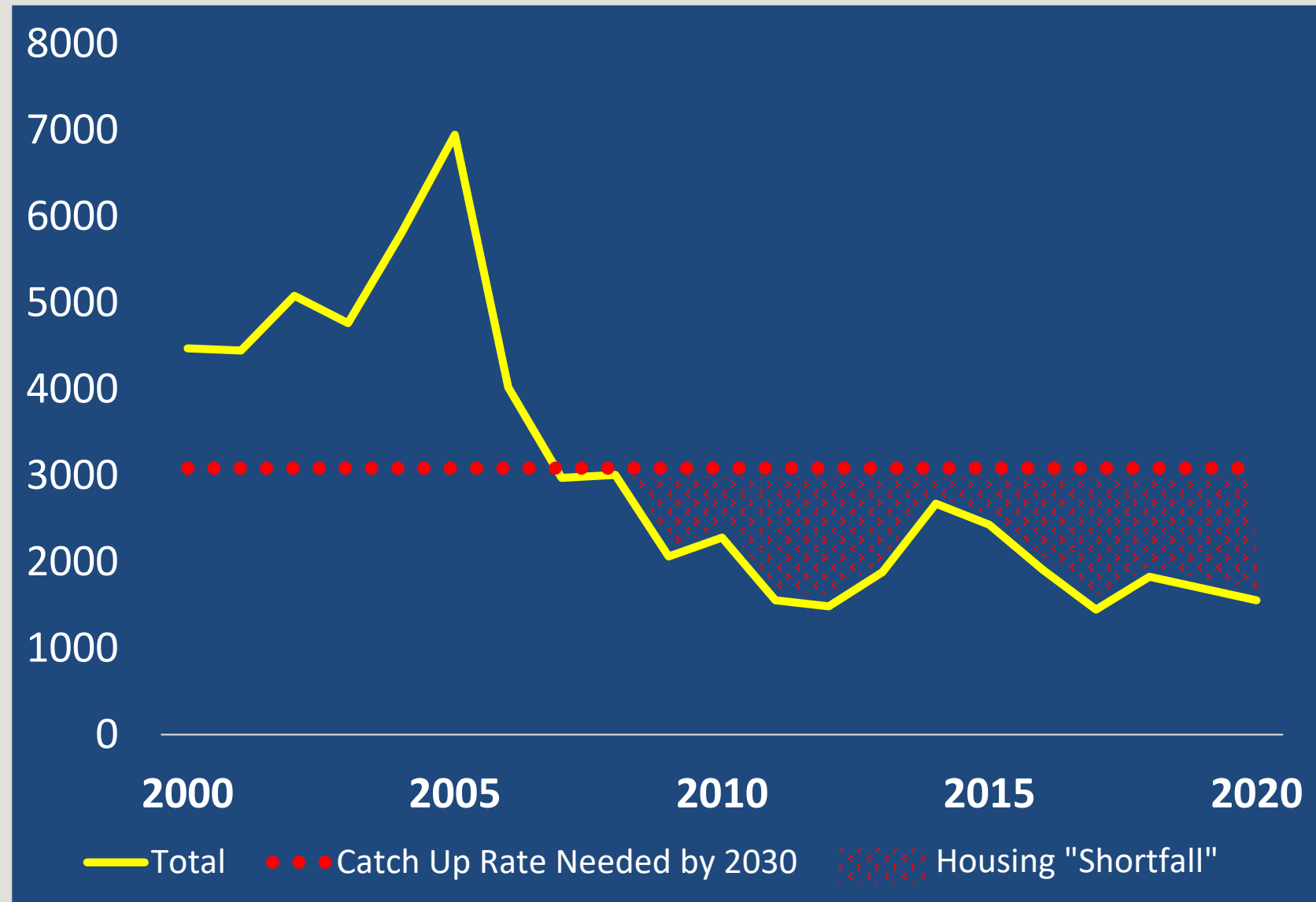


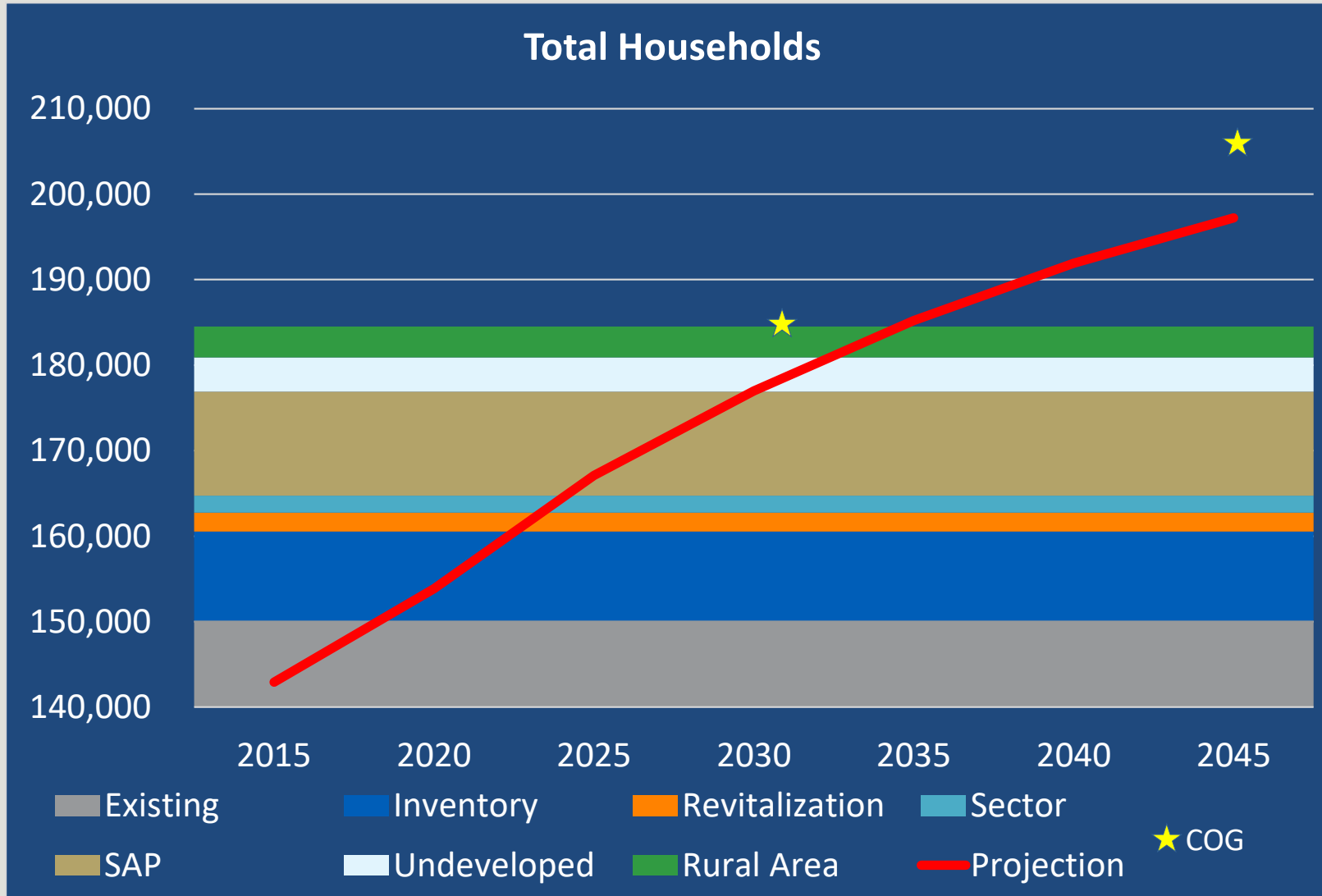
Source: COG Analysis of U.S. Census Bureau C-40 Residential Permit Data

Regional Housing “Shortfall”

PWC Housing “Shortfall”

Housing Occupancy
Permits by Year in
Prince William County





COG Housing
Needs and
County Buildout
Projections
through 2045

Next Steps

COMPREHENSIVE PLAN UPDATE

Comprehensive Plan Update Issues

Affordable Housing

Social Equity

Environmental Justice

Diversity of Housing

Walkable/Multimodal Communities

Bring Jobs and Housing Together

Sustainability

- Economic growth and resilience
- Affordability
- Energy security
- Process efficiency
- Outputs of desired products



- Water quality and quantity
- Soil quality
- Air quality
- Greenhouse gas emissions
- Biodiversity and wildlife

- Jobs and workforce development
- Health and well-being
- Food security
- Social acceptability

Community Input

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www.pwcgov.org/PlanningCommentForm to submit a comment.

Email planning@pwcgov.org

Check our web page at www.pwcgov.org/PlanUpdate



PRINCE WILLIAM
COUNTY

<https://pwcgov.org/demographics>

<https://pwcgov.org/planning>

David J. McGettigan, Sr., AICP

Long-Range Planning Manager

Planning Office

Prince William County Government

(703) 792-7189

dmcgettigan@pwcgov.org



PRINCE WILLIAM
COUNTY

Affordable Housing Program and Initiatives

Affordable Housing Programs

Programs

- **Federal**
 - **Housing Choice Voucher – Rental Assistance to LMI Households. Serving 1,853 households. Waiting List Closed 2010**
 - **Community Development Block Grant (CDBG) funding for PWC, Manassas City and Manassas Park**
 - **Neighborhood Housing Rehabilitation Program – Owner Occupied Rehab**
 - **Dawson Beach Transitional Housing – 2-year program for homeless to become self-sufficient with housing and case management services**
 - **Affordable Housing Monitor – 50 properties yearly monitor (6 Proffer, 44 Federal)**
 - **Competitive Applications – Non-profit, faith-based and governmental entities**
 - **Human Rights – Fair Housing Testing**
 - **Cooperative Extension – Housing Counseling for County & City**
 - **Home Investment Partnership (HOME) funding for PWC, Manassas City and Manassas Park**
 - **First-Time Homebuyer Program – 23%-33% of sales price with VH (VHDA) 1st trust financing 1% below conventional market rates**
 - **Community Housing Development Organization (CHDO) – Create affordable housing**
 - **Emergency Solutions Grant (ESG) funding for Area Shelter Providers**

Programs (Cont'd)

- **CARES Act**
 - **CDBG-CV – Direct funding from HUD. Emergency Housing Assistance Program to pay up to 6 consecutive months payments for mortgage, rent and utilities for those LMI households affected by Coronavirus with reduction in income. Funding for Prince William Area residents.**
 - **Commonwealth of Virginia Federal Coronavirus Relief Fund (CRF) State – BOCS directed portion of the 1st State allocation to Housing. Emergency Housing Assistance Program to pay up to 6 consecutive months payments for mortgage, rent and utilities for those LMI households affected by Coronavirus with reduction in income. Funding for Prince William County residents only.**
 - **ESG-CV – Direct funding from HUD. Funding used to cover operations of shelters, assist with rent for homeless, renovations and/or purchase of shelter facilities.**
 - **HCV-CV – Direct funding from HUD. Funding used for administrative cost associated with the Housing Choice Voucher Program**

Affordable Housing Programs (Cont'd)

Programs (Cont'd)

- **State**
 - **Community Housing Development Initiative (CHIDI)** – *Direct funding from Department of Behavioral Health and Developmental Services. Create affordable rental units in the Prince William Area for individuals with developmental disabilities covered under the Commonwealths' Settlement Agreement population.*
 - **State Rental Assistance Program (SRAP)** – *Direct funding from Department of Behavioral Health and Developmental Services to pay rental assistance for 10 project-based vouchers (CHIDI) and 11 tenant-based (like the Housing Choice Voucher Program) for individuals with developmental disabilities. Funding for Prince William Area.*
 - **Low Income Housing Tax Credit Program (LIHTC)** – *The federal Low-Income Housing Tax Credit (LIHTC) program is sponsored by the U.S. Treasury Department and authorized under Section 42 of the IRS Code of 1986. The program, administered in Virginia by Virginia Housing, encourages the development of affordable rental housing by providing owners a federal income tax credit. It also provides incentive for private investors to participate in the construction and rehabilitation of housing for low-income families. (6100 unit throughout PWC as of 7/20)*

BOCS Affordable Housing Initiatives



Evaluate the feasibility of utilizing vacant residential housing stock as part of a local affordable housing program, to include data on vacant residential properties.

Determine the feasibility of establishing a local housing trust fund to support a local affordable housing program.

Explore the feasibility of establishing an Affordable Dwelling Unit Ordinance.