



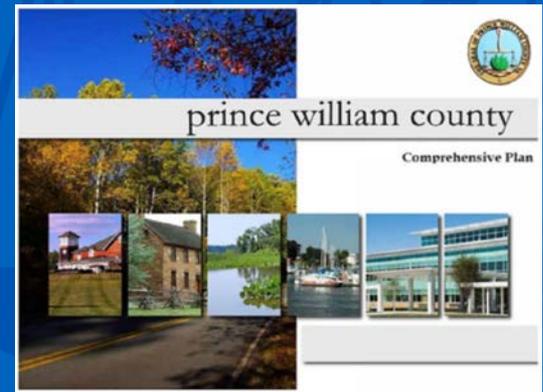
PRINCE WILLIAM
COUNTY

MWCOG Housing Director's Advisory Committee Meeting

PWC Comprehensive Plan Housing Chapter Looking Forward



Prince William County Planning Office



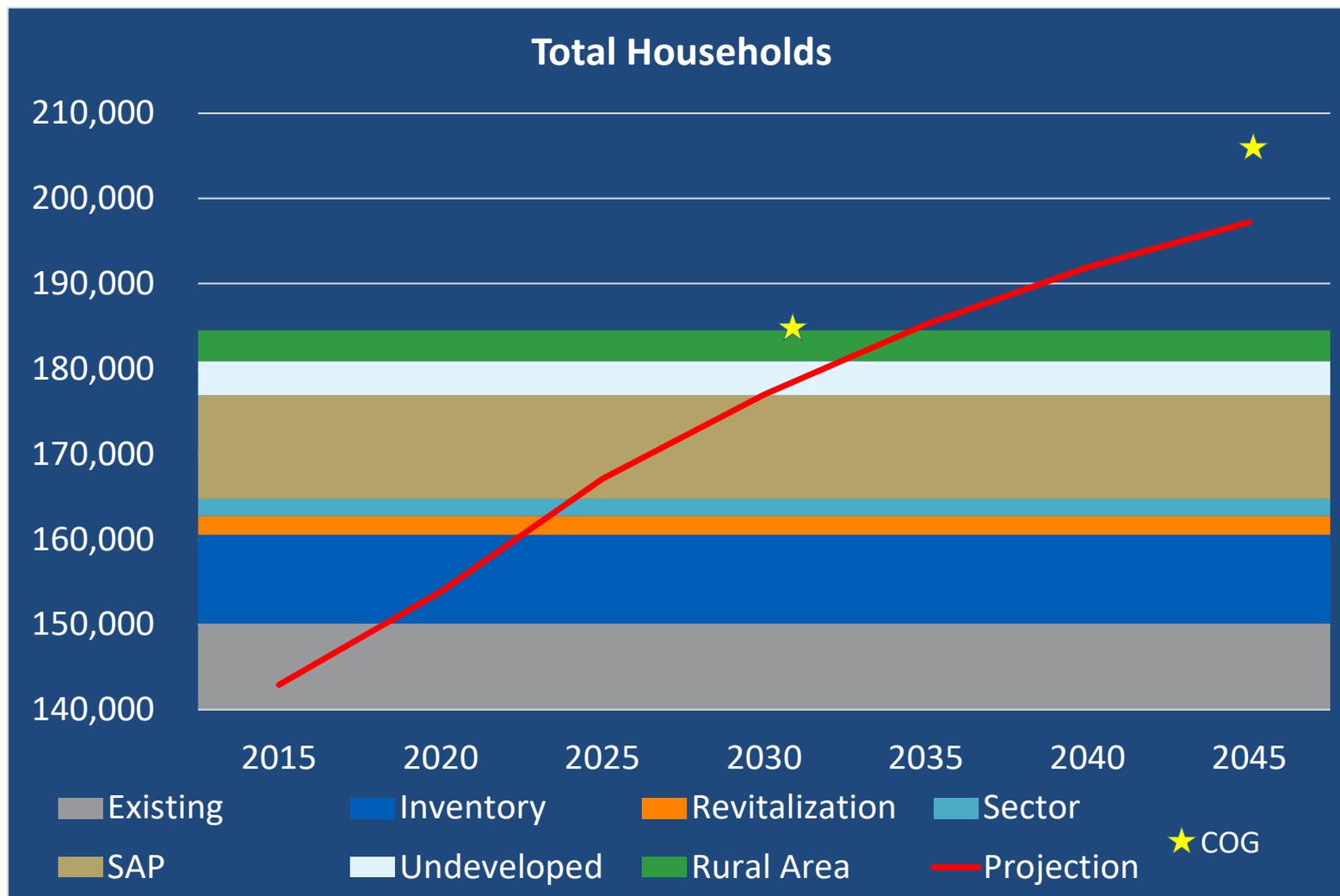
9/15/2021

Agenda

1. Demographic Trends
2. Housing Analysis
3. Current Outreach Feedback
4. Housing Chapter –Draft Policies
5. ADU, Affordable Dwelling Unit Ordinance

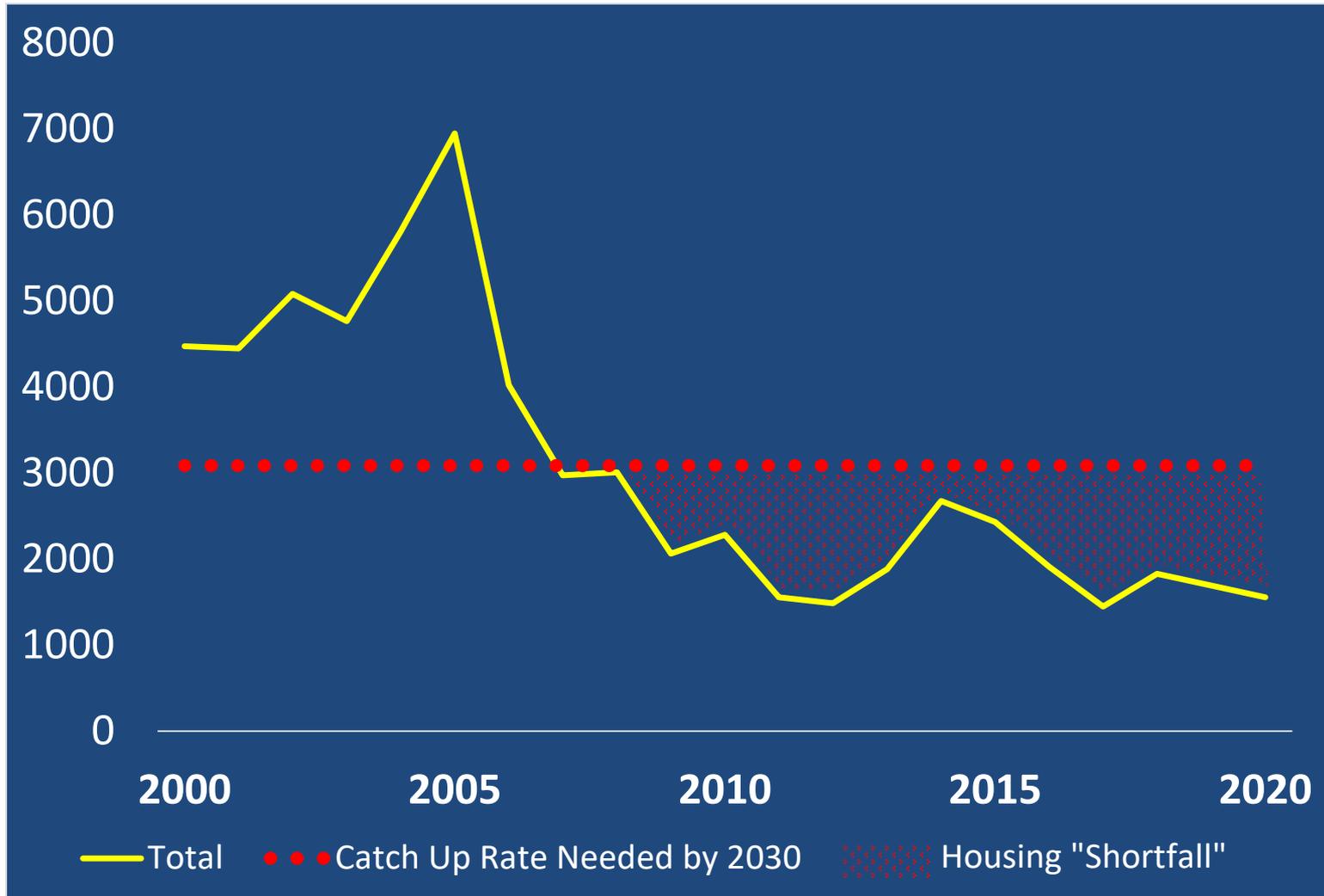


COG Housing Needs and County Buildout Projections through 2045



PWC Housing "Shortfall"

Housing Occupancy Permits by Year in Prince William County



Rising Home Prices In PWC

Table 6: Average Assessed Value History of Residential Property

Tax Year	Single Family and Duplexes	Townhouses	Condominiums	All Residential	Percent Change	Total Number of Units*
2011	\$310,700	\$189,000	\$157,100	\$265,800	5.81%	118,274
2012	\$320,400	\$195,900	\$160,400	\$274,300	3.20%	119,543
2013	\$335,300	\$212,000	\$170,100	\$289,100	5.40%	120,790
2014	\$359,900	\$234,200	\$186,600	\$312,100	7.96%	121,768
2015	\$381,600	\$252,700	\$205,800	\$332,600	6.57%	122,880
2016	\$389,900	\$260,500	\$211,600	\$340,200	2.29%	124,177
2017	\$397,000	\$267,200	\$218,300	\$346,700	1.91%	125,651
2018	\$410,400	\$278,600	\$228,700	\$359,100	3.58%	127,000
2019	\$423,400	\$292,900	\$240,800	\$372,400	3.70%	128,522
2020	\$440,500	\$307,900	\$252,200	\$388,400	4.30%	129,612

* The units included in this table are all residential properties in the Single-Family Detached, Duplex, Townhouse and Condominium categories. Houses on commercially zoned or agricultural parcels and houses that were partially complete as of January 1, 2020 are not included. Tax exempt properties and parcels owned by homeowner's associations are also not included. The difference between the unit counts in successive years does not always equal the number of new houses added since during reassessment some properties are reclassified to or from a non-residential type.

Source: Real Estate Assessments Office 2020 Annual Report. Finance Dept, Prince William County. Appendix: Page A-4, Table 6:

Rising Rental Rates in PWC

2010-2014:

\$1,333 per month

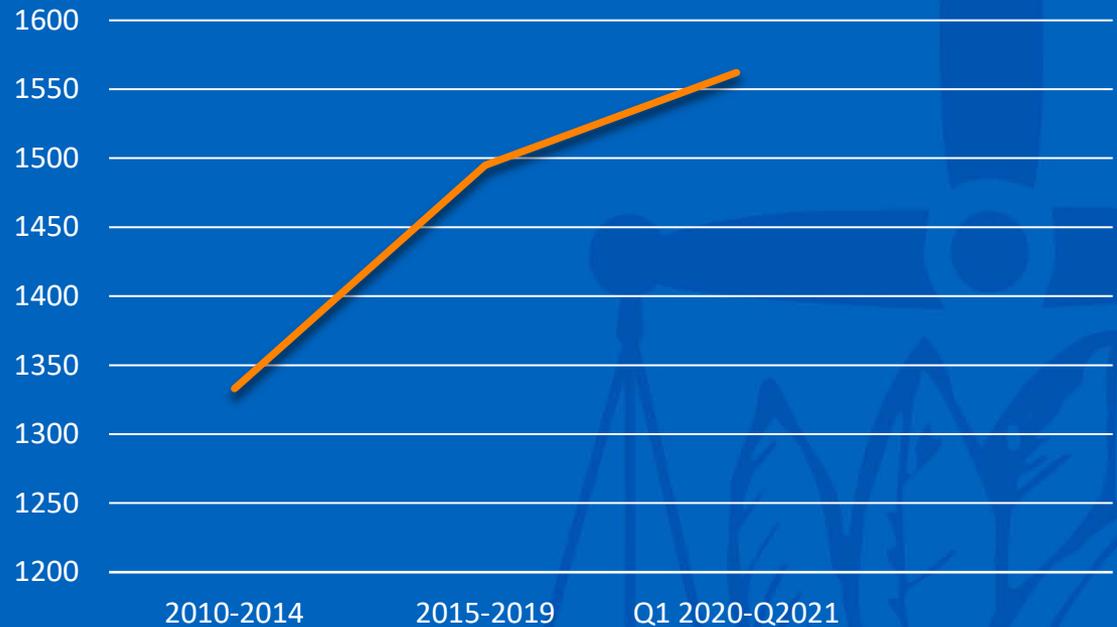
2015-2019:

\$1,495 per month

Q1 2020-Q2021:

\$1,562 per month

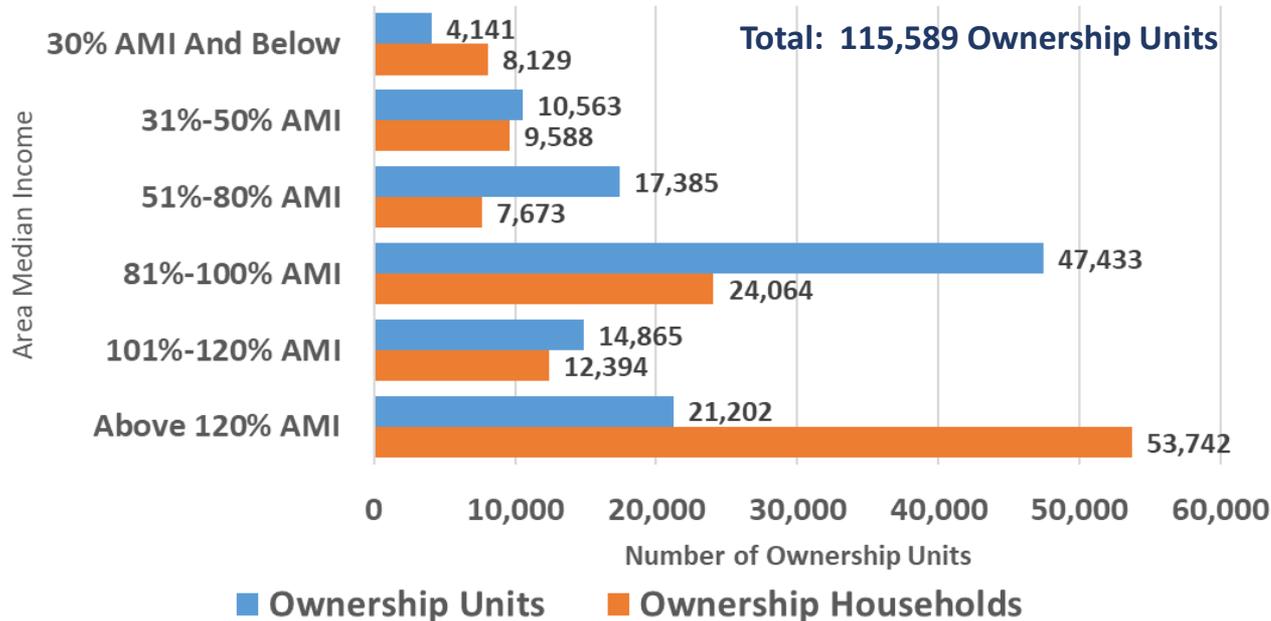
Rental Rates in PWC



Source: US Census 2010-2014 and 2015-2019 American Community Survey (ACS) 5-Year Estimates

Ownership Units Surplus/Gap Analysis (Based on 2019 AMI Levels)

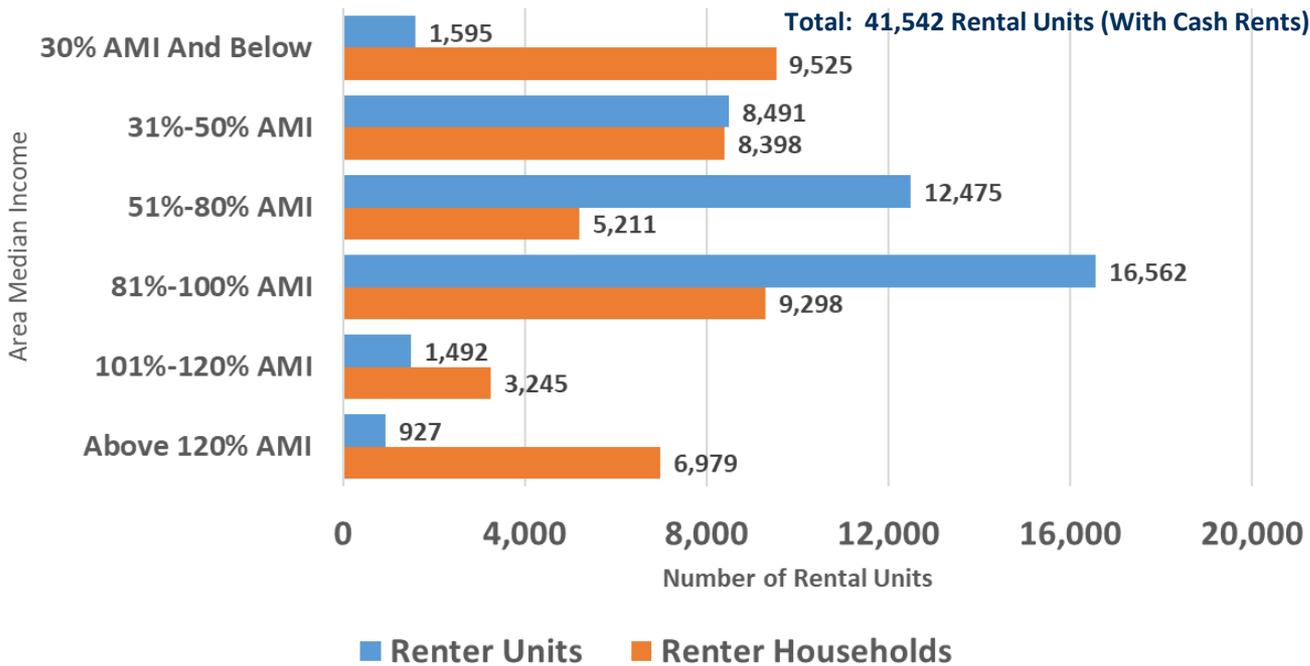
Ownership Housing Supply/Demand Balance
Prince William County, VA (2019)



- There is a lack of ownership units for households making 30% of AMI and below
- The greatest lack of affordably-priced housing occurs above 120% of AMI, where the number of households 2.5 times the number of housing units for this group
- The greatest housing surpluses occur at 81-100% AMI and 51-80% AMI
- Higher income households will compete for surplus housing priced below their ability-to-pay

Rental Units Surplus/Gap Analysis (Based on 2019 AMI Levels)

Rental Housing Supply/Demand Balance
Prince William County, VA (2019)



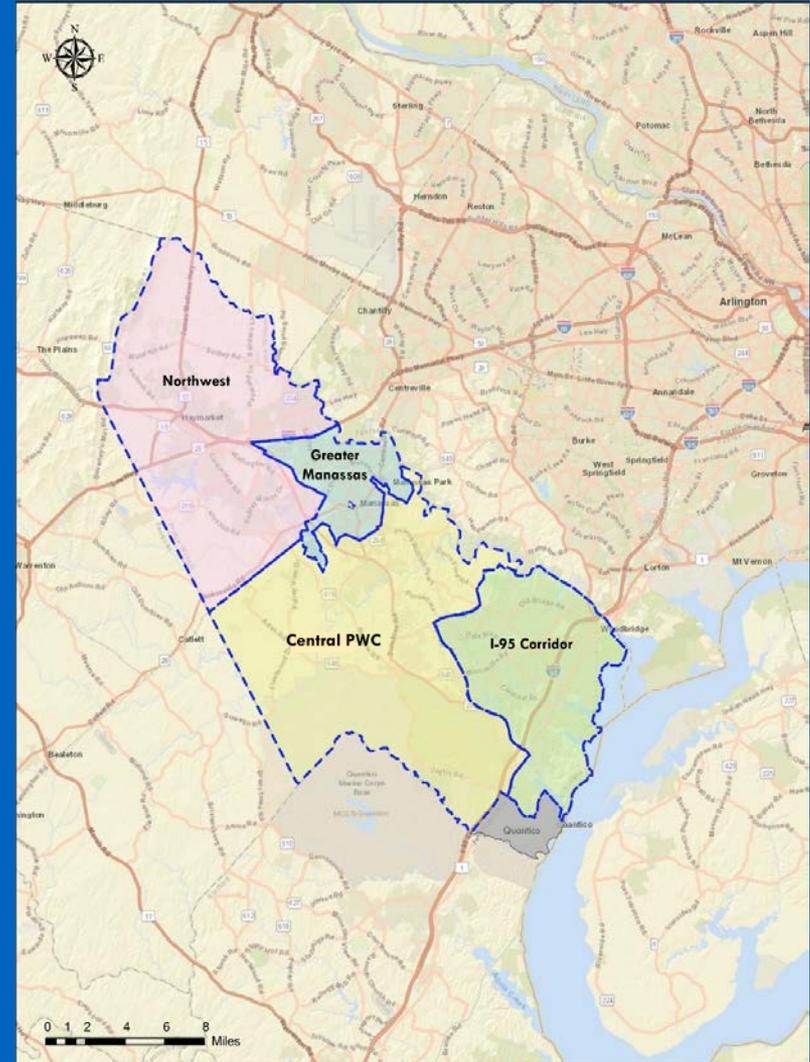
- The greatest rental needs are at 30% AMI and below where households exceed rental units by 6 to 1
- Rental surpluses exist at 51-80% AMI and 81%-100% AMI, which may require some lower income households to pay more than 30% of their gross income to rent an apartment, thereby becoming “cost burdened”
- Unit shortages also exist at 100% AMI and above

Demographic Trends

- Most of the new growth is being captured in two of the County's four submarkets
 - Northwest Submarket
 - I-95 Corridor Submarket
- Lower Income and racially diverse populations are clustering in:
 - Greater Manassas Submarket
 - I-95 Corridor Submarket
- Incomes are not evenly dispersed throughout the County/
 - Median Household Income in 2020 is \$107,132

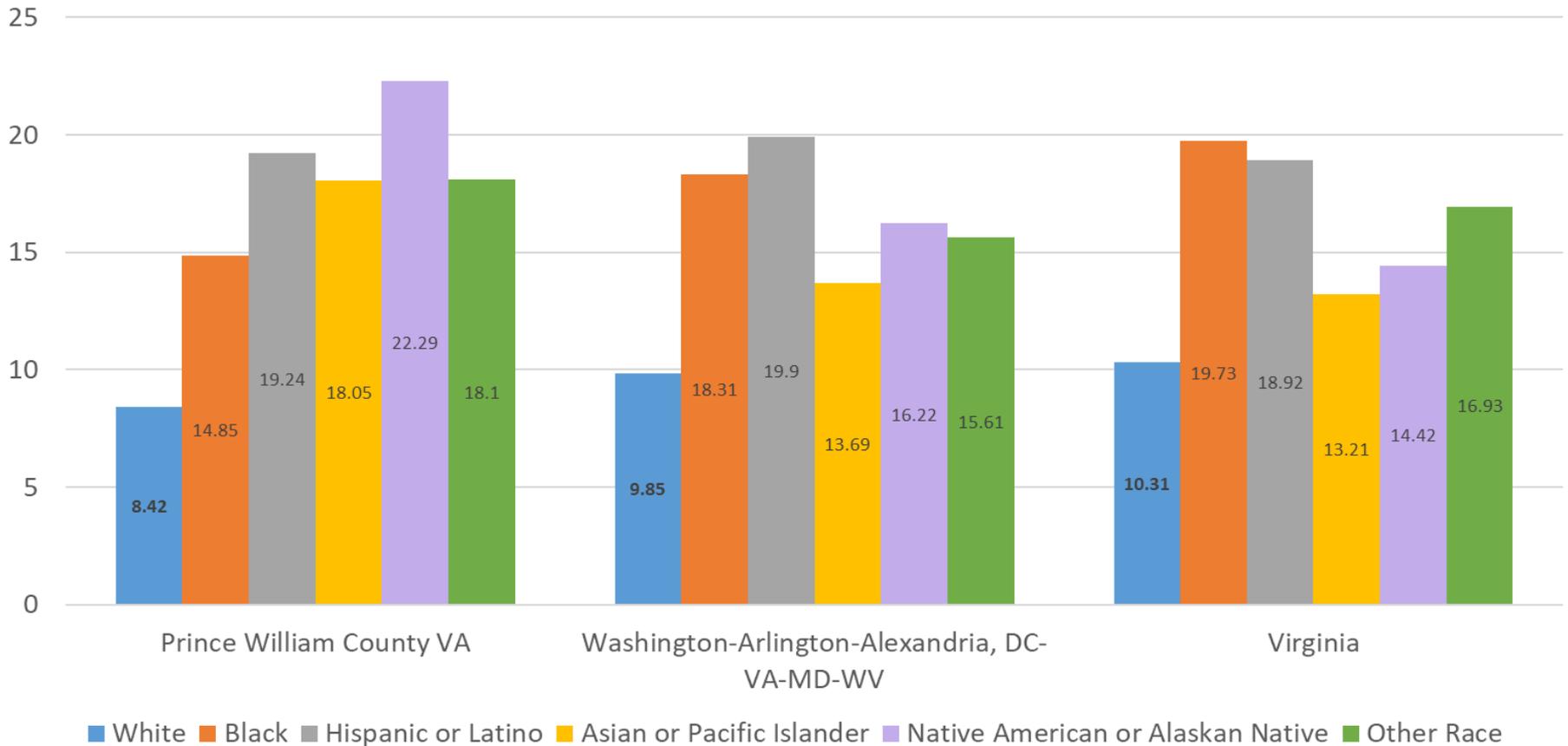
Northwest Submarket has grown at a rate of 21 % annually between 2000-2010

The I-95 Corridor Submarket contributed the largest share of the County's growth at 45.9 % between 2010-2019.



Households Experiencing Severe Cost Burdens by Race and Ethnicity

Percentage of Households Experiencing Severe Cost Burden by Race and Ethnicity: Prince William County



Source: HUD's Affirmatively Furthering Fair Housing (AFFH) requirement of the Fair Housing ACT. Data available from the Urban Institute at <https://datacatalog.urban.org/dataset/data-and-tools-fair-housing-planning>

Comprehensive Plan

Comprehensive Plan is one Tool for Developing a Community with Quality Housing options for all by examining:

Land Use & Mobility
Housing Chapter
Social Equity
Environmental Justice
Sustainability

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



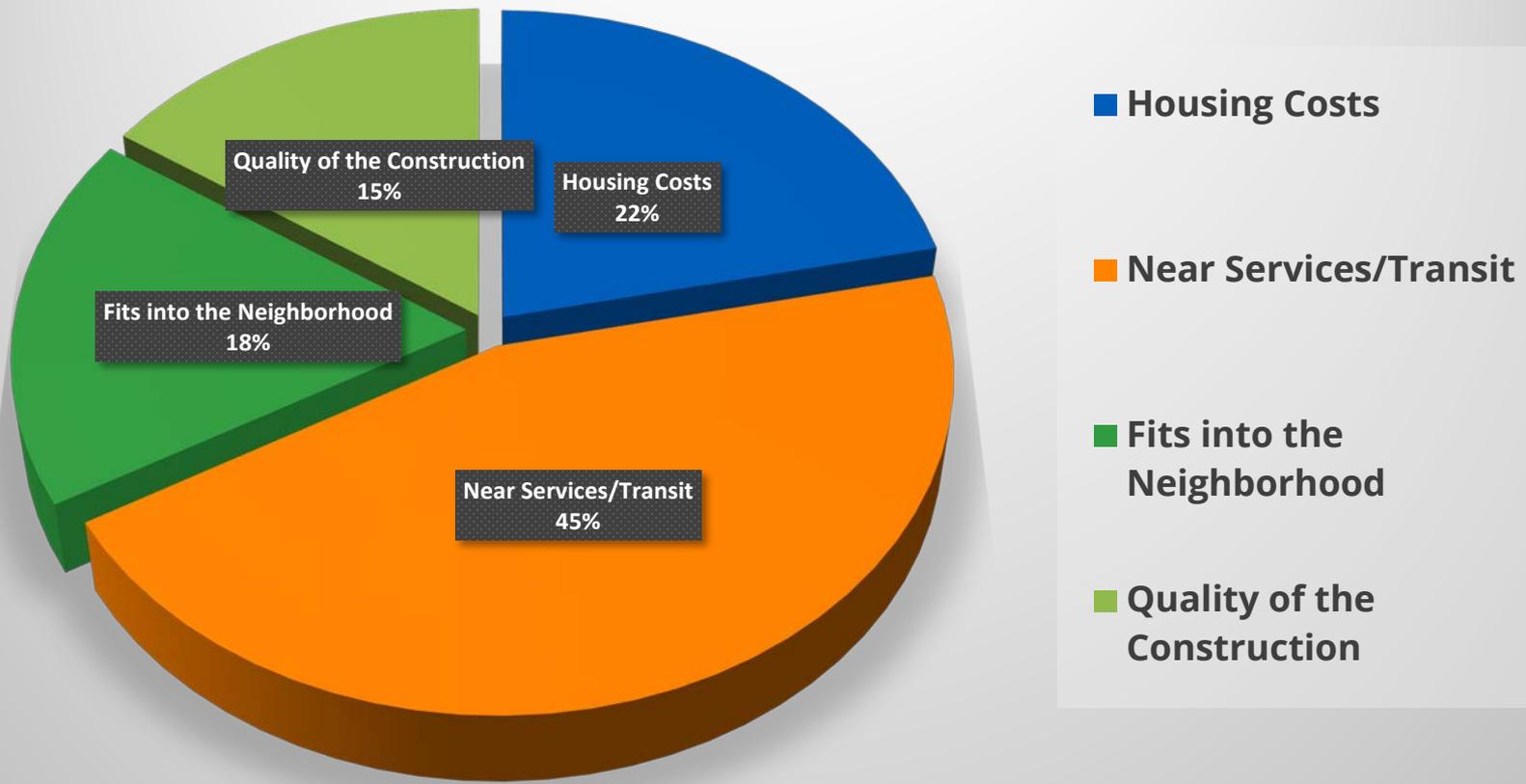
- Water quality and quantity
- Soil quality
- Air quality
- Greenhouse gas emissions
- Biodiversity and wildlife

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

Community Engagement Meeting

Poll: Regarding affordable housing, what factor is most important to you?

Affordable Housing Considerations



Summary of Outreach Meetings

Community Healthcare Coalition of Greater Prince William (CHCGPW) Meeting (9-13-2021)

- Presentation by Housing Forward provided insights into the relationship between housing and health, “Better Health through Better Homes”
- Four aspects of a healthy home are centered around quality, stability, affordability, and location.
- Five major challenges: cost of transportation, sprawling developments, increase in immigrant population, increase in aging population, racial and ethnic populations.
- Recommended finding a “Demonstration Project” to focus on implementing

Housing Board (8-26-2021)

- Board is ready to see some action on ADU, this has been discussed for a number of years.
- Affordable housing for all is great, but the reality is that there are so many homeless in the area. We have to provide a way to provide adequate housing for lower incomes.
- There are tons of families living together because of many issues including immigration status.

Commission on Aging (7-27-2021)

- Accessible/universal Housing needed in all new developments – How can we do this?
- Universal design is needed at construction point so that people can make upgrades easily at a later date – design for possible future needs – i.e., include areas for a possible shaft

Racial and Social Justice Commission (7-12-2021)

- Employment and population growth outpaces the construction of affordable places to live to serve all members of the community.
- Use revitalization and redevelopment opportunities to improve existing infrastructure and access to amenities for all residents.

Town Hall Meeting on Affordable Housing with Supervisors Franklin and Boddye (6-23-2021)

- This town hall was sponsored by Supervisor Boddye and Supervisor Franklin and involved 3 presentations – COG, Housing and Community Development (Bill Lake), and Planning Office (Parag Agrawal)
- Community was actively involved with numerous questions and input. Received several positive follow-up emails.

Framework for Housing Chapter Policies

- Through revitalization efforts **preserve and improve** existing housing supply
- Focus **redevelopment in older commercial areas** of the county to spur new investment in affordable housing development
- Context sensitive developments that **expand housing types** and forms to equitably meet needs of all residents
- Ensure **new** neighborhoods, throughout the County, are focused on **quality, affordability and accessibility**
- **Price appropriate**/affordable units for **all residents**, across entire income bands with emphasis on incomes at or below 30% AMI
- Support **accessible and age in place** housing
- Foster **public/private partnerships** for funding, developments, & infrastructure



Draft Housing Chapter Policies (Cont.)

- Emphasize affordable housing in locations with access to transit
- **Sustainability**/Environmental considerations
- Strengthen relationship between **health and housing**



Affordable Dwelling Unit Ordinance

QUESTIONS:

1. Which jurisdictions have a successful Affordable Dwelling Unit Ordinance that we can look at?
2. Should we provide more incentives for units near transit?
3. Should multiple AMI bands be considered?
4. What percentage of affordable units, bonus density and length of time should be considered?

Contact Information

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