

Richmond Highway Planning Efforts: *Planning for Housing and Equity along the Richmond Highway Corridor*

Housing Preservation Task Force
October 15, 2020

Meghan Van Dam
Department of Planning and Development



PLANNING & DEVELOPMENT

Presentation

- Scope of planning effort
- Adopted Planning Principles and Policies
- Follow-on Motions



Richmond Highway Corridor Comprehensive Plan

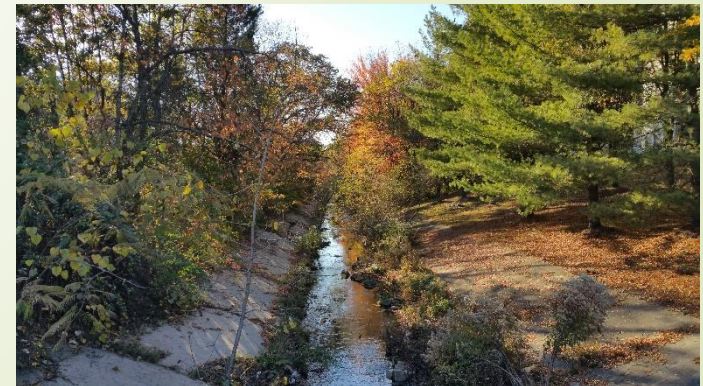
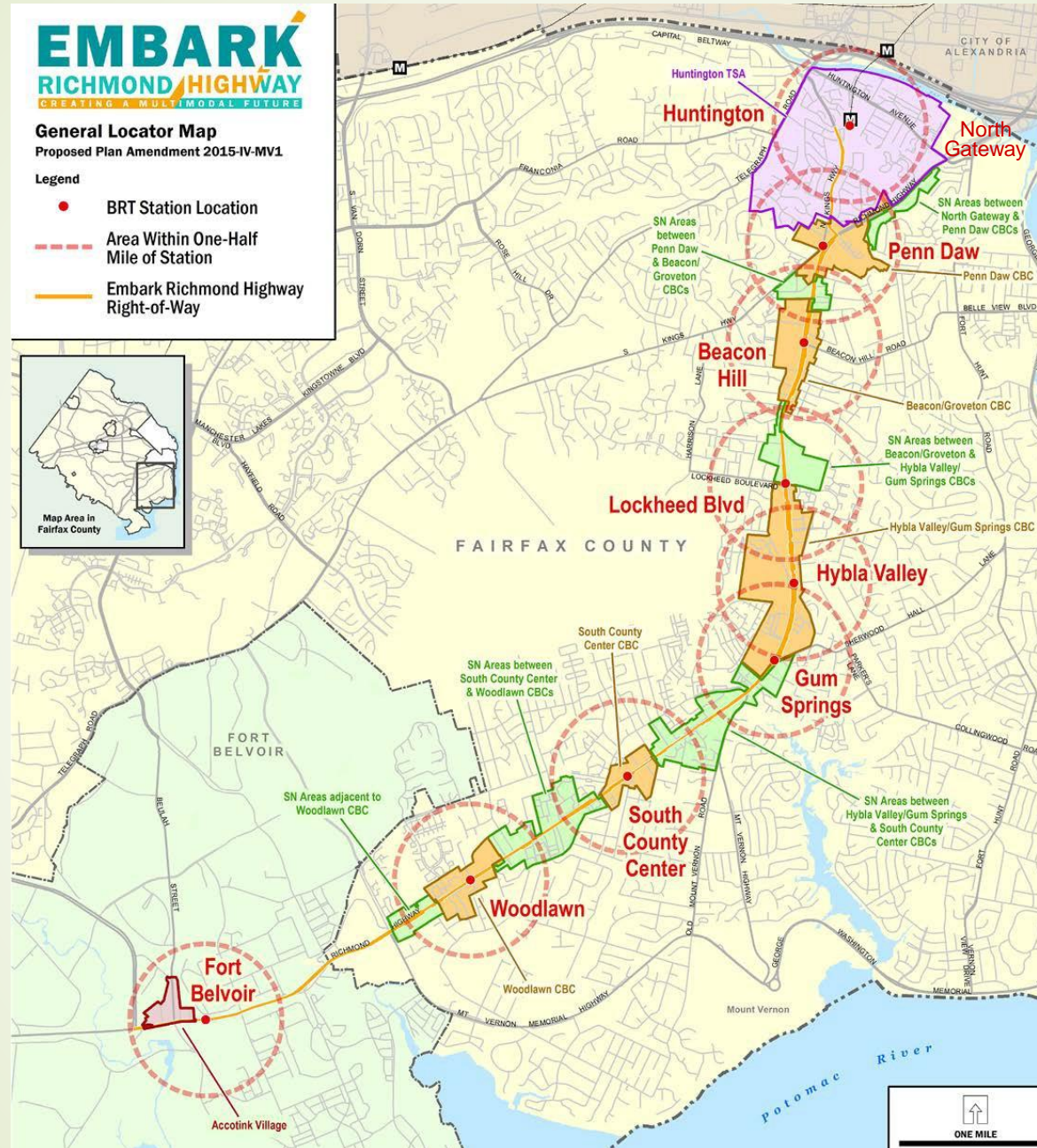
An integrated urban design, land use, and transportation plan designed to transform the suburban corridor into a more walkable, bikeable, livable mixed-use community.

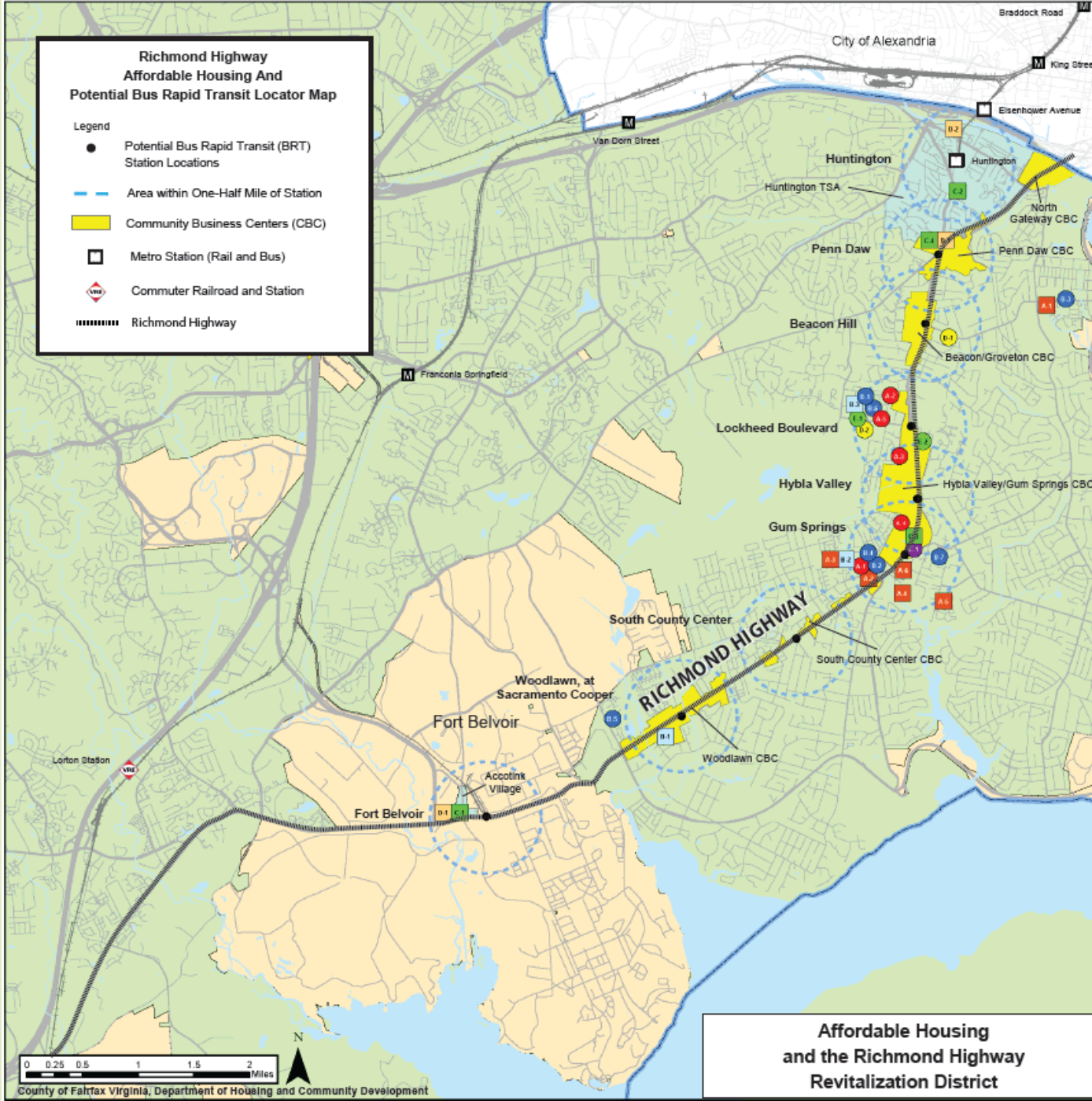


What is a CBC?

CBCs or *Community Business Centers* are historically older commercial centers that are planned to redevelop as mixed-use pedestrian-oriented places.

There are 6 CBCs on the Richmond Highway corridor





ID	Development Name	Units	District
FCRHA Owned - Fairfax County Rental Program (FCRP)			
A-1	Coldchester Towne	24	Lee
A-2	Holly Acres	2	Lee
A-3	Mt Vernon Gardens	36	Lee
A-4	Murraygate Village*	200	Lee
A-5	Taverner Lane*	12	Lee
Total Fairfax County Rental Program Units		274	
FCRHA Owned - Public Housing (PH)			
B-1	The Atrium	37	Lee
B-2	Audubon	45	Lee
B-3	Belle View	40	Mount Vernon
B-4	Coldchester Towne	8	Lee
B-5	Old Mill Gardens	47	Mount Vernon
B-6	Taverner Lane*	12	Lee
B-7	West Ford I, II & III	105	Mount Vernon
Total Public Housing Units		294	
FCRHA Owned - Senior Housing			
C-1	Gum Springs Glen*	60	Mount Vernon
Total Senior Housing Units		60	
FCRHA Owned - Supportive Housing			
D-1	Beacon Hill Group Home	8	Mount Vernon
D-2	Mondloch House Shelter	8	Lee
Total Supportive Housing Beds		16	
FCRHA Owned Specialized Housing			
E-1	Mondloch Place	20	Lee
E-2	Woodley Hills Estates	115	Mount Vernon
Total Specialized Housing Units		135	
Privately Owned Federally Assisted Rental Units			
A-1	Belle View/Hartwood	18	Mount Vernon
A-2	Buckman Road (aka Stony Brook Apartments)	145	Lee
A-3	Creekside Village* (aka Janna Lee Condominiums)	55	Lee
A-4	Hunting Creek (aka Brasar Village)*	35	Mount Vernon
A-5	Mt. Vernon House (Elderly)	130	Mount Vernon
A-6	Spring Gardens	208	Mount Vernon
Total Federally Assisted Units/Beds		591	
Privately Owned Non Federally Assisted Rental Units			
B-1	Belvoir Plaza	45	Mount Vernon
B-2	Creekside Village* (formerly Janna Lee Condominiums)	196	Lee
B-3	Lafayette Apartments* (formerly Groveton Gardens)	340	Lee
Total Non-Federally Assisted Rental Units		581	
Total Privately Owned Affordable Dwelling Units (ADUs)			
C-1	Belvoir Square	14	Mt Vernon
C-2	Courts at Huntington Station	3	Mt Vernon
C-3	Gum Springs Glen	60	Mt Vernon
C-4	Shelby, The	15	Lee
Total Privately Owned Affordable Dwelling Units		92	
Privately Owned Workforce Dwelling Units (WDUs)			
D-1	Belvoir Square	20	Mt Vernon
D-2	Parker, The	54	Mt Vernon
D-3	Shelby, The	13	Lee
Total Privately Owned Work Force Housing Units		87	

*Includes units financed with Low Income Housing Tax Credits

FCRHA refers to the Fairfax County Redevelopment and Housing Authority

Property locations depicted on this map are for general geographic location only. For the property address and contact information please consult the Fairfax County Department of Housing and Community Development Low and Moderate Income Housing Guide.

**Affordable Housing
and the Richmond Highway
Revitalization District**

0 0.25 0.5 1 1.5 2 Miles

County of Fairfax Virginia, Department of Housing and Community Development

Planning Principles



Promote
Revitalization



Support
economic
success



Provide for the
health and
leisure needs of
residents,
visitors, and
employees



Maintain the
residential
nature of
communities
surrounding the
CBCs



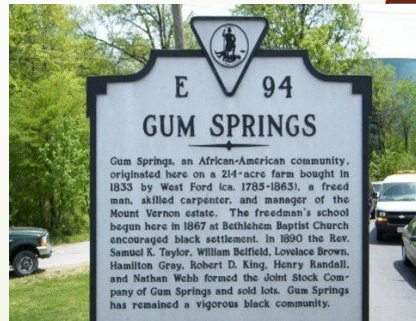
Offer safe,
reliable and
interconnected
transportation
modes



Preserve,
enhance, and
restore the
environment



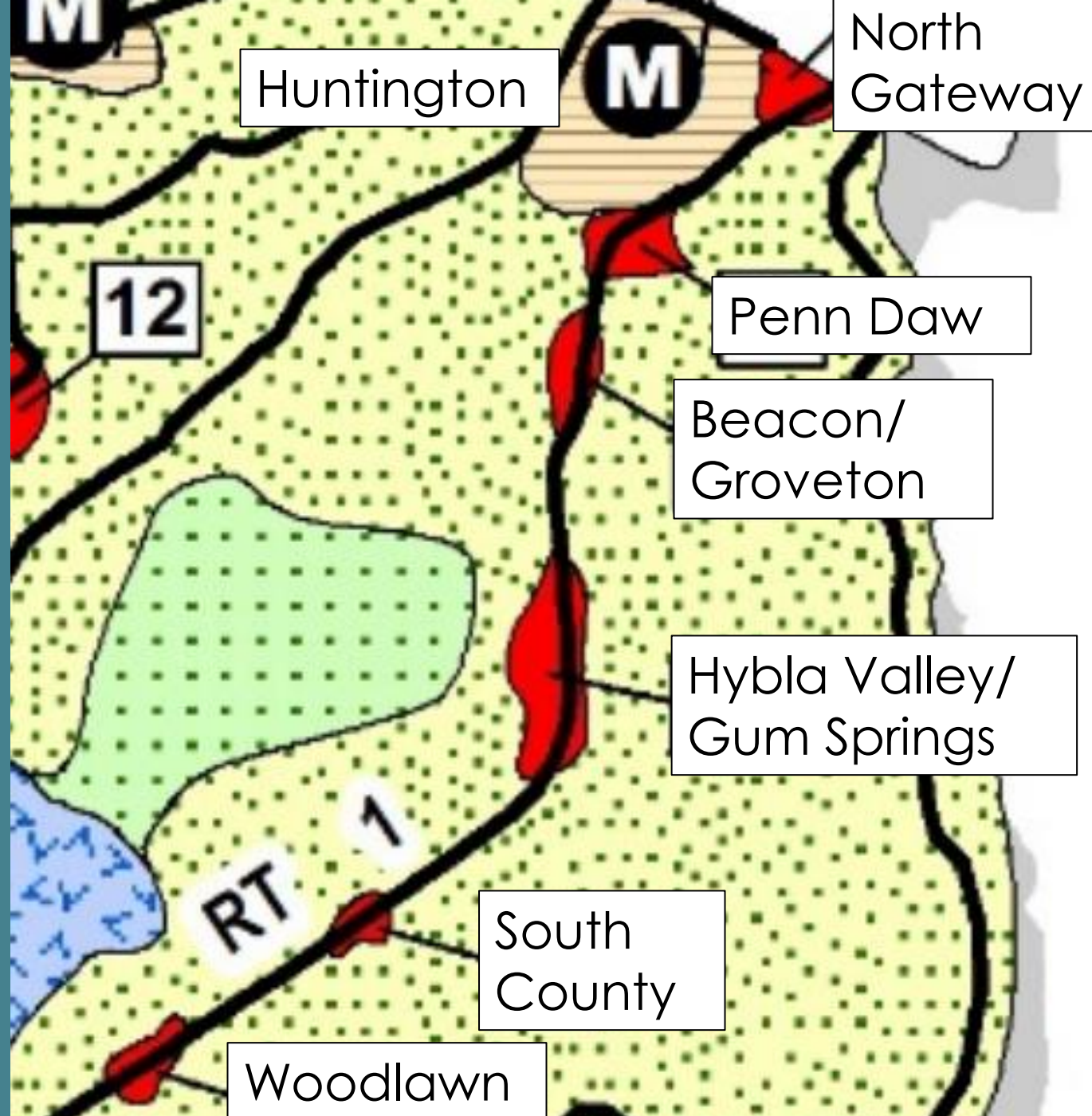
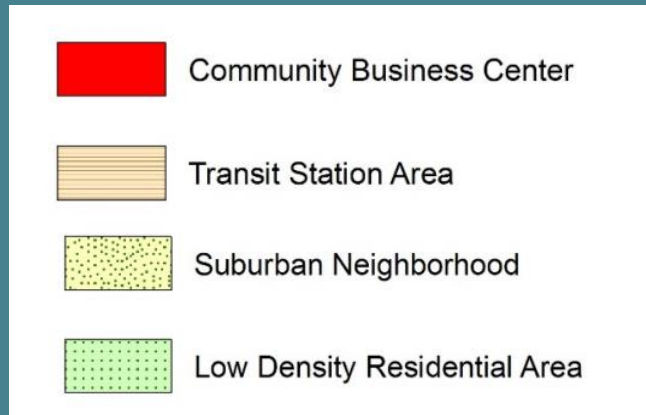
Encourage
high-quality
urban design



Accept
responsibility
for the
stewardship of
historic
resources

Concept For Future Development

- New mixed-use development to occur in the CBCs
- Suburban neighborhoods to be retained as mostly residential use



Land Use, Transportation, and Urban Design Beacon Hill Example



Today (2015)



BRT Future Scenario
8

Affordable Housing



Goal to increase affordable housing by 12% from previous year's housing production

Housing affordable to households earning up to 120% AMI

Density bonuses available

Follow-on Motions

“[Establish] an **Advisory Group on Affordable Housing** for the Richmond Highway Corridor and direct the Departments of Housing and Community Development and Planning and Zoning to facilitate the work and recommendations of the Advisory Group.”

“Evaluate the planned land uses within **the suburban neighborhood areas** between the community business centers along Richmond Highway, informed by nominations that are received as part of the South County Site-Specific Plan Amendment process.”



Thank you!



Preservation Task Force Meeting

Work of the Embark Housing Advisory Group

Department of Housing and Community Development (HCD)

October 15, 2020

BACKGROUND

- Board of Supervisors directed staff (HCD & DPD) to convene Advisory Group.
- Group would advise Board on housing considerations centered on development and investment embodied in the Embark Plan.
- Main challenge: Recommend housing policies

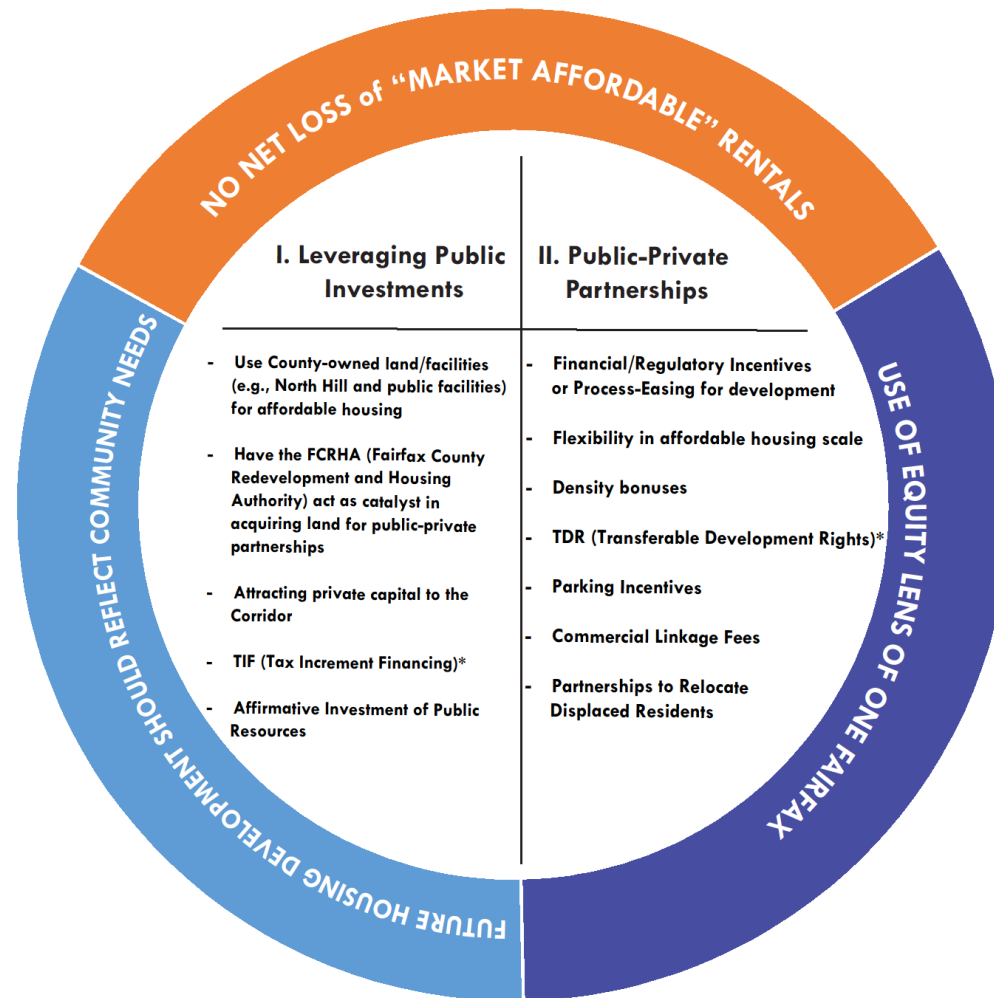
IMPLEMENTATION

- Group was brought together to address Board's request:
 - Recommend housing policies to help ensure that anticipated new development and investment serves the needs of the Richmond Highway corridor's long-time low and moderate income residents, and preserves its racial and economic diversity.
- Composition of Group
 - Developers, housing residents, business sector representatives, housing advocate, non-profit affordable housing developers, former FCRHA Commissioners

OUTCOMES

- Helped to inform Affordable Housing Resources Panel (AHRP)
- Met for several months & produced report of recommendations

Embark Housing Strategies



*May require additional enabling legislation

NO NET LOSS OF “MARKET AFFORDABLE” RENTALS

- Group concerned about loss of market affordable rental units.
- VA Tech mapped out market rate properties in Lee and Mount Vernon Districts.
 - As part of AHRP work, VA Tech mapped out properties for entire county.
- Map gave Group idea of number of market affordable rental units in Lee and Mount Vernon Districts at the time.

TWO OTHER SEGMENTS OF THE BAND

Future Housing Development Should Reflect Community Needs; Use of Equity Lens of One Fairfax

- Achieving no net loss of market affordable rentals must reflect community needs and use the One Fairfax equity lens.
- These two segments of the band support the effectuation of the no net loss goal.

ACTUAL STRATEGIES FOR ACHIEVING NO NET LOSS

- Middle of graphic: two groupings representing actual strategies for achieving no net loss of market affordable rentals
 - I. Leveraging Public Investments
 - II. Public-Private Partnerships

LEVERAGING PUBLIC INVESTMENTS

Using County-owned land/facilities

- Use of County & other government-owned buildings and land as sites for affordable housing
- Land component (exemplified by North Hill project)
AND public facilities component: co-locate housing with new and/or redeveloped public facilities

LEVERAGING PUBLIC INVESTMENTS

Have FCRHA act as catalyst in acquiring land for public-private partnerships

- FCRHA would pursue acquiring land/facilities for public-private partnerships that would be developed to increase affordable housing stock.
- FCRHA would retain ownership of land & provide it as a subsidy to developers as a ground lease.

PUBLIC-PRIVATE PARTNERSHIPS

Financial/Regulatory Incentives or Process-Easing for development

- Consideration of expedited approvals by the County as well as exemption of certain fees/proffers for affordable housing development
- Review Public Private Education and Infrastructure Act (PPEA) framework for streamlining.

PUBLIC-PRIVATE PARTNERSHIPS

Density bonuses

- Evaluate existing density bonuses & pursue identifying new strategies.
- Consider a policy to account for replacement of affordable housing in a redevelopment proposal that potentially discounts that proposal from density calculation within Embark plan area.

POST-ADVISORY GROUP

- Work of the Embark Housing Advisory Group was major factor in foundation of AHRP which adopted the same goal for the entire county.
- More fulsome Embark Housing Advisory Group report was provided to the Board.

Questions/Comments