

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 Area Median Income (AMI) up to 120% AMI. Numbers of units should be tiered to address the needs of each income level but no less than 10% of all units provided shall be available for households earning 60% or less of the AMI.
2. Incentives will be necessary to create meaningful numbers of affordable and workforce housing units. These incentives should include:
 - Density bonus, flexibility on regulatory issues such as processing, parking, setback, height, and bulk requirements, and 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. Flexibility on these issues should not compromise overall design principles of urban form for Tysons.
 - 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, and the County's One Penny Fund 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 Tysons redevelopment area.
4. Permit the location of affordable and workforce residential development in commercial and industrial areas where appropriate.
6. Permit 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.