

## **Recommendations for Comprehensive Plan Language Relating to the Creation of Affordable and Workforce Housing**

1. An incentive based policy that requires a minimum of 20% of total residential development affordable to households from 60% of AMI up to 120% AMI. Numbers of units should be tiered to address the needs of each income level.
2. Tools and incentives will be necessary to create meaningful numbers of affordable and workforce housing units. These tools should include regulatory and financial incentives, such as:
  - Policies that address regulatory issues such as processing, parking, setback, height, and bulk requirements, and flexibility of unit sizes which might add unnecessary costs to residential development. It should be expected that the size, and amenities of affordable and workforce units will not be the same as market-rate units.
  - Programs that capitalize either the development of housing or the incomes of households, such as low income housing tax credits, tax-exempt housing bonds, tax increment financing, tax abatement, the County's One Penny Fund, and Housing Choice Vouchers should be considered.
3. Permit landowners and developers to aggregate land for affordable and workforce housing and/or to transfer to others the responsibility for creating such units in building structures that are less expensive than steel and masonry structures, and where other advantages of financing and operating affordable and workforce housing can be realized – provided that the units are located within the development area.
4. Engage employers to participate in employee-assisted programs for housing.
5. Consider locating affordable and workforce residential development in commercial and industrial areas where appropriate.
6. Allow for the co-location of housing with public facilities such as schools, libraries, fire stations where appropriate, and consider the use of air rights.
7. Consider creation of a community land trust or other quasi-public or nonprofit entity which could accept land that is proffered for affordable/workforce housing and facilitate housing and community development financing in Tysons.
8. In the event that redevelopment causes a loss of affordable housing units, those units must be replaced on a one-to-one basis as affordable to moderate income households. Options include redevelopment on site, or nearby off-site.