

Proposed Revisions: Workforce Dwelling Unit Administrative Policy Guidelines

Virtual Information Sessions

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CURRENT WDU ADMINISTRATIVE GUIDELINES

- Adopted February 23, 2021
- Serve as preferred administrative tool to administer and regulate Workforce Dwelling Units that are proffered in conjunction with a rezoning application
- Provide implementation and administrative guidance for Policy Plan Housing Element, Appendix 1 Guidelines for the Provision of Workforce Dwelling Units
- Recognize FCRHA as administrative body, including for the purchase of WDUs
- Address:
 - Integration and dispersion of WDUs in development
 - Technical requirements for size, term of price control, occupancy and designation on approved plans
 - Sale and Resale requirements including financing and foreclosure
 - Rental requirements
 - FCRHA right to purchase and rent units
 - Required legal documentation



GOALS FOR REVISIONS

- Reflect certain policy changes, adopted by Board of Supervisors, in Administrative Guidelines:
 - Adopted September 10, 2024 – Plan Amendment 2023-CW-1CP
 - Expand guidance on bedroom mix proportionality, with flexibility for family-sized WDUs
 - Add Minimum Bedroom Size and Living Room Sizes
 - Adjust Rental policies accordingly
- Reflect adjustments to initial sale and resale price formulas
- Translate into plain English
 - Easier to follow and read
 - Remove redundancies and duplications
 - Remove overlaps with Policy Plan
 - Add clarity to Policy Plan guidance
- Adjust for current and best practices
- Encourage earlier submission of documents for DHCD review

HIGHLIGHTS

- Structural changes to format
- Integration and dispersion revisions including transfer of units
- Language to facilitate sales in condominiums/stacked townhouses
- Unit sizes, room sizes, and finishes
- Language about First Rider (only in covenant now)
- Simplified guidance about qualified purchasers
- Language about timelines for RHA and non-profits to purchase
- WDU owner can refinance on equity up to the Maximum Control Price
- Consultation of the Department of Housing and Community Development

PUBLIC COMMENTS – through November 21, 2024 at 4:30PM:

- Online: <https://www.fairfaxcounty.gov/housing/news/2024/draft-WDU-administrative-guidelines>
- Email: rha@fairfaxcounty.gov
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QUESTIONS?

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