On May 20, 2021, Racial and Social Justice Commission made a motion to discuss county’s land use policies, housing development, and community design policies that create environmental justice challenges that disproportionately impact communities of color.

- Demographics – Existing Conditions – A Growing and Diverse Community
- Land Use – Comprehensive Plan Update – Planning an Affordable Community
- Housing – Needs and Goals
- Important Concepts
- Next Steps
## 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><strong>Total population</strong></td>
<td>470,753</td>
<td>1,147,532</td>
<td>413,538</td>
</tr>
<tr>
<td><strong>Population Density</strong></td>
<td>1,355</td>
<td>2,826</td>
<td>792</td>
</tr>
<tr>
<td><strong>Housing units</strong></td>
<td>158,439</td>
<td>416,073</td>
<td>139,982</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>

*Prince William County Geospatial Technology Services: 2021 Q1; US Census 2019 American Community Survey (ACS) 1-Year Estimates*
## Comparative Demographics

<table>
<thead>
<tr>
<th>Total population (U.S. Census Bureau)</th>
<th>Prince William %</th>
<th>D.C. Metro %</th>
<th>Virginia %</th>
<th>United States %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total population</td>
<td>470,753</td>
<td>6,196,585</td>
<td>8,454,463</td>
<td>324,697,795</td>
</tr>
<tr>
<td>Male</td>
<td>50.0</td>
<td>48.9</td>
<td>49.2</td>
<td>49.2</td>
</tr>
<tr>
<td>Female</td>
<td>50.0</td>
<td>51.1</td>
<td>50.8</td>
<td>50.8</td>
</tr>
<tr>
<td>Median age (years)</td>
<td>35.2</td>
<td>37.0</td>
<td>38.2</td>
<td>38.1</td>
</tr>
<tr>
<td>Under 5 years</td>
<td>7.4</td>
<td>6.5</td>
<td>6.0</td>
<td>6.1</td>
</tr>
<tr>
<td>Under 18 years</td>
<td>27.3</td>
<td>23.0</td>
<td>22.1</td>
<td>22.6</td>
</tr>
<tr>
<td>25 to 34 years</td>
<td>13.6</td>
<td>15.0</td>
<td>13.9</td>
<td>13.9</td>
</tr>
<tr>
<td>65 years and over</td>
<td>9.5</td>
<td>12.7</td>
<td>15.0</td>
<td>15.6</td>
</tr>
<tr>
<td>White alone</td>
<td>42.9</td>
<td>45.5</td>
<td>61.8</td>
<td>60.7</td>
</tr>
<tr>
<td>Black or African American alone</td>
<td>20.3</td>
<td>24.8</td>
<td>18.8</td>
<td>12.3</td>
</tr>
<tr>
<td>American Indian and Alaska Native alone</td>
<td>0.3</td>
<td>0.2</td>
<td>0.2</td>
<td>0.7</td>
</tr>
<tr>
<td>Asian alone</td>
<td>8.3</td>
<td>10.0</td>
<td>6.3</td>
<td>5.5</td>
</tr>
<tr>
<td>Native Hawaiian and Other Pacific Islander alone</td>
<td>0.1</td>
<td>0.1</td>
<td>0.1</td>
<td>0.2</td>
</tr>
<tr>
<td>Some other race alone</td>
<td>0.3</td>
<td>0.4</td>
<td>0.3</td>
<td>0.2</td>
</tr>
<tr>
<td>Two or more races</td>
<td>4.3</td>
<td>3.3</td>
<td>3.1</td>
<td>2.4</td>
</tr>
<tr>
<td>Hispanic or Latino (of any race)</td>
<td>23.5</td>
<td>15.8</td>
<td>9.4</td>
<td>18.0</td>
</tr>
</tbody>
</table>
Racial & Ethnic Composition Trends, Percentage of Total Population

Percent Non-White Population by Census Tract

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>Race</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>
</tr>
<tr>
<td>Black or African American</td>
<td>$86,759</td>
<td>$98,986</td>
<td>$12,227</td>
<td>14.1%</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>
</tr>
</tbody>
</table>

White - Black Household Income Gap

<table>
<thead>
<tr>
<th>Gap</th>
<th>2010-2014</th>
<th>2015-2019</th>
<th>$ Change</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>White - Black</td>
<td>$25,425</td>
<td>$24,829</td>
<td>-$596</td>
<td>-2.3%</td>
</tr>
<tr>
<td>White - Hispanic or Latino</td>
<td>$41,973</td>
<td>$42,579</td>
<td>$606</td>
<td>1.4%</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-Q2021:
$1,562 per month

Households Experiencing Severe Cost Burdens by Race and Ethnicity

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
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.
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 with respect to average commuting distance. The graph includes lines for 'Combined Housing and Transportation', 'Transportation', and 'Housing'. The source is cited as the Center for Neighborhood Technology calculations.](image-url)
Comprehensive Plan Update
Housing Challenge

Housing Affordability and Racial Equity

- Housing is getting more expensive.
- Employment and population growth outpaces the construction of places to live.
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
Environmental Justice

“Environmental justice is the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income, with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies.”

Source: https://www.epa.gov/environmentaljustice
Environmental Justice

1. How can we ensure that the County thinks about Environmental Justice in our decision-making process or in the delivery of services?

• How about in respect to Land Use Planning?

• How about in respect to Housing and Affordability?

• How about in respect to Cost Burden?

• How about in respect to Mobility?
Social justice is the view that everyone deserves equal economic, political and social rights and opportunities.

- Includes having an equitable civic participation system that enfranchises everyone.
Social Justice

1. What do you believe are the biggest impediments to social justice in our County?

   • How about in respect to Land Use Planning?
   • How about in respect to Housing and Affordability?
   • How about in respect to Cost Burden?
   • How about in respect to Mobility?
Contact Information

• Brian Engelmann, MPSGIS, Ph.D., Demographer
  • Email: bengelmann@pwcgov.org
• Parag Agrawal, AICP, Planning Director
  • Email: pagrawal@pwcgov.org
• David McGettigan, AICP, Long-Range Planning Manager
  • Email: dmcgettigan@pwcgov.org
• Alex Vanegas, CPM, Principal Planner
  • Email: avanegas@pwcgov.org