Tysons Strawman Plan Text
Affordable/Workforce Housing Issues and Recommendations

1. Task Force Recommendations
    - Require that 20% of the residential units in new developments are affordable to households at income tiers ranging from 60 to 120 percent of AMI.
    - No less than 10% of the affordable units should be available to households with incomes at or below 60 percent of AMI.
    - Developments that meet the affordability requirement should receive an intensity increase or "offset" equal to 20% of the project's residential floor area.
    - Developments that meet the affordability requirement should also be given flexibility on unit sizes, urban design guidelines, and parking requirements.
    - Developers should be allowed to place the required affordable units in less expensive building types or off-site areas within Tysons where the development costs are lower. Developers should also be permitted to transfer the responsibility of providing affordable units to others, such as a non-profit development corporation or a community land trust.

2. Staff Perspectives on the Task Force Recommendations
    - Staff supports the objective of 20% affordable units within Tysons.
    - Income tiers should be based on those in the Policy Plan with the addition of a tier targeted to incomes below 60 percent of AMI.
    - The 20% affordability requirement should apply to total units including bonus units.
    - The bonus in Tysons is based on square footage rather than units so the Policy Plan's guidance on the size of bonus market-rate units should be adjusted to allow greater flexibility in the use of bonus intensity.
    - It is not clear how much flexibility on urban design should be granted for providing affordable housing.
    - Parking requirements for affordable housing should be considered as part of a Tysons-wide parking strategy.
    - Meeting the affordable housing requirement on-site with units in a lower cost building is acceptable, as long as all other Plan objectives are met. Building the units off-site could be problematic because the alternate site will likely be farther from a Metro station and require consideration of concurrent applications in different portions of Tysons. Shifting the responsibility of providing affordable housing to another entity with more experience in building and operating such units is desirable, but such arrangements should result in the creation of more affordable units, as set forth in the Policy Plan.

3. Staff Recommendation
    - The recommendation of 20% affordable/workforce units should be retained and encouraged through a 20% bonus in residential floor area and implementation flexibility. This requirement for affordable housing should apply to any residential development built under any redevelopment option in the District Recommendations, regardless of whether bonus density is utilized. Because one of the planning principles for Tysons is to increase the supply of housing, bonus floor area should only be used for residential purposes.
    - Four tiers of affordable units should be provided:
        - 100 - 120% of AMI: 25% of affordable housing (5% of total units)
        - 80 - 100% of AMI: 25% of affordable housing (5% of total units)
        - 60 - 80% of AMI: 25% of affordable housing (5% of total units)
        - < 60% of AMI: 25% of affordable housing (5% of total units)
    - Details on how this policy interacts with the ADU Ordinance will need to be reconciled as part of the Zoning Ordinance amendment process.
    - In order to provide more flexibility, the Policy Plan's size restrictions on bonus market rate units should not apply within Tysons.
    - Flexibility in other aspects of development, such as building heights and mix of uses, should be built into the Areawide Recommendations.
    - Developments that opt to provide affordable housing off-site should provide more than 20% affordable units.
    - If a developer partners with another entity to provide the required affordable units, development conditions should ensure that the units are built prior to issuing Residential Use Permits for market rate units.
    - The Plan for Tysons should specify that non-residential development should contribute land or money to a housing trust fund that will be used to create affordable and workforce housing opportunities in Tysons. The provision of affordable housing should be viewed as a collective responsibility that will directly benefit employers in Tysons. The new office, retail, and hotel developments in Tysons will benefit from having a range of affordable housing opportunities within a short commuting distance of the jobs in Tysons.
    - Creative strategies for achieving housing objectives should be considered. Such strategies could include a "bank" of affordable units within Tysons or incorporating affordable housing into public buildings and private parking structures.
    - Relevant sections of the *Board of Supervisors' Workforce Dwelling Unit Administrative Policy Guidelines* should be incorporated into the Areawide Recommendations.