



# Board of Supervisors Housing Committee Meeting

## **Prioritizing Land Use Recommendations for Affordable Housing**

March 31, 2020

# A Brief History

- Over the last three years, a variety of groups worked to make recommendations aimed at making affordable housing easier and less expensive to deliver and preserve
  - Affordable Housing Advisory Committee
  - EMBARK Housing Committee
  - Affordable Housing Resources Panel

# A Brief History

- Many common themes among the recommendations
  - Focus on preservation
  - Streamlining/reducing cost in development process
  - Focusing on faith communities
  - Public land and co-locations
  - WDU program reform

# State of the Recommendations

- Matrix shows a consolidated list of the recommendations, grouped in two tiers
- Also includes the difficulty in execution and the potential yield
- Significant progress on several “Tier One” issues

# In Focus: The Workforce Dwelling Unit Program

- Established in 2007 as a proffer-based incentive system in the Comprehensive Plan
- Serves incomes tiered at 80, 100 and 120 percent of the Area Median Income
- Tysons serves a range from 60 to 120 percent of AMI

# In Focus: The Workforce Dwelling Unit Program

- More than 1500 units delivered so far, nearly all rental
- Challenges have emerged with the 100 and 120 percent AMI units
- Some rents are at or above market

# In Focus: The Workforce Dwelling Unit Program

- Board directed staff to establish a task force to recommend reforms for the program
- DPD/HCD collaborative team, representatives from industry, advocates, Planning Commission, FCRHA
- Analytical assistance from the Virginia Tech Center for Housing Research

# WDU Reform: A Work in Progress

- The task force has been meeting over the course of the last year to discuss options to lower the income tiers in the program
- While we are trying to achieve a consensus, we can provide an update on the county staff proposal



# WDU Reform: A Work in Progress

- **Current policies:**
    - **Countywide**
      - **12 percent expectation**
        - 4 percent at 80 percent of AMI
        - 4 percent at 100 percent of AMI
        - 4 percent at 120 percent of AMI
      - Maximum bonus density is 12 percent
    - **Tysons**
      - **20 percent expectation**
        - 2 percent at 60 percent of AMI
        - 3 percent at 70 percent of AMI
        - 5 percent at 80 percent of AMI
        - 5 percent at 100 percent of AMI
        - 5 percent at 120 percent of AMI
      - Maximum bonus density is 20 percent
- **Staff Proposal:**
    - Discontinue current policies countywide and in Tysons and replace with:
      - **Countywide**
        - **10 percent expectation**
          - 5 percent at 60 percent of AMI
          - 5 percent at 80 percent of AMI
        - Maximum bonus density is 12 percent
      - **Tysons**
        - **15 percent expectation**
          - 7.5 percent at 60 percent of AMI
          - 7.5 percent at 80 percent of AMI
        - Maximum bonus density is 20 percent

# In Focus: The Challenge of Preservation

- Board affirmed its commitment to “no net loss” of affordable housing
- Preservation takes many forms – acquisition/rehab, refinancing, replacement – focus on quality
- Over 9000 existing “market affordable” apartments affordable at 60 percent of AMI
- Mobile home parks under pressure as well

# Preservation: Sustained Investment, New Policies

- Continue to invest in projects such as New Lake Anne Fellowship, Murraygate, Parkwood
- Identify land use opportunities to foster preservation
- Formation of a new HCD/DPD task force to develop recommendations

**Questions/Comments**