



Multifamily units in the Fairfax Center Area.

5. Housing

The Board of Supervisors' goal for housing states that opportunities should be available to all who live or work in Fairfax County to purchase or rent safe, decent, affordable housing within their means. Affordable housing should be located as close as possible to employment opportunities without adversely affecting quality of life standards. It should be a vital element in high density and mixed-use development projects, should be encouraged in revitalization areas, and encouraged through more flexible zoning wherever possible.

Assisted housing provides financial assistance from Federal, State, or local sources. The programs limit the amount of rent and the eligibility of occupants based on income. Some programs have time limits, and those units would no longer be considered "assisted" after income eligibility and rent limitations have been removed. The programs listed below are included as "assisted housing." Most programs provide assistance to privately owned housing developments. In some cases, multiple sources of financing may be used.

- » Housing units owned or managed by the Fairfax County Redevelopment and Housing Authority (FCRHA) and operated by the Department of Housing and Community Development under the Federal Public Housing program or the local Fairfax County Rental program.
- » Housing units owned by the FCRHA and leased to the Fairfax Falls Church Community Services Board for use as group homes or to nonprofit groups for emergency housing
- » Federal Section 8 project based rent subsidy units, which are usually privately owned.

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Entrance to a multifamily development in the Fairfax Center Area.

- » Units subsidized under Federal mortgage subsidy programs including Section 202 (Elderly), Section 811 (Disabled), Section 221(d)(3), Section 235 or Section 236. These units may be publicly owned but most are owned by private or nonprofit entities.
- » Developments which were financed with FCRHA bonds where a portion of the units must have reduced rents for tenants who meet income eligibility requirements.
- » Tax Credit/Virginia Housing Development Authority (VHDA) financed projects with Low Income Housing Tax Credits and/or VHDA financing which establishes income eligibility requirements, many of which are privately owned.
- » Nonprofit rental units and group homes serving nine or more individuals and owned by private entities, which were assisted with loans or grants from the Community Development Block Grant (CDBG), Section 108 loans, Home Investment Partnerships Program (HOME), or Fairfax County Housing Trust Fund.
- » Moderate Income Direct Sales (MIDS) program units which are for sale to income eligible, first time home buyers with financial assistance provided in return for control of the re sale price of the home.
- » Homebuyer Equity Loan Program (HELP) and Silver Lining Initiative are loan programs using federal funds to help moderate income families to purchase market rate homes in the county. Financing was both down payment and gap financing in the form of a second deed of trust. The Silver Lining Initiative applied only to the purchase of homes in foreclosure. Both programs are currently not available.
- » Affordable Dwelling Units (ADU) for sale or for rent to serve households with incomes up to 70% of Metropolitan Statistical Area (MSA) average median

income (AMI) and which are required to be included in certain housing developments of 50 or more units pursuant to Article 2, Part 8 of the Fairfax County Zoning Ordinance. In some instances, units created under the ADU Program may be owned by the FCRHA or a nonprofit organization; if so, they would be considered in one of the other categories above.

- » **Workforce Dwelling Units (WDU)** are units created through the Board of Supervisors WDU Policy which was adopted in 2007 to provide affordable housing in mid and high-rise buildings which are exempt from the requirements of the Affordable Dwelling Unit ordinance. The Policy Plan recommends that Workforce Housing be provided within mixed-centers, including Suburban Centers. The WDU policy is a proffer-based incentive system designed to encourage voluntary development of new housing affordable to a range of moderate-income households earning up to 120% of AMI.

Within the Fairfax Center Area, 668 ADUs have been constructed and an additional 208 unbuilt ADUs have been approved through the rezoning process. The number of constructed ADUs represents an increase of more than 16 times over the number of ADUs existing or under construction in 2004. Twenty-four WDUs have been constructed since the adoption of the WDU policy in 2007, and an additional 256 unbuilt WDUs have been approved through the rezoning process.