Principles for Embark Housing Strategies

One Fairfax Statement: The following policies/principles should be evaluated using the criteria described by the County's Chief Equity Officer, Karla Bruce, in her July 25 (see Slide 6).

Principles as recorded at 8/30/18 meeting	Further refinement of principles	Draft prioritization level
No net loss of affordability – preservation	Include one-for-one replacement of units; either in new mixed-income communities or as a preservation strategy by affordable housing developer. Possibly use Arlington's Columbia Pike Plan as a reference.	
Incentivize residential redevelopment that includes affordable housing (opportunity zones/tax incentives)	Financial, regulatory incentives especially for units serving <50% AMI. Opportunity Zones may spur growth, new construction; incentives for developers should be put in place for this.	
Create partnerships with County	Opportunity Zones designated in four of the EMBARK census tracts, provide opportunities for the County to leverage that investment for housing, community development needs. PPEAs	
Increased Density	Focus on designated Community Business Centers in the EMBARK plan locating housing near transit, jobs. Look to County's TOD policies and practices	
Mix of housing – creatively look at homes; mix - mindful, sensitive, thoughtful approach	Consider housing types that reflect needs of community – larger families, singles, elderly. Use equity lens of One Fairfax to engage community and build upon community assets.	
Connecting investment to development	Consider Wesley Housing Development Corporation's Arden Project and the FCRHA's Residences at North Hill projects as examples; through the activity, investment will be attracted.	
County density incentives/bonuses	Revised Affordable Dwelling Unit (ADU) and Workforce Dwelling Unit (WDU) policies can provide clarity, incentives for lower-income units.	
Use County-owned land/co-locate housing with public facilities	Examples: Residences at Government Center, Residences at North Hill where the County or FCRHA owned the land. If a project can provide a certain amount of market housing and the cost of the land can be brought down, one can have an affordable housing project that works.	
Streamlining approval process	Consider expedited approvals, exempt certain fees/proffers for affordable development.	

Public facilities (at least) having to consider affordable housing	Since public facilities are presumably County-owned, requiring any new public facility to have an affordable housing component is more within the County's control.	
Consider the mixed-income as a function of the land, not the building necessarily - Carve out a portion of the land in exchange for no filing fees - Needs to consider the perception or actualization of segregation	This principle of having developments that creates communities of opportunity.	
TDR (Transferable Development Rights) of affordable units (follow-up with N. Bracco)	This principle would pursue having development rights which can be voluntarily transferred or sold by respective landowners from their land to any other developer who can use these rights to increase the density of development at another agreed upon location.	
TIF (Tax Increment Financing)	This principle would pursue a public financing method in which the County would divert future property tax revenue increases from a defined area or district toward an economic development project or public improvement project in the community.	
Non-residential contributions (commercial linkage fees)	Review County's proposed '3-2-1 policy' among other options to encourage commercial contributions to an affordable housing fund in transit, high density activity centers. Recommendations should strike a balance with the need to promote continued commercial development in the corridor.	