

Workforce Dwelling Unit Policy Task Force

Meeting Summary

April 24, 2019 10:00 am to 12:00 pm

WDU Policy Task Force Members Attending: John Carter, Steve Cerny, Abdi Hamud Richard Kennedy, Michelle Krockner, Caitland Roberts, and Donna Pesto.

Other Attendees: Tom Fleetwood, Goldie Harrison, Amber-Lee Leslie, Kelly Atkinson, Sophia Fisher, Sara Morgan, Paul Stanford

Welcome and Opening Remarks: Department of Housing and Community Development Director, Tom Fleetwood welcomed the WDU Task Force members and staff.

ADU and WDU Program Matrix: Staff presented the ADU and WDU Program Matrix covering the income tiers served, policy requirements, incentives, program description and program production. The Task Force discussed the construction types applicable to ADUs and WDUs, bonus density, and control periods. The group also discussed if the Comprehensive Plans objective to increase the supply of affordable housing each year by at least 12 percent of the total housing production in the County for the previous year is being met. Finally, there was a brief discussion on the non-residential contribution required under the Tysons WDU Policy and the County's preference for units over monetary contributions.

Needs and Targets: The Task Force reviewed the needs and targets analysis completed by Virginia Center for Housing Research (VHCR). The analysis examined new housing needed in Fairfax County within the next 5, 10 and 15 years. The analysis captured the income tiers served, community members targeted, and the policy tools required to create the units. Mr. Fleetwood highlighted that the WDU Policy is the main policy tool that addresses the needs of moderate-income households which is critical for economic competitiveness.

Virginia Tech Center for Housing Research Analysis: Staff presented VCHR's scope of work and initial analysis on the WDU Rental Program. The Task Force reviewed the analysis and provided feedback.

Discussion of Next Steps: Mr. Fleetwood provided closing remarks and summarized the next steps for the meeting on May 22, 2019. Staff will finalize VCHR's scope of work and present an updated analysis based on comments from the Task Force. The next meeting will focus on drafting initial recommendations to the Board of Supervisors.