



Older Adult Housing Update

50+ Committee

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Department of Planning & Zoning

September 19, 2017



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50+ Community Action Plan



- Initiatives Related to Increasing the Supply of Older Adult Housing in Fairfax County
- Zoning Activity Related to Accessory Dwelling Units
- Zoning Activity Related to Independent and Assisted Living Facilities
- Update on the “Congregate Care Community” Zoning Ordinance Amendment





50+ Community Action Plan



- Neighborhood-Based, Older Adult Housing Options
 - Aging in Place
 - Aging Close to Support Systems
- Older Adult Housing Options in Emerging Walkable, Mixed-Use Communities
 - Older and Younger Adults Desire Similar Amenities





Older Adult Housing Opportunities



Older Adult Housing Policies & Regulations in Fairfax County

The Comprehensive Plan and Zoning Ordinance are among the tools used to guide land development in Fairfax County. The Comprehensive Plan includes several policies that support increasing the number and variety of housing opportunities available to older adults. Likewise, the Zoning Ordinance provides for use and location regulations for the various housing options available to older adults. A summary of a few of these policies and regulations is provided here to assist with planning and development of older adult housing in Fairfax County. More detailed information can be obtained from the Fairfax County Comprehensive Plan and the Fairfax County Zoning Ordinance.



GreenSpring Independent Living Facility in Fairfax County
Photo courtesy of GreenSpring



Age in Place Options
Photo courtesy of Fairfax County



Universal Design Principles
Photo courtesy of Fairfax County

Comprehensive Plan Policies

Increasing Supply

- Increase the supply of housing available to older adults and other special populations in all areas of the County including transit-oriented developments (TODs).
- Provide for a range of housing opportunities by incorporating a mix of housing types and sizes for different income levels.
- Encourage universal design in the development of affordable and market rate housing to increase age-in-place options and facilitate optimal independent living.

Location Guidelines for Multi-Family Older Adult Developments

- Public transportation and community services should be located within reasonable walking distance and should be accessible via paved, lighted and secure walkways. If neither public transportation nor community services are within a short walking distance, the development should provide shuttle bus service access to community services.
- The topography of the site and that between the site and nearby destinations should be considered when siting residential developments for older adults. Pedestrian facilities should not be located on slopes greater than 5-8% and such slopes should not be continuous for more than 75 feet.

Develop Older Adult Day Health Centers

- Ensure programmatic integration by co-locating adult day health centers with senior centers and senior housing, where feasible.
- Locate centers in or near residential communities to minimize transportation requirements of families.



Older Adult Housing Activity

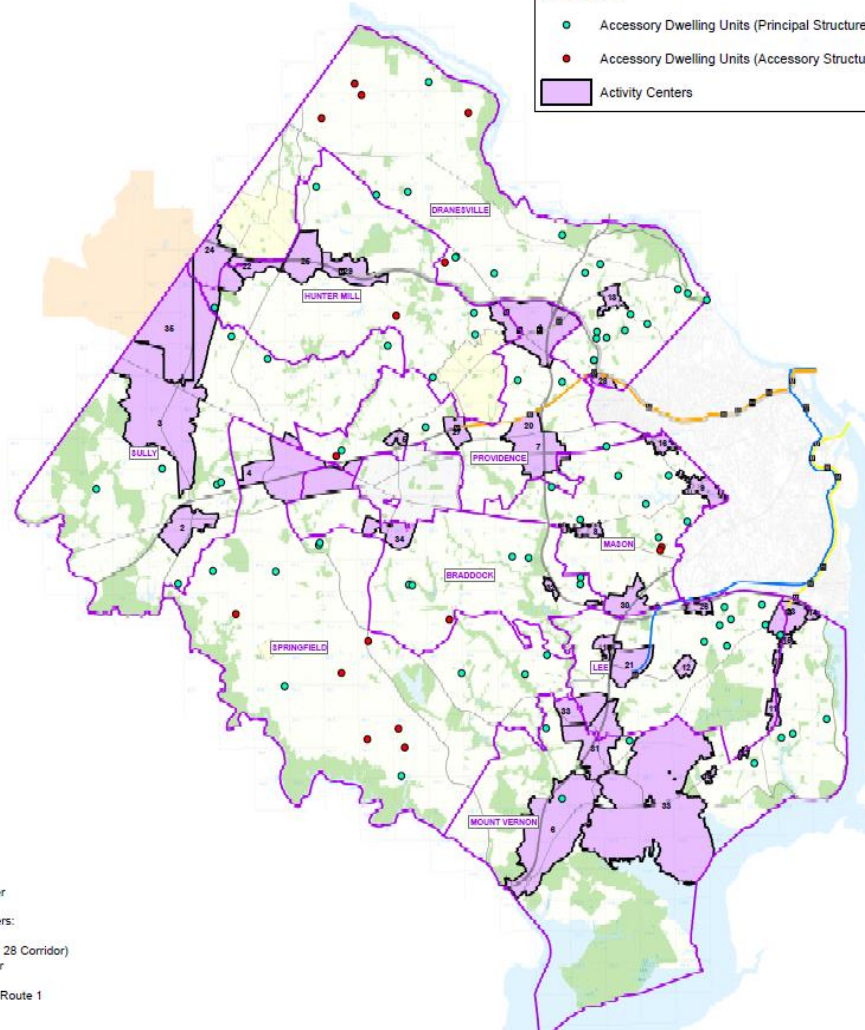


Accessory Dwelling Unit Zoning Activity (January 2012 to August 2017)

Prepared 7/28/2017

Legend

- Accessory Dwelling Units (Principal Structure): 75 Units
- Accessory Dwelling Units (Accessory Structure): 16 Units
- Activity Centers



- Activity Centers
- Urban Center:
1. Tysons Corner
- Suburban Centers:
2. Centreville
 3. Dulles (Route 28 Corridor)
 4. Fairfax Center
 5. Flint Hill
 6. Lorton-South Route 1
 7. Merrifield

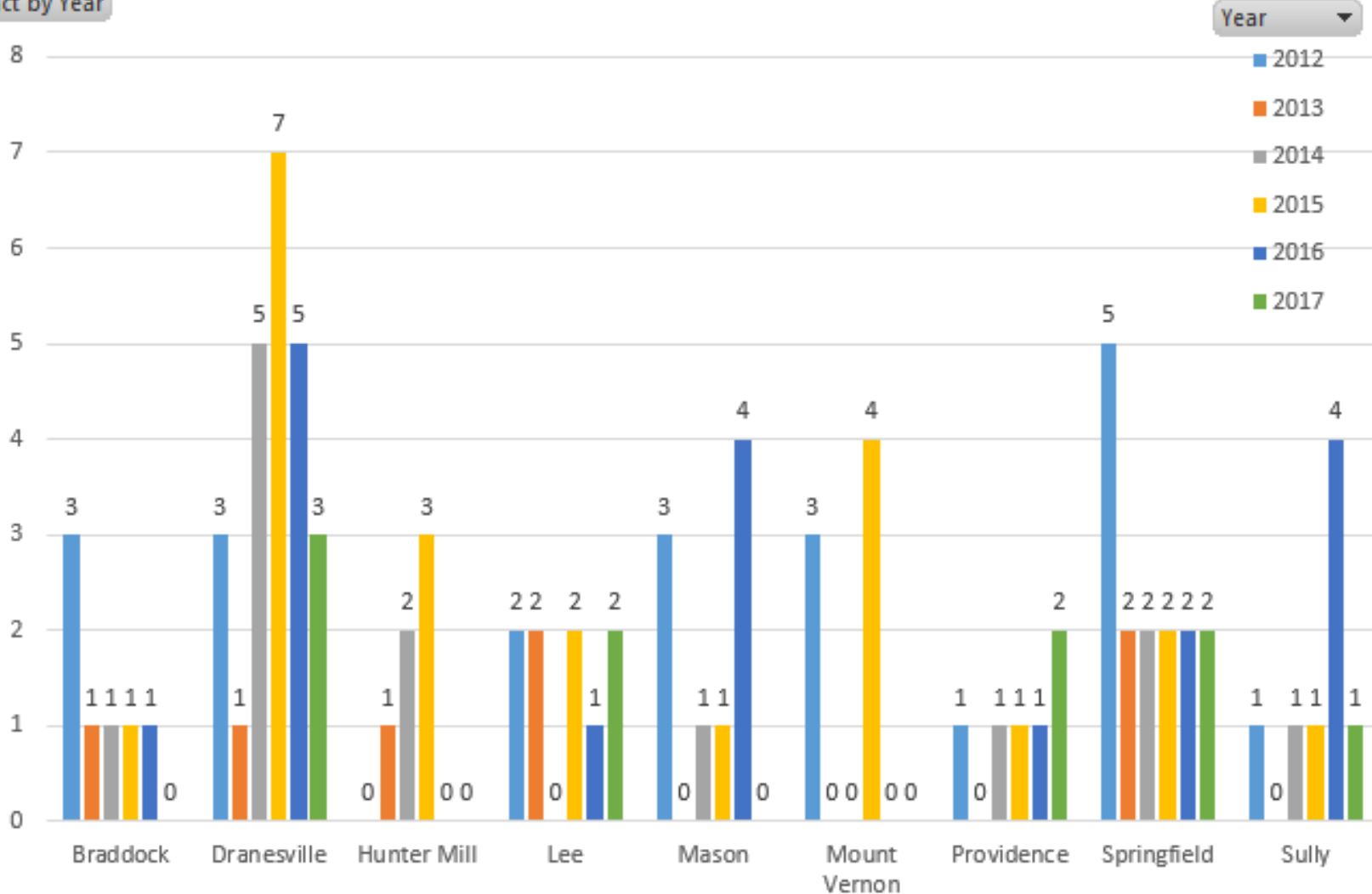




Accessory Dwelling Unit Housing Activity



Supervisor District by Year

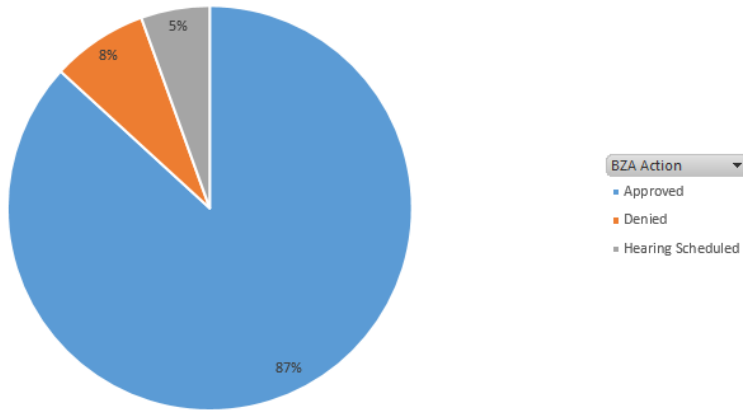




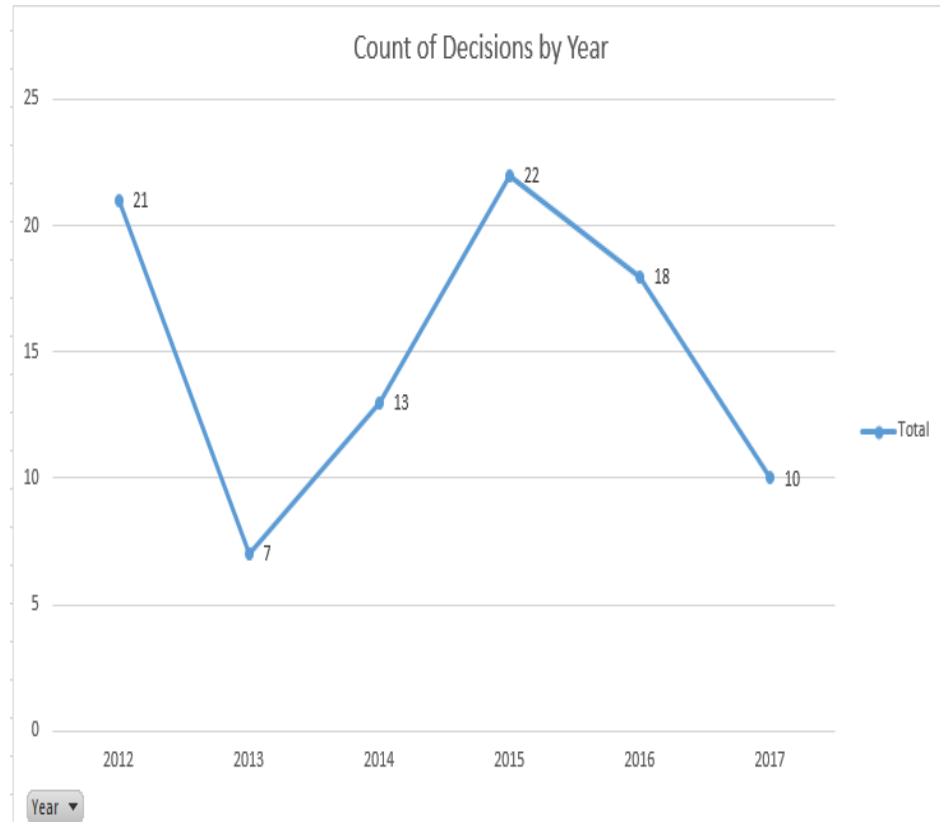
Accessory Dwelling Unit Special Permit Activity



Percentage of Cases by BZA Action



Count of Decisions by Year





Fairfax 50+ Community Action Plan

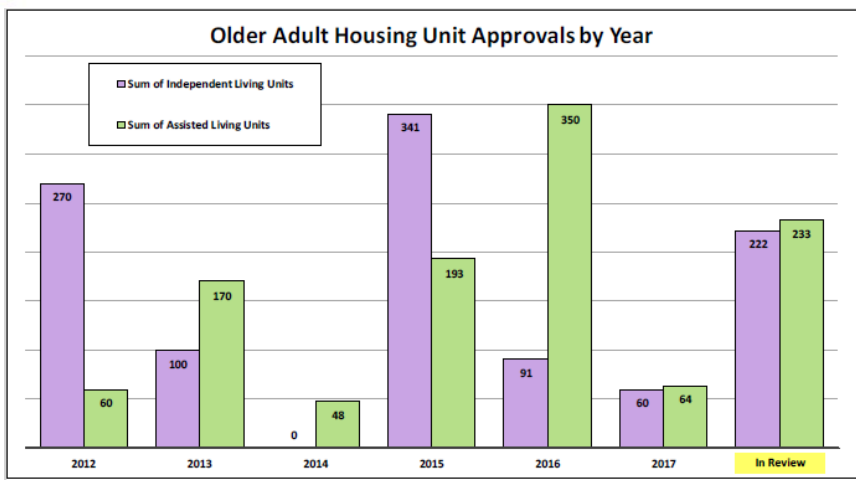
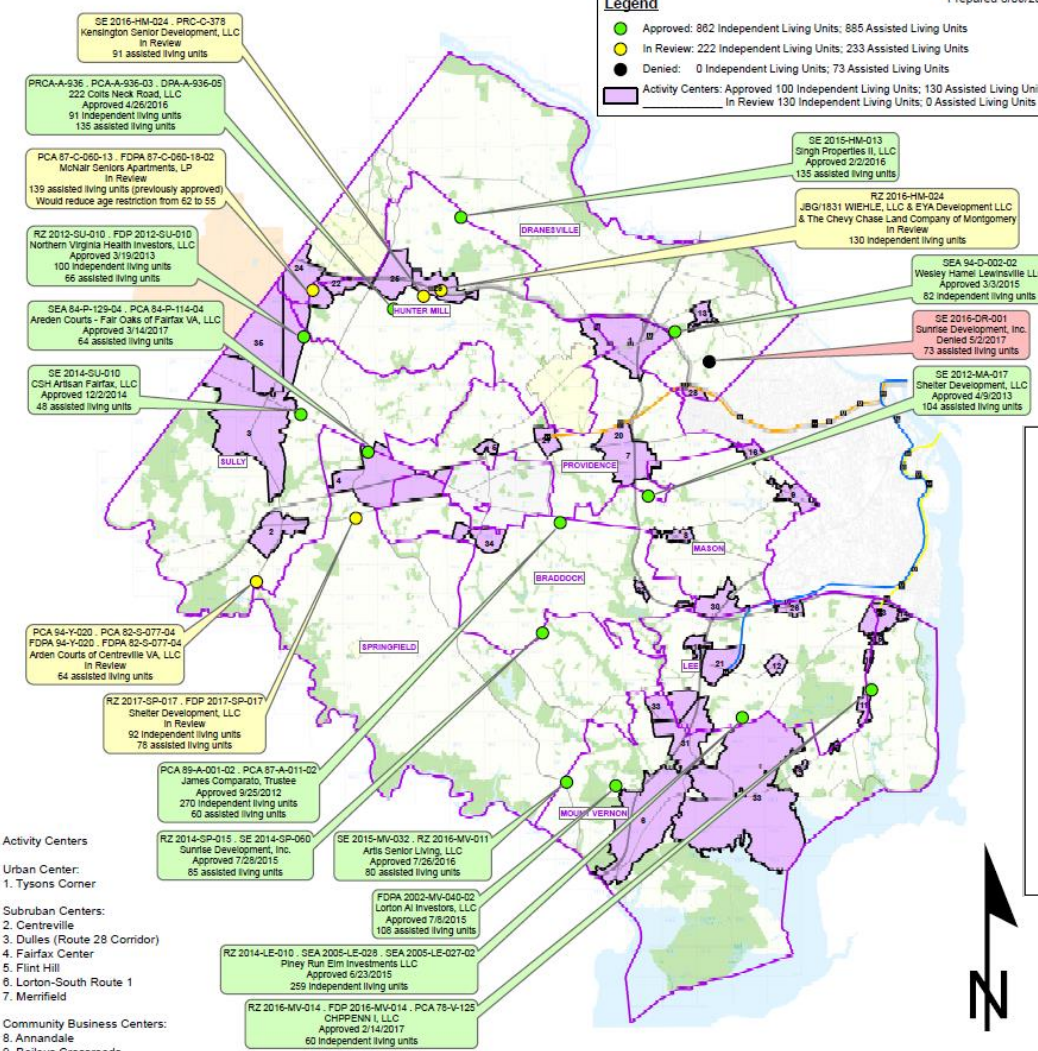


Older Adult Housing Zoning Activity (January 2012 to August 2017)

Prepared 8/08/2017

Legend

- Approved: 862 Independent Living Units; 885 Assisted Living Units
- In Review: 222 Independent Living Units; 233 Assisted Living Units
- Denied: 0 Independent Living Units; 73 Assisted Living Units
- Activity Centers: Approved 100 Independent Living Units; 130 Assisted Living Units
In Review 130 Independent Living Units; 0 Assisted Living Units





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