

HOUSING MATTERS

When is a Home Considered “Affordable?”



A home is “affordable” when you can pay the rent and have money left over to pay for your other needs as well. Housing costs should generally be about one-third of your household income.



Real Estate Reality

44% of renters in Fairfax County are paying **more than 30%** of their income each month on housing.

Average fair market rents range from \$1,576 for studio apartments to \$2,974 for a four bedroom unit.



Who Needs Affordable Housing?

Fairfax County’s efforts to develop and preserve affordable housing targets homes with rents that would be affordable for households earning a range of incomes up to 60% of the Area Median Income.

Area Median Income (AMI) is the midpoint of all household incomes in Fairfax County. This value is calculated annually by the U.S. Department of Housing and Urban Development.

FY 2022 AMI is
\$142,300
for a family of 4

60% AMI (FY 2022) = \$85,350

- Sales Representative (\$81,600)
- Computer/Network Support (\$80,100)
- Teacher (\$78,000)
- Healthcare Worker (\$64,200)
- Automotive Mechanic (\$54,300)
- EMT/Paramedic (\$51,300)
- Construction Laborer (\$36,000)
- Childcare Worker (\$29,100)

We need people who need affordable housing!
Having housing options to support a variety of incomes creates the foundation for a thriving community.





Affordable Housing Adds Value...for Residents!

Affordable homes can be garden apartments, townhouses, condos, or even high-rise buildings. With exceptional development standards, they blend with the surrounding community and provide high-quality living conditions and amenities in areas of high opportunity.

Inside, residents are treated to quality finishes, flooring, cabinetry, appliances, and amenities. The quality of design, style, and materials that go into these affordable communities provides comfortable, connected, and accessible homes for residents.



...and for Neighbors!

Increasing research indicates that affordable housing developments add to the quality of life and property values of communities and neighborhoods where they are located. Studies find affordable housing:

- Increases workforce housing options and attracts businesses, jobs, and economic growth
- Increases community stability
- Fuels investment in community services and infrastructure such as parks, transit stops, community centers, libraries, road improvements, and more
- Increases tax revenue that can be reinvested into the community for public facilities, programs, and services
- Reduces traffic



Let's make room for EVERYONE!

No matter who you are, where you are from, or how much money you make, **EVERYONE** deserves the opportunity to live in a **SAFE, QUALITY HOME** they can afford.



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