



County of Fairfax, Virginia

MEMORANDUM

DATE: September 21, 2016

TO: Board of Supervisors

FROM: Fred R. Selden, Director
Department of Planning & Zoning

SUBJECT: Tysons For-Sale Workforce Housing

The Arbor Row development application was the first zoning case since the adoption of the new Tysons Comprehensive Plan in 2010 to include high-rise for-sale condominiums. The case raised several issues related to workforce housing recommendations in the Tysons Plan. The Tysons Plan recommends providing twenty percent of all new housing as Workforce Dwelling Units (WDUs) which may not be attainable in certain instances due to construction costs in high-rise condominium buildings such as Arbor Row.

In March 2016, Fairfax County staff formed the *Tysons High-Rise Condominium WDU Advisory Committee* (WDU Committee) to help evaluate the existing Tysons WDU policy as it applies to for-sale condominium units in high rise developments. Unlike the countywide WDU policy, the Tysons WDU recommendations make no distinction between rental and for-sale developments. When the Planning Commission and Board of Supervisors acted on proposed changes to the Arbor Row development to facilitate a change from hotel to high-rise condominium, it approved modifications to the percentage of WDUs to be provided and the incomes to be served. While these changes were approved using the flexibility allowed by the Comprehensive Plan there was a desire by staff to examine the WDU provisions and to see if modifications were appropriate for high-rise condominiums recognizing the desire to promote affordable homeownership in Tysons. The WDU Committee was chaired by former Planning Commissioner Walter Alcorn and included members of the Tysons Partnership, land owner/developers in Tysons, and affordable housing providers and advocates. The Committee met six times to review the current WDU provisions of the Tysons Plan and consider possible changes that would apply to high rise condominiums. The WDU Committee looked at a range of approaches before developing its recommended changes. Critical points of the Committee's recommendations which apply only to high-rise condominium projects in Tysons are as follows:

Department of Planning and Zoning

Director's Office

12055 Government Center Parkway, Suite 700

Fairfax, Virginia 22035

Phone 703-324-1325 FAX 703-324-3337

www.fairfaxcounty.gov/dpz/

- Reduce the 20% WDU recommendation to 14% if the for-sale WDUs are provided on-site
- Reduce the 20% WDU recommendation to 16% if the for-sale WDUs are provided off-site in Tysons
- Retain the 20% WDU recommendation if WDUs are provided as rental units, either on-site or off-site
- Compress the five income tiers ranging from 60%-120% of Area Median Income (AMI) into three income tiers: 70, 80 and 100% of AMI
- Continue to discourage payments in lieu of WDUs but provide greater clarity as to what might be considered an appropriate amount should a payment be considered.

The WDU Advisory Committee outlined these recommendations in a draft set of revisions to the Board's Tysons Urban Center Workforce Dwelling Unit Administrative Guidelines. These draft revised guidelines are attached. Proposed changes (with the exception of minor edits) are underlined and highlighted in yellow or grey.

On July 26, 2016, the Board of Supervisors authorized an amendment to the Comprehensive Plan for Tysons to consider changes consistent with the recommendation of the WDU Advisory Committee. We anticipate that this proposed amendment will come before the Planning Commission in December and the Board of Supervisors in January or February of next year.

If you have any questions, please contact Bernard Suchicital at 703-324-1380.

Cc: Fairfax County Planning Commission
Edward L. Long, County Executive
Robert A. Stalzer, Deputy County Executive
Thomas E. Fleetwood, Director, Department of Housing and Community Development
Barbara A Byron, Director, Office of Community Revitalization
Marianne R. Gardner, Director, Planning Division, Department of Planning and Zoning
Bernard Suchicital, Senior Planner, Department of Planning and Zoning