

# **WDU Policy Task Force Package**

## ***Package Includes:***

1. WDU Policy Task Force Charter
2. Fairfax County Staff Countywide and Tysons WDU Policy Proposals
3. WDU Policy Task Force Endorsement of a Five-Year Policy Evaluation
4. Appendix:
  - a. WDU Policy Side-By-Side Comparison of County and Developer Proposals

# WDU Policy Task Force Package

## 1. WDU Policy Task Force Charter

<b>TITLE:</b>	<b>Workforce Dwelling Unit (WDU) Policy Task Force</b> This Charter is intended to promote a common understanding among the members of the Task Force as to its purpose, membership, duties and method of operation.
<b>DATE INITIATED:</b>	March 2019
<b>PURPOSE:</b>	To provide recommendations to the Board of Supervisors (Board) concerning a clear methodology for negotiating the total percentage of units provided as WDUs and to identify the appropriate income tiers to serve. Recommendations may be provided in the form of an amendment to the Workforce Housing Policy within the Comprehensive Plan.
<b>RESTRICTIONS:</b>	None
<b>STAFF:</b>	Director, Department of Housing and Community Development (HCD) Director, Department of Planning and Zoning (DPZ)
<b>TERM:</b>	Work product needs to be presented to the Board in the third quarter of 2019.
<b>MEMBERSHIP:</b>	<ul style="list-style-type: none"><li>- Donna Pesto, Deputy Zoning Administrator, DPZ</li><li>- Abdi Hamud, WDU Program Administrator, HCD</li><li>- Richard Kennedy, FCRHA Commissioner, Hunter Mill District</li><li>- John Carter, Planning Commissioner, Hunter Mill District</li><li>- Donte' Tanner, Planning Commissioner, Sully District</li><li>- Steve Cerny, Hunter Mill Land Use Committee</li><li>- Michelle Krockner, Northern Virginia Housing Alliance</li><li>- Lynne Strobel, Walsh, Colucci, Lubeley &amp; Walsh, P.C.</li><li>- Brandon R. Wright, Greystar</li><li>- Caitland Roberts, Bozzuto</li></ul>
<b>DUTIES:</b>	The Task Force will: <ul style="list-style-type: none"><li>• Review existing WDU Policies and unit product;</li><li>• Consider options for a structure for negotiating the total percentage of units provided as WDUs and identifying the income tiers served;</li><li>• Explore and discuss the current challenges in utilization of the 100 and 120 income tiers;</li><li>• Provide written recommendations to the Board; and</li><li>• Assist in the development of a Comprehensive Plan amendment to implement such recommendations, as may be appropriate</li></ul>
<b>METHOD OF OPERATION:</b>	The Task Force as a whole will meet on a monthly basis, and as needed.
<b>DELIVERABLES:</b>	The Task Force will provide recommendations to the appropriate Board Committees, for policy changes, including potentially a Comprehensive Plan to improve the functioning of the policy.

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### **2. Fairfax County Staff Countywide and Tysons WDU Policy Proposals**

#### **Countywide WDU Policy**

2% at 60% AMI

2% at 70% AMI

4% at 80% AMI

**8%** WDU commitment

The maximum density bonus is up to **12%**.

#### **Tysons WDU Policy: Within and Outside $\frac{1}{4}$ of Tysons**

*The Developer will elect either Option 1 or Option 2:*

##### **Option 1**

3% at 60% AMI

2% at 70% AMI

8% at 80% AMI

**13%** WDU commitment

##### **Option 2**

10% at 60% AMI

**10%** WDU commitment

The maximum density bonus is up to **20%**.

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### **3. WDU Policy Task Force Endorsement of a Five-Year Policy Evaluation**

The WDU Policy Task Force recommends that the Countywide and Tysons WDU Policies be evaluated five years after the Board of Supervisors adopts the Comprehensive Plan Amendment revising the WDU Policies. This recommendation includes development of an advisory group consisting of Fairfax County staff, appointed officials, representatives from the development community, and/or affordable housing advocates to evaluate the WDU Policies over the past five years and present recommendations and findings to the Board of Supervisors.

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### Appendix A

	Current Policy	County Proposal	Developer Proposal
<p><b>Countywide WDU Policy</b></p> <p>The maximum density bonus is up to <b>12%</b>.</p>	<p>4% at 80% AMI            4% at 100% AMI            4% at 120% AMI  <b>12%</b> WDU commitment</p>	<p>2% at 60% AMI            2% at 70% AMI            4% at 80% AMI  <b>8%</b> WDU commitment</p>	<p>1% at 60% AMI            1% at 70% AMI            5% at 80% AMI  <b>7%</b> WDU commitment</p>
<p><b>Tyson's WDU Policy: Within ¼ of Tysons</b></p> <p>The maximum density bonus is up to <b>20%</b>.</p>	<p>2% at 60% AMI            3% at 70% AMI            5% at 80% AMI            5% at 100% AMI            5% at 120% AMI  <b>20%</b> WDU commitment</p>	<p><b>Option 1</b>            3% at 60% AMI            2% at 70% AMI            8% at 80% AMI  <b>13%</b> WDU commitment</p> <p><b>Option 2</b>            10% at 60% AMI  <b>10%</b> WDU commitment</p> <p><i>The developer will elect either Option 1 or Option 2.</i></p>	<p>2% at 60% AMI            3% at 70% AMI            8% at 80% AMI  <b>13%</b> WDU commitment</p>
<p><b>Tyson's WDU Policy: Outside ¼ of Tysons</b></p> <p>The maximum density bonus is up to <b>20%</b>.</p>	<p>2% at 60% AMI            3% at 70% AMI            5% at 80% AMI            5% at 100% AMI            5% at 120% AMI  <b>20%</b> WDU commitment</p>	<p><b>Option 1</b>            3% at 60% AMI            2% at 70% AMI            8% at 80% AMI  <b>13%</b> WDU commitment</p> <p><b>Option 2</b>            10% at 60% AMI  <b>10%</b> WDU commitment</p> <p><i>The developer will elect either Option 1 or Option 2.</i></p>	<p>2% at 60% AMI            3% at 70% AMI            8% at 80% AMI  <b>13%</b> WDU commitment</p>