PEOPLE, HOUSING AND JOBS

Demographics Chapter of the City's Comprehensive Plan

Adopted: August 12, 2019

People, Housing and Jobs: Why Demographics Matter for the City of Falls Church's Comprehensive Plan

The City of Falls Church is a community of nearly 14,000 residents and 12,000 jobs occupying 2.1 square miles in the heart of Northern Virginia. Understanding how the population and employment base in the City has evolved and will continue to change is necessary so that the community can effectively plan for the future and achieve its vision as a "welcoming and inclusive community" and a "leader in education, environmental sustainability, multi-modal transportation, and vibrant economic development."

Demographics involves more than just data. Analyzing demographic trends and forecasts helps form the framework for understanding how different parts of the community are interrelated. For example, knowing how the demographic characteristics of residents have changed is important for knowing the types of services and amenities that are needed in the City. Assessing the relationship between new residential development and new retail and commercial development is critical for meeting economic development goals. And evaluating changing housing needs is an important consideration for ensuring that the City of Falls Church pursues inclusive housing policies.

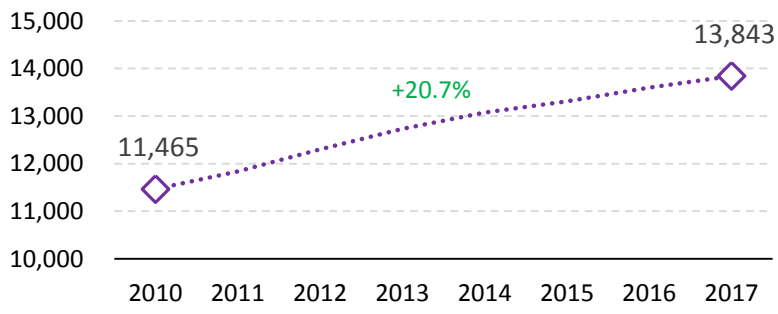
Figure 1: Skateboarders at West End Park, Falls Church

Demographic Trends

The demographic landscape of the City of Falls Church is changing. Part of these demographic changes reflect broader macro demographic trends in the country and the rest of the Northern Virginia region. There are also trends that distinguish the Little City from its neighbors. Demographic changes in the City will have important implications for future population growth, as well as for local policies related to housing, public services and facilities, and economic development.

The City of Falls Church is a great place to live and the data illustrates the desirability of the community. According to the U.S. Census Bureau's latest population estimates, the City's population increased by 20.7 percent between 2010 and 2017, or about 3.0 percent annually. A closer look at this population growth reveals evolving trends in the types of households moving to the City, the jobs in the Falls Church economy, and shifts in the City's housing stock.

Figure 2: Population, Falls Church



Source: U.S. Census Bureau

Key Trends

- **The number of single-person households is on the rise in the City** and represents 1 out of every 3 Falls Church households.
- **The number of households with children has declined** in recent years. Despite fewer households with children, **the number of school-age children has increased**. This trend is being driven by larger families; specifically, homeowner households with 3+ children.
- **The City's population is aging**, with 1 out of 4 Falls Church residents age 55+. The number of older adults will continue to increase as the youngest baby-boomers enter this age range.
- **Households with incomes between $50,000-$100,000 has surged** in recent years, driven primarily by an increase in single-person households.
- **There are now more multifamily units than single-family detached units**, which was not the case 5 years ago. Single-family detached homes remain a large segment of the City's housing stock, but the share of multifamily units has been rising fast in recent years.
- **Many Falls Church residents have jobs in high-paying industries.** Nearly half of all employed Falls Church residents work in the Public Administration or Business and Professional Services sectors which tend to have above-average wages.
- **Many of the jobs located in Falls Church are in lower-paying industries.** About 1 out of every 4 jobs located in Falls Church are in retail and hospitality-related sectors.

Population Trends

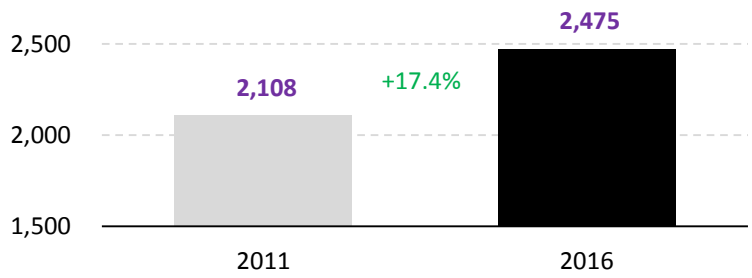
This section examines three key population segments of City residents: Millennials (age 25 to 34), school-age children (age 5 to 17) and older adults (age 55+).

Millennials (age 25 to 34): The young adult population is a growing share of the City's population. There were approximately 1,740 people between the ages of 25 and 34 living in Falls Church in 2016. The number of Falls Church residents in this age group has increased by about 9.7% over 5 years. The growth rate of the young adult population in Falls Church is similar to other inside-the-Beltway communities such as Arlington and West Falls Church, which had increases in the young adult population of 10.1% and 9.2%, respectively, during the same 5-year time period. Overall, the Northern Virginia region* experienced a 6.2% increase in this age segment between 2011 and 2016.

School-age children (age 5 to 17): The number of school-age children in the City is increasing, but the growth rate has been slower than in other nearby communities. There were approximately 2,475 school-age children (age 5 to 17) living in Falls Church in 2016, which is 17.4% more than 2011. Similar trends are occurring throughout Northern Virginia but there has been faster growth just outside the City limits in Seven Corners (+48.4%), Idylwood (+21.3%), and Arlington (+22.5%).

The data suggest that the growth in school-age children in Falls Church over recent years has been driven by a subset of families that are having more children than in the past. The average household size in the City went from 2.46 in 2011 to 2.56 in 2016 and this increase was driven by homeowners, with an average household size increasing from 2.65 in 2011 to 2.93 in 2016. The average size of renter households actually declined during this same time period, going from 2.15 to 2.0. Between 2011 and 2016 the number of households with 3 or more children grew by 20.4%, primarily among homeowners, while the number of households with 1 or 2 children declined by 9.8%. Thus, while the number of children has increased in the City, the overall number of households with children has declined over time.

Figure 3: Population Age 5 to 17, Falls Church



Source: U.S. Census Bureau, 5-Year American Community Survey

Older adults (age 55+): About 1 out of 4 Falls Church residents are age 55 and older which is similar to the regional share. As Baby Boomers age, the older adult population is forecasted to grow substantially over the coming years. In 2016, there were approximately 3,481 people age 55 or older living in Falls Church, an increase of 23.5% over 2011. Similar growth is occurring throughout the region particularly in areas immediately adjacent to Falls Church such as Idylwood (+31.1%) and Seven Corners (+27.1%). The Northern Virginia region as a whole had an increase of over 91,000 residents age 55+ between 2011 and 2016.

*All references to Northern Virginia in this chapter include the cities of Falls Church, Fairfax, Alexandria, Manassas and Manassas Park; and the counties of Arlington, Fairfax, Loudoun and Prince William

Household Trends

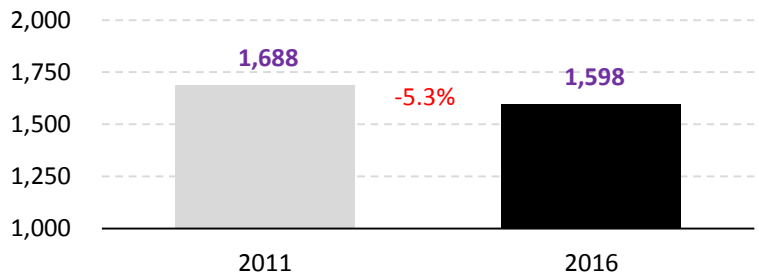
This section assesses how the household composition in the City of Falls Church has changed and evaluates the types of households that have primarily driven growth in the City in recent years. This section concludes with a review of the mix of housing units in the City.

Households with children: There were 5,301 households in the City in 2016, 10.3% more than 2011. As the number of households in the City has increased, the household composition has also changed. The overall number of households with children in the City declined by 5.3% between 2011 and 2016, reflecting the sharpest drop in Northern Virginia. Communities directly adjacent to Falls Church, by contrast, are experiencing an increase in in the number of households with children. Seven Corners had the largest spike in the region with 45.5% more households with children than 5 years ago. Arlington County and the Idylwood neighborhood also had relatively steep growth in the number of households with children, rising 19.5% and 11.7% respectively.

As noted in the Population Trends section, Falls Church has seen an increase in school-age children, yet the number of households with children has declined. The data reflect a pattern of some households—namely single-family homeowners—having more children. Between 2011 and 2016 in Falls Church there the was an increase in households with 3 or more children (20.4%), but a decline in households with 1 or 2 children (-9.8%).

During this same time period the City had an 18.7% increase in the number of households without children. Based on these trends, the household growth in the City of Falls Church has been driven not by households with children, but rather childless households, including couples and singles.

Figure 4: Households with Children, Falls Church



Source: U.S. Census Bureau, 5-Year American Community Survey

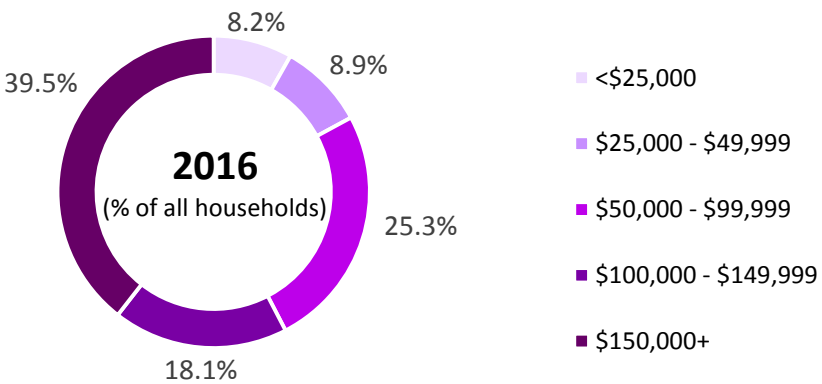
Living alone: Approximately 1 out of every 3 households in the City is someone living alone. The number of people living alone has increased significantly in Falls Church. There are 20.8% more households of people living alone than 5 years ago, which was the fastest increase in the region. Region-wide about 1 out of 4 households are people living alone.

Of those living alone in Falls Church, more than two-thirds are under the age of 65 (68.4%). Similar age compositions of single-person households exist in adjacent Seven Corners and West Falls Church. The growth in people living alone in Falls Church reflects both a diversifying housing stock in the City (increase in the stock of studios and one-bedroom units), delayed household formation within the Millennial generation and an aging of the Baby Boomer population.

Household income: Falls Church has seen a surge in households that have incomes between $50,000 and $100,000. Approximately 1 out of every 4 household in the City of Falls Church has a household income between $50,000 and $100,000. Of the City's 5,301 households, approximately 1,340 are in this income range, reflecting a 44.4% increase over 5 years ago.

Falls Church is the only community in the region to have an increase in the number of households in this income range, and most neighboring communities have had a decline. The increase in middle-income households is likely due to the rise in one-person households, rather than family households, as this income range is in line with a typical wage for Professional and Business Service jobs in the DC area. More than 1 in 4 Falls Church residents who work are employed in this sector.

Figure 5: Proportion of Households by Annual Income Range Falls Church, 2016

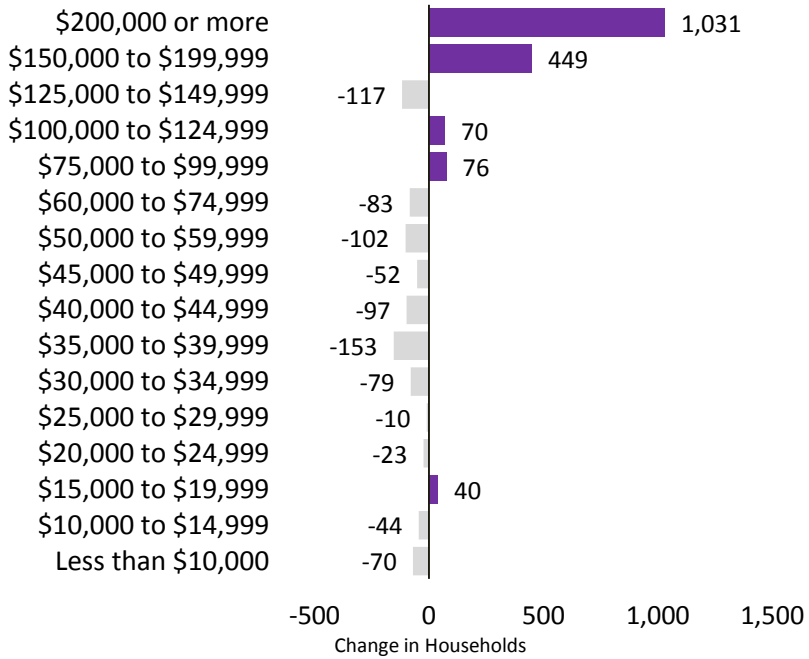


Source: U.S. Census Bureau, 5-Year American Community Survey

The City of Falls Church remains one of the highest-income areas in the Northern Virginia region. Approximately 4 out of every 10 households in the City has an annual income of $150,000 or more.

In the Northern Virginia region, McLean has the highest proportion in this income range with 6 out of 10 households having incomes of $150,000 or more annually.

Figure 6: Change in Households by Household Income Falls Church, 2000 to 2017

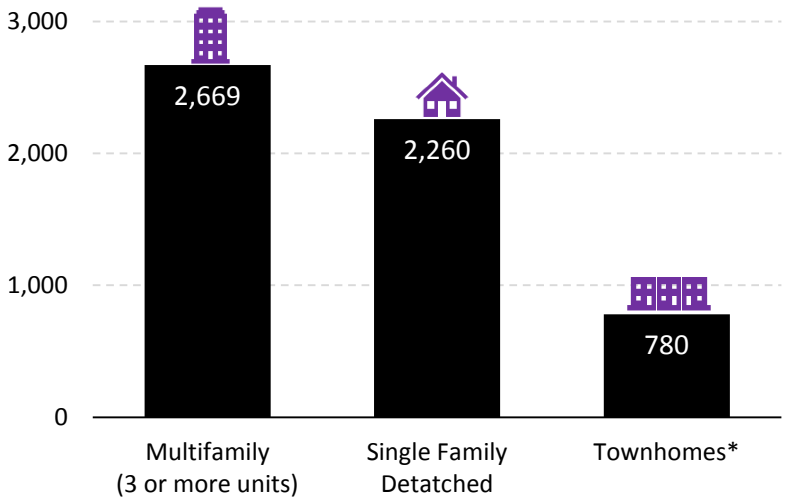


Source: U.S. Census Bureau, 2000 Census, 5-Year American Community Survey

While the City has seen an increase in the $50,000 to $100,000 household income range in recent years, the long-term trend has been a shift to higher income households. Between 2000 and 2017 most household growth in the City occurred with households that have an annual income exceeding $200,000. During this same time period the City generally lost households with income levels below $75,000.

Housing unit types: Falls Church has seen an increase in the stock of multifamily housing, specifically studios and 1-bedroom units. Over the past 5 years, Falls Church has had a 15.5% increase in multifamily housing units (defined as 3 or more units in a building), which is the fastest increase in Northern Virginia. Arlington and Alexandria, which also have a large stock of multifamily housing, had increases of 8.8% and 9.0%, respectively, during the same time period. Single-family detached housing remains a large segment of the City's housing stock, but as of 2016 the data suggests there are now more multifamily units than single-family detached units in the City. New housing units in the City of Falls Church are also smaller than older units. Nearly 1 out of every 3 housing units in the City are studios and 1-bedroom units (30.4%). Over the past 5 years, the stock of studios and 1-bedroom units in the City has jumped 33.1%.

Figure 7: Housing Units by Type, Falls Church, 2016



Source: U.S. Census Bureau, 5-Year American Community Survey
*Includes Duplexes and Other (RV, mobile home, boat, etc.)

Employment Trends

This section describes the characteristics of resident workers (i.e. City of Falls Church residents who are employed) and at-place workers (i.e. jobs located in the City of Falls Church).

Types of jobs: There are two job sectors that employ nearly half of all Falls Church employed residents. About 50% of Falls Church resident workers are employed in either the Public Administration or Professional and Business Services Sectors. The other half work in a variety of sectors primarily Education Services, Health Care, and Information, Finance, Insurance, and Real Estate services sectors. Less than 1% of Falls Church resident workers are in the Armed Forces. The median annual wage of employed Falls Church residents is $67,684.

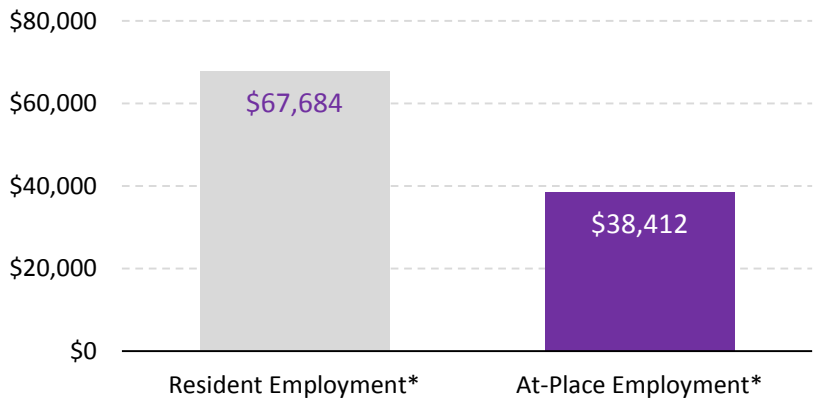
About 1 out of every 4 jobs located in Falls Church are in retail and hospitality-related sectors. Approximately 25.7% of all jobs in Falls Church are in the Retail Trade or Arts, Entertainment, and Accommodation/Food Services sectors. Another quarter (23.2%) of jobs located in the City are Education and Health Care sector jobs. Compared to the overall Northern Virginia region, the Falls Church economy is disproportionately concentrated in Retail Trade and Education and Health Care sector jobs. Jobs in these resident-serving sectors tend to have lower wages than jobs in the Professional and Business services and in most other sectors. The median annual wage of Falls Church jobs is $38,412, notably lower than the wages of employed residents.

Figure 8: Resident and At-Place Jobs, Select Industry Sectors, 2016

Industry	Falls Church Residents	Jobs Located in Falls Church "At-Place" Jobs
Professional and Business Services	26.9%	17.1%
Public Administration	22.2%	4.2%
Educational Services and Health Care	14.5%	23.2%
Information/Finance/Real Estate	9.9%	7.1%
Retail Trade	6.2%	15.3%
Arts/Entertainment/Hospitality	5.6%	10.4%
Other Services*	7.6%	9.0%

Source: U.S. Census Bureau, 5-Year American Community Survey
*Includes personal services and associations.

Figure 9: Median Annual Earnings, Falls Church, 2016



Source: U.S. Census Bureau, 5-Year American Community Survey

Forecasts

Forecasts of housing units, households, population and employment for in the City were prepared for the 2015 through 2045 time period. The purpose of developing these forecasts is to provide information to help City staff, elected officials and citizens plan for future growth in the City. In particular, these forecasts will help guide community conversations around the implications of growth on key issues for the City.

Methodology

Forecasts were developed based on projections of net new development in the City and assumptions about trends in vacancy rates, average household sizes and commercial space per employee (i.e. "development-based projections".) This development-based method historically has been used by the City of Falls Church to produce forecasts for the Metropolitan Washington Council of Governments (MWCOG) cooperative forecasting process. There are other methods for forecasting population, household and job growth in the City, and results from alternative methods are compared with the development-based approach.

The City's growth and change is happening in the context of broader economic and demographic change in Northern Virginia and the Washington DC region. As a relatively small community in a large regional economy and housing market, the City will be impacted by changes in job growth, transportation investments and housing demand which are outside of local control. These macro trends, along with the factors unique to the City, will be key drivers of future population, household and job growth. Planning efforts will reflect these trends in order to best ensure that the City meets its vision.

Development-Based Projections

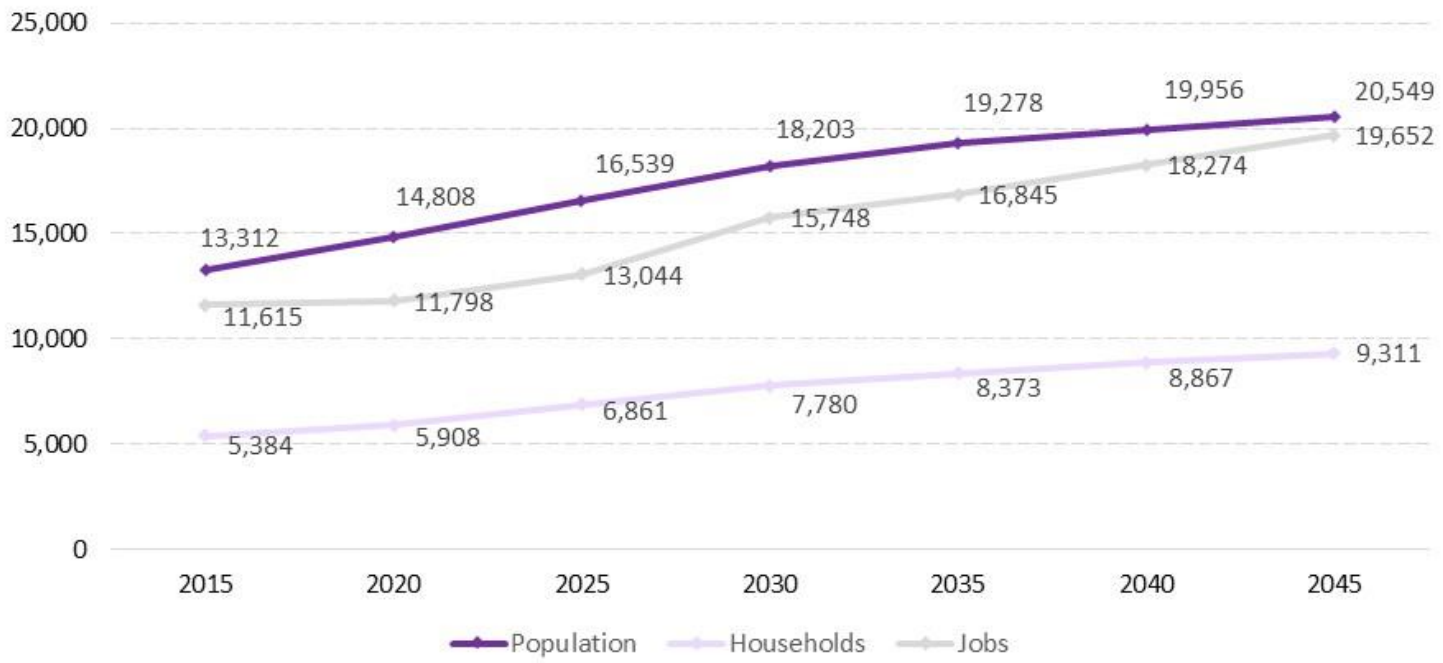
Population: In 2015, there were an estimated 13,312 residents of the City of Falls Church. The development-based projections indicate that the number of Falls Church residents will be 14,808 in 2020 and will increase to 20,549 by 2045. This reflects an average annual growth rate of 1.6%.

Households: There were an estimated 5,384 total households in the City of Falls Church in 2015, with a projected 5,908 households in 2020. By 2045, these projections suggest that there will be 9,311 households in Falls Church in 2045. Therefore, between 2020 and 2045, the household growth rate is expected to be 2.3%, on average. The faster growth in household indicates an increase in smaller household sizes.

Employment: The number of jobs in Falls Church is expected to increase from 11,615 in 2015 to 11,798 in 2020. Between 2020 and 2045, the number of jobs is projected to grow to 19,652. The City of Falls Church is expected to experiencing jobs growing at an average annual rate of 2.7% between 2020 and 2045.

These forecasts are driven by approved residential and commercial development in the City, as well as the expected timing of delivery of new projects.

Figure 10: Development-Based Forecasts, Falls Church 2015 - 2045



Comparisons with Other Forecasts

The **Weldon Cooper Center** at the University of Virginia produces population forecasts for all local jurisdictions in the Commonwealth of Virginia. In addition, the Weldon Cooper Center prepares school enrollment projections for the City of Falls Church Public Schools. These population projections are based on the Hamilton-Perry method which looks at long-term demographic trends and benchmarks local growth to state-level growth.

The forecasts from the Weldon Cooper Center are similar to the development-based forecasts. The Weldon Cooper Center forecasts that the population of the City of Falls Church will reach 21,629 by 2045 (compared to 20,549 from the development-based projections.)

The **Metropolitan Washington Council of Governments (MWCOG)** has produced forecasts of regional household growth needed to accommodate future regional job growth. Data from **George Mason**

University (GMU) was used to supplement those MWCOG household forecasts to account for new household growth associated with Amazon HQ2. Assuming that the City of Falls Church supports its share of regional household growth, these projections put the total number of households in Falls Church at 9,881 in 2045. By comparison, the development-based forecasts are 9,311 in 2045.

Key Takeaways from Demographics Analysis

As the population has grown and the economy has evolved, the demographic composition of the City's residents and characteristics of the housing stock and job market have also changed. Key takeaways from the demographic analysis and forecasts include the following:

Increasing numbers of households without children: Although the number of school-age children in the City has increased over the last five years, the total number of households with children has decreased. The City's population and economic growth in recent years has been primarily driven by people living alone and renters without children.

Figure 11: Weldon Cooper Center and Development-Based Population Forecasts, Falls Church, 2020-2045

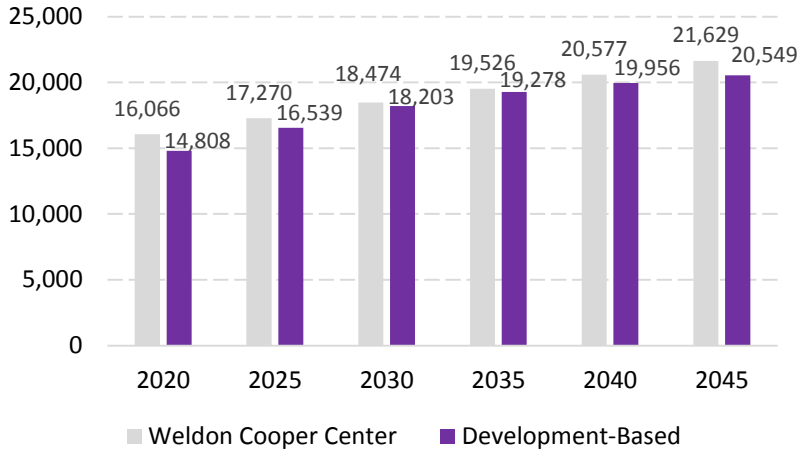
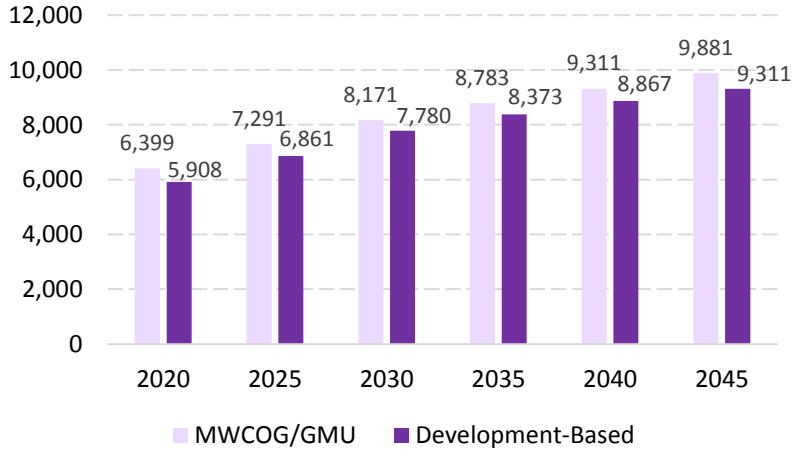


Figure 12: MWCOG/GMU and Development-Based Household Forecasts, Falls Church, 2020-2045



Multifamily and rental housing: The City's changing housing stock is reflected in the change in the household composition. Growth in the number of multifamily units, and specifically the number of

studio and one-bedroom units, is the reason that childless households have been a key driver of growth in the City. New multifamily and rental housing has helped shaped the development of the City.

Aging population: The 55 and older age cohort is the largest in the City and it continues to grow rapidly. As Baby Boomers continue to age into this range, this trend is likely to continue in the years to come, both locally and beyond. This has implications for the types of housing and types of jobs that will be needed in the future to support Falls Church residents who are interested in aging in place.

Jobs and workforce: The City has a disproportionately high share of jobs in resident-serving industries including Retail Trade and Education and Health Services. City residents, however, are much more likely to be employed in Public Administration or Professional/Technical Services jobs.

Figure 13: Spectrum Development

Future growth: The City of Falls Church is projected to experience steady population and job growth over the next 25 years. The number of households is expected to grow at a faster rate than the population, reflecting smaller household sizes. By 2045, the number of jobs in the City of Falls Church will approximately equal the number of residents, a balance not seen in other communities of Falls Church's size. This balance between residents and jobs presents the City with opportunities to diversify its tax base, expand services and sustain the high-quality of life enjoyed by residents and workers.

Connections & Strategies

Demographics should not be thought of simply as data, but rather as information for planning and decision-making. The demographic characteristics, trends and forecasts presented in this chapter are designed to inform future planning efforts for the City of Falls Church.

The Vision for the City of Falls Church includes a commitment to building an inclusive and sustainable community. The following paragraphs explore topics of general community interest and suggest ways to inform those conversations with demographic projections.

Housing Supply and Growth Management

As described in the trends and forecasts earlier, demand for housing in the city is influenced by regional economic trends. Based on a regional assessment of housing needs, which includes added housing demand as a result of Amazon HQ2 locating in Crystal City, it is expected that the City of Falls Church would need to add 3,482 net new households between 2020 and 2045 to meet its share of expected housing demand. According to the development-based forecasts, the City of Falls Church is expected to add 3,403 new net households between 2020 and 2045.

***Strategy**: Continue to utilize the Comprehensive Plan and Zoning Ordinance as growth management tools, guiding development into the most appropriate areas of the City.*

To learn more about housing supply and growth management, turn to Chapter 10 of the Comprehensive Plan.

Housing Affordability

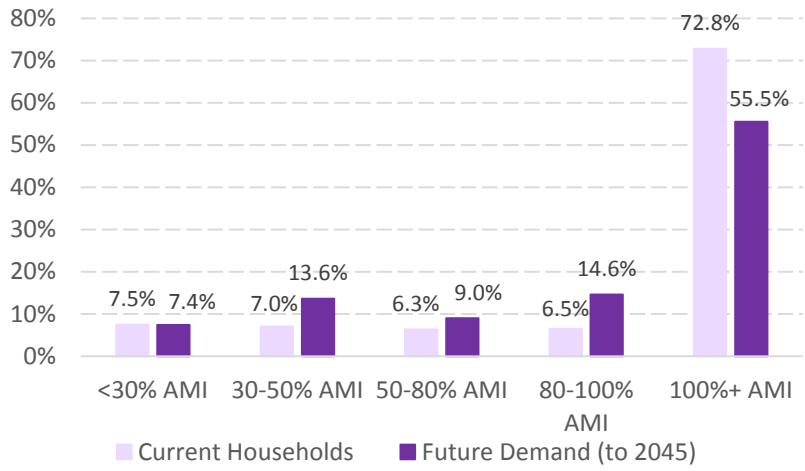
Nearly three-quarters of current households in the City of Falls Church have incomes at or above the median for the Washington DC region. By 2045, it is anticipated that only 55 percent of future housing needs in the City will be for households in this higher-income range and there will be more housing demand from households in the lower income brackets.

***Strategy**: Continue to utilize policy tools to support affordability needs for a range of household incomes, sizes, and ages.*

***Strategy:** Consider policies to diversify the City's housing stock to support anticipated future household needs.*

To learn more about housing affordability, turn to Chapter 10 of the Comprehensive Plan.

Figure 14: Income Distribution, Current Households and Future Need, Falls Church



Source: GMU, LSA Planning

Public Facilities and Services

Growth in the population and employment base in the City of Falls Church often means increased demand for public facilities, including schools, libraries, community centers and parks. There is also often increased demand for public services such as public safety.

It is important to keep in mind that different demographic groups use public facilities differently or may require different services. For example, new multifamily projects in the City have been associated with comparatively few new school children. New (i.e. post-2014) mixed-use apartment buildings have a "pupil attraction rate" of between 0.104 and 0.190 students per new unit. By comparison, older low-rise apartments tended to have higher pupil attraction rates (between 0.30 and 0.458 children per unit). Existing single-family homes generate more school children on a per-unit basis. Between 2014 and 2018, the number of school children in single-family homes increased by 77 while the number of single-family homes increased by just 15.

It is also important to consider that absent of any new development within the City, changes in the City's demographics will still occur. For example, between 2002 and 2019 no new townhomes were built in the City; however, the number of children living in townhomes increased by 73.

Strategy: *Continue to assess projected public facility impacts and needs based using segmented household characteristics (e.g. housing tenure, number of bedrooms, etc.)*

Strategy: *When designing public facilities, plan for both the needs of the current population and the anticipated needs of future populations throughout the useful life of the investment.*

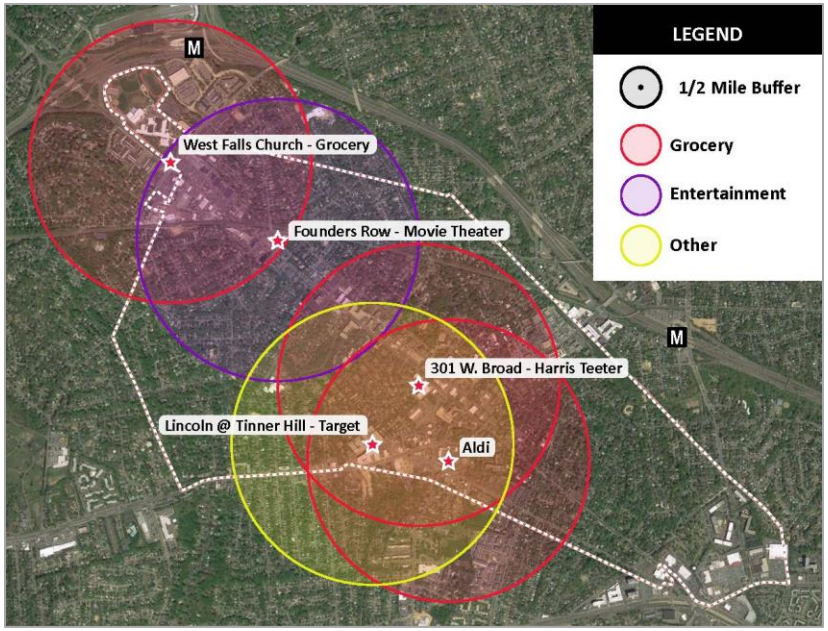
Strategy: *When planning for public safety needs, plan for the needs of the current population and the anticipated needs based on projected population increases.*

To learn more about public facilities and services, turn to Chapter 8 of the Comprehensive Plan.

Transportation

Population and employment can generate increased transportation demand. That demand can take different forms – demand for automobile parking, more sidewalk connections, more transit service, etc. The relatively small geography of Falls Church creates opportunities to utilize multiple modes of transportation to get around the City. Figure 15 illustrates what's located within a ½ mile distance of a few example projects which highlights opportunities for residents to walk or cycle to their destinations.

Figure 15: Transportation Connectivity Diagram

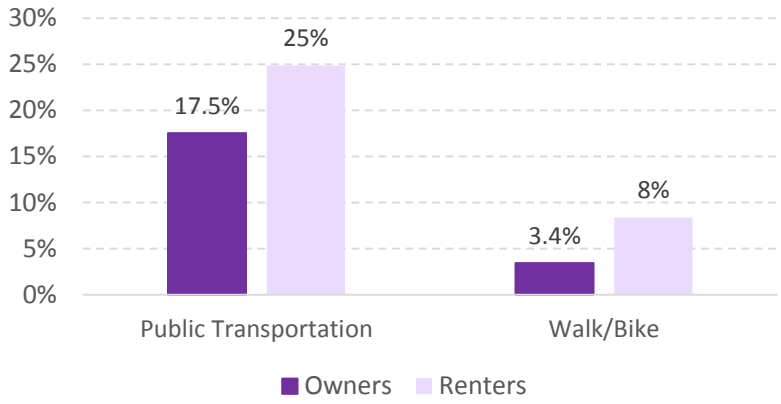


Transportation demand varies across households. Falls Church residents who are renters or who are living in multifamily, mixed-use developments are significantly less likely to have more than one car per household, and are significantly more likely to walk/bike or take public transportation, than are homeowners.

Strategy: *Assess transportation impacts based on segmented household characteristics and the availability of multiple transportation options (e.g. access to transit).*

To learn more about transportation, turn to Chapter 7 of the Comprehensive Plan.

Figure 16: Mode of Commute by Housing Tenure Falls Church, 2017



Source: U.S. Census Bureau, 5-Year American Community Survey

Employment

As described in the trends above, the median annual wage of employed Falls Church residents is $67,684. The median annual wage of Falls Church jobs is $38,412 which is notably lower than the wages of employed residents.

Strategy: *Create policies to encourage the development of Class A office space which provides opportunities for higher wage jobs to locate within the City.*

To learn more about economic development, turn to Chapter 4 of the Comprehensive Plan.

Changing Conditions

Demographic shifts can have dramatic impacts on communities. For example, the recent increase in demand for close-in living combined with the aging and retirement of the baby boomer generation has led to increased demand (and costs) for housing inside the Capital Beltway and a turnover in the existing housing stock from "empty nesters" to growing families.

Strategy*: Monitor and participate in demographic forecasting exercises conducted by MWCOG Cooperative Forecasting, the Weldon Cooper Center, George Mason University, and the Virginia Employment Commission (VEC).*

Strategy: *Update the City's demographic projections at least once every five years to maintain up-to-date baseline data to inform development decisions and initiatives.*

Appendix A: Related Plans

The City's Comprehensive Plan is a family of documents. The Comprehensive Plan includes specific elements, like this chapter on demographics. It also includes specific functional plans. The table below is a list of the plans that inform this chapter of the Comprehensive Plan.

Planning Document	Adoption Year
North Washington Street Small Area Plan	2012
South Washington Street Small Area Plan	2013
Mobility for All Modes, Transportation Chapter of Comprehensive Plan	2014
Downtown Small Area Plan	2014
Parks for People, Parks and Recreation Chapter of Comprehensive Plan	2015
Bicycle Master Plan	2015
West Broad Street Small Area Plan	2016

Appendix B: Planning Process and Public Engagement

This chapter was developed with significant public input and collaboration. Regular announcements regarding the planning effort were posted to the City's eFocus tool, on the City's website, and in *The Falls Church News-Press*. The plan was developed and refined with community input during the public meetings listed in table to the right.

Information outreach was conducted using the following tools:

- Announcements about community meetings using
  - eFocus , the City's electronic newsletter
  - City website homepage
  - City's Facebook account
  - City's Twitter account
  - *Falls Church News-Press*
- Regular updates of project status and materials on the project webpage

Date	Groups	Event
November 5, 2018	Planning Commission	Work Session
November 13, 2018	City Council	Work Session
February 19, 2019	Planning Commission	Work Session
March 4, 2019	City Council	Work Session
April 15, 2019	Planning Commission	Work Session
April 18, 2019	Arts & Humanities Council	Work Session
May 1, 2019	Recreation & Parks	Work Session
May 8, 2019	Citizens Advisory Committee on Transportation	Work Session
May 9, 2019	Village Preservation and Improvement Society	Work Session
May 16, 2019	Chamber of Commerce	Work Session
May 16, 2019	Housing Commission/ Human Services Advisory Council	Work Session
May 20, 2019	City Council	Work Session
May 29 – June 10, 2019	General Public	Survey
May 23, 2019	Historical Commission / Historic Architectural Review Board	Work Session
June 4, 2019	Economic Development Authority	Work Session
June 5, 2019	Architectural Advisory Board	Work Session
June 6, 2019	Environmental Sustainability Council	Work Session
June 8, 2019	General Public	Work Session
June 10, 2019	Tree Commission	Work Session
June 17, 2019	City Council	Work Session
July 1, 2019	Planning Commission	Work Session
July 15, 2019	City Council/Planning Commission	Joint Work Session
August 5, 2019	Planning Commission	Action
August 12, 2019	City Council	Action

Appendix C: Plan Approval

Planning Commission Approval and Recommendation

Following a public hearing, the Planning Commission approved the following resolution unanimously (4-0) at their August 5, 2019 meeting.

RESOLUTION RECOMMENDING APPROVAL OF AN AMENDMENT TO THE 2005 COMPREHENSIVE PLAN TO UPDATE AND REPLACE CHAPTER 2, "DEMOGRAPHICS" WITH "PEOPLE, HOUSING, AND JOBS: DEMOGRAPHICS CHAPTER OF THE CITY'S COMPREHENSIVE PLAN"

WHEREAS, the Virginia Code, section 15.2-2223 requires that the City have a comprehensive plan for the City that considers, among other things, the needs of the residents of the City, and consideration of those needs requires an understanding of the number of residents and their attributes; and

WHEREAS, Section 17.04 of the City Charter makes the Planning Commission responsible for preparation of the City's Comprehensive Plan; and

WHEREAS, Section 17.06 of the City Charter enables the Planning Commission to prepare and adopt individual components of the Comprehensive Plan; and

WHEREAS, Section 15.2-2228 of the State Code also gives the City Council the authority to grant final approval to Comprehensive Plan changes previously approved by the Planning Commission; and

WHEREAS, Chapter 2 of the City's Comprehensive Plan, "People Housing Jobs" will replace the existing chapter "Demographics" and will provide the City Council and City Staff with updated, valuable information regarding the residents of the City on which to base planning decisions; and

WHEREAS, "People, Housing, and Jobs" was developed with substantial public engagement that included community meetings, a survey, and review by the City's advisory boards and commissions; and

WHEREAS, "People, Housing, and Jobs" identifies connections to place the demographic trends and projections in perspective of city functions; and

WHEREAS, "People, Housing, and Jobs" discusses general housing, transportation, and public facilities and services planning strategies for projected future needs of the City.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Falls Church, Virginia that (i) Chapter 2, "People, Housing, And Jobs: Demographics Chapter of the City's Comprehensive Plan," which is attached hereto is hereby adopted by the Planning Commission with updated edits as proposed by Mr. Stevens this evening and an appendix that includes additional data including racial composition data from the demographics trends report as an updated and revised "Demographics Chapter" of the City's Comprehensive Plan, replacing the version of Chapter 2 that was adopted on October 24, 2005 as part of the 2005 Comprehensive Plan and (ii) that the Planning Commission recommends that City Council grant final approval of the amendment to the Comprehensive Plan to replace the existing Chapter 2 of the Comprehensive Plan with "People, Housing, and Jobs: Demographics Chapter of the City's Comprehensive Plan."

City Council Approval

Following a public hearing, the City Council approved the following resolution unanimously (5-0) at their August 12, 2019 meeting.

RESOLUTION TO AMEND THE 2005 COMPREHENSIVE PLAN TO UPDATE AND REPLACE CHAPTER 2, "DEMOGRAPHICS" WITH "PEOPLE, HOUSING, AND JOBS: DEMOGRAPHICS CHAPTER OF THE CITY'S COMPREHENSIVE PLAN"

WHEREAS, Virginia Code Section 15.2-2223 requires that the City have a comprehensive plan for the City that considers, among other things, the needs of the residents of the City, and consideration of those needs requires an understanding of the number of residents and their attributes; and

WHEREAS, Chapter 2 of the City's Comprehensive Plan, "People Housing Jobs" will replace the existing chapter "Demographics" and will provide the City Council and City Staff with updated, valuable information regarding the residents of the City on which to base planning decisions; and

WHEREAS, Section 17.06 of the City Charter gives the City Council the authority to grant final approval to Comprehensive Plan changes previously approved by the Planning Commission; and

WHEREAS, Section 15.2-2228 of the State Code also gives the City Council the authority to grant final approval to Comprehensive Plan changes previously approved by the Planning Commission; and

WHEREAS, following a properly advertised public hearing held on August 5, 2019, the Planning Commission adopted "People, Housing, and Jobs" and recommended final approval by Council; and

WHEREAS, "People, Housing, and Jobs" was developed with substantial public engagement that included community meetings, a survey, and review by the City's advisory boards and commissions; and

WHEREAS, "People, Housing, and Jobs" identifies connections to place the demographic trends and projections in perspective of city functions; and

WHEREAS, "People, Housing, and Jobs" discusses general housing, transportation, and public facilities planning strategies for projected future needs of the City;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Falls Church, Virginia that Chapter 2, "People, Housing, and Jobs: Demographics Chapter of the City's Comprehensive Plan," is hereby adopted by the City Council as an updated and revised "Demographics Chapter" of the City's Comprehensive Plan, replacing the version of Chapter 2 that was adopted on October 24, 2005 as part of the 2005 Comprehensive Plan.

Appendix D: Associated Data Tables

P.I. Population by Age Group

City of Falls Church, Virginia

Population Age	2000	2010	2011	2012	2013	2014	2015	2016	2017	Annual Percent Change 2000-2010	Annual Percent Change 2010-2017
Under 5	571	774	811	869	830	827	909	972	1,014	3.6%	4.4%
5-17	1,859	2,273	2,353	2,419	2,517	2,576	2,580	2,539	2,662	2.2%	2.4%
18-24	532	751	781	864	898	909	1,010	955	1,078	4.1%	6.2%
25-34	1,383	1,669	1,663	1,719	1,664	1,579	1,596	1,601	1,740	2.1%	0.6%
35-44	1,849	1,843	1,897	1,932	1,977	1,975	2,040	1,978	2,056	0.0%	1.7%
45-54	1,971	2,030	2,056	2,092	2,134	2,110	2,135	2,099	2,218	0.3%	1.3%
55-64	950	1,699	1,783	1,790	1,838	1,847	1,900	1,918	1,967	7.9%	2.3%
65-74	530	714	783	857	936	996	1,058	1,126	1,166	3.5%	9.0%
75-84	527	361	374	382	423	441	461	478	472	-3.1%	4.4%
85+	205	218	214	201	199	205	192	202	210	0.6%	-0.5%
Total Population	**10,377**	**12,332**	**12,715**	**13,125**	**13,416**	**13,465**	**13,881**	**13,868**	**14,583**	**1.9%**	**2.6%**

Share Of Total Age	2000	2010	2011	2012	2013	2014	2015	2016	2017
Under 5	5.5%	6.3%	6.4%	6.6%	6.2%	6.1%	6.5%	7.0%	7.0%
5-17	17.9%	18.4%	18.5%	18.4%	18.8%	19.1%	18.6%	18.3%	18.3%
18-24	5.1%	6.1%	6.1%	6.6%	6.7%	6.8%	7.3%	6.9%	7.4%
25-34	13.3%	13.5%	13.1%	13.1%	12.4%	11.7%	11.5%	11.5%	11.9%
35-44	17.8%	14.9%	14.9%	14.7%	14.7%	14.7%	14.7%	14.3%	14.1%
45-54	19.0%	16.5%	16.2%	15.9%	15.9%	15.7%	15.4%	15.1%	15.2%
55-64	9.2%	13.8%	14.0%	13.6%	13.7%	13.7%	13.7%	13.8%	13.5%
65-74	5.1%	5.8%	6.2%	6.5%	7.0%	7.4%	7.6%	8.1%	8.0%
75-84	5.1%	2.9%	2.9%	2.9%	3.2%	3.3%	3.3%	3.4%	3.2%
85+	2.0%	1.8%	1.7%	1.5%	1.5%	1.5%	1.4%	1.5%	1.4%
Total Population	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**

Source: U.S. Census Bureau, 2000 decennial Census Summary File 1 (SF1); Annual Estimates of the Resident Population for Selected Age Groups by Sex for the United States, States, Counties, and Puerto Rico Commonwealth and Municipals: April 1, 2010 to July 1, 2017, 2017 Population Estimates

P.II. Population by Race and Hispanic Origin

City of Falls Church, Virginia

Population										Annual Percent Change	Annual Percent Change
Race and Hispanic Origin	**2000**	**2010**	**2011**	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2000-2010**	**2010-2017**
Non-Hispanic	9,501	11,223	11,517	11,817	12,085	12,100	12,388	12,329	12,941	1.8%	2.2%
White	8,255	9,093	9,349	9,548	9,791	9,805	9,984	9,969	10,412	1.0%	2.1%
Black/African-American	321	523	543	565	535	541	547	557	625	6.3%	2.8%
Asian or Pacific Islander	681	1,154	1,177	1,218	1,231	1,224	1,317	1,275	1,347	6.9%	2.4%
Multi-racial/Other	244	453	448	486	528	530	540	528	557	8.6%	3.3%
Hispanic	876	1,109	1,198	1,308	1,331	1,365	1,493	1,539	1,642	2.7%	6.9%
Total Population	**10,377**	**12,332**	**12,715**	**13,125**	**13,416**	**13,465**	**13,881**	**13,868**	**14,583**	**1.9%**	**2.6%**
Share of Total											
Race and Hispanic Origin		**2010**	**2011**	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**		
Non-Hispanic		91.0%	90.6%	90.0%	90.1%	89.9%	89.2%	88.9%	88.7%		
White		73.7%	73.5%	72.7%	73.0%	72.8%	71.9%	71.9%	71.4%		
Black/African-American		4.2%	4.3%	4.3%	4.0%	4.0%	3.9%	4.0%	4.3%		
Asian or Pacific Islander		9.4%	9.3%	9.3%	9.2%	9.1%	9.5%	9.2%	9.2%		
Multi-racial/Other		3.7%	3.5%	3.7%	3.9%	3.9%	3.9%	3.8%	3.8%		
Hispanic		9.0%	9.4%	10.0%	9.9%	10.1%	10.8%	11.1%	11.3%		
Total		**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**		

Source: U.S. Census Bureau, 2000 decennial Census Summary File 1 (SF1), Annual Estimates of the Resident Population by Sex, Race Alone or in Combination, and Hispanic Origin for the United States, States, and Counties: April 1, 2010 to July 1, 2017, 2017 Population Estimates

P.III Educational Attainment, 2012-2016

Population Age 25+

City of Falls Church, Virginia

Population			Share of Total		
Educational Attainment	**2007-2011**	**2012-2016**	**Educational Attainment**	**2007-2011**	**2012-2016**
Less than high school	312	191	Less than high school	3.9%	2.0%
High school diploma/GED	904	603	High school diploma/GED	11.3%	6.5%
Associate's degree or some college	1,024	1,052	Associate's degree or some college	12.8%	11.3%
Bachelor's degree	2,369	3,489	Bachelor's degree	29.6%	37.4%
Graduate or professional degree	3,393	3,993	Graduate or professional degree	42.4%	42.8%
Total Population Age 25+	**8,002**	**9,328**	**Total Population Age 25+**	**100.0%**	**100.0%**

Source: U.S. Census Bureau, 5-Year American Community Survey Table S1501

P.IV. Residential Mobility of the Population, 2012-2016 avg.

City of Falls Church, Virginia

	No.	**Pct.**
Did not move in the last year	11,339	84.2%
Moved in the last year	2,122	15.8%
Moved within Falls Church	379	2.8%
Moved from somewhere else in Virginia	610	4.5%
Moved from a different state	638	4.7%
Moved from abroad	495	3.7%
Total	**13,461**	**100.0%**

Source: U.S. Census Bureau, 5-Year American Community Survey, Table B07001

H.I. Tenure by Age of Head of Household

City of Falls Church, Virginia

	Total Households			Homeowners			Renters			Homeownership Rate		
Age	**2000**	**2007-2011**	**2012-2016**	**2000**	**2007-2011**	**2012-2016**	**2000**	**2007-2011**	**2012-2016**	**2000**	**2007-2011**	**2012-2016**
Under 25	98	153	110	14	-	-	84	153	110	14.3%	0.0%	0.0%
25-34	674	752	744	183	278	229	491	474	515	27.2%	37.0%	30.8%
35-44	1,046	898	1,139	612	452	586	434	446	553	58.5%	50.3%	51.4%
45-54	1,192	1,220	1,267	821	886	770	371	334	497	68.9%	72.6%	60.8%
55-64	592	948	1,037	446	731	883	146	217	154	75.3%	77.1%	85.1%
65+	869	836	1,004	632	619	694	237	217	310	72.7%	74.0%	69.1%
Total Households	**4,471**	**4,807**	**5,301**	**2,708**	**2,966**	**3,162**	**1,763**	**1,841**	**2,139**	**60.6%**	**61.7%**	**59.6%**

Share of Total	**Total Households**			**Homeowners**			**Renters**		
Age	**2000**	**2007-2011**	**2012-2016**	**2000**	**2007-2011**	**2012-2016**	**2000**	**2007-2011**	**2012-2016**
Under 25	2.2%	3.2%	2.1%	0.5%	0.0%	0.0%	4.8%	8.3%	5.1%
25-34	15.1%	15.6%	14.0%	6.8%	9.4%	7.2%	27.9%	25.7%	24.1%
35-44	23.4%	18.7%	21.5%	22.6%	15.2%	18.5%	24.6%	24.2%	25.9%
45-54	26.7%	25.4%	23.9%	30.3%	29.9%	24.4%	21.0%	18.1%	23.2%
55-64	13.2%	19.7%	19.6%	16.5%	24.6%	27.9%	8.3%	11.8%	7.2%
65+	19.4%	17.4%	18.9%	23.3%	20.9%	21.9%	13.4%	11.8%	14.5%
Total	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**

Source: U.S. Census Bureau, decennial Census, 5-Year American Community Survey, Table B25007

H.II. Household Income

City of Falls Church, Virginia

Household Income	2007-2011 (2011 $s)	2012-2016 (2016 $s)
<$25,000	313	434
$25,000 - 49,999	746	473
$50,000 - 74,999	557	699
$75,000 - 99,999	371	641
$100,000 - 124,999	500	624
$125,000 - 149,999	501	338
$150,000+	1,819	2,092
Total Households	**4,807**	**5,301**

Share of Total

Household Income	2007-2011 (2011 $s)	2012-2016 (2016 $s)
<$25,000	6.5%	8.2%
$25,000 - 49,999	15.5%	8.9%
$50,000 - 74,999	11.6%	13.2%
$75,000 - 99,999	7.7%	12.1%
$100,000 - 124,999	10.4%	11.8%
$125,000 - 149,999	10.4%	6.4%
$150,000+	37.8%	39.5%
Total Households	**100.0%**	**100.0%**

Source: U.S. Census Bureau, 5-Year American Community Survey, Table B19001

H.III. Households by Household Type

City of Falls Church, Virginia

Households

Household Type	2007-2011	2012-2016
Married Couple, w/ Children*	1,356	1,262
Married Couple, w/o Children*	1,245	1,372
Single Parent	332	336
Other Family, w/o Children*	196	296
Living Alone (65+)	431	558
Living Alone (Under 65)	1,025	1,201
Other Non-Family, Not Living Alone	221	277
Total Households	**4,807**	**5,301**

Share of Total

Household Type	2007-2011	2012-2016
Married Couple, w/ Children*	28.2%	23.8%
Married Couple, w/o Children*	25.9%	25.9%
Single Parent	6.9%	6.3%
Other Family, w/o Children*	4.1%	5.6%
Living Alone (65+)	9.0%	10.5%
Living Alone (Under 65)	21.3%	22.6%
Other Non-Family, Not Living Alone	4.6%	5.2%
Total Households	**100.0%**	**100.0%**

*Own Children

Source: U.S. Census Bureau, 5-Year American Community Survey, Tables S1101

HIV. Year Moved into Current Home by Age of Household Head, 2012-2016			
City of Falls Church, Virginia			
	Age of Household Head		
Year	**Under 35**	**35 to 64**	**65 and Older**
2015 or later	157	207	13
2010 to 2014	550	1234	189
2000 to 2009	147	1,094	327
1990 to 1999	0	650	113
1980 to 1989	0	239	172
1979 or earlier	0	19	190
Total Households	**854**	**3,443**	**1,004**
Share of Total			
	Age of Household Head		
Year	**Under 35**	**35 to 64**	**65 and Older**
2015 or later	18.4%	6.0%	1.3%
2010 to 2014	64.4%	35.8%	18.8%
2000 to 2009	17.2%	31.8%	32.6%
1990 to 1999	0.0%	18.9%	11.3%
1980 to 1989	0.0%	6.9%	17.1%
1979 or earlier	0.0%	0.6%	18.9%
Total Households	**100.0%**	**100.0%**	**100.0%**

Source: U.S. Census Bureau, 5-Year American Community Survey, Table B25128

U.II. Housing Tenure						
City of Falls Church, Virginia						
	2007-2011		2012-2016			
Tenure	No.	Pct.	No.	Pct.	Change	Pct Chg.
Renter-Occupied	1,841	38.3%	2,139	40.4%	298	16.2%
Owner-Occupied	2,966	61.7%	3,162	59.6%	196	6.6%
Total Occupied Units	**4,807**	**100.0%**	**5,301**	**100.0%**	**494**	**10.3%**

Source: U.S. Census Bureau, 5-Year American Community Survey, Table B25003

U.III. Housing Type						
City of Falls Church, Virginia						
	2007-2011		2012-2016			
Type	No.	Pct.	No.	Pct.	Change	Pct. Change
Single-Family Detached	2,318	42.8%	2,260	39.6%	-58	-2.5%
Single-Family Attached/Townhomes*	793	14.6%	760	13.3%	-33	-4.2%
Small Multifamily (3-19 unit building)	548	10.1%	601	10.5%	53	9.7%
Large Multifamily (20+ unit buildings)	1,762	32.5%	2,068	36.2%	306	17.4%
Other (RV, mobile home, boat, etc.)	0	0.0%	20	0.4%	20	n/a
Total Units	**5,421**	**100.0%**	**5,709**	**100.0%**	**288**	**5.3%**

Source: U.S. Census Bureau, 5-Year American Community Survey, Table B25024

*Includes attached homes and duplexes

U.IV.a Housing Units by Number of Bedrooms						
City of Falls Church						
	2007-2011		2012-2016			
Number of Bedrooms	**No.**	**Pct.**	**No.**	**Pct.**	**Change**	**Pct Chg.**
No Bedrooms / Studio	291	5.4%	393	6.9%	102	35.1%
1 Bedroom	1,011	18.6%	1,340	23.5%	329	32.5%
2 Bedrooms	1,283	23.7%	996	17.4%	-287	-22.4%
3 Bedrooms	1,306	24.1%	1,299	22.8%	-7	-0.5%
4 Bedrooms	1,005	18.5%	1,161	20.3%	156	15.5%
5+ Bedrooms	525	9.7%	520	9.1%	-5	-1.0%
Total Housing Units	**5,421**	**100.0%**	**5,709**	**100.0%**	**288**	**5.3%**

Source: U.S. Census Bureau, 5-Year American Community Survey, Table B25041

U.V. Housing Units by Gross Rent						
Renter-Occupied Units						
City of Falls Church, Virginia						
	2007-2011		2012-2016			
Gross Rent	**No.**	**Pct.**	**No.**	**Pct.**	**Change**	**Pct Chg.**
<$750	116	6.3%	111	5.2%	-5	-4.3%
$750-999	108	5.9%	37	1.7%	-71	-65.7%
$1,000-1,249	297	16.1%	208	9.7%	-89	-30.0%
$1,250-1,499	388	21.1%	557	26.0%	169	43.6%
$1,500-1,999	453	24.6%	466	21.8%	13	2.9%
$2,000+	405	22.0%	576	26.9%	171	42.2%
Occupied without Rent	74	4.0%	184	8.6%	110	148.6%
Total Renter-Occupied Housing Units	**1,841**	**100.0%**	**2,139**	**100.0%**	**298**	**16.2%**

Source: U.S. Census Bureau, 5-Year American Community Survey, Table B25063

U.VI. Housing Units by Home Value						
Owner-Occupied Units						
City of Falls Church, Virginia						
	2007-2011		2012-2016			
Home Value	**No.**	**Pct.**	**No.**	**Pct.**	**Change**	**Pct Chg.**
<$200,000	146	4.9%	87	2.8%	-59	-40.4%
$200,000-299,999	127	4.3%	90	2.8%	-37	-29.1%
$300,000-399,999	227	7.7%	164	5.2%	-63	-27.8%
$400,000-499,999	327	11.0%	258	8.2%	-69	-21.1%
$500,000-749,999	1,035	34.9%	1,096	34.7%	61	5.9%
$750,000-$999,999	856	28.9%	980	31.0%	124	14.5%
$1,000,000+	248	8.4%	487	15.4%	239	96.4%
Total Owner-Occupied Housing Units	**2,966**	**100.0%**	**3,162**	**100.0%**	**196**	**6.6%**

Source: U.S. Census Bureau, 5-Year American Community Survey, Table B25075

HM.I Number of Sales of Existing Homes

City of Falls Church, Virginia

	Existing Homes			
Year	Condo Properties	Single-Family Attached	Single-Family Detached	Total
2002	56	106	47	209
2003	50	102	29	181
2004	77	134	43	254
2005	48	102	46	196
2006	40	78	27	145
2007	36	80	31	147
2008	39	76	18	133
2009	50	90	29	169
2010	48	71	22	141
2011	79	94	22	195
2012	126	108	23	257
2013	54	94	40	188
2014	55	110	20	185
2015	66	96	30	192
2016	57	98	28	183
2017	61	125	35	221

Source: Metropolitan Regional Information Systems (MRIS), LSA

HM.II. Median Sales Price of Existing Home Sales

City of Falls Church, VA

	Existing Homes			
Year	Condo Properties	Single-Family Attached	Single-Family Detached	Total
2002	132,750	461,355	397,950	339,000
2003	185,500	510,000	515,500	405,000
2004	285,000	535,000	585,000	519,500
2005	368,050	515,000	650,000	557,500
2006	327,500	630,000	635,000	595,000
2007	367,500	535,000	679,375	579,000
2008	355,000	564,000	668,000	575,440
2009	383,750	625,000	604,500	535,000
2010	419,950	506,100	625,000	520,000
2011	365,000	681,200	720,000	525,000
2012	399,750	690,000	751,000	517,500
2013	384,000	669,000	763,900	640,500
2014	370,000	705,000	831,500	700,000
2015	413,500	760,000	827,500	690,000
2016	441,000	772,000	859,500	708,000
2017	415,000	650,000	875,000	745,000

Source: Metropolitan Regional Information Systems (MRIS), LSA

HM.III. Price of Existing Home Sales

City of Falls Church, Virginia

	Existing Homes								
Year	**<$200k**	**$200-299k**	**$300-399k**	**$400-499k**	**$500-599k**	**$600-799k**	**$800-999k**	**$1M+**	**Total**
2002	45	32	51	35	20	20	5	1	209
2003	31	25	31	24	33	24	12	1	181
2004	9	40	20	49	53	50	29	4	254
2005	3	15	19	25	52	51	23	8	196
2006	2	13	17	9	36	34	15	19	145
2007	-	8	17	22	34	34	14	18	147
2008	5	5	13	22	25	34	17	12	133
2009	8	11	13	37	37	40	16	7	169
2010	5	8	11	38	29	33	13	4	141
2011	12	11	25	35	29	46	20	17	195
2012	11	11	43	54	36	54	23	25	257
2013	6	11	12	13	36	61	26	23	188
2014	2	10	21	13	25	47	28	39	185
2015	5	10	14	18	33	45	39	28	192
2016	1	7	13	17	22	55	31	37	183
2017	13	7	10	15	22	58	50	46	221

Source: Metropolitan Regional Information Systems (MRIS), LSA

HM.IV. Active Listings by Price, July 2018 compared to July 2014					
City of Falls Church, Virginia					
	July-18		July-14		Change
Price Group	No.	Pct.	No.	Pct.	Pct.
<$200k	1	3.6%	1	3.0%	0.0%
$200-299k	1	3.6%	2	6.1%	-50.0%
$300-399k	0	0.0%	2	6.1%	-100.0%
$400-499k	2	7.1%	1	3.0%	100.0%
$500-599k	3	10.7%	6	18.2%	-50.0%
$600-799k	2	7.1%	5	15.2%	-60.0%
$800-999k	3	10.7%	5	15.2%	-40.0%
$1M+	16	57.1%	11	33.3%	45.5%
Total	**28**	**100.0%**	**33**	**100.0%**	**-15.2%**

Source: Metropolitan Regional Information Systems (MRIS), LSA

The City of Falls Church is committed to the letter and spirit of the Americans with Disabilities Act. To request a reasonable accommodation for any type of disability, call 703-248-5027 (TTY 711). For more information call 703-248-5178.