

Agenda Item # 3: One Fairfax Policy and Supporting Comprehensive Plan Policies

1) Community and economic development policies and programs that promote wealth creation and ensure fair access for all people.

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2017 Edition, Policy Plan, Economic Development, Amended through 3-4-2014, page 2

Objective 1: Provide an environment where businesses flourish and jobs are created.

- Policy a. Promote a regulatory framework that encourages business development and expansion. Regulations and ordinances should be written with consideration for their economic impact.
- Policy b. Encourage the retention and expansion of existing employers.
- Policy c. Aggressively seek to attract new employers, both domestic and international, to the county.
- Policy d. Review county ordinances and regulations on a regular basis to ensure that ordinances and regulations are consistent with the objectives of this Plan.
- Policy e. Review development proposals and permit requests promptly and effectively.
- Policy f. Establish and nurture strong inter-governmental relationships among local, regional, state, and federal governments to promote effective planning, and implementation of government services.
- Policy g. Plan for sufficient land suitable for economic development to be available in appropriate locations throughout Fairfax County.

2) Housing policies that encourage all who want to live in Fairfax to be able to do so, and the provision of a full spectrum of housing opportunities across the country, most notably those in mixed-use areas accessible to multiple modes of transport.

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Objective 1: The county should increase the supply of affordable housing units each year by an amount that is equal to at least 12 percent of the total housing production in the County for the previous year. These units should serve the full range of incomes of households needing affordable housing and should include units for the disabled and handicapped.

- Policy a. In cases where additional intensities can be supported by existing or planned infrastructure and public facility systems, provide bonus densities in exchange for affordable housing. Affordable housing can be in the form of housing units, free land dedicated to the Fairfax County Redevelopment and Housing

Authority, or in limited circumstances, cash contributions to the Housing Trust Fund.

- Policy b. Expand affordable housing in the county through the application of the Affordable Dwelling Unit Program, as set forth in the Zoning Ordinance and the Comprehensive Plan.
- Policy c. Ensure Workforce Housing is provided in the county's Mixed-Use Centers, including Tysons Urban Center, Suburban Centers, Community Business Centers and Transit Station Areas, where the Areas Plans envision mixed-use or high-density residential development above the baseline recommendation for development and offer a bonus incentive for the production of Workforce housing. The expectation is that in such areas Affordable Dwelling Units and/or Workforce Housing will constitute a minimum of 12 percent of all residential units in all building construction types. For further guidance, see the Guidelines for Provision of Workforce Housing in the Housing Section Appendix 1.
- Policy d. When considering development proposals, residential rezonings should not be approved above the low end of the Plan range unless an appropriate commitment of land, dwelling units, and/or a cash contribution to the Housing Trust Fund is provided. For further guidance, see the Criteria for Assignment of Appropriate Development Intensity included as a part of the Appendix to Countywide Land Use.
- Policy e. Capitalize the Housing Trust Fund through private contributions and general revenue, so that it can be used as a mechanism to fund the development of affordable housing.
- Policy f. Encourage affordable housing as a development option for infill sites, particularly in commercial areas and near employment concentrations.
- Policy g. Give priority for the use of county and other government-owned buildings and land as sites for the provision of affordable housing.
- Policy h. Promote and facilitate innovative site design and construction techniques, as well as encourage the use of manufactured housing and manufactured housing components, when aimed at providing affordable housing.
- Policy i. Support the efforts of the Fairfax County Redevelopment and Housing Authority in producing a portion of these affordable housing units through the provision of county resources and the approval of suitable housing sites.
- Policy j. Encourage and facilitate home sharing as one mechanism for lowering housing costs.
- Policy k. Encourage universal design in the development of affordable housing.
- Objective 2: The county should encourage the provision of affordable housing (as defined in the Glossary) in all parts of the county.**

- Policy a. Expand housing opportunities in or near Mixed-Use Centers as a way of providing the opportunity for persons employed in the county to live near their jobs.
- Policy b. Promote the development of multifamily housing in both Mixed-Use Centers and existing residential areas, as appropriate, in an effort to diversify the housing stock and expand lower cost housing options. For additional guidance, refer to the Locational Guidelines for Multifamily Residential Development contained in the Appendix to Countywide Land Use.
- Policy c. Promote affordable housing opportunities throughout the county, particularly in areas where existing supply is low.
- Policy d. Encourage the creation of accessory dwelling units as a means of increasing the supply and distribution of affordable housing.

Objective 3: The county should conserve stable neighborhoods and encourage rehabilitation and other initiatives that will help to revitalize and promote the stability of older neighborhoods.

- Policy a. Improve and maintain existing housing and neighborhood quality by upgrading substandard housing and improving physical community facilities (e.g., streets, sidewalks, lighting) in existing neighborhoods.
- Policy b. Maintain housing quality in existing neighborhoods and preserve neighborhood stability through the abatement of “spot” blight.
- Policy c. Facilitate improvement and maintenance of existing neighborhoods by initiating community development programs, in communities where needed, with as little displacement as possible; and incorporating affordable housing units, including universally designed units, as part of all major housing rehabilitation efforts.
- Policy d. Retain existing below market rental housing through acquisition, rehabilitation assistance and other subsidies.
- Policy e. Facilitate the retention of existing mobile home parks which are identified in the Area Plans as appropriate for mobile home park use. For additional guidance, refer to the Guidelines for Mobile Home Retention contained in the Appendix to Countywide Land Use.

Objective 4: The county should maximize the use of federal and state housing assistance programs.

- Policy a. Support the Fairfax County Redevelopment and Housing Authority in its mission to plan, acquire, develop and maintain affordable housing using federal, state and county programs.
- Policy b. Obtain the county's appropriate share of federal housing assistance which is allocated to the Washington region. Continue to support the Metropolitan Washington Council of Government's Fair Share formula.

Policy c. Use the Virginia Housing Development Authority's financial capability and other state housing assistance programs to address the housing needs of Fairfax County.

Objective 5: The county should increase the supply of housing available to special populations, including the physically and mentally disabled, the homeless, and the low-income elderly.

Policy a. Locate housing resources for special populations in all parts of the county as a way of improving accessibility to employment opportunities, county services, as well as cultural and recreational amenities.

Policy b. Facilitate the development of shelters and single room occupancy residences for homeless persons and families, as well as others in need of these housing options.

Policy c. Enforce fair housing laws and nondiscriminatory practices in the sale and rental of housing to all citizens.

Policy d. Promote multifamily housing for the elderly and the handicapped that is conveniently located to public transportation and community services.

Policy e. Encourage the creation of handicapped accessible housing units or units that can be easily modified for use by the disabled.

3) Workforce development pathways that provide all residents with opportunity to develop knowledge and skills to participate in a diverse economy and earn sufficient income to support themselves and their families.

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Objective 2: Provide an environment for the highest quality system of education from pre-school through 12th grade and promote undergraduate and graduate level educational opportunities to include continuing learning programs for adults.

Policy a. Maintain an environment that fosters the highest quality of education available in order to prepare citizens for the continued changes necessary for their economic well being.

Policy b. Enhance education partnerships with business to ensure that the education system is strategically focused to meet educational needs of the future job market.

Policy c. Ensure the availability and encourage the use of high quality continuing adult education and retraining programs.

- 4) An early childhood education system that ensures all children enter kindergarten at their optimal developmental level with equitable opportunity for success.
- 5) Education that promotes a responsive, caring, and inclusive culture where all feel valued, supported, and hopeful, and that every child is reached, challenged, and prepared for success in school and life.
- 11) A quality built and natural environment that accommodates anticipated growth and change in an economically, socially, and environmentally sustainable and equitable manner that includes mixes of land use that protects existing stable neighborhoods and green spaces, supports sustainability, supports a high quality of life, and promotes employment opportunities, housing, amenities and services for all people.

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2017 Edition, Policy Plan, Land Use, Amended through 12-4-2018, pages 4 - 5

Objective 2: Fairfax County should seek to establish areas of community focus which contain a mixture of compatible land uses providing for housing, commercial, institutional/public services, and recreation and leisure activities.

Policy a. Create mixed-use Centers which enhance the sense of community and reduce the need to travel long distances for employment and/or services.

Policy b. Encourage, within the Tysons Urban Center, cores of Suburban Centers, cores of Community Business Centers, and Transit Station Areas, and other areas within these Centers that would benefit from revitalization and redevelopment, the development of mixed-use projects.

Policy c. Maintain the integrity of mixed-use Centers and neighboring residential communities.

Objective 3: Fairfax County should maintain a supply of land sufficient to meet the need for housing, commercial, industrial, institutional/public services, and recreational and leisure activities to support the Comprehensive Plan.

Policy a. Conduct a comprehensive community needs assessment, at least once every five years, to determine future land requirements to meet adopted county goals.

Policy b. Review comprehensively, at least every five years, the county's Comprehensive Plan and revise as appropriate.

Policy c. Ensure through periodic review and amendment that the county's Zoning Ordinance is supportive of the recommendations contained in the county's Comprehensive Plan.

Objective 4: The county should encourage a diverse housing stock with a mixture of types to enhance opportunities for county residents to live in proximity to their workplace and/or in proximity to mass transit.

- Policy a. Increase the availability of housing to provide a diversity of housing opportunities in proximity to concentrations of employment.
- Policy b. Encourage universal design in the development of housing and communities to expand opportunities for residents of all ages and abilities to live in areas near their employment, mass transit and/or desired services.
- Objective 5: Fairfax County's planning efforts should be cognizant of the role that the county plays in regional growth and development.**
- Policy a. Reevaluate the county's Comprehensive Plan at least once every five year period with cognizance of regional growth and development trends and implications.
- Policy b. Support regional and local government efforts to enhance opportunities for residents to live in proximity to their workplace.
- Objective 6: Fairfax County should have a land use pattern which increases transportation efficiency, encourages transit use and decreases automobile dependency.**
- Policy a. Link existing and future residential development with employment and services, emphasizing ridesharing, transit service and non-motorized access facilities.
- Policy b. Concentrate most future development in mixed-use Centers and Transit Station Areas to a degree which enhances opportunities for employees to live close to their workplace.