Commission on Aging
Comprehensive Plan Update
Presentation

Prince William County Planning Office

PATHWAY TO
2040
A Community of Choice

7/27/2021
Agenda

- Demographics – Existing Conditions – A Growing and Diverse Community
- Land Use – Comprehensive Plan Update – Planning an Affordable Community
- Housing – Needs and Goals
- Important Concepts
## Current Population Estimates

<table>
<thead>
<tr>
<th></th>
<th>Prince William County</th>
<th>Fairfax County</th>
<th>Loudoun County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total population</td>
<td>470,753</td>
<td>1,147,532</td>
<td>413,538</td>
</tr>
<tr>
<td>Population Density</td>
<td>1,355</td>
<td>2,826</td>
<td>792</td>
</tr>
<tr>
<td>Housing units</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Detached homes</td>
<td>86,071 (54.3%)</td>
<td>194,977 (46.9%)</td>
<td>75,512 (53.9%)</td>
</tr>
<tr>
<td>Townhomes</td>
<td>40,746 (25.7%)</td>
<td>94,728 (22.8%)</td>
<td>37,601 (26.9%)</td>
</tr>
<tr>
<td>Two or more units</td>
<td>31,622 (20.0%)</td>
<td>126,074 (30.3%)</td>
<td>26,595 (19.0%)</td>
</tr>
</tbody>
</table>
General Demographic Trends

- The County population is aging and becoming more diverse
  - Median age increasing since 2010.
  - 65+ age cohort growing between 2010 and 2019, like the MSA and Virginia.
  - 65+ age cohort has been increasing faster in the County (9%) than the MSA (5.6%) and Virginia (4.1%) annually.
  - Prince William County is becoming more racially diverse, with the shares of non-white population increasing between 2010 and 2019.
  - Largest increase has been in the Hispanic/Latino population.
Racial & Ethnic Composition Trends, Percentage of Total Population

<table>
<thead>
<tr>
<th>Year</th>
<th>White alone</th>
<th>Black or African American</th>
<th>American Indian and Alaska Native</th>
<th>Asian alone</th>
<th>Some Other Race Alone (Incl. 2 or More)</th>
<th>Hispanic or Latino</th>
</tr>
</thead>
<tbody>
<tr>
<td>1980</td>
<td>87.3</td>
<td>8.2</td>
<td>1.6</td>
<td>0.4</td>
<td>0.2</td>
<td>2.3</td>
</tr>
<tr>
<td>1990</td>
<td>80.9</td>
<td>11.4</td>
<td>0.3</td>
<td>4.2</td>
<td>3.1</td>
<td>0.1</td>
</tr>
<tr>
<td>2000</td>
<td>64.7</td>
<td>18.4</td>
<td>3.8</td>
<td>2.9</td>
<td>9.7</td>
<td></td>
</tr>
<tr>
<td>2010</td>
<td>48.7</td>
<td>19.5</td>
<td>7.5</td>
<td>3.7</td>
<td>20.3</td>
<td></td>
</tr>
<tr>
<td>2015-2019</td>
<td>42.9</td>
<td>20.3</td>
<td>8.3</td>
<td>4.6</td>
<td>23.5</td>
<td></td>
</tr>
</tbody>
</table>

Update to 2015-2019 American Community Survey (ACS)
The Route 28 and the Northwest areas have one of the highest median household incomes.

Manassas area has one of the lowest median household incomes.

# Median Household Income

## 2020 Median Income in PWC - $107,132

<table>
<thead>
<tr>
<th></th>
<th>Median Household Income</th>
<th>2010-2014</th>
<th>2015-2019</th>
<th>$ Change</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>White, Not Hispanic or Latino</td>
<td>$112,184</td>
<td>$123,815</td>
<td>$11,631</td>
<td>10.4%</td>
<td></td>
</tr>
<tr>
<td>Black or African American</td>
<td>$86,759</td>
<td>$98,986</td>
<td>$12,227</td>
<td>14.1%</td>
<td></td>
</tr>
<tr>
<td>Hispanic or Latino (of any race)</td>
<td>$70,211</td>
<td>$81,236</td>
<td>$11,025</td>
<td>15.7%</td>
<td></td>
</tr>
<tr>
<td>White - Black Household Income Gap</td>
<td>$25,425</td>
<td>$24,829</td>
<td>-$596</td>
<td>-2.3%</td>
<td></td>
</tr>
<tr>
<td>White - Hispanic or Latino Household Income Gap</td>
<td>$41,973</td>
<td>$42,579</td>
<td>$606</td>
<td>1.4%</td>
<td></td>
</tr>
</tbody>
</table>

## Rising Home Prices In PWC

**Table 6: Average Assessed Value History of Residential Property**

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

*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.

Rising Rental Rates in PWC

2010-2014:
$1,333 per month

2015-2019:
$1,495 per month

Q1 2020-Q2 2021:
$1,562 per month

Long Range Land Use in Prince William County

- 53% of the County is in the rural area designation
- 47% of the County is in the development area designation
- 74% of the County is zoned strictly for single-family homes (attached and detached)*
- 2% of the County allows for multi-family homes (Apartments, Condos, etc.)
- 7% of the County allows for commercial (Retail, Industrial, Office)*

*Based on current zoning countywide and does not account for current land use, Manassas Battlefield, open space, etc.
Demographic Trends

- Most of the new growth is being captured in two of the County’s four submarkets
  - Northwest Submarket
  - 1-95 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.

Source: RKG Associates, Inc. 2021
Note: The analysis does not include Quantico Marine Base
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
Expanding the Definition of Affordability: “Affordable Community”

Suburban to Urban

Combined Costs < 42% of Income

Source: Center for Neighborhood Technologies
Cost of Commuting

![Graph showing the cost of commuting in relation to average commuting distance in miles. The graph compares the costs of housing, transportation, and combined housing and transportation costs. The source is the Center for Neighborhood Technology calculations.]
Housing Affordability Housing is getting more expensive.

- Employment and population growth outpaces the construction of places to live.
Comprehensive Plan Update
Housing Considerations

• County’s vision to be a “Community of Choice” for families, businesses, and workers in the region.

• Housing options:
  - goes beyond a sole focus on affordability
  - Implicit in this idea of attainability is the idea that a range of housing options (type, size, tenure, cost) exists in the local market for a range of household incomes and preferences.

• Affordable Dwelling Unit Ordinance
Comprehensive Plan Update
Housing Policies

- Seek a variety of housing types and choices in diverse, vibrant, safe, healthy and sustainable neighborhoods, affordable to persons at all income levels and different stages of their life. (Accessibility)

- Encourage new, context-sensitive development that expands housing types to serve the county’s diverse population and distinct geographic character.

- Improve quality of the county’s existing housing supply, including older homes and income-restricted properties, and help keep housing costs low to stabilize residents at-risk of displacement.

- Use new housing development and coordinated public investments to build stronger economic opportunity and revitalize neighborhoods.

- Create an Affordable Dwelling Unit ordinance to establish greater residential options for the community.
Land Use Considerations

• Review County’s Land Use holistically to eliminate any exclusionary practices.

• Create walkable/multimodal communities.

• Bring jobs and a diversity of housing options together.

• Use revitalization and redevelopment opportunities to improve existing infrastructure and access to amenities for current and future residents.

• Minimize potential conflicts by reviewing incompatible uses.

• Equitable community engagement participation.

• Equity Policies

• Environmental Justice Policies
Aging Community Feedback

1. What are some of the biggest challenges to our aging population?

2. What do you believe are the biggest impediments in addressing those challenges within the County?

3. What goals or policies should the County consider in the Comprehensive Plan Update to address the challenges to our aging community?
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