



Franconia Housing Advocates

Let's Build a Better Life for All

We support the redevelopment of the Franconia Governmental Center to build housing within reach of our hard-working residents.

Affordable housing is vital for achieving a high quality of life and maintaining economic health by catering to diverse demographics.

- It addresses the challenges of increasing transportation costs, childcare expenses, and education loans that hinder young families from affording homes.
- Desirable life conditions include manageable housing costs, leftover income for essential expenses, saving for the future, proximity to work, and reduced commuting time.
- Accessibility to housing benefits essential workers, recent graduates, and existing businesses while attracting new enterprises.

Fairfax County faces an urgent need for workforce housing due to high living costs, making the area unaffordable for service providers and essential workers.

- County projections indicate a requirement for 15,000 new affordable units by 2034.
- The Board of Supervisors is committed to providing at least 10,000 units by 2034 and ensuring no net loss of existing market affordable rental homes.

Affordable housing benefits county employees and essential workers, with 20% of units reserved for qualified public sector employees.

- Current rental prices exceed affordability for essential workers, hindering their ability to live near their workplaces.
- Rental prices for 1-2 bedroom units range from \$2000 to \$2400 monthly, making them unaffordable for many workers.
- A mere \$500 decrease in monthly rent equates to a 15% annual pay raise for a new teacher, or \$9000 annually, accounting for state and federal taxes.



Franconia Housing Advocates Let's Build a Better Life for All

The implementation plan benefits the people who need it the most without dramatically impacting the layout of the area.

- Workforce housing targets residents earning 40-80% of the Area Median Income (AMI), with annual income checks to ensure continued eligibility.
- The proposed building is limited to a maximum of 120 units and no more than four stories.

The Redevelopment is slated for a desirable location.

- The proposed site offers proximity to transportation hubs, schools, healthcare facilities, and essential services.
- Access to public transportation and essential amenities enhances the appeal of the location for potential residents.

High housing costs in the area render many homes unaffordable for residents, exacerbating homelessness and financial strain.

- Rental costs for 3+ bedroom houses or apartments range from \$2500 to \$4000 per month, presenting a significant financial burden for families.
- Single-family houses in the area are listed for sale between \$540k and \$1.5 million, requiring substantial down payments and mortgage payments.
- Building more housing can lead to significant savings on rent for residents, reducing financial strain and homelessness.

High-density housing developments generate significant property tax revenue for the county and alleviate burdens on homeowners and businesses.

- This development could generate revenue for Franconia exceeding the property taxes of 21 single family homes, as much as \$138,000.