

STAFF RECOMMENDATION PLAN AMENDMENT 2021-CW-1CP

DRAFT January 24, 2023

Staff recommends the Comprehensive Plan be modified as shown in the following section. Text proposed to be added is shown as underlined and text proposed to be deleted is shown with a ~~strike through~~. Text to be replaced is noted as such.

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Housing Element, as amended through February 23, 2021, page 3:

“INTRODUCTION

...

In addition to the foregoing, the following critical housing challenges must be addressed by the goal, objectives, and policies set forth in the Housing Element:

- There continues to be an insufficient supply of price-appropriate rental and for-sale housing in Fairfax County for all income levels, including, in particular, affordable housing for persons with low- and moderate-incomes;
- Demolition, renovation, and repositioning of market affordable rental properties and expiration of committed affordable units threaten the supply of existing affordable housing;
- Federal support has not increased at the same rate as the need, which makes it more difficult to meet the housing needs of households with low- and moderate-incomes;
- The expanding employment base in the county with a forecasted rate of job growth that is higher than that for future housing production puts pressure on the housing market and an imbalance between demand and available units;
- Preserving the stability of residential neighborhoods remains an important goal;
- There is a limited supply of housing for special populations, such as people with intellectual, developmental, and physical disabilities, families and individuals who are/were homeless, and seniors with low-income; and,
- There has been and continues to be a shortage of available land to develop for affordable housing.

BOARD OF SUPERVISORS’ GOAL

Opportunities should be available to all who live or work in Fairfax County to purchase or rent safe, decent, price-appropriate housing within their means in accordance with the *One Fairfax policy* and *Communitywide Housing Strategic Plan*. Housing affordable for all income levels should be located as close as possible to employment opportunities while maximizing quality of life standards. The provision of affordable housing should

be a vital element in high density and mixed-use developments should be encouraged in revitalization areas and mixed-use centers, and stimulated through flexible zoning wherever possible.

COUNTYWIDE OBJECTIVES AND POLICIES

Increasing the supply of housing in the county in appropriate locations while preserving existing residential communities will respond to the housing goal and challenges in the county. It is essential for Fairfax County to indicate a numerical production goal and preservation to signify the commitment to having price-appropriate housing that is affordable at all income levels throughout the county. This production goal, as noted in Objective 1 and the preservation goal, as noted in Objective 6, below and as further described in the *Communitywide Housing Strategic Plan*, should be communicated broadly and intentionally to increase public awareness regarding the need for housing affordability and to stimulate public, private and non-profit efforts to create more housing options and opportunities at all affordability levels. ~~This~~ These metrics should be used as a yardstick by which to measure assess the performance of the entire community in responding to this critical need for economic success.”

ADD: Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Housing Element, as amended through February 23, 2021, Countywide Objectives and Policies, page 7:

“Objective 6: Redevelopment should aim to preserve existing market and committed affordable rental multifamily housing units.

Policy a. Support the goal of no net loss of market and committed affordable housing units within redevelopment to the extent practicable.

Policy b. Provide financial, development process, land use, and other incentives for affordable housing preservation projects.

Policy c. Consider additional on-site density or intensity in accordance with the definitions and suggested practices set forth in Appendix 2 to retain market and committed affordable housing units.

Policy d. Analyze the affordability of any proposed redevelopment of existing multifamily residential units seeking a Comprehensive Plan amendment or rezoning application to 1) identify existing affordable housing onsite and 2) understand the potential impacts of the proposed redevelopment on the existing affordable housing.”

ADD: Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Housing Element, as amended through February 23, 2021, add a new Appendix 2, following Appendix 1:

“APPENDIX 2

GUIDELINES FOR MULTIFAMILY AFFORDABLE HOUSING PRESERVATION

Fairfax County has a significant stock of privately-owned Market Affordable Multifamily Rental Housing that is shrinking due to rental market price increases, repositioning, renovation, and redevelopment of the affordable units. In addition, Committed Affordable Multifamily Rental Housing, such as those under the County’s Affordable Dwelling Unit (ADU) Ordinance and Workforce Dwelling Unit (WDU) Policy, are at risk of becoming market rate units due to expiring affordability periods. Preservation of affordable units in infill development or redevelopment can prevent the loss of affordable units and minimize displacement of residents. The County should implement strategies to preserve the affordability of Market Affordable Multifamily Rental Housing and Committed Affordable Multifamily Rental Housing, at risk of being converting to market rate units as their respective terms expire, to the extent practicable in order to achieve its goal of no net loss of affordable units. The Plan Glossary defines such terms as Market Affordable Multifamily Rental Housing, Committed Affordable Multifamily Rental Housing, infill development and redevelopment.

The departments of Housing and Community Development and Planning and Development should evaluate the potential for the one-for-one replacement in any proposed residential infill development and redevelopment of Market and Committed Affordable Multifamily Rental Housing based on county goals, property characteristics, development potential, and project economics, as well as other county goals such as revitalization of an area. While the objective is no net loss of affordable units, it is recognized that this may not be possible in all circumstances. Additional public and private resources and incentives for affordable housing preservation may be incorporated to maximize the number of replacement affordable units. Greater incentives may be considered for developments with greater proportions of affordable units proposed to be preserved.

Any residential development proposal should provide WDUs per Appendix 1 and any required ADUs per Section 5101 of the Zoning Ordinance. The WDU and ADUs would count toward the preservation of units.

Additional Residential Density/Mixed-Use Intensity

Additional residential densities or intensities above the Plan recommendation may be considered in development proposals that commit to long-term preservation (30 or more years), as an incentive to preserve or replace existing affordable multifamily rental housing units. Factors such as the location of units, the income levels served, and/or financial feasibility should be considered as part of any proposed development seeking additional density or intensity. The

appropriate amount of additional density or intensity will be determined on a case-by-case basis based on the ability of the project to meet applicable site-specific and countywide recommendations of the Comprehensive Plan. Except where otherwise noted in the Area Plans, the additional density or intensity provided in a development in adherence to this policy is excluded from the Plan’s maximum density or intensity recommendations.

Development proposals seeking the additional density or intensity should demonstrate that the proposed project is compatible with existing and planned surrounding development in accordance with Objectives 2, 8, and 14, as well as Appendix 9, of the Land Use Element of the Policy Plan. High quality building and site design, and transitions between uses are essential to achieve a compatible land use relationship and mitigate impacts between uses. Building height above the recommended maximum designated in the Area Plans should only be considered if necessary to accommodate the inclusion of the additional density or intensity needed to accommodate preservation.

Additional density or intensity must meet the Zoning Ordinance requirements, including maximum density or intensity. Proposals also should demonstrate that impacts to the environment, schools, parks, heritage resources, transportation systems, and other public facilities, including from additional density or intensity, will be addressed.

Implementation

The preservation of market-rate affordable units and the extension of the terms of committed affordable units are subject to administrative requirements that will be set forth in the Board of Supervisors Affordable Housing Preservation Administrative Policy Guidelines. Units being preserved should, to the extent possible, reflect the affordability levels (AMI levels), bedroom counts, and unit size determined in the affordability analysis of the existing units conducted by Housing and Community Development.

Any proposed redevelopment should incorporate a Relocation Assistance Plan to minimize displacement of the tenants and to provide fair, consistent, and equitable treatment of potentially displaced persons. The Relocation Assistance Plan should be prepared by the developer and submitted to the Fairfax County Department of Housing and Community Development. Additional guidance regarding Relocation Assistance Plans should be provided in the administrative policy guidelines.”

ADD: Fairfax County Comprehensive Plan, 2017 Edition, Glossary, as amended through November 9, 2021

“MARKET AFFORDABLE MULTIFAMILY RENTAL HOUSING:
Multifamily rental housing properties (four or more units) or units with market rents that are affordable to lower-income households, with a primary focus on rents generally considered to be affordable to households earning 60 percent of

the Area Median Income (AMI) and below. Rents are set by private property owners and not regulated by covenants, agreements, or other restrictions.”

“COMMITTED AFFORDABLE MULTIFAMILY RENTAL HOUSING:
Multifamily rental housing properties (four or more units) or units with rents restricted to serve households earning 60 percent AMI and below, as well as 80 percent AMI and below specifically under the County’s inclusionary zoning policies for the Affordable Dwelling Unit (ADU) Ordinance and Workforce Dwelling Unit (WDU) Policy, or by other means. The rents and incomes are controlled by deed restrictions, zoning requirements, or other legal means.”

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Contents, page iii: Housing

“APPENDIX APPENDICES

1.Guidelines for Provision of Workforce Housing

2. Guidelines for Affordable Housing Preservation”

COMPREHENSIVE LAND USE PLAN MAP:

The Comprehensive Land Use Plan Map will not change.

COUNTYWIDE TRANSPORTATION PLAN MAP:

The Countywide Transportation Plan Map will not change.