

## AFFORDABLE HOUSING LAND USE STRATEGIES DRAFT PRIORITIES

Tier	Description	Status/Update	Assessment	
			Difficulty of Execution	Anticipated Yield of 60% AMI Units
1	<b>WDU/ADU Programs:</b> Update the Workforce Dwelling Unit and Affordable Dwelling Unit Programs	Per the Board's directive, a task force, coordinated by the Department of Housing and Community Development (HCD) in partnership with the Department of Planning and Development (DPD), is developing recommendations, with an initial focus on the WDU program. The task force expects to provide recommendations to the Board in mid-2020. The Embark Housing Advisory Group also recommended flexibility for the delivery of new affordable homes in the Embark area. Although not prescriptive, the Embark Group advised exploring reducing the current 12 percent affordable benchmark, if the housing is targeted to the lowest earners, or redistributing the percentages to make more units affordable to the lowest income tiers. Consideration of next steps regarding potential changes to the ADU program is a secondary priority, as that is primarily a legacy program with not many developments falling within its parameters.	Low	High
1	<b>Preservation:</b> Develop a Preservation Strategy	The Board of Supervisors has reaffirmed its principle of no net loss of "market affordable" rental housing, to the extent feasible. In addition, the current "half penny" in the Affordable Housing Development and Investment (ADHI) Fund will be prioritized to focus on preservation projects. Finally, the DPD and HCD will convene a task force to develop land use policy recommendations to further facilitate affordable housing preservation and replacement.	Low to moderate	Moderate to high
1	<b>Development Fee Waivers:</b> Implement 2019 state legislation that allows localities by ordinance provide for the waiver of building permit fees and other local fees associated with the construction, renovation, or rehabilitation of housing by a private-sector entity that is pursuing an affordable housing development. (HB 2229)	The bill provides that a locality may determine in its ordinance what constitutes affordable housing and may set other conditions on the waiver of fees as it determines appropriate. HCD needs to work with the County Executive and the Chief Financial Office to determine next steps.	Low	Low to moderate
1	<b>Co-location:</b> Explore Co-location of Affordable Housing and County Facilities	It is anticipated that HCD's new Affordable Housing Development Director will be directly involved in the CIP process to ensure the consideration of co-locating of affordable housing in all applicable capital improvement projects.	Low to moderate	Moderate to high
1	<b>FCRHA Land Acquisition:</b> FCRHA act as a catalyst for acquiring land for public-private partnerships	The FCRHA continues to look for opportunities to acquire land for the development of affordable housing. The Board recently endorsed the transfer of the West Ox and Autumn Willow properties to the FCRHA for a potential PPEA project.	Low to moderate	Moderate to high
1	<b>Accessory Dwelling Unit:</b> Modify the Accessory Dwelling Unit Policy	This issue is being addressed in zMOD	Low	Moderate
1	<b>Faith communities:</b> Facilitate use of faith community property for the development of affordable housing.	Staff has begun to see a small number of applications to add an affordable housing component to a place of worship and are facilitating those efforts	Moderate	Low

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2	<b>Regulatory Toolbox:</b> Board direct county staff to develop a package of innovative land use policies to further facilitate the development of affordable housing	This recommendation includes a variety of potential steps related to "green taping," parking, density bonuses, TDRs, TIFs, etc. Recommended initial focus is on developing policies to facilitate the development of affordable housing on land owned by houses or worship. (See above)	High	Unknown
2	<b>Commercial Linkage Fees:</b> Encourage commercial contributions to an affordable housing trust fund	The AHRP report recommended that staff explore a commercial linkage policy on a countywide basis, and that such policy consider and account for the unique investment needs of the county's revitalization areas. This issue was addressed by the Board presiously; at that time, the Board determined that it would be a disinentive to development in areas of the county outside of Reston and Tysons and threfore action was deferred until such time as suffiicient development occurred in Tysons to determine how much money was being contributed to the Affordable Houusing Fund. To date, since the adoption of the Tysons Plan in 2010, \$5.2 million has been conributed and in Reston, \$475,000. It is anticipated that a first step on this issue will be exploring potential moderate georgaphic flexibility in the use of the Tysons Fund.	Low	Low
2	<b>By-Right Development:</b> Consider making small-scale affordable housing projects by-right in certain non-residential zoning districts, such as areas zoned for uses that will minimize land use conflicts with residential use, and areas adjacent to residential use.	This recommendation was part of the AHAC Land Use Work Group's Report and the Embrak Housing Group report, and was an appendix to the AHRP report. It should be noted that the land use process, while a consideration in terms of time and cost, is not the most significant challenge to delivering housing affordability. Next steps likely include consideration of fee waivers, expedited processing and potentially proffer considerations described below.	High	Moderate
2	<b>Proffer Contributions:</b> Consider differing proffer contribution amounts required for extraordinary affordable housing components, particularly those related to cash contributions for schools, parks and other facilities that add to development costs.	This recommendation, as part of the AHAC Land Use Work Group's Report, was an appendix to the AHRP report. An area of primary focus on this issue may include revisiting calculations of such proffered contribution, resulting in a possible reduction but not an elimination of such contributions.	Moderate	Low
2	<b>Missing Middle Housing:</b> Explore Zoning Districts that Allow for "Missing Middle" Housing	The County's current Zoning Districts already accommodate missing middle housing and we are begining to see proposals for such housing. Benchmarking will be conducted on an ongoing basis in coordination with DPD to identify best practices that might be considered in addressing the housing needs of moderate income working households. This issue is also referenced in the Zoning Work Program in Tier Two.	Low	Low
2	<b>Affordable Housing Development in Commercial/Industrial Areas; Building Repurposing:</b> Use undeveloped/underutilized commercial/industrial land for residential development, inclusive of significant amounts of affordable housing.	This recommendation grew out of the work of the Affordable Housing Advisory Committee Land Use Work Group, and was a top priority of that group for evaluation relative to opportunities for policy changes. It should also be noted that the Communitywide Housing Plan calls for the county to build off of the recommendations of the Building Repurposing Work Group and move forward to develop policy direction and a pilot for creating new housing options through adaptive reuse. This may also include evaluating whether a special exception process would be appropriate to incentivize housing preservation and rehabilitation.	High	Low

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2	<b>Public Land:</b> Streamline the Process for Public-Private Partnerships Using Publicly-Owned Land	The FCRHA will continue to identify opportunities to improve the process for the use of its land for affordable housing development. The PPEA process has been successful in projects like the Residences at the Government Center and the Fallstead at Lewinsville, and staff will further explore ways to expedite the overall process.	Completed	Completed