

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

- Addressing the jobs/housing imbalance, as well as maintaining a business friendly environment and economic vitality of Fairfax County, is a key component in planning the redevelopment of Tysons.
- An increase in residential development must include provisions for housing that is affordable to workers of various income levels at Tysons.
- We offer the following County definitions for discussions regarding the redevelopment of Tysons:
 - “Affordable housing” refers to ADUs, generally targeted at households with incomes less than 70% of area median income, adjusted for family size. The goal is that it includes a significant number of units for households with incomes at 50% of median. It may be either rental or for-sale. The expectation is that most will be rental.
 - “Workforce housing” refers to rental or for-sale housing with price points that reach three tiers of income – a) those at 80% of median; b) those from 81 to 100% of median; and c) those from 101 to 120% of median.
 - Rental workforce housing is generally targeted at households in the first two categories. For-sale workforce housing is targeted at all three. The delivery of such housing is to be in equal portions across the relevant tiers.
 - Rental workforce housing (annual) rents should be capped at 30% of the upper end of each income tier adjusted for family size.
 - For-sale housing prices should be set based on total housing costs including loan payment, real estate taxes, insurance and homeowner association or condo fees of 38% of gross income (adjusted for family size) and reflecting “normal” mortgage loan rates and term at the time the project is expected to be delivered. The 38% figure follows the Virginia Housing Development Authority's (VHDA) current underwriting guidelines.

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:

- An incentive based policy that requires a minimum of 20 % of total residential development affordable to households from 50% of AMI up to 120% AMI. Numbers of units should be tiered to address the needs of each income level.
- Policies should 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, parking requirements, 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, Housing Choice Voucher should be considered.
- Engage employers to participate in employer-assisted programs for housing.
- Consider locating affordable and workforce residential development in commercial and industrial areas where appropriate.
- 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.
- 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.
- 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.

The production of affordable housing in Tysons will require cooperation between the public and private sectors to achieve desired results. Local government and the development community, as well as employers and other significant stakeholders, must all contribute to solutions that address affordable housing needs.

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.