

## AMENDMENT TO THE COMPREHENSIVE PLAN (2017 EDITION)

The following changes to the Comprehensive Plan are proposed to align Area Plan volume text with the proposed changes to the Guidelines for Provision of Workforce Dwelling Units in the Housing Element of the Policy Plan, a plan amendment authorized by the Board of Supervisors on June 30, 2020. In instances where the Area Plans provide for site or district-specific recommendations for the provision of affordable and workforce dwelling units, explanatory sidebar text is provided to show how those recommendations would change. To identify changes from the adopted Plan, new text is shown with underline and deleted text shown with ~~strikethrough~~.

*Note: Page 31 was modified 11/25/2020 to show an alternative recommendation (shown in yellow highlight) for the Tysons WDU commitment level, consistent with the Plan Amendment White Paper.*

**Area I**  
**Changes proposed to Annandale Planning District, Baileys Planning District, Jefferson Planning District, and Lincolnia Planning District**

**ANNANDALE PLANNING DISTRICT / ANNANDALE COMMUNITY BUSINESS CENTER**

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area I, Annandale Planning District, as amended through September 24, 2019, Overview, page 3-7:

“

Housing Assisted Housing

Assisted Housing in the Annandale Planning District includes housing constructed and/or managed under programs which limit the amount of rent charged and the eligibility of occupants based on income. These limits are a condition for the provision of financial assistance from federal, state, or local sources. Assisted Housing includes units provided under the affordable dwelling unit and workforce dwelling unit programs, as well as other federal, state and local programs. In many cases, the assisted housing units represent only a portion of a larger development. Some programs have time limits, and those units would no longer be considered “assisted” after income eligibility and rent limitations have been removed. For an inventory of assisted housing programs administered by the Fairfax County Department of Housing and Community Development (DHCD) on behalf of the Fairfax County Redevelopment and Housing Authority, please contact the DHCD.

~~A list of existing, under construction, and proposed assisted housing for the Annandale Planning District is shown in Figure 3. This list includes housing developments which, to the county’s knowledge, have received some type of housing assistance as defined below, but it should not be considered all inclusive.~~

~~Assisted housing includes programs which limit the amount of rent and the eligibility of occupants based on income as a condition for the provision of financial assistance from federal, state, or local sources. Some programs have time limits, and those units would no longer be considered “assisted” after income eligibility and rent limitations have been removed. The programs listed below are included as "assisted housing." Most programs provide assistance to privately owned housing developments. In some cases, multiple sources of financing may be used. The primary program and type of ownership is listed in the figure.~~

- ~~• Housing units owned or managed by the Fairfax County Redevelopment and Housing Authority (FCRHA) and operated by the Development of Housing and Community Development under the Federal Public Housing program or the local Fairfax County Rental Program;~~
- ~~• Housing units owned by the FCRHA and leased to the Fairfax Falls Church Community Services Board for use as group homes or to nonprofit groups for emergency housing;~~
- ~~• Federal Section 8 project based rental subsidy units, which are usually privately owned;~~

~~[FIGURE 2 OMITTED AND TO BE RELOCATED FROM CURRENT LOCATION UNDER HOUSING RECOMMENDATIONS TO TRANSPORTATION RECOMMENDATIONS FOR CLARITY]~~

**FIGURE 3  
ANNANDALE PLANNING DISTRICT  
ASSISTED HOUSING  
(Occupied or Under Construction, as of October 2004)**

<b>Location</b>	<b>Planning Sector</b>	<b>Number of Assisted Units</b>	<b>Type of Ownership And Program</b>
<u>Rental Projects</u>			
Evergreen House Columbia Pike	A2	246	Private/Section 202/8 (Elderly)
Little River Glen Barker Court	A7	120	Fairfax County Rental (Elderly)/Senior Center
Heritage Woods Americana Drive	A10	44*	Public Housing
Little River Square Little River Turnpike	A10	45*	Fairfax County Rental
<u>Homeownership</u>		21*	MIDS, First Time Home Buyers, or Affordable Dwelling Units

\*Scattered Units

**PROPOSED ASSISTED HOUSING  
(As of October 2004)**

<b>Location</b>	<b>Tax Map ID</b>	<b>Planning Sector</b>	<b>Number of Assisted Units</b>	<b>Type of Ownership And Program</b>
Little River Glen II, III Olley Lane	58-4((1))43, 44, 45, 47	A7	150	Fairfax County Rental
			60-beds	Assisted Living Units (Elderly)
			Up to 50 Persons	Adult Day Care Center

- ~~Units subsidized under federal mortgage subsidy programs including Section 202 (Elderly), Section 811 (Disabled), Section 221(d)(3), Section 235 or Section 236. These units may be publicly owned but most are owned by private or nonprofit entities;~~
- ~~Developments which were financed with FCRHA bonds where a portion of the units must have reduced rents for tenants who meet income eligibility requirements;~~
- ~~Tax Credit/VHDA financed projects with Low Income Housing Tax Credits and/or Virginia Housing Development Authority (VHDA) financing which establishes income eligibility requirements, many of which are privately owned;~~
- ~~Nonprofit rental units and group homes serving nine or more individuals and owned by private entities, which were assisted with loans or grants from the Community Development Block Grant (CDBG), Section 108 loans, Home Investment Partnerships Program (HOME), or Fairfax County Housing Trust Fund;~~

- ~~Moderate Income Direct Sales (MIDS) program units which are for sale to income-eligible, first-time home buyers with financial assistance provided in return for control of the re-sale price of the home; and~~
- ~~Affordable Dwelling Units (ADU) for sale or for rent to serve households with incomes up to 70% of Metropolitan Statistical Area (MSA) median income and which are required to be included in certain housing developments of 50 or more units pursuant to Article 2, Part 8 of the Fairfax County Zoning Ordinance. In some instances, units created under the ADU Program may be owned by the FCRHA or a nonprofit organization; if so, they would be considered in one of the other categories above.~~

~~———— In many cases the assisted units represent only a portion of a larger development. Only the number of assisted units is included on the figure. Also, the housing listed as part of the Section 8 program is only that where the Section 8 rent subsidy is tied to specific housing units (project based). Housing where eligible tenants are receiving assistance through the Section 8 Housing Choice Voucher Rental program or where the subsidy transfers with the tenant is not listed since the units change continuously as tenants move. Countywide, at the end of 2002, over 3,200 families living in Fairfax County were assisted with tenant-based vouchers. Finally, for some proposed developments where a zoning proffer requires the provision of low and/or moderate income housing, but no specific program (such as MIDS) is identified in the proffer, the type of program is listed as Unknown.~~

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area I, Annandale Planning District, as amended through September 24, 2019, Annandale Community Business Center, Areawide Recommendations, pages 25-29:

“Development Options

The Annandale CBC Plan includes two development options. The first is a base development option. The second is an incentive development option that is used to promote certain redevelopment activities in the CBC.

*Base Development Option*

The base development option is limited to the building heights indicated in Figure 12. Proposed developments should be in conformance with the Comprehensive Plan and in compliance with all other applicable codes and regulations. The recommendations for Urban Design, Transportation, Parks and Open Spaces, and other guidance, apply to the base development option.

*Incentive Development Option*

The incentive option provides an increase in building height for certain areas within the Annandale CBC in exchange for certain uses, facilities, or other elements which are deemed appropriate as a public benefit (see Figure 13). The increased building height can yield increased development potential for those sites, although other envelope and urban design guidelines will still apply. A variety of benefits have been deemed appropriate in exchange for an increase in height, including, but not limited to:

- 1) Public or civic facilities, such as transit centers, community center, public park, recreation facility, or arts facilities.
- 2) Provision of Affordable Dwelling Units (ADU) or Workforce Dwelling Units (WDU) housing above minimum Policy Plan guidance.

3) Other public benefits as identified by the county.

The recommendations for Urban Design, Transportation, Parks and Open Spaces, and other guidance, apply to the incentive development option. Policy Plan recommendations regarding affordable and workforce housing for redevelopment options apply to the Incentive Development Option, regardless of the choice of public benefit as listed below. Further, to utilize the Incentive Development Option, the following conditions should be satisfied:

A. *Parcel Consolidation* – A minimum property area consolidation should be provided as specified in the land unit and sub-unit recommendations;

B. Together with one of the following:

1. *Provide a Public Facility* - The public facility can be any one of a number of amenities as deemed fit by the county. Such facilities may include, but are not limited to, an Arts Center, Cultural Center, Community Center, or Transit Facility. Public parks and recreation areas which exceed county minimum standards may also be considered under this category.
2. *Provide Enhanced Green Building Certification* - Incentive building height may be granted for green building certification, such as LEED-NC (New Construction) or LEED-CS (Core and Shell), which exceeds county Policy Plan minimum expectations. Under certain conditions, basic LEED certification, or the equivalent, is the minimum expectation for certification in Annandale, as established by county policy. Certification at the LEED Gold or Platinum level, or the equivalent, is encouraged through incentives, as described below:
  - a. Buildings certified LEED Gold, or the equivalent, may achieve ½ the additional building height recommended by the Incentive Development Option.
  - b. Buildings certified LEED Platinum, or the equivalent, may achieve the full additional building height recommended by the Incentive Development Option.
3. *Provide a Significant Affordable Housing Component* - A key to the continued growth of Annandale is the availability of a variety of housing types at a range of income levels. The Policy Plan states that affordable housing should be located close to employment opportunities and should be a vital element in high density and mixed-use development projects. As a center for jobs and commerce, Annandale is perfectly situated to provide housing which will promote a vibrant CBC.

For-Sale Units: Projects with a residential component may be granted incentive building height if 20 percent of the for-sale residential units in new developments are affordable to households with incomes ranging from 50 to 120 percent of AMI (Area Median Income), as indicated in Figure 14. The 20 percent applies to the total number of for-sale units, including any units built with bonus height.

Rental Units: Projects with a residential component may be granted incentive building height if 13 percent of the rental residential units in new developments are affordable to households with incomes up to 80 percent of AMI, or, as an alternative, if 10 percent of the rental residential units in new developments are affordable to households with incomes up to 60 percent of AMI, as indicated in Figure 14. The 13 percent applies to the total number of rental units, including any units built with bonus height.

The Incentive Development Option includes the Policy Plan bonus and is not intended to be an additional bonus. This increase in building area due to the increased height should be used for residential purposes only.

**Figure 14:  
Income Tiers for Affordable Housing**

101—120% of AMI	5% of total units
81—100% of AMI	5% of total units
71—80% of AMI	5% of total units
61—70% of AMI	3% of total units
< 50—60% of AMI	2% of total units

<u>Income Tier</u>	<u>For- Sale Units</u>	<u>Rental Units (Option 1)</u>	<u>Rental Units (Option 2)</u>
101-120% of AMI	5%	--	--
81-100% of AMI	5%	--	--
71-80% of AMI	5%	8%	--
61-70% of AMI	3%	3%	--
Up to 60% of AMI	2%	2%	10%
<b>Total</b>	<b>20%</b>	<b>13%</b>	<b>10%</b>

The affordable and workforce units provided should have a similar mix in the number of bedrooms as the market rate units. The size of the workforce units should be consistent with the Policy Plan. Further, the affordable units should be price controlled in accordance with the ADU Ordinance. Affordable housing units within Annandale should also be provided consistent with the county’s Affordable Dwelling Unit Ordinance. Except as otherwise specified with the income tiers and commitment levels listed above, WDU should be provided consistent with the WDU Policy.

”

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area I, Annandale Planning District, as amended through September 24, 2019, Annandale Community Business Center, General Land Use Guidelines, pages 31:

“Other General Guidelines

- *Affordable Housing* – For all development proposals with a residential component, affordable housing should be provided in accordance with the Affordable Dwelling Unit Ordinance and the Guidelines for the Provision of Workforce ~~Housing~~ Dwelling Units (WDU Policy) and Residential Development Criteria set forth in the Policy Plan, except as modified for projects seeking to utilize the Incentive Development Option. Per county policy, any residential use should provide at a minimum 12 percent of new units as affordable housing. The residential use should accommodate a variety of households such as families, individuals, senior housing and residential studio units. To the extent feasible, ~~the~~ units should meet ADA requirements and accommodate universal design.

...”

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area I, Annandale Planning District, as amended through September 24, 2019, A2 Columbia Community Planning Sector, Character, page 97:

“The historically significant Annandale Methodist Church and the Mason Governmental Center are institutional uses in this planning sector. The Mason Governmental Center houses the Mason District Police Station and the Mason District Supervisor’s office. Age restricted ~~low income~~ affordable housing is developed in association with and located near, the Annandale Methodist Church. The church is an important heritage resource in this sector and is listed in the Fairfax County Inventory of Historic Sites. A list and map of heritage resources are included in the Annandale Planning District Overview section, Figures 4 and 5.

...”



## BAILEYS PLANNING DISTRICT / SEVEN CORNERS COMMUNITY BUSINESS CENTER

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area I, Baileys Planning District, as amended through July 16, 2019, Overview, pages 5-7:

### “~~Housing~~ Assisted Housing”

Assisted Housing in the Baileys Planning District includes housing constructed and/or managed under programs which limit the amount of rent charged and the eligibility of occupants based on income. These limits are a condition for the provision of financial assistance from federal, state, or local sources. Assisted Housing includes units provided under the affordable dwelling unit and workforce dwelling unit programs, as well as other federal, state and local programs. In many cases, the assisted housing units represent only a portion of a larger development. Some programs have time limits, and those units would no longer be considered “assisted” after income eligibility and rent limitations have been removed. For an inventory of assisted housing programs administered by the Fairfax County Department of Housing and Community Development (DHCD) on behalf of the Fairfax County Redevelopment and Housing Authority, please contact the DHCD.

~~A list of existing, under construction, and proposed assisted housing for the Baileys Planning District is shown in Figure 3. This list includes housing developments which, to the county’s knowledge, have received some type of housing assistance as defined below, but it should not be considered all inclusive.~~

~~Assisted housing includes programs which limit the amount of rent and the eligibility of occupants based on income as a condition for the provision of financial assistance from federal, state or local sources. Some programs have time limits, and those units would no longer be considered “assisted” after income eligibility and rent limitations have been removed. The programs listed below are included as “assisted housing.” Most programs provide assistance to privately owned housing developments. In some cases, multiple sources of financing may be used. The primary program and type of ownership is listed in the figure.~~

- ~~• Housing units owned or managed by the Fairfax County Redevelopment and Housing Authority (FCRHA) and operated by the Department of Housing and Community Development under the Federal Public Housing program or the local Fairfax County Rental Program;~~
- ~~• Housing units owned by the FCRHA and leased to the Fairfax Falls Church Community Services Board for use as group homes or to nonprofit groups for emergency housing;~~
- ~~• Federal Section 8 project based rental subsidy units, which are usually privately owned;~~
- ~~• Units subsidized under federal mortgage subsidy programs including Section 202 (Elderly), Section 811 (Disabled), Section 221(d)(3), Section 235 or Section 236. These units may be publicly owned but most are owned by private or nonprofit entities;~~
- ~~• Developments which were financed with FCRHA bonds where a portion of the units must have reduced rents for tenants who meet income eligibility requirements;~~

**FIGURE 3**  
**BAILEYS PLANNING DISTRICT**  
**ASSISTED HOUSING**  
**(Occupied or Under Construction, as of October 2004)**

<b>Location</b>	<b>Planning Sector</b>	<b>Number of Assisted Units</b>	<b>Type of Ownership And Program</b>
<u>Rental Projects</u>			
Cambridge Commons (Willston Gardens Apts.) Peyton Randolph Drive	B1	305	Private/Tax Credit/VHDA Financing—Rehab.
Elmwood House N. Madison St.	B1	50	Private/Section 202/8 (Elderly)
Lockwood House N. Madison St.	B1	100	Private/Section 202/8 (Elderly)
Seven Corners Apartments Patrick Henry Drive	B1	61*	Private/Section 8/FCRHA Bond Financing
Villages at Falls Church Wilson Boulevard	B1	36*	Public Housing
Greenwood Apartments Patrick Henry Drive	B2	138	Public Housing
Rosedale Manor Spring Lane	B2	97	Public Housing
Grand View Carlin Springs Road and Columbia Pike	B3	65	Private/FCRHA Bond Financing
Oakview Gardens Oakview Gardens Drive	B4	323	Private/Section 8
Parkwood Apartments Glen Carlyn Drive and Knollwood Drive	B5	220	Private/Tax Credit/VHDA Financing—Rehab.
<u>Homeownership</u>		2*	MIDS, First Time Home Buyers, or Affordable Dwelling Units

\*Scattered Units

- ~~• Tax Credit/VHDA financed projects with Low Income Housing Tax Credits and/or Virginia Housing Development Authority (VHDA) financing which establishes income eligibility requirements, many of which are privately owned;~~
- ~~• Nonprofit rental units and group homes serving nine or more individuals and owned by private entities, which were assisted with loans or grants from the Community Development Block Grant (CDBG), Section 108 loans, Home Investment Partnerships Program (HOME), or Fairfax County Housing Trust Fund;~~
- ~~• Moderate Income Direct Sales (MIDS) program units which are for sale to income eligible, first time home buyers with financial assistance provided in return for control of the re-sale price of the home; and~~
- ~~• Affordable Dwelling Units (ADU) for sale or for rent to serve households with incomes up to 70% of Metropolitan Statistical Area (MSA) median income and which are required to be included in certain housing developments of 50 or more units pursuant to Article 2, Part 8 of the Fairfax County Zoning Ordinance. In some instances, units created under the ADU Program may be owned by the FCRHA or a nonprofit organization; if so, they would be considered in one of the other categories above.~~

~~— In many cases the assisted units represent only a portion of a larger development. Only the number of assisted units is included on the figure. Also, the housing listed as part of the Section 8 program is only that where the Section 8 rent subsidy is tied to specific housing units (project based). Housing where eligible tenants are receiving assistance through the Section 8 Housing Choice Voucher Rental program or where the subsidy transfers with the tenant is not listed since the units change continuously as tenants move. Countywide, at the end of 2002, over 3,200 families living in Fairfax County were assisted with tenant based vouchers. Finally, for some proposed developments where a zoning proffer requires the provision of low and/or moderate income housing, but no specific program (such as MIDS) is identified in the proffer, the type of program is listed as Unknown.~~

...”

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area I, Baileys Planning District, as amended through July 16, 2019, Baileys Crossroads Community Business Center, Town Center Recommendations, Town Center - Land Unit Recommendations, Land Unit A, page 79-92:

“Sub-Unit A-2

...

Redevelopment for this sub-unit (approximately 10 acres) is envisioned to include approximately 10,000 square feet of retail uses and 400 multifamily residential units. A minimum of 65 units out of the 400 units should be affordable housing units in accordance with the affordable housing ~~requirements~~recommendations of the Policy Plan. This sub-unit is to be developed with the Urban Center Residential category and the General Urban Residential category listed in the Land Use Categories section for the Town Center District shown on Map 5 and the planned urban parks shown on Map 9 in the Town Center District Parks and Recreation section.

...

Sub-Unit B-5

...

Redevelopment of this sub-unit (approximately 12.7 acres) is envisioned to include a mixed-use development with a maximum of 31,000 square feet of office uses, 15,000 square feet of retail

uses, and 500 multifamily residential units. A minimum of 90 units out of the 520 units should be affordable housing units in accordance with the affordable housing requirements recommendations of the Policy Plan. This sub-unit is to be developed with the following mixed-use land use categories listed in the Land Use Categories section for the Town Center District and shown on Map 5 and the planned urban parks shown on Map 9 in the Town Center District Parks and Recreation section.

...

#### Full Consolidation Option for Sub-Units B-4 and B-5

...

Under this consolidated option, redevelopment for these consolidated sub-units (approximately 22 acres) is envisioned to include a mixed-use development with a maximum of 126,000 square feet of office uses, 43,000 square feet of retail uses, and 800 multifamily residential units and the planned urban parks listed in the Town Center District Parks and Recreation section. Ninety of the multifamily residential units should be affordable units in accordance with the affordable housing requirements recommendations of the Policy Plan.”

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area I, Baileys Planning District, as amended through July 16, 2019, Seven Corners Community Business Center, Areawide Recommendations, Opportunity Areas, pages 118-120:

#### “Development Options for Opportunity Areas

##### Base Development Option:

The base development level reflects existing and zoned intensities and uses. The areawide recommendations for Urban Design, Transportation, Public Parks, and other guidance are generally applicable to the base development option.

##### Redevelopment Option:

The redevelopment option provides an increase in the development potential of certain areas in exchange for certain uses, facilities, or other elements which are deemed appropriate to implement the vision for Seven Corners. A variety of benefits have been deemed appropriate to be considered for additional development potential, including, but not limited to:

...

8. Provide a Significant Affordable Housing Component – A key to the continued growth of Seven Corners is the availability of a variety of housing types at a range of income levels. The Policy Plan states that affordable housing should be located close to employment opportunities and should be a vital element in high density and mixed-use development projects. As a center for jobs and commerce, Seven Corners is well situated to provide housing which will promote a vibrant CBC.

Figure 29 – Affordable Dwelling Unit and Workforce Dwelling UnitHousing Table

Affordable Housing	Income Tiers	
	15% Tier	12% Tier
Up to 120% of AMI	2% of total units	n/a
Up to 100% of AMI	3% of total units	2% of total units
Up to 80% of AMI	5% of total units	5% of total units
Up to 70% of AMI	3% of total units	3% of total units
Up to 60% of AMI	2% of total units	2% of total units

Affordable Housing	Income Tiers			
	Sub-unit A3 and Land Unit B		Land Unit C	
	For-Sale Units	Rental Units	For-Sale Units	Rental Units
Up to 120% of AMI	2%	n/a	n/a	n/a
Up to 100% of AMI	3%	n/a	2%	n/a
Up to 80% of AMI	5%	5%	5%	4%
Up to 70% of AMI	3%	3%	3%	2%
Up to 60% of AMI	2%	2%	2%	2%
<b>Total</b>	<b>15%</b>	<b>10%</b>	<b>12%</b>	<b>8%</b>

In Sub-units A-1 and A-2, a 1:1 replacement of existing affordable residential units at or below 60% AMI within the development area is expected. As recommended by the Fairfax County Relocation Guidelines, proposed redevelopment should incorporate a Relocation Assistance Plan so as to minimize displacement of the tenants and to provide fair, consistent, and equitable treatment of displaced persons. The Plan should be prepared by the developer and submitted to the Fairfax County Department of Housing and Community Development, as specified in the guidelines. Guiding principles should include limited voluntary displacement, using vacancies by attrition, where possible, and temporary housing; with relocation and assistance costs to be borne by the landowners.

Projects with a residential component in Sub-unit A-3 and Land Unit B may be granted redevelopment potential if 15 percent of the for-sale residential units in new developments are affordable to households with incomes ranging up to 120 percent Area Median Income (AMI). In Land Unit C, projects with a residential component may be granted redevelopment potential if 12 percent of the for-sale residential units in new developments are affordable to households with incomes ranging up to 100 percent AMI as per county policy. All affordable units should fall within the income tiers shown in Figure 29. The Redevelopment Option includes the Policy Plan ~~density~~-bonus density and is not intended that there be an additional bonus for the provision of affordable and/or workforce units.”

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area I, Baileys Planning District, as amended through July 16, 2019, Seven Corners Community Business Center, General Land Use Guidelines, Opportunity Areas, pages 122-123:

“Alternative Land Uses

Alternative uses are those uses which may not be specifically recommended in an area, but which may be consistent with the vision of the Seven Corners CBC, and which would not have impacts which exceed those uses which otherwise would have been supported. When an alternative land use can be demonstrated to be consistent with the desired urban form and compatible with the surrounding development and when the Plan's transportation needs, pedestrian orientation, and other urban design aspects called for in the Plan are adequately addressed, such uses may be considered. For example, a hotel use may be compatible in areas planned for office and retail use provided that such use conforms to the desired form, contributes to the pedestrian orientation, and provides needed public amenities. In addition, the Plan is flexible and encourages future opportunities for institutional, cultural, recreational, and governmental uses which enrich community life, improve the provision of public services, and enhance the area's business competitiveness. Such uses may be considered where the use and scale is compatible with planned uses. Generally, community-serving institutional uses, such as a community center, may be considered in any land unit if the use is of a similar scale and character as other uses planned for the sub-unit.

### Other General Guidelines

- Affordable Housing – For all base development proposals outside the Opportunity Areas with a residential component, affordable housing should be provided in accordance with the Affordable Dwelling Unit Ordinance and the Guidelines for the Provision of Workforce Housing Dwelling Units (WDU Policy) and Residential Development Criteria set forth in the Policy Plan. ~~Per the county policy, any residential use should provide at a minimum 12 percent of new units as affordable housing.~~ The residential use should accommodate a variety of households such as families, individuals, housing for ~~the elderly~~ seniors. The Units should meet ADA requirements and accommodate universal design.

”

## JEFFERSON PLANNING DISTRICT

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area I, Jefferson Planning District, as amended through September 24, 2019, Overview, District-wide Recommendations, pages 3-7:

“Housing Assisted Housing

Assisted Housing in the Jefferson Planning District includes housing constructed and/or managed under programs which limit the amount of rent charged and the eligibility of occupants based on income. These limits are a condition for the provision of financial assistance from federal, state, or local sources. Assisted Housing includes units provided under the affordable dwelling unit and workforce dwelling unit programs, as well as other federal, state and local programs. In many cases, the assisted housing units represent only a portion of a larger development. Some programs have time limits, and those units would no longer be considered “assisted” after income eligibility and rent limitations have been removed. For an inventory of assisted housing programs administered by the Fairfax County Department of Housing and Community Development (DHCD) on behalf of the Fairfax County Redevelopment and Housing Authority, please contact the DHCD.

~~A list of existing, under construction, and proposed assisted housing for the Jefferson Planning District is shown in Figure 3. This list includes housing developments which, to the county’s knowledge, have received some type of housing assistance as defined below, but it should not be considered all inclusive.~~

~~Assisted housing includes programs which limit the amount of rent and the eligibility of occupants based on income as a condition for the provision of financial assistance from federal, state, or local sources. Some programs have time limits, and those units would no longer be considered “assisted” after income eligibility and rent limitations have been removed. The programs listed below are included as "assisted housing." Most programs provide assistance to~~

~~[FIGURE 2 OMITTED AND TO BE RELOCATED FROM CURRENT LOCATION UNDER HOUSING RECOMMENDATIONS TO TRANSPORTATION RECOMMENDATIONS FOR CLARITY]~~

~~—FIGURE 3  
JEFFERSON PLANNING DISTRICT  
ASSISTED HOUSING  
(Occupied or Under Construction, as of October 2004)~~

<u>Location</u>	<u>Planning Sector</u>	<u>Number of Assisted Units</u>	<u>Type of Ownership And Program</u>
<u>Rental Projects</u>			
Jefferson Park Nicosh Circle	J6	10	Private/ADU Rental Program
Merrifield Commons Porter Road	J6	124	Private/VHDA Financing

Kingsley Commons Arlington Boulevard	J7	81	Private/FCRHA Financing
Kingsley Park Linda Lane & Allen St.	J7	108	Public Housing
Hopkins Glen Broadway Drive	J8	91	Fairfax County Rental/Section 221-d-3
Orrington Court Goodwin Court	J9	25	Private/Rental/Mixed Financing
Fairfax Towers Pimmit Drive	J10	8	Private/Section 8
<u>Homeownership</u>		42*	MIDS, First Time Home Buyers, or Affordable Dwelling Units

\*Scattered Units

privately owned housing developments. In some cases, multiple sources of financing may be used. The primary program and type of ownership is listed in the figure.

- ~~Housing units owned or managed by the Fairfax County Redevelopment and Housing Authority (FCRHA) and operated by the Department of Housing and Community Development under the Federal Public Housing program or the local Fairfax County Rental Program;~~
- ~~Housing units owned by the FCRHA and leased to the Fairfax Falls Church Community Services Board for use as group homes or to nonprofit groups for emergency housing;~~
- ~~Federal Section 8 project based rental subsidy units, which are usually privately owned;~~
- ~~Units subsidized under federal mortgage subsidy programs including Section 202 (Elderly), Section 811 (Disabled), Section 221(d)(3), Section 235 or Section 236. These units may be publicly owned but most are owned by private or nonprofit entities;~~
- ~~Developments which were financed with FCRHA bonds where a portion of the units must have reduced rents for tenants who meet income eligibility requirements;~~
- ~~Tax Credit/VHDA financed projects with Low Income Housing Tax Credits and/or Virginia Housing Development Authority (VHDA) financing which establishes income eligibility requirements, many of which are privately owned;~~
- ~~Nonprofit rental units and group homes serving nine or more individuals and owned by private entities, which were assisted with loans or grants from the Community Development Block Grant (CDBG), Section 108 loans, Home Investment Partnerships Program (HOME), or Fairfax County Housing Trust Fund;~~
- ~~Moderate Income Direct Sales (MIDS) program units which are for sale to income-eligible, first time home buyers with financial assistance provided in return for control of the re-sale price of the home; and~~



- ~~Affordable Dwelling Units (ADU) for sale or for rent to serve households with incomes up to 70% of Metropolitan Statistical Area (MSA) median income and which are required to be included in certain housing developments of 50 or more units pursuant to Article 2, Part 8 of the Fairfax County Zoning Ordinance. In some instances, units created under the ADU Program may be owned by the FCRHA or a nonprofit organization; if so, they would be considered in one of the other categories above.~~

~~In many cases the assisted units represent only a portion of a larger development. Only the number of assisted units is included on the figure. Also, the housing listed as part of the Section 8 program is only that where the Section 8 rent subsidy is tied to specific housing units (project based). Housing where eligible tenants are receiving assistance through the Section 8 Housing Choice Voucher Rental program or where the subsidy transfers with the tenant is not listed since the units change continuously as tenants move. Countywide, at the end of 2002, over 3,200 families living in Fairfax County were assisted with tenant-based vouchers. Finally, for some proposed developments where a zoning proffer requires the provision of low and/or moderate income housing, but no specific program (such as MIDS) is identified in the proffer, the type of program is listed as Unknown.~~

## LINCOLNIA PLANNING DISTRICT

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area I, Lincolnia Planning District, as amended through July 16, 2019, Lincolnia Planning District Overview, pages 7 -9:

“

**FIGURE 4**  
**LINCOLNIA PLANNING DISTRICT**  
**EXISTING ASSISTED HOUSING**  
**(Updated May 2015)**

<b>Rental</b>	<b>Planning Sector</b>	<b>Number of Beds or Dwelling Units</b>	<b>Type of Program and Ownership</b>
Lincolnia Residences	L1	26 dwelling units	Fairfax County Rental (Elderly)
		52 beds	Senior Center/Adult Care Residence
Strawbridge Square	L2	128 dwelling units	Private/Section 8
Edsall Station	L3	135 dwelling units	Private/Section 8
Sullivan Place	L3	17 dwelling units	Affordable Dwelling Unit (ADU) rental program—privately owned units

<b>Homeownership</b>	<b>Planning Sector</b>	<b>Number of Beds or Dwelling Units</b>	<b>Type of Program and Ownership</b>
	District-wide	34 dwelling units	MIDS, First Time Home Buyers, or Affordable Dwelling Units

## Housing Assisted Housing

Assisted Housing in the Lincolnia Planning District includes housing constructed and/or managed under programs which limit the amount of rent charged and the eligibility of occupants based on income. These limits are a condition for the provision of financial assistance from federal, state, or local sources. Assisted Housing includes units provided under the affordable dwelling unit and workforce dwelling unit programs, as well as other federal, state and local programs. In many cases, the assisted housing units represent only a portion of a larger development. Some programs have time limits, and those units would no longer be considered “assisted” after income eligibility and rent limitations have been removed. For an inventory of assisted housing programs administered by the Fairfax County Department of Housing and Community Development (DHCD) on behalf of the Fairfax County Redevelopment and Housing Authority, please contact the DHCD.

A list of existing assisted housing for the Lincolnia Planning District is shown in Figure 4. This list includes housing developments which, to the county’s knowledge, have received some type of housing assistance as defined below, but it should not be considered all inclusive.

Assisted housing includes programs that limit the amount of rent and the eligibility of occupants based on income as a condition for the provision of financial assistance from federal, state, or local sources. Some programs have time limits, and those units would no longer be considered “assisted” after income eligibility and rent limitations have been removed. The programs listed below are included as “assisted housing.” Most programs provide assistance to privately owned housing developments. In some cases, multiple sources of financing may be used. The primary program and type of ownership is listed in the figure. Assisted housing programs include:

- ~~Housing units owned or managed by the Fairfax County Redevelopment and Housing Authority (FCRHA) and operated by the Department of Housing and Community Development under the Federal Public Housing program or the local Fairfax County Rental Program;~~
- ~~Housing units owned by the FCRHA and leased to the Fairfax Falls Church Community Services Board for use as group homes or to nonprofit groups for emergency housing;~~
- ~~Federal Section 8 project based rental subsidy units, which are usually privately owned;~~
- ~~Units subsidized under federal mortgage subsidy programs including Section 202 (Elderly), Section 811 (Disabled), Section 221(d)(3), Section 235 or Section 236. These units may be publicly owned but most are owned by private or nonprofit entities;~~
- ~~Developments which were financed with FCRHA bonds where a portion of the units must have reduced rents for tenants who meet income eligibility requirements;~~
- ~~Tax Credit/Virginia Housing Development Authority (VHDA) financed projects with Low Income Housing Tax Credits and/or VHDA financing which establishes income eligibility requirements, many of which are privately owned;~~
- ~~Nonprofit rental units and group homes serving nine or more individuals and owned by private entities, which were assisted with loans or grants from the Community Development Block Grant (CDBG), Section 108 loans, Home Investment Partnerships Program (HOME), or Fairfax County Housing Trust Fund;~~
- ~~Moderate Income Direct Sales (MIDS) program units which are for sale to income-eligible, first time home buyers with financial assistance provided in return for control of the re-sale price of the home;~~

- ~~Homebuyer Equity Loan Program (HELP) and Silver Lining Initiative are loan programs using federal funds to help moderate income families purchase market rate homes in the county. Financing is both down payment and gap financing in the form of a second deed of trust. The Silver Lining Initiative applies only to the purchase of homes in foreclosure. Both programs are currently unavailable;~~
- ~~Work Force Housing (WDU) units are created through the Board of Supervisors WDU Policy, which was adopted in 2007, to provide affordable housing in mid and high rise buildings which are exempt from the requirements of the Affordable Dwelling Unit (ADU) ordinance. The WDU policy is a proffer-based incentive system designed to encourage voluntary development of new housing affordable to a range of moderate income households earning up to 120% of the Area Median Income (AMI); and~~
- ~~Affordable Dwelling Units (ADU) for sale or for rent to serve households with incomes up to 70% of Metropolitan Statistical Area (MSA) median income and which are required to be included in certain housing developments of 50 or more units pursuant to Article 2, Part 8 of the Fairfax County Zoning Ordinance. In some instances, units created under the ADU Program may be owned by the FCRHA or a nonprofit organization; if so, they would be considered in one of the other categories above.~~

~~In many cases the assisted units represent only a portion of a larger development. Only the number of assisted units is included in Figure 4. Also, only the Section 8 units where the rent subsidy is tied to specific housing units (i.e. project based) are listed. Housing where eligible tenants are receiving assistance through the Section 8 Housing Choice Voucher Rental program or where the subsidy transfers with the tenant is not listed since the units change continuously as tenants move.~~

**Area II (changes proposed to Fairfax Planning District, McLean Planning District, Tysons Urban Center, and Vienna Planning District)**

## FAIRFAX PLANNING DISTRICT

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area II, Fairfax Planning District, as amended through September 24, 2019, Overview, page 6-9:

“Housing Assisted Housing in the Fairfax Planning District includes housing constructed and/or managed under programs which limit the amount of rent charged and the eligibility of occupants based on income. These limits are a condition for the provision of financial assistance from federal, state, or local sources. Assisted Housing includes units provided under the affordable dwelling unit and workforce dwelling unit programs, as well as other federal, state and local programs. In many cases, the assisted housing units represent only a portion of a larger development. Some programs have time limits, and those units would no longer be considered “assisted” after income eligibility and rent limitations have been removed. For an inventory of assisted housing programs administered by the Fairfax County Department of Housing and Community Development (DHCD) on behalf of the Fairfax County Redevelopment and Housing Authority, please contact the DHCD.

~~A list of existing, under construction, and proposed assisted housing for the Fairfax Planning District is shown in Figure 3. This list includes housing developments which, to the county's knowledge, have received some type of housing assistance as defined below, but it should not be considered all inclusive.~~

~~Assisted housing includes programs which limit the amount of rent and the eligibility of occupants based on income as a condition for the provision of financial assistance from federal, state, or local sources. Some programs have time limits, and those units would no longer be considered "assisted" after income eligibility and rent limitations have been removed. The programs listed below are included as "assisted housing." Most programs provide assistance to privately owned housing developments. In some cases, multiple sources of financing may be used. The primary program and type of ownership is listed in the figure.~~

- ~~• Housing units owned or managed by the Fairfax County Redevelopment and Housing Authority (FCRHA) and operated by the Department of Housing and Community Development under the Federal Public Housing program or the local Fairfax County Rental Program;~~
- ~~• Housing units owned by the FCRHA and leased to the Fairfax Falls Church Community Services Board for use as group homes or to nonprofit groups for emergency housing;~~
- ~~• Federal Section 8 project based rent subsidy units, which are usually privately owned;~~
- ~~• Units subsidized under federal mortgage subsidy programs including Section 202 (Elderly), Section 811 (Disabled) , Section 221(d)(3), Section 235 or Section 236. These units may be publicly owned but most are owned by private or nonprofit entities;~~
- ~~• Developments which were financed with FCRHA bonds where a portion of the units must have reduced rents for tenants who meet income eligibility requirements;~~

**FIGURE 3**  
**FAIRFAX PLANNING DISTRICT**  
**ASSISTED HOUSING**  
(Occupied or Under Construction, as of October 2004)

<u>Location</u>	<u>Planning Sector</u>	<u>Number of Assisted Units</u>	<u>Type of Ownership And Program</u>
<u>Rental Projects</u>			
Oak Creek Oak Creek Place	F3	46	Private/Section 8
Archstone Fairchase	F5	42	Private/ADU Rental Program
Camden Monument Park	F5	18	Private/ADU Rental Program
Charleston Square	F5	1	Fairfax County Rental
Coan Pond Residences Pender Drive	F5	20	Fairfax County Rental (Working Singles)
Fair Oaks Landing	F5	4	Fairfax County Rental
Fairfax Corner (Bays 2 and 3)	F5	18	Private/ADU Rental Program
		24	Private/WDU Program
Gables Centerpointe	F5	17	Private/ADU Rental Program
Jefferson at Fair Oaks Jefferson Oak Circle	F5	12	Private/ADU Rental Program
Legato Corner	F5	13	Fairfax County Rental
		40	Private/ADU Rental Program
Lincoln at Fair Oaks Lincoln Lake Way	F5	18	Private/ADU Rental Program
Reserve at Fairfax Corner Fairfax Woods Way	F5	41	Private/ADU Rental Program
Residences at the Government Center	F5	270	Public/private partnership serving households earning up to 60 AMI
Penderbrook Penderbrook Drive	F4	48	Fairfax County Rental

**FIGURE 3**  
**FAIRFAX PLANNING DISTRICT**  
**ASSISTED HOUSING**  
**(Occupied or Under Construction, as of October 2004)**

(Continued from previous page)

<b>Location</b>	<b>Planning Sector</b>	<b>Number of Assisted Units</b>	<b>Type of Ownership And Program</b>
Ragan Oaks Legato Road	F5	51	Public Housing
Ridgewood by Windsor	F5	16 24	Private/ADU Rental Program Private/WDU Program
Robinson Square University Drive	F7	46	Public Housing
The Edge at Fairfax Corner, Oakdale Crescent Court	F5	52	Private/ADU Rental Program
Westcott Ridge	F5	10	Fairfax County Rental
Wesley Agape House Lee Highway	F7	12 beds	Private/Section 811
<u>Homeownership</u>			
		55*	MIDS, First Time Home Buyers, or Affordable Dwelling Units
Yorkville Draper Drive	F3	237	Cooperative/Section 8

\*Scattered Units

NOTE: — Assisted Housing within the Fairfax Center Area is included in the Area III Plan.



- ~~Tax Credit/VHDA financed projects with Low Income Housing Tax Credits and/or Virginia Housing Development Authority (VHDA) financing which establishes income eligibility requirements, many of which are privately owned;~~
- ~~Nonprofit rental units and group homes serving nine or more individuals and owned by private entities, which were assisted with loans or grants from the Community Development Block Grant (CDBG), Section 108 loans, Home Investment Partnerships Program (HOME), or Fairfax County Housing Trust Fund;~~
- ~~Moderate Income Direct Sales (MIDS) program units which are for sale to income eligible, first time home buyers with financial assistance provided in return for control of the re-sale price of the home; and~~
- ~~Affordable Dwelling Units (ADU) for sale or for rent to serve households with incomes up to 70% of Metropolitan Statistical Area (MSA) median income and which are required to be included in certain housing developments of 50 or more units pursuant to Article 2, Part 8 of the Fairfax County Zoning Ordinance. In some instances, units created under the ADU Program may be owned by the FCRHA or a nonprofit organization; if so, they would be considered in one of the other categories above.~~

~~—In many cases the assisted units represent only a portion of a larger development. Only the number of assisted units is included on the figure. Also, the housing listed as part of the Section 8 program is only that where the Section 8 rent subsidy is tied to specific housing units (project based). Housing where eligible tenants are receiving assistance through the Section 8 Housing Choice Voucher Rental program or where the subsidy transfers with the tenant is not listed since the units change continuously as tenants move. Countywide, at the end of 2002, over 3,200 families living in Fairfax County were assisted with tenant-based vouchers. Finally, for some proposed developments where a zoning proffer requires the provision of low and/or moderate income housing, but no specific program (such as MIDS) is identified in the proffer, the type of program is listed as Unknown.~~

”

## MCLEAN PLANNING DISTRICT

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area II, McLean Planning District, as amended through July 31, 2019, Overview, page 5-7:

### “Housing Assisted Housing

Assisted Housing in the McLean Planning District includes housing constructed and/or managed under programs which limit the amount of rent charged and the eligibility of occupants based on income. These limits are a condition for the provision of financial assistance from federal, state, or local sources. Assisted Housing includes units provided under the affordable dwelling unit and workforce dwelling unit programs, as well as other federal, state and local programs. In many cases, the assisted housing units represent only a portion of a larger development. Some programs have time limits, and those units would no longer be considered “assisted” after income eligibility and rent limitations have been removed. For an inventory of assisted housing programs administered by the Fairfax County Department of Housing and Community Development (DHCD) on behalf of the Fairfax County Redevelopment and Housing Authority, please contact the DHCD.

~~A list of existing, under construction, and proposed assisted housing for the McLean Planning District is shown in Figure 3. This list includes housing developments which, to the county’s knowledge, have received some type of housing assistance as defined below, but it should not be considered all inclusive.~~

~~Assisted housing includes programs which limit the amount of rent and the eligibility of occupants based on income as a condition for the provision of financial assistance from federal, state, or local sources. Some programs have time limits, and those units would no longer be considered “assisted” after income eligibility and rent limitations have been removed. The programs listed below are included as “assisted housing.” Most programs provide assistance to privately owned housing developments. In some cases, multiple sources of financing may be used. The primary program and type of ownership is listed in the figure.~~

- ~~• Housing units owned or managed by the Fairfax County Redevelopment and Housing Authority (FCRHA) and operated by the Department of Housing and Community Development under the Federal Public Housing program or the local Fairfax County Rental Program;~~
- ~~• Housing units owned by the FCRHA and leased to the Fairfax Falls Church Community Services Board for use as group homes or to nonprofit groups for emergency housing;~~
- ~~• Federal Section 8 project based rental subsidy units, which are usually privately owned;~~
- ~~• Units subsidized under federal mortgage subsidy programs including Section 202 (Elderly), Section 811 (Disabled), Section 221(d)(3), Section 235 or Section 236. These units may be publicly owned but most are owned by private or nonprofit entities;~~
- ~~• Developments which were financed with FCRHA bonds where a portion of the units must have reduced rents for tenants who meet income eligibility requirements;~~
- ~~• Tax Credit/VHDA financed projects with Low Income Housing Tax Credits and/or Virginia Housing Development Authority (VHDA) financing which establishes income eligibility requirements, many of which are privately owned;~~

~~• Nonprofit rental units and group homes serving nine or more individuals and owned by private entities, which were assisted with loans or grants from the Community Development Block Grant (CDBG), Section 108 loans, Home Investment Partnerships Program (HOME), or Fairfax County Housing Trust Fund;~~

**FIGURE 3  
MCLEAN PLANNING DISTRICT  
ASSISTED HOUSING  
(Occupied or Under Construction, as of October 2004)**

<b>Location</b>	<b>Planning Sector</b>	<b>Number of Assisted Units</b>	<b>Type of Ownership And Program</b>
<u>Rental Projects</u>			
Avalon Crescent Onyx Drive	M1	35	Private/ADU Rental Program
McLean Hills Enola Street	M1	25*	Fairfax County Rental
Tysons Landing Tysons Landing Court	M1	40	Private/Section 8
The Lewinsville Great Falls Street	M3	144 18	Private/Section 202/8 (Elderly) Private/ADU Rental Program
Lewinsville Residences Great Falls Street	M3	22	Fairfax County Rental
Sunrise at McLean Turning Leaf Lane	M6	6	Private/ADU Rental Program (Elderly)
<u>Homeownership</u>		34*	MIDS, First Time Home Buyers, or Affordable Housing

\*Scattered Units

**PROPOSED ASSISTED HOUSING  
(As of October 2004)**

<b>Location</b>	<b>Tax Map ID</b>	<b>Planning Sector</b>	<b>Number of Assisted Units</b>	<b>Type of Ownership And Program</b>
Lewinsville Residences (expansion) Great Falls Street	30-3((1))42	M3	52 beds	Adult Care Residence

- ~~• Moderate Income Direct Sales (MIDS) program units which are for sale to income-eligible, first time home buyers with financial assistance provided in return for control of the re-sale price of the home; and~~
- ~~• Affordable Dwelling Units (ADU) for sale or for rent to serve households with incomes up to 70% of Metropolitan Statistical Area (MSA) median income and which are required to be included in certain housing developments of 50 or more units pursuant to Article 2, Part 8 of the Fairfax County Zoning Ordinance. In some instances, units created under the ADU Program may be owned by the FCRHA or a nonprofit organization; if so, they would be considered in one of the other categories above.~~

~~In many cases the assisted units represent only a portion of a larger development. Only the number of assisted units is included on the figure. Also, the housing listed as part of the Section 8 program is only that where the Section 8 rent subsidy is tied to specific housing units (project based). Housing where eligible tenants are receiving assistance through the Section 8 Housing Choice Voucher Rental program or where the subsidy transfers with the tenant is not listed since the units change continuously as tenants move. Countywide, at the end of 2002, over 3,200 families living in Fairfax County were assisted with tenant-based vouchers. Finally, for some proposed developments where a zoning proffer requires the provision of low and/or moderate income housing, but no specific program (such as MIDS) is identified in the proffer, the type of program is listed as Unknown.~~

## TYSONS URBAN CENTER

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area II, Tysons Urban Center, as amended through April 4, 2017, Areawide Recommendations, Land Use Guidelines, Affordable Housing, pages 34-37:

### “LAND USE GUIDELINES

The following land use guidelines are necessary to achieve the vision for Tysons. These guidelines should be considered along with the general Land Use recommendations above and the District Recommendations in evaluating development proposals in Tysons.

#### Affordable Housing

A critical aspect of the vision is to provide housing choices and ensure that a population with a variety of income levels has the ability to live in Tysons. The Policy Plan states that affordable housing should be located close to employment opportunities and should be a vital element in high density and mixed-use development projects. A specific objective in the Policy Plan is to encourage ~~affordable and workforce~~ a range of housing affordability in Tysons. Affordable housing ~~may include a variety of sources including~~ includes a variety of sources including Affordable Dwelling Units (ADUs) required pursuant to the Zoning Ordinance, ~~and~~ Workforce Dwelling Units (WDUs) administered consistent with the Board’s administrative policy guidelines for such units, Low Income Housing Tax Credit Units (LIHTC), or other such price controlled units that the Board deems to meet the intent of these provisions.

All projects with a residential component that seek to utilize the redevelopment option in the District Recommendations should provide ~~2013%~~ of rental units as Affordable Dwelling Units and Workforce Dwelling Units (or the alternative recommended below), and 20% for for-sale units as Affordable Dwelling Units and Workforce Dwelling Units, as applicable for the project. These projects are allowed a 20% residential floor area and unit density bonus (bonus density) and flexibility in how and where Workforce Dwelling Units can be provided within Tysons.

Because development proposals within 1/4 mile of the Metro stations are not subject to a maximum intensity, the FAR proposed for rezoning applications in these areas is considered to include the bonus ~~density floor area~~ allowed for meeting the affordable and workforce housing expectations.

For Affordable Dwelling Units ~~(ADUs)~~, the provisions of Part 8 of Article 2 of the Fairfax County Zoning Ordinance shall apply, unless the dwelling units proposed in the development are specifically exempted from compliance with the ADU Program.

For Workforce Dwelling Units ~~(WDUs)~~, the following housing conditions and the guidelines in the Housing section of the Policy Plan (except as modified below) apply to any residential development built under the redevelopment option, regardless of whether or not the development elects to utilize the available bonus density.

#### Rental projects:

The developer should select either Option 1 or Option 2 to fulfill the WDU Policy:

- Option 1: 2013% of the rental residential units in new developments should be affordable to households with incomes ~~ranging from 50~~ up to ~~120~~80% of AMI (Area Median Income), as set forth in Table 1A. Within 1/4 mile of the Metro stations, the ~~2013%~~ applies to the total number of dwelling units to be constructed in the proposed development. Beyond 1/4 mile of the Metro stations, any units created with bonus ~~floor area~~ density should be excluded from the ~~2013%~~ WDU calculation. In a development that is required to provide ADUs, the ADUs and ADU bonus units may be deducted from the total number of dwelling units on which the WDU calculation is based.
- Option 2: As an alternative to developments providing the WDU commitment level and income tiers specified above, 10% of the rental residential units should be affordable to households with incomes up to 60% of AMI, as set forth in Table 1A. Within 1/4 mile of the Metro stations, the 10% applies to the total number of dwelling units to be constructed in the proposed development. Beyond 1/4 mile of the Metro stations, any units created with bonus density should be excluded from the 10% WDU calculation. In a development that is required to provide ADUs, the ADUs and ADU bonus units may be deducted from the total number of dwelling units on which the WDU calculation is based.

For-Sale Projects:

- 20% of the for-sale residential units in new developments should be affordable to households with incomes ranging from 50 up to 120% of AMI (Area Median Income), as set forth in Table 1A. Within 1/4 mile of the Metro stations, the 20% applies to the total number of dwelling units to be constructed in the proposed development. Beyond 1/4 mile of the Metro stations, any units created with bonus ~~floor area~~ density should be excluded from the 20% WDU calculation. In a development that is required to provide ADUs, the ADUs and ADU bonus units may be deducted from the total number of dwelling units on which the WDU calculation is based.
- For WDUs associated with high-rise condominiums, the income tiers may be adjusted to three-~~(3)~~ income tiers as follows: one-third up to 70% AMI, one-third at 71 to 80% AMI, and one-third at 81 to 100% AMI, as set forth in “Table 1B: Income Tiers for Workforce Dwelling Units in High-rise Condominiums.” In addition, if the applicant provides all of the for-sale Workforce housing Dwelling Units onsite, the percentage of WDUs should be reduced from 20% to 14%. If the units are provided as new construction for-sale units but are transferred to another property offsite in Tysons, the percentage to be provided should be 16%. If rental Workforce housing Dwelling Units are provided onsite or offsite in Tysons in lieu of the for-sale units, the percentage of rental units to be provided should be 20% and follow the income tiers outlined in Table 1A.
- To account for market conditions such as increases in interest rates that may affect the published Workforce Dwelling Unit Pricing for High-rise Condominium Buildings approved by the County Executive on January 16, 2015 or as amended, the income tiers may be adjusted upward 5% (i.e. 70% to 75%, 80% to 85%, and 100 to 105%) at the time of delivery as may be approved by the Department of Housing and Community Development and the County Executive.
- If required by the Zoning Ordinance, ADUs may be counted toward the ~~20%~~ affordable housing objective identified in the previous bulleted item, above. Any such ADUs could be used to satisfy the lower income tiers identified in Tables 1A and 1B for WDUs.

**Table 1A  
Income Tiers for Workforce Dwelling Units  
(except for high-rise condominiums)**

<del>101-120%</del> of AMI	<del>5%</del> of total units
<del>81-100%</del> of AMI	<del>5%</del> of total units

71-80% of AMI	5% of total units
61-70% of AMI	3% of total units
<50-60% of AMI	2% of total units

<u>Income Tier</u>	<u>For- Sale Units</u>	<u>Rental Units (Option 1)</u>	<u>Rental Units (Option 2)</u>
101-120% of AMI	5% of total units	--	--
81-100% of AMI	5% of total units	--	--
71-80% of AMI	5% of total units	8% of total units	--
61-70% of AMI	3% of total units	2% (or 3%) of total units	--
Up to 60% of AMI	2% of total units	3% (or 2%) of total units	10% of total units

**Table 1B  
Income Tiers for Workforce Dwelling Units in High-rise Condominiums**

Income Tiers	14% - For Sale Units Onsite	16% - For Sale Units Offsite in Tysons
81-100% of AMI	4.67% of total units	5.33% of total units
71 – 80% of AMI	4.67% of total units	5.33% of total units
< 70% of AMI	4.67% of total units	5.33% of total units

- A maximum 20% bonus density increase in residential floor area is allowed for achieving the workforce housing objective. In mixed use developments, some of this increase in floor area may be used for commercial purposes. The percentage of nonresidential and residential bonus floor area should be similar to the project’s overall land use mix. In order to provide more flexibility with the bonus, the Policy Plan’s size restrictions on bonus market rate units do not apply within Tysons.
- The WDUs provided should have a similar mix in the number of bedrooms as the market rate units. The minimum unit size of WDUs should be consistent with the Policy Plan.
- WDUs should be price controlled as set forth in the Board of ~~Supervisors’ Tysons Corner Urban Center~~ Workforce Dwelling Unit Administrative Policy Guidelines, ~~adopted June 22, 2010, or as may be amended.~~
- WDUs are preferred to be provided on-site. However, developers may aggregate land for Workforce housing Dwelling Units off-site and/or transfer to others the responsibility for creating such units in building structures where the advantages of financing and operating affordable and workforce housing can be realized. Units provided in this manner should be located within Tysons, should be in general conformance with the applicable land use, intensity, public facility and urban design objectives, and should include all of the income tiers set forth in Tables 1A and 1B.
- Efforts should be made to preserve market rate housing units that are affordable to households earning below 120% of AMI. Land owners may meet their affordable housing objective by purchasing existing units and preserving their affordability as set forth in the Board of Supervisors’ ~~Tysons Corner Urban Center~~ Workforce Dwelling Unit Administrative Policy Guidelines, ~~adopted June 22, 2010 or as may be amended.~~ Redevelopment of existing housing units should satisfy Objective 11 in the Land Use section of the Policy Plan, including increased affordable housing opportunities and positive impacts on the environment, public facilities and transportation systems.

- The WDUs should be provided concurrently with market rate units or with some form of surety that they will be built.
- A housing trust fund will be established and used to create affordable and workforce housing opportunities in Tysons.
- Cash contributions in lieu of providing WDUs are not desired. However, in the rare event that a payment in lieu of affordable units is considered, this payment should be 3% of the total contract sales price for each market rate unit within the building that is subject to the WDU policy, payable at the time of settlement to the Tysons Housing Trust Fund. Any combination of units and cash contribution may be considered provided that the combination of WDUs and monetary contribution is proportional to the overall requirement. The applicant must coordinate with both the Department of Housing and Community Development and the Department of Planning and Zoning for implementation.
- Programs that capitalize on either the development of housing or on the incomes of households, such as ~~low income~~ Low-Income Housing Tax Credits, tax-exempt housing bonds, tax increment financing, tax abatement, or a county housing fund, should be considered.
- Flexibility in the total number of WDUs provided may be considered for projects that meet additional housing needs that have been identified by the county. Examples include providing a higher proportion of units in the lowest income tiers or providing units with more bedrooms than would otherwise be expected. Such proposals should be evaluated on a case-by-case basis.
- Creative strategies for achieving housing objectives should be considered. These could include a system similar to wetlands banking in which a developer builds additional ~~A~~ Affordable Dwelling Units and ~~W~~ Workforce Dwelling Units and the credit for providing the units is sold to another developer who has an obligation or mission to provide affordable housing. Another strategy could be to incorporate units into public buildings. Facilities for populations with special needs, including those who are homeless, should also be considered.

A housing trust fund will be used to create affordable ~~and workforce~~ housing opportunities in Tysons. Nonresidential development throughout Tysons should contribute a minimum of \$3.00 per nonresidential square foot (adjusted annually based on the Consumer Price Index) or at least \$0.25 per nonresidential square foot over a period of time to be determined at the time of rezoning approval. Such developments may provide an equivalent contribution of land or affordable units in lieu of a cash contribution. Nonresidential contributions could also be used to fund affordable housing opportunities in Tysons through a partnership. If nonresidential floor area is achieved through a bonus for providing A Affordable Dwelling Units and W workforce Dwelling Units, the bonus floor area should not be included when calculating the contribution amount. Ground level retail located in office, hotel, and residential buildings should also not be included when calculating the contribution amount.

The provision of ~~W~~ workforce housing Dwelling Units should be viewed as a collective responsibility that will directly benefit employers in Tysons. New office, retail, and hotel developments will benefit from having a range of ~~affordable~~ housing opportunities affordable to low-and-moderate income levels within a short commuting distance of the jobs in Tysons.”



## VIENNA PLANNING DISTRICT

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area II, Vienna Planning District Center, as amended through October 16, 2018, Overview, District-wide Recommendations, pages 5-7:

### “Housing Assisted Housing

-Assisted Housing in the Vienna Planning District includes housing constructed and/or managed under programs which limit the amount of rent charged and the eligibility of occupants based on income. These limits are a condition for the provision of financial assistance from federal, state, or local sources. Assisted Housing includes units provided under the affordable dwelling unit and workforce dwelling unit programs, as well as other federal, state and local programs. In many cases, the assisted housing units represent only a portion of a larger development. Some programs have time limits, and those units would no longer be considered “assisted” after income eligibility and rent limitations have been removed. For an inventory of assisted housing programs administered by the Fairfax County Department of Housing and Community Development (DHCD) on behalf of the Fairfax County Redevelopment and Housing Authority, please contact the DHCD.

~~A list of existing, under construction, and proposed assisted housing for the Vienna Planning District is shown in Figure 3. This list includes housing developments which, to the county’s knowledge, have received some type of housing assistance as defined below, but it should not be considered all inclusive.~~

~~Assisted housing includes programs which limit the amount of rent and the eligibility of occupants based on income as a condition for the provision of financial assistance from federal, state, or local sources. Some programs have time limits, and those units would no longer be considered “assisted” after income eligibility and rent limitations have been removed. The programs listed below are included as “assisted housing.” Most programs provide assistance to privately owned housing developments. In some cases, multiple sources of financing may be used. The primary program and type of ownership is listed in the figure.~~

- ~~1. • Housing units owned or managed by the Fairfax County Redevelopment and Housing Authority (FCRHA) and operated by the Department of Housing and Community Development under the Federal Public Housing program or the local Fairfax County Rental Program;~~
- ~~2. • Housing units owned by the FCRHA and leased to the Fairfax Falls Church Community Services Board for use as group homes or to nonprofit groups for emergency housing;~~
- ~~3. • Federal Section 8 project based rental subsidy units, which are usually privately owned;~~
- ~~4. • Units subsidized under federal mortgage subsidy programs including Section 202 (Elderly), Section 811 (Disabled), Section 221(d)(3), Section 235 or Section 236. These units may be publicly owned but most are owned by private or nonprofit entities;~~
- ~~5. • Developments which were financed with FCRHA bonds where a portion of the units must have reduced rents for tenants who meet income eligibility requirements;~~

6. ~~•~~ Tax Credit/VHDA financed projects with Low Income Housing Tax Credits and/or Virginia Housing Development Authority (VHDA) financing which establishes income eligibility requirements, many of which are privately owned;
7. ~~•~~ Nonprofit rental units and group homes serving nine or more individuals and owned by private entities, which were assisted with loans or grants from the Community Development Block Grant (CDBG), Section 108 loans, Home Investment Partnerships Program (HOME), or Fairfax County Housing Trust Fund;

**FIGURE 3**  
**VIENNA PLANNING DISTRICT**  
**ASSISTED HOUSING**  
**(Occupied or Under Construction, as of October 2004)**

Location	Planning Sector	Number of Assisted Units	Type of Ownership And Program
<u>Rental Projects</u>			
The Apartments at Regent's Park Clocktower Place	V1	29	Private/ADU Rental Program
Armistead Park at Barkley Mainstone Drive	V1	3*	Public Housing
Tyson's Tower, Tyspring St.	V3	274	Private/Section 236 (Elderly)
Briareliff I, Briareliff Court	V3	30	Section 8
Briareliff II, Briareliff Court	V3	20	Public Housing
Minerva Fisher Hall, Wolftrap Road	V3	12 Beds	Group Facility/Section 8
Patrick Street Home Patrick Street	V3	8 Beds	Group Home
<u>Homeownership</u>		83*	MIDS, First Time Home Buyers, or Affordable Housing

\*Scattered Units

~~8. —~~

~~9. —~~

~~10. • — Moderate Income Direct Sales (MIDS) program units which are for sale to income-eligible, first time home buyers with financial assistance provided in return for control of the re-sale price of the home; and~~

- ~~• — Affordable Dwelling Units (ADU) for sale or for rent to serve households with incomes up to 70% of Metropolitan Statistical Area (MSA) median income and which are required to be included in certain housing developments of 50 or more units pursuant to Article 2, Part 8 of the Fairfax County Zoning Ordinance. In some instances, units created under the ADU Program may be owned by the FCRHA or a nonprofit organization; if so, they would be considered in one of the other categories above.~~

~~In many cases the assisted units represent only a portion of a larger development. Only the number of assisted units is included on the figure. Also, the housing listed as part of the Section 8 program is only that where the Section 8 rent subsidy is tied to specific housing units (project based). Housing where eligible tenants are receiving assistance through the Section 8 Housing Choice Voucher Rental program or where the subsidy transfers with the tenant is not listed since the units change continuously as tenants move. Countywide, at the end of 2002, over 3,200 families living in Fairfax County were assisted with tenant-based vouchers. Finally, for some proposed developments where a zoning proffer requires the provision of low and/or moderate income housing, but no specific program (such as MIDS) is identified in the proffer, the type of program is listed as Unknown.~~

**Area III (changes proposed to Bull Run Planning District, Dulles Suburban Center, Fairfax Center Area, Pohick Planning District, and Upper Potomac Planning District)**

## BULL RUN PLANNING DISTRICT

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area III, Bull Run Planning District, as amended through October 16, 2018, Overview, District-wide Recommendations, page 5-9:

### “Housing Assisted Housing

Assisted Housing in the Bull Run Planning District includes housing constructed and/or managed under programs which limit the amount of rent charged and the eligibility of occupants based on income. These limits are a condition for the provision of financial assistance from federal, state, or local sources. Assisted Housing includes units provided under the affordable dwelling unit and workforce dwelling unit programs, as well as other federal, state and local programs. In many cases, the assisted housing units represent only a portion of a larger development. Some programs have time limits, and those units would no longer be considered “assisted” after income eligibility and rent limitations have been removed. For an inventory of assisted housing programs administered by the Fairfax County Department of Housing and Community Development (DHCD) on behalf of the Fairfax County Redevelopment and Housing Authority, please contact the DHCD.

~~A list of existing, under construction, and proposed assisted housing for the Bull Run Planning District is shown in Figure 3. This list includes housing developments which, to the county’s knowledge, have received some type of housing assistance as defined below, but it should not be considered all inclusive.~~

~~Assisted housing includes programs which limit the amount of rent and the eligibility of occupants based on income as a condition for the provision of financial assistance from federal, state, or local sources. Some programs have time limits, and those units would no longer be considered “assisted” after income eligibility and rent limitations have been removed. The programs listed below are included as “assisted housing.” Most programs provide assistance to privately owned housing developments. In some cases, multiple sources of financing may be used. The primary program and type of ownership is listed in the figure.~~

- ~~• Housing units owned or managed by the Fairfax County Redevelopment and Housing Authority (FCRHA) and operated by the Department of Housing and Community Development under the Federal Public Housing program or the local Fairfax County Rental Program;~~
- ~~• Housing units owned by the FCRHA and leased to the Fairfax Falls Church Community Services Board for use as group homes or to nonprofit groups for emergency housing;~~
- ~~• Federal Section 8 project based rental subsidy units, which are usually privately owned;~~

- ~~Units subsidized under federal mortgage subsidy programs including Section 202 (Elderly), Section 811 (Disabled), Section 221(d)(3), Section 235 or Section 236. These units may be publicly owned but most are owned by private or nonprofit entities;~~
- ~~Developments which were financed with FCRHA bonds where a portion of the units must have reduced rents for tenants who meet income eligibility requirements;~~
- ~~Tax Credit/VHDA financed projects with Low Income Housing Tax Credits and/or Virginia Housing Development Authority (VHDA) financing which establishes income eligibility requirements, many of which are privately owned;~~
- ~~Nonprofit rental units and group homes serving nine or more individuals and owned by private entities, which were assisted with loans or grants from the Community Development Block Grant (CDBG), Section 108 loans, Home Investment Partnerships Program (HOME), or Fairfax County Housing Trust Fund;~~
- ~~Moderate Income Direct Sales (MIDS) program units which are for sale to income eligible, first time home buyers with financial assistance provided in return for control of the re-sale price of the home; and~~
- ~~Affordable Dwelling Units (ADU) for sale or for rent to serve households with incomes up to 70% of Metropolitan Statistical Area (MSA) median income and which are required to be included in certain housing developments of 50 or more units pursuant to Article 2, Part 8 of the Fairfax County Zoning Ordinance. In some instances, units created under the ADU Program may be owned by the FCRHA or a nonprofit organization; if so, they would be considered in one of the other categories above.~~

*[FIGURE 2 OMITTED AND TO BE RELOCATED FROM CURRENT LOCATION UNDER HOUSING RECOMMENDATIONS TO TRANSPORTATION RECOMMENDATIONS FOR CLARITY]*

**FIGURE 3  
BULL RUN PLANNING DISTRICT  
ASSISTED HOUSING  
(Occupied or Under Construction, as of October 2004)**

<b>Location</b>	<b>Planning Sector</b>	<b>Number of Assisted Units</b>	<b>Type of Ownership And Program</b>
<u>Rental Projects</u>			
Forest Glen at Sully Station Phase I, Woodmere Court	BR3	119	Private/Tax Credit/VHDA Financing
Forest Glen at Sully Station Phase II, Woodmere Court	BR3	119	Private/Tax Credit/VHDA Financing
Avalon at Fair Lakes Fair Knoll Drive	BR4	15	Private/ADU Rental Program
Chantilly Crossing Rockland Village Drive	BR4	360	28 Private/ADU Rental Program; 332 Private/Tax Credit/VHDA Financing

<del>Chantilly Mews Meadowland Court</del>	<del>BR4</del>	<del>50</del>	<del>Private/Section 8</del>
<del>East Market</del>	<del>BR4</del>	<del>4</del>	<del>Fairfax County Rental</del>
<del>Fair Lakes</del>	<del>BR4</del>	<del>6</del>	<del>Private/ADU Rental Program</del>
<del>Shenandoah Crossing Lee Jackson Memorial Highway and Stringfellow Road</del>	<del>BR4</del>	<del>128</del>	<del>Private/FCRHA Bond Financing</del>
<del>Castellani Meadows Centreville Road</del>	<del>BR5</del>	<del>24</del>	<del>Fairfax County Rental</del>
<del>Lee Overlook Apts. Paddington Court</del>	<del>BR5</del>	<del>196</del>	<del>Private/Tax Credit/VHDA Financing</del>
<del>Barros Circle N and S Barros Ct.</del>	<del>BR6</del>	<del>44</del>	<del>Public Housing</del>
<del>Hanley Shelter and Kate's House</del>	<del>BR7</del>	<del>25 beds 6</del>	
<del>Homeownership</del>		<del>361*</del>	<del>MIDS, First Time Home Buyers, or Affordable Housing</del>

\*Scattered Units

NOTE: Assisted Housing within the Fairfax Center Area is included in that section of the Area III Plan. In many cases the assisted units represent only a portion of a larger development. Only the number of assisted units is included on the figure. Also, the housing listed as part of the Section 8 program is only that where the Section 8 rent subsidy is tied to specific housing units (project based). Housing where eligible tenants are receiving assistance through the Section 8 Housing Choice Voucher Rental program or where the subsidy transfers with the tenant is not listed since the units change continuously as tenants move. Countywide, at the end of 2002, over 3,200 families living in Fairfax County were assisted with tenant based vouchers. Finally, for some proposed developments where a zoning proffer requires the provision of low and/or moderate income housing, but no specific program (such as MIDS) is identified in the proffer, the type of program is listed as Unknown.

## DULLES SUBURBAN CENTER

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area III, Dulles Suburban Center, as amended through September 24, 2019, Dulles Suburban Center Overview, Performance Criteria for Optional Uses, Compatibility Elements, , pages 14-15:

### “Residential

Where residential development is to be considered as an option, the proposed development should:

- Be compatible with adjacent existing and planned development in terms of building heights, scale and density.
- EnAssure that development of adjacent lands can occur in a fashion which is compatible through joint application and/or demonstration that the zoning for adjacent lands would be compatible with the proposed use.
- Minimize human exposure to unhealthful levels of noise in accordance with the guidance provided by the Policy Plan under Environment Objective 4.
- Affordable housing units should be provided in the Dulles Suburban Center ~~at a minimum of 12 percent of any mixed-use project or residential development~~ consistent with the Affordable Dwelling Unit (ADU) Ordinance and the Guidelines for Provision of Workforce Housing Dwelling Units (WDU Policy) and Residential Design Criteria as specified in the Policy Plan (or as otherwise specified in the land unit recommendations). If the ADU Ordinance is not applicable, a proffer of units or land or a contribution to the Housing Trust Fund ~~consistent with the Workforce Housing Policy~~ should be provided.
- Provide needed right-of-way for in the Dulles Suburban Center.
- If sites are identified, provide or participate in the provision of land, as may be practical, to achieve future school facility needs.”

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area III, Dulles Suburban Center, as amended through September 24, 2019, Land Use Recommendations, Land Unit A, pages 47-48



“In reviewing development proposals, the following land use guidelines should also be considered:

...

- Affordable and Workforce Housing - Future development should conform to county policies on ~~affordable-housing~~ affordability which includes conformance to the Affordable Dwelling Unit Ordinance (ADU) and the Guidelines for Provision of Policy Plan’s Workforce Housing Dwelling Units (WDU Policy) and Residential Development Criteria in the Policy Plan Policy and Guidelines. Proposals seeking up to a 1.0 FAR should meet the current policy objective of approximately 12 percent of total units as Workforce Dwelling Units (WDU). The exception is proposed intensity higher than 1.0 FAR which should provide a greater contribution. Proposals for development between a 1.0 and a 3.0 FAR should provide at a minimum proportionally 12 percent to 16 percent of total units as WDUs as shown in Figure 135. The residential use should integrate a variety of housing types, consistent with WDU guidelines, such as units for families, individuals, senior housing and residential studio units. In addition, bonus units or bonus ~~square floor area~~footage, as provided for in the WDU policy, is excluded from the planned intensity.

...

”

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area III, Dulles Suburban Center, as amended through September 24, 2019, Land Unit Recommendations, Land Unit I, pages 119-122:

## “RECOMMENDATIONS

### Land Use

...

2. Properties located along George Carter Way (Tax Map 34-3((14))B, 2, 3, 4, 6 and 44-1((17))A, C, 1 and 5) may be appropriate for development with a mix of hotel (and/or accessory restaurant uses) and office uses up to an overall combined intensity of 0.70 FAR because of its visibility at the intersection of Route 28 and Willard Road and its proximity to Dulles International Airport, retail opportunities, and employment centers. This option’s development level is contingent upon meeting the following conditions:
  - Limit overall development up to a combined intensity of 0.70 FAR. No more than two (2) hotels may be constructed within this land area; however individual hotel use(s) may develop up to a 1.0 FAR;
  - Provide pedestrian connections to adjoining trails/walkways and transit stops;
  - Provide a unified and coordinated development plan and orient some of the development towards Lee Road;
  - Provide a comprehensive transportation demand management program in conjunction with any new development on the land area. The goal of such a program will be to reduce peak hour vehicle trips associated with the new office and hotel uses; and

- Access to/from the properties will be provided via George Carter Way. No additional access will be provided to/from Lee Road. No direct access will be provided to/from Willard Road.

As another option, a mix of uses to include residential and office uses with community-serving retail, up to an intensity of .70 FAR, may be appropriate with full consolidation of the following Tax Map Parcels: 34-3((14))B, 2, 3, 4, 6; 44-1((17))A, C, 1, 5; and 34-3((1)) 34. This option may be appropriate if the following conditions are met:

- Provide a minimum of 400 and a maximum of 700 residential units which should include a diversity of housing types and sizes. Multi-family housing and higher density single-family attached units are strongly encouraged to provide this diversity in housing type, and to ensure compatibility with existing development and to allow for on-site open space.
- A minimum of 12% of the residential units should be affordable to meet county goals for the provision of Affordable Dwelling Units and ~~w~~Workforce housing-Dwelling Units. These units should be distributed throughout any new development and should also include a diversity of housing types and sizes to reflect that of the development;
- Development of this site should be phased in such a manner as to avoid creating isolated pockets of uses, and to balance the infrastructure and public amenities needed to support the project;
- Achieve compatibility of both site and building design with existing development;
- Provide adequate access and circulation to accommodate all uses, improve the existing north-south vehicular connection between Tax Map Parcel 34-3 ((1)) 34 and Tax Map Parcels 34-3 ((14)) B, 2 and incorporate it into the design of the development;
- Provide pedestrian connections to adjoining trails/walkways and transit stops;
- Provide a unified and coordinated development plan that provides internal and external transitions to and between existing and proposed uses and that achieves a logical and balanced orientation of development, to include orienting uses toward Lee Road as appropriate;
- Provide access via George Carter Way and Albemarle Point Place. No additional access should be provided to/from Lee Road. No direct access should be provided to/from Route 28 or Willard Road;
- Mitigate any additional transportation impacts to Lee Road and nearby intersections that are specific to this option, which may include improvements to the intersections of Lee Road/George Carter Way and Lee Road/Willard Road. Development should be phased with transportation improvements;
- Develop an onsite, publicly accessible parks network per the guidance of the Urban Parks Framework. Active and passive recreational facilities should be provided to meet the needs of residents, employees and visitors; and
- Mitigate any impact on schools resulting from increased intensity.

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area III, Dulles Suburban Center, as amended through September 24, 2019, Land Unit Recommendations, Land Unit J, pages 123-125:

“RECOMMENDATIONS

Land Use

...

2. A mix of uses in Land Unit J is encouraged to support the office park, and to create an environment with opportunities to work, live and play. As an option, residential and retail uses may be considered for Land Unit J. The following conditions should be met to implement this option:

- The development intensity remains at an average .50 FAR for the entirety of Land Unit J.

...

- At a minimum, 12% of the residential units should be affordable to meet county goals for the provision of Affordable Dwelling Units and Workforce Dwelling Units housing. These units should be distributed throughout any new development and should include a variety of housing types and sizes. Multi-family and single-family attached units of varying sizes and designs are strongly encouraged to provide diversity in housing type and to offer options to improve affordability. Opportunities for units that would appeal to residents who wish to stay local but downsize, as well as for those entering the housing market, are strongly encouraged to respond to different demands in the housing market.  
...”

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area III, Dulles Suburban Center, as amended through September 24, 2019, Land Unit Recommendations, Land Unit L, General TOD Guidance, pages 148:

**“Affordable Housing and Universal Design**

All development should conform to county policies on the provision of Affordable Dwelling Units and Workforce Dwelling Units to encourage a diverse population of residents. ~~Per county policy, a~~Any residential use should provide at least 12 percent of new units as affordable housing. The residential components should accommodate a variety of age groups, interests, and needs. The units, where appropriate, should be accessible for those without cars, meet ADA requirements, and accommodate universal design. Non-residential uses recommended under Rail Transit Option 2 should provide a contribution to support affordable and workforce housing as specified in that section.”



## FAIRFAX CENTER AREA

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area III, Fairfax Center Area, as amended through July 31, 2018, Fairfax Center Area-Wide Recommendations, page 17-20:

### “HOUSING ASSISTED HOUSING

Assisted Housing in the Fairfax Planning District includes housing constructed and/or managed under programs which limit the amount of rent charged and the eligibility of occupants based on income. These limits are a condition for the provision of financial assistance from federal, state, or local sources. Assisted Housing includes units provided under the affordable dwelling unit and workforce dwelling unit programs, as well as other federal, state and local programs. In many cases, the assisted housing units represent only a portion of a larger development. Some programs have time limits, and those units would no longer be considered “assisted” after income eligibility and rent limitations have been removed. For an inventory of assisted housing programs administered by the Fairfax County Department of Housing and Community Development (DHCD) on behalf of the Fairfax County Redevelopment and Housing Authority, please contact the DHCD.

~~— A list of existing, under construction, and proposed assisted housing for the Fairfax Center Area is shown in Figure 6. This list includes housing developments which, to the county’s knowledge, have received some type of housing assistance as defined below, but it should not be considered all inclusive.~~

~~— Assisted housing includes programs which limit the amount of rent and the eligibility of occupants based on income as a condition for the provision of financial assistance from federal, state, or local sources. Some programs have time limits, and those units would no longer be considered “assisted” after income eligibility and rent limitations have been removed. The programs listed below are included as “assisted housing.” Most programs provide assistance to privately owned housing developments. In some cases, multiple sources of financing may be used. The primary program and type of ownership is listed in the figure.~~

- ~~• Housing units owned or managed by the Fairfax County Redevelopment and Housing Authority (FCRHA) and operated by the Department of Housing and Community Development under the federal Public Housing program or the local Fairfax County Rental program;~~
- ~~• Housing units owned by the FCRHA and leased to the Fairfax Falls Church Community Services Board for use as group homes or to nonprofit groups for emergency housing;~~
- ~~• Federal Section 8 project based rent subsidy units, which are usually privately owned;~~
- ~~• Units subsidized under federal mortgage subsidy programs including Section 202 (Elderly), Section 811 (Disabled), Section 221(d)(3), Section 235 or Section 236. These units may be publicly owned but most are owned by private or nonprofit entities;~~

**FIGURE 6**  
**FAIRFAX CENTER AREA**  
**ASSISTED HOUSING**  
(Occupied, Under Construction, or Approved as of July 2013)

<b>Location</b>	<b>Land/ Sub-Unit</b>	<b>Number of Assisted Units</b>	<b>Type of Ownership And Program</b>
<u>Rental Projects</u>			
Camden Monument Park	A2	18	Private/ADU Rental Program
Gables Centerpointe	A2	17	Private/ADU Rental Program
Jefferson at Fair Oaks	A2	12	Private/ADU Rental Program
Ragan Oaks Legato Road	A2	51	Public Housing
Fairfax Corner (Bays 2 and 3)	B1	18 24	Private/ADU Rental Program Private/WDU Program
Lincoln at Fair Oaks	B3	18	Private/ADU Rental Program
Cedar Lakes Mozart Brigade Lane	D4	3	Fairfax County Rental
Fair Lakes	E1	6	Private/ADU Rental Program
East Market	F	4	Fairfax County Rental
Archstone Fairchase	H1	42	Private/ADU Rental Program
Legato Corner	H1	13 40	Fairfax County Rental Private/ADU Rental Program
Fair Oaks Landing	H2	4	Fairfax County Rental
The Reserve at Fairfax Corner Random Hills Road	I1	41	Private/ADU Rental Program
Charleston Square	I2	1	Fairfax County Rental
Residences at the Government Center	I3	270	Public/private partnership serving households earning up to 60 AMI
The Edge at Fairfax Corner	I4	52	Private/ADU Rental Program
Westcott Ridge	I5	10	Fairfax County Rental

**FIGURE 6**  
**FAIRFAX CENTER AREA**

**ASSISTED HOUSING**  
**(Occupied, Under Construction, or Approved as of July 2013)**

(Continued from previous page)

<b>Location</b>	<b>Land/ Sub-Unit</b>	<b>Number of Assisted Units</b>	<b>Type of Ownership And Program</b>
Ridgewood by Windsor	J3	16 24	Private/ADU Rental Program Private/WDU Program
Coan Pond Residences Pender Drive	K	20	Fairfax County Rental (Working Singles)
Penderbrook Penderbrook Drive	N	48	Fairfax County Rental
Water's Edge Green Duck Lane	P	9	Public Housing
Hanley Shelter and Kate's House	R2	25 beds 6	
Woodlands Retirement Community	W1	7	Private/ADU Rental Program
Wesley Agape House (Lee Highway)	W2	12 beds	Private/Section 811
<u>Homeownership</u>		409*  29*	Affordable Dwelling Units (ADUs) in the First Time Homebuyers (FTHB) Program Moderate Income Direct Sales (MIDS), HELP and Silver Lining Initiative and proffered units

\*Scattered Units

- ~~Developments which were financed with FCRHA bonds where a portion of the units must have reduced rents for tenants who meet income eligibility requirements;~~
- ~~Tax Credit/VHDA financed projects with Low Income Housing Tax Credits and/or Virginia Housing Development Authority (VHDA) financing which establishes income eligibility requirements, many of which are privately owned;~~
- ~~Nonprofit rental units and group homes serving nine or more individuals and owned by private entities, which were assisted with loans or grants from the Community Development Block Grant (CDBG), Section 108 loans, Home Investment Partnerships Program (HOME), or Fairfax County Housing Trust Fund;~~
- ~~Moderate Income Direct Sales (MIDS) program units which are for sale to income eligible, first time home buyers with financial assistance provided in return for control of the re-sale price of the home;~~
- ~~Homebuyer Equity Loan Program (HELP) and Silver Lining Initiative are loan programs using federal funds to help moderate income families to purchase market rate homes in the County. Financing was both down payment and gap financing in the form of a second deed of trust. The Silver Lining Initiative applied only to the purchase of homes in foreclosure. Both programs are currently not available;~~
- ~~Workforce Dwelling Units (WDU) are units created through the Board of Supervisors WDU Policy which was adopted in 2007 to provide affordable housing in all residential units in all building construction types including those that are exempt from the requirements of the ADU ordinance. The WDU policy is a proffer based incentive system designed to encourage voluntary development of new housing affordable to a range of moderate income households earning up to 120% of AMI; and~~
- ~~Affordable Dwelling Units (ADU) for sale or for rent to serve households with incomes up to 70% of Metropolitan Statistical Area (MSA) median income and which are required to be included in certain housing developments of 50 or more units pursuant to Article 2, Part 8 of the Fairfax County Zoning Ordinance. In some instances, units created under the ADU Program may be owned by the FCRHA or a nonprofit organization; if so, they would be considered in one of the other categories above.~~

~~— In many cases the assisted units represent only a portion of a larger development. Only the number of assisted units is included on the figure. Also, the housing listed as part of the Section 8 program is only that where the Section 8 rent subsidy is tied to specific housing units (project based). Housing where eligible tenants are receiving assistance through the Section 8 Housing Choice Voucher Rental program or where the subsidy transfers with the tenant is not listed since the units change continuously as tenants move. Finally, for some proposed developments where a zoning proffer requires the provision of low and/or moderate income housing, but no specific program (such as MIDS) is identified in the proffer, the type of program is listed as Unknown.~~

~~”~~

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area III, Fairfax Center Area, as amended through July 31, 2018, Suburban Center Core Area, Land Use Recommendations, page 37-49:

**“Sub-unit A1**

...



Any redevelopment also should address impacts to other county priorities. Redevelopment should provide affordable and workforce housing through compliance with the Affordable Dwelling Unit Ordinance and other county policies. For proposals that exceed the overlay levels, any redevelopment should exceed the recommendations of the overlay level in regards to affordable and workforce housing. For example, the total percentage of affordable housing, both Affordable Dwelling Units plus Workforce Dwelling Units may exceed the county policy of ~~12%~~ plus applicable bonus density. Furthermore, any new nonresidential development at the overlay option levels should also make a per-square foot financial contribution to the Fairfax County Housing Trust Fund that will be used to create affordable and workforce housing opportunities. The amount and period of time should be determined at the time of rezoning development review. If nonresidential floor area is achieved through a bonus for providing affordable and workforce dwelling units, the bonus floor area should not be included when calculating the contribution amount. Ground level retail located in office, hotel, and residential buildings should also not be included when calculating the contribution amount.”

...

**“Sub-unit A2**

...

- A contribution should be made to the county's ~~low and moderate income affordable~~ housing goals through an appropriate proffer for Affordable Dwelling Units (based on the prevailing Ordinance requirements at the time of Site Plan approval) or a combination of Affordable Dwelling Units and a contribution to the Housing Trust Fund.

”

...

**“Sub-unit B1**

...

- Any residential development under this option will be deemed to be the high end of the Plan density range for affordable housing calculations. The provision of workforce ~~housing dwelling units~~ to accommodate the needs of individuals or families with ~~low and moderate incomes making from 70 to 120 percent of the county's median income~~ is encouraged consistent with the countywide WDU Policy.

”

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area III, Fairfax Center Area, as amended through July 31, 2018, Suburban Center Non-Core Areas, Land Use Recommendations, page 72:

**“Sub-unit J3**

...

- Affordable housing should be provided through compliance with the Affordable Dwelling Unit Ordinance, an appropriate proffer of land or units for affordable housing, or a financial contribution to the Fairfax County Housing Trust Fund. In addition, the provision of workforce ~~housing dwelling units~~ to accommodate the needs of individuals

or families with low and moderate incomes making from 70 to 120 percent of the county's median income is encouraged consistent with the countywide WDU Policy.; and,

- Any development should mitigate the impact of the residential component on public schools;

”

## POHICK PLANNING DISTRICT OVERVIEW

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area III, Pohick Planning District, as amended through November 20, 2018, Overview, page 4-5:

### “Housing Assisted Housing

Assisted Housing in the Pohick Planning District includes housing constructed and/or managed under programs which limit the amount of rent charged and the eligibility of occupants based on income. These limits are a condition for the provision of financial assistance from federal, state, or local sources. Assisted Housing includes units provided under the affordable dwelling unit and workforce dwelling unit programs, as well as other federal, state and local programs. In many cases, the assisted housing units represent only a portion of a larger development. Some programs have time limits, and those units would no longer be considered “assisted” after income eligibility and rent limitations have been removed. For an inventory of assisted housing programs administered by the Fairfax County Department of Housing and Community Development (DHCD) on behalf of the Fairfax County Redevelopment and Housing Authority, please contact the DHCD.

~~A list of existing, under construction, and proposed assisted housing for the Pohick Planning District is shown in Figure 3. This list includes housing developments which, to the county’s knowledge, have received some type of housing assistance as defined below, but it should not be considered all inclusive.~~

~~Assisted housing includes programs which limit the amount of rent and the eligibility of occupants based on income as a condition for the provision of financial assistance from federal, state, or local sources. Some programs have time limits, and those units would no longer be considered “assisted” after income eligibility and rent limitations have been removed. The programs listed below are included as “assisted housing.” Most programs provide assistance to privately owned housing developments. In some cases, multiple sources of financing may be used. The primary program and type of ownership is listed in the figure.~~

- ~~• Housing units owned or managed by the Fairfax County Redevelopment and Housing Authority (FCRHA) and operated by the Department of Housing and Community Development under the Federal Public Housing program or the local Fairfax County Rental Program;~~
- ~~• Housing units owned by the FCRHA and leased to the Fairfax Falls Church Community Services Board for use as group homes or to nonprofit groups for emergency housing;~~
- ~~• Federal Section 8 project based rental subsidy units, which are usually privately owned;~~
- ~~• Units subsidized under federal mortgage subsidy programs including Section 202 (Elderly), Section 811 (Disabled), Section 221(d)(3), Section 235 or Section 236. These units may be publicly owned but most are owned by private or nonprofit entities;~~

- ~~Developments which were financed with FCRHA bonds where a portion of the units must have reduced rents for tenants who meet income eligibility requirements;~~
- ~~Tax Credit/VHDA financed projects with Low Income Housing Tax Credits and/or Virginia Housing Development Authority (VHDA) financing which establishes income eligibility requirements, many of which are privately owned;~~
- ~~Nonprofit rental units and group homes serving nine or more individuals and owned by private entities, which were assisted with loans or grants from the Community Development Block Grant (CDBG), Section 108 loans, Home Investment Partnerships Program (HOME), or Fairfax County Housing Trust Fund;~~
- ~~Moderate Income Direct Sales (MIDS) program units which are for sale to income-eligible, first time home buyers with financial assistance provided in return for control of the re-sale price of the home; and~~
- ~~Affordable Dwelling Units (ADU) for sale or for rent to serve households with incomes up to 70% of Metropolitan Statistical Area (MSA) median income and which are required to be included in certain housing developments of 50 or more units pursuant to Article 2, Part 8 of the Fairfax County Zoning Ordinance. In some instances, units created under the ADU Program may be owned by the FCRHA or a nonprofit organization; if so, they would be considered in one of the other categories above.~~

In many cases the assisted units represent only a portion of a larger development. Only the number of assisted units is included on the figure. Also, the housing listed as part of the Section 8 program is only that where the Section 8 rent subsidy is tied to specific housing units (project based). Housing where eligible tenants are receiving assistance through the Section 8 Housing Choice Voucher Rental program or where the subsidy transfers with the tenant is not listed since the units change continuously as tenants move. Countywide, at the end of 2002, over 3,200 families living in Fairfax County were assisted with tenant-based vouchers. Finally, for some proposed developments where a zoning proffer requires the provision of low and/or moderate income housing, but no specific program (such as MIDS) is identified in the proffer, the type of program is listed as Unknown.

...

*[FIGURE 2 OMITTED AND TO BE RELOCATED FROM CURRENT LOCATION UNDER HOUSING RECOMMENDATIONS TO TRANSPORTATION RECOMMENDATIONS FOR CLARITY]*

**FIGURE 3**  
**POHICK PLANNING DISTRICT**  
**ASSISTED HOUSING**  
**(Occupied or Under Construction, as of October 2004)**

<b>Location</b>	<b>Planning Sector</b>	<b>Number of Assisted Units</b>	<b>Type of Ownership And Program</b>
<u>Rental Projects</u>			
Braddock Crossing, Braddock Road	P1	8 beds	Group Home

<del>Newington Station Rolling Rd./Northumberland</del>	<del>P2</del>	<del>36*</del>	<del>Public Housing</del>
<del>Rolling Road Site, Rolling Road</del>	<del>P2</del>	<del>5 beds</del>	<del>Group Home</del>
<del>Chatham Towne, LaCross Street</del>	<del>P2</del>	<del>10*</del>	<del>Fairfax County Rental</del>
<del>Burke Lake Gardens, Old Keene Mill Road</del>	<del>P6</del>	<del>99</del>	<del>Private/Section 202/8 (Elderly)</del>
<del>Burke Shire Commons, Burke Commons Road</del>	<del>P6</del>	<del>72</del>	<del>Private/FCRHA Bond Financing</del>
<del>Crevenna Oaks, Crevenna Oak Drive</del>	<del>P6</del>	<del>50</del>	<del>Private/Section 8</del>
<del>Summit Oak, Summit Oak Way</del>	<del>P6</del>	<del>50</del>	<del>Private/Section 8</del>
<del>Westminster Oaks, Maple Leaf Court</del>	<del>P7</del>	<del>50</del>	<del>Private/Section 8</del>
<del><u>Homeownership</u></del>		<del>144*</del>	<del>MIDS, First Time Home Buyers, or Affordable Dwelling Units</del>
<del>Burke Centre Station Burke Commons Road</del>	<del>P6</del>	<del>22</del>	<del>Cooperative/Section 8</del>
<hr/>			
<del>*Scattered Units</del>			

...  
”

## UPPER POTOMAC PLANNING DISTRICT

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area III, Upper Potomac Planning District, as amended through October 16, 2018, Overview, page 5-10:

### “Housing Assisted Housing

Assisted Housing in the Upper Potomac Planning District includes housing constructed and/or managed under programs which limit the amount of rent charged and the eligibility of occupants based on income. These limits are a condition for the provision of financial assistance from federal, state, or local sources. Assisted Housing includes units provided under the affordable dwelling unit and workforce dwelling unit programs, as well as other federal, state and local programs. In many cases, the assisted housing units represent only a portion of a larger development. Some programs have time limits, and those units would no longer be considered “assisted” after income eligibility and rent limitations have been removed. For an inventory of assisted housing programs administered by the Fairfax County Department of Housing and Community Development (DHCD) on behalf of the Fairfax County Redevelopment and Housing Authority, please contact the DHCD.

~~A list of existing, under construction, and proposed assisted housing for the Upper Potomac Planning District is shown in Figure 3. This list includes housing developments which, to the county’s knowledge, have received some type of housing assistance as defined below, but it should not be considered all inclusive.~~

~~Assisted housing includes programs which limit the amount of rent and the eligibility of occupants based on income as a condition for the provision of financial assistance from federal, state, or local sources. Some programs have time limits, and those units would no longer be considered “assisted” after income eligibility and rent limitations have been removed. The programs listed below are included as “assisted housing.” Most programs provide assistance to privately owned housing developments. In some cases, multiple sources of financing may be used. The primary program and type of ownership is listed in the figure.~~

- ~~• Housing units owned or managed by the Fairfax County Redevelopment and Housing Authority (FCRHA) and operated by the Department of Housing and Community Development under the Federal Public Housing program or the local Fairfax County Rental Program;~~
- ~~• Housing units owned by the FCRHA and leased to the Fairfax Falls Church Community Services Board for use as group homes or to nonprofit groups for emergency housing;~~
- ~~• Federal Section 8 project based rent subsidy units, which are usually privately owned;~~
- ~~• Units subsidized under federal mortgage subsidy programs including Section 202 (Elderly), Section 811 (Disabled), Section 221(d)(3), Section 235 or Section 236. These units may be publicly owned but most are owned by private or nonprofit entities;~~

- ~~Developments which were financed with FCRHA bonds where a portion of the units must have reduced rents for tenants who meet income eligibility requirements;~~
- ~~Tax Credit/VHDA financed projects with Low Income Housing Tax Credits and/or Virginia Housing Development Authority (VHDA) financing which establishes income eligibility requirements, many of which are privately owned;~~
- ~~Nonprofit rental units and group homes serving nine or more individuals and owned by private entities, which were assisted with loans or grants from the Community Development Block Grant (CDBG), Section 108 loans, Home Investment Partnerships Program (HOME), or Fairfax County Housing Trust Fund;~~

*[FIGURE 2 OMITTED AND TO BE RELOCATED FROM CURRENT LOCATION UNDER HOUSING RECOMMENDATIONS TO TRANSPORTATION RECOMMENDATIONS FOR CLARITY]*

**FIGURE 3  
UPPER POTOMAC PLANNING DISTRICT  
ASSISTED HOUSING  
(Occupied or Under Construction, as of October 2004)**

<b>Location</b>	<b>Planning Sector</b>	<b>Number of Assisted Units</b>	<b>Type of Ownership And Program</b>
<u>Rental Projects</u>			
Herndon Harbor House Jorss Place	UP4	120	Fairfax County Rental (Elderly)/ Adult Day Care Center/ FCRHA Bond Financing/Tax Credit
Cedar Ridge Apts, Becontree Lane	UP5	195	Fairfax County Rental/Section 221 d 3
Fellowship House (Lake Anne) North Shore Drive	UP5	240	Private/Section 202/Section 236 (Elderly)
Fellowship House (Hunter Woods) Colts Neck Road	UP5	224	Private/Section 223f (Elderly)
North Point, Northpoint Circle	UP5	48	Private Rental/Tax Credit
Reston Town Center, Bowman Towne Court	UP5	30	Public Housing
Shadowood, Castlerock Square	UP5	16*	Public Housing
Stonegate Village, Stonewheel Drive	UP5	230	Fairfax County Rental/Section 236/Tax Credit
West Glade, Glade Drive	UP5	50	26 Public Housing and 24 Fairfax County Rental

<del>Dulles Town Center Apts. Sunrise Valley Drive</del>	<del>UP6</del>	<del>272</del>	<del>Private/Tax Credit/VHDA Financing</del>
<del>Trevors Run at Dulles Center Sunrise Valley Drive</del>	<del>UP6</del>	<del>11</del>	<del>Private/ADU Rental Program</del>
<del>Jefferson Commons Phase I, Masons Ferry Drive</del>	<del>UP7</del>	<del>152</del>	<del>Private/Tax Credit/VHDA Financing</del>
<del>Jefferson Commons Phase II, Masons Ferry Drive</del>	<del>UP7</del>	<del>134</del>	<del>Private/Tax Credit/VHDA Financing</del>



**FIGURE 3**  
**UPPER POTOMAC PLANNING DISTRICT**  
**ASSISTED HOUSING**  
**(Occupied or Under Construction, as of October 2004)**

(Continued from previous page)

<b>Location</b>	<b>Planning Sector</b>	<b>Number of Assisted Units</b>	<b>Type of Ownership And Program</b>
Kendrick Court, Coppermine Road	UP7	139	Private/Tax Credit/VHDA Financing
Sunrise House, West Ox Road	UP7	20 beds	Group Facility
<u>Homeownership</u>		218*	MIDS, First Time Home Buyers, or Affordable Dwelling Units
Reflection Lake Co-op, Springer Drive	UP4	84	Cooperative/Section 236
Island Walk Co-op, Torrey Pines Ct.	UP5	101	Cooperative/Section 8/Tax Credit

\*Scattered Units

**Area IV (changes proposed to Franconia-Springfield Area and Fort Belvoir North Area, Lower Potomac Planning District, Mount Vernon Planning District, Richmond Highway Corridor Area, Rose Hill Planning District, and Springfield Planning District)**

## FRANCONIA-SPRINGFIELD AREA AND FORT BELVOIR NORTH AREA

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Franconia-Springfield Area and Fort Belvoir North Area, as amended through March 19, 2019, Franconia Springfield Area Area-Wide Recommendations, pages 35:

### **“Affordable Housing & Universal Design**

Any redevelopment in the Franconia-Springfield Area should conform to county policies on affordable housing which includes conformance to the Affordable Dwelling Unit (ADU) Ordinance (ADU) and the ~~Board of Supervisors~~ Guidelines for the Provision of Workforce Dwelling Units Housing Policy (WDU Policy). ~~Per county policy, any residential use should provide at a minimum 12% of new units as affordable housing.~~ The residential use should accommodate a variety of households such as families, individuals, senior housing and residential studio units. ~~The u~~ Units at a minimum, should meet American with Disabilities Act (ADA) requirements and/or accommodate universal design per countywide policy.”

## LOWER POTOMAC PLANNING DISTRICT

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Lower Potomac Planning District, as amended through October 16, 2018, Overview, page 8-10:

### “Housing Assisted Housing

Assisted Housing in the Lower Potomac Planning District includes housing constructed and/or managed under programs which limit the amount of rent charged and the eligibility of occupants based on income. These limits are a condition for the provision of financial assistance from federal, state, or local sources. Assisted Housing includes units provided under the affordable dwelling unit and workforce dwelling unit programs, as well as other federal, state and local programs. In many cases, the assisted housing units represent only a portion of a larger development. Some programs have time limits, and those units would no longer be considered “assisted” after income eligibility and rent limitations have been removed. For an inventory of assisted housing programs administered by the Fairfax County Department of Housing and Community Development (DHCD) on behalf of the Fairfax County Redevelopment and Housing Authority, please contact the DHCD.

A list of existing, under construction, and proposed assisted housing for the Lower Potomac Planning District is shown in Figure 3. This list includes housing developments which, to the county’s knowledge, have received some type of housing assistance as defined below, but it should not be considered all inclusive.

Assisted housing includes programs which limit the amount of rent and the eligibility of occupants based on income as a condition for the provision of financial assistance from federal, state, or local sources. Some programs have time limits, and those units would no longer be considered “assisted” after income eligibility and rent limitations have been removed. The programs listed below are included as “assisted housing.” Most programs provide assistance to privately owned housing developments. In some cases, multiple sources of financing may be used. The primary program and type of ownership is listed in the figure.

- ~~Housing units owned or managed by the Fairfax County Redevelopment and Housing Authority (FCRHA) and operated by the Department of Housing and Community Development under the Federal Public Housing program or the local Fairfax County Rental Program;~~
- ~~Housing units owned by the FCRHA and leased to the Fairfax Falls Church Community Services Board for use as group homes or to nonprofit groups for emergency housing;~~
- ~~Federal Section 8 project based rental subsidy units, which are usually privately owned;~~

**FIGURE 3  
LOWER POTOMAC PLANNING DISTRICT  
ASSISTED HOUSING**

(Occupied or Under Construction, as of October 2004)

<b>Location</b>	<b>Planning Sector</b>	<b>Number of Assisted Units</b>	<b>Type of Ownership And Program</b>
<u>Rental Projects</u>			
Kenton Crossing at Lorton Station, Lewis Chapel Circle	LP2	248	Private/Tax Credit/VHDA Financing
Sanger Place Sanger Street and 4 <sup>th</sup> Place	LP2	50	Private/Tax Credit/VHDA Financing
Sheffield Village Sheffield Village Lane	LP2	8*	Public Housing
Woods of Fairfax Lorton Road and Route 1	LP2	60	Private/Section 8 and FCRHA Bond Financing
<u>Homeownership</u>		38*	MIDS, First Time Home Buyers, or Affordable Dwelling Units
<u>*Scattered Units</u>			

NOTE: Assisted Housing within the Fairfax Center Area is included in that section of the Area III Plan.

- ~~Units subsidized under federal mortgage subsidy programs including Section 202 (Elderly), Section 811 (Disabled), Section 221(d)(3), Section 235 or Section 236. These units may be publicly owned but most are owned by private or nonprofit entities;~~
- ~~Developments which were financed with FCRHA bonds where a portion of the units must have reduced rents for tenants who meet income eligibility requirements;~~
- ~~Tax Credit/VHDA financed projects with Low Income Housing Tax Credits and/or Virginia Housing Development Authority (VHDA) financing which establishes income eligibility requirements, many of which are privately owned;~~
- ~~Nonprofit rental units and group homes serving nine or more individuals and owned by private entities, which were assisted with loans or grants from the Community Development Block Grant (CDBG), Section 108 loans, Home Investment Partnerships Program (HOME), or Fairfax County Housing Trust Fund;~~
- ~~Moderate Income Direct Sales (MIDS) program units which are for sale to income-eligible, first time home buyers with financial assistance provided in return for control of the re-sale price of the home; and~~
- ~~Affordable Dwelling Units (ADU) for sale or for rent to serve households with incomes up to 70% of Metropolitan Statistical Area (MSA) median income and which are required to be included in certain housing developments of 50 or more units pursuant to Article 2, Part 8 of the Fairfax County Zoning Ordinance. In some instances, units created under the ADU Program may be owned by the FCRHA or a nonprofit organization; if so, they would be considered in one of the other categories above.~~

~~In many cases the assisted units represent only a portion of a larger development. Only the number of assisted units is included on the figure. Also, the housing listed as part of the Section 8 program is only that where the Section 8 rent subsidy is tied to specific housing units (project based). Housing where eligible tenants are receiving assistance through the Section 8 Housing Choice Voucher Rental program or where the subsidy transfers with the tenant is not listed since the units change continuously as tenants move. Countywide, at the end of 2002, over 3,200 families living in Fairfax County were assisted with tenant based vouchers. Finally, for some proposed developments where a zoning proffer requires the provision of low and/or moderate income housing, but no specific program (such as MIDS) is identified in the proffer, the type of program is listed as Unknown.~~

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## MOUNT VERNON PLANNING DISTRICT

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Mount Vernon Planning District, as amended through October 16, 2018, Overview, pages 7-10:

### “Housing Assisted Housing

Assisted Housing in the Mount Vernon Planning District includes housing constructed and/or managed under programs which limit the amount of rent charged and the eligibility of occupants based on income. These limits are a condition for the provision of financial assistance from federal, state, or local sources. Assisted Housing includes units provided under the affordable dwelling unit and workforce dwelling unit programs, as well as other federal, state and local programs. In many cases, the assisted housing units represent only a portion of a larger development. Some programs have time limits, and those units would no longer be considered “assisted” after income eligibility and rent limitations have been removed. For an inventory of assisted housing programs administered by the Fairfax County Department of Housing and Community Development (DHCD) on behalf of the Fairfax County Redevelopment and Housing Authority, please contact the DHCD.

~~A list of existing, under construction, and proposed assisted housing for the Mount Vernon Planning District is shown in Figure 3. This list includes housing developments which, to the county’s knowledge, have received some type of housing assistance as defined below, but it should not be considered all inclusive.~~

~~Assisted housing includes programs which limit the amount of rent and the eligibility of occupants based on income as a condition for the provision of financial assistance from federal, state, or local sources. Some programs have time limits, and those units would no longer be considered “assisted” after income eligibility and rent limitations have been removed. The programs listed below are included as “assisted housing.” Most programs provide assistance to privately owned housing developments. In some cases, multiple sources of financing may be used. The primary program and type of ownership is listed in the figure.~~

- ~~• Housing units owned or managed by the Fairfax County Redevelopment and Housing Authority (FCRHA) and operated by the Department of Housing and Community Development under the Federal Public Housing program or the local Fairfax County Rental Program;~~
- ~~• Housing units owned by the FCRHA and leased to the Fairfax Falls Church Community Services Board for use as group homes or to nonprofit groups for emergency housing;~~
- ~~• Federal Section 8 project based rental subsidy units, which are usually privately owned;~~
- ~~• Units subsidized under federal mortgage subsidy programs including Section 202 (Elderly), Section 811 (Disabled), Section 221(d)(3), Section 235 or Section 236. These units may be publicly owned but most are owned by private or nonprofit entities;~~
- ~~• Developments which were financed with FCRHA bonds where a portion of the units must have reduced rents for tenants who meet income eligibility requirements;~~
- ~~• Tax Credit/VHDA financed projects with Low Income Housing Tax Credits and/or Virginia Housing Development Authority (VHDA) financing which establishes income eligibility requirements, many of which are privately owned;~~
- ~~• Nonprofit rental units and group homes serving nine or more individuals and owned by private entities, which were assisted with loans or grants from the Community~~

~~Development Block Grant (CDBG), Section 108 loans, Home Investment Partnerships Program (HOME), or Fairfax County Housing Trust Fund;~~

- ~~• Moderate Income Direct Sales (MIDS) program units which are for sale to income-eligible, first time home buyers with financial assistance provided in return for control of the re-sale price of the home; and~~
- ~~• Affordable Dwelling Units (ADU) for sale or for rent to serve households with incomes up to 70% of Metropolitan Statistical Area (MSA) median income and which are required to be included in certain housing developments of 50 or more units pursuant to Article 2, Part 8 of the Fairfax County Zoning Ordinance. In some instances, units created under the ADU Program may be owned by the FCRHA or a nonprofit organization; if so, they would be considered in one of the other categories above.~~



**FIGURE 3  
MOUNT VERNON PLANNING DISTRICT**

**ASSISTED HOUSING  
(Occupied or Under Construction, as of September 2017)**

<b>Location</b>	<b>Planning Sector</b>	<b>Number of Units</b>	<b>Type of Ownership and Program</b>
<u>Rental Projects</u>			
The Atrium, Holly Hill Road	MV2	37	Public Housing
Audubon Apts., Audubon Avenue	MV2	45	Public Housing
Colchester Towne, Audubon Avenue	MV2	32*	24 Fairfax County Rental & Public Housing
Holly Acres	MV2	2	Fairfax County Rental
Lafayette Apartments	MV2	340	Private/Non-Federally Assisted
Mondloch Place, Lockheed Boulevard	MV2	20	Emergency Housing
Mondloch House Shelter, Lockheed Boulevard	MV2	8-beds	Emergency Housing (replacement)
Mount Vernon Gardens, Fordson Road	MV2	26	Private Rental
Murraygate Village, Belford Drive	MV2	200	Fairfax County Rental/Section 236/Tax Credit
Tavenner Lane Property, Tavenner Lane	MV2	24	12 Public Housing and 12 Fairfax County Rental/Tax Credit
Belle View Condominiums, Belle View Avenue	MV4	40*	Public Housing
Belle View/Hartwood, Belle View Boulevard	MV4	18-beds	Private/Section 202/8
Beacon Hill Group Home, Beacon Hill Road	MV5	8-beds	Group Home
Woodley Hills Estate, Richmond Highway	MV5	115	Fairfax County Rental/Mobile Home Park
Hunting Creek, Jackies Lane	MV6	35	Private/Section 8
Mount Vernon House, Tis Well Drive	MV6	130	Private/Federally Assisted (elderly)
Creekside Village	MV7	55	Private/Federally Assisted

**FIGURE 3  
MOUNT VERNON PLANNING DISTRICT**

**ASSISTED HOUSING**

(Occupied or Under Construction, as of September 2017)  
(continued)

<b>Location</b>	<b>Planning Sector</b>	<b>Number of Units</b>	<b>Type of Ownership and Program</b>
Spring Gardens, Richmond Highway	MV6	208	Private/Section 221-d 3
West Ford I, II & III	MV6	105	Public Housing
Belvoir Plaza, Richmond Highway	MV7	45	Private Rental/Mixed Financing
Mount Vernon Apts., Russell Road	MV8	37	Private/FCRHA Bond Financing
Buckman Road Apts., Buckman Road (aka Stony Brook Apartments)	MV8	145	Private/Section 236
Creekside Village (formerly Janna Condominiums)	MV8	196	Private/Section 236
Old Mill Gardens, Old Mill Road <u>Homeownership</u>	MV8	47 *89	Public Housing Moderate Income Direct Sales (MIDS) Units, First Time Home Buyer Direct Sales (FTHB-DS) Units, or for sale Affordable Dwelling Units (ADUs)
The Shelby	MV1	28	15 ADUs, 13 Workforce Dwelling Units (WDUs)
The Parker	MV1	54	WDUs
Courts at Huntington Station	MV1	3	ADUs
Gum Springs Glen	MV6	60	ADUs (elderly)

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\*Scattered Units

~~— In many cases the assisted units represent only a portion of a larger development. Only the number of assisted units is included on the figure. Also, the housing listed as part of the Section 8 program is only that where the Section 8 rent subsidy is tied to specific housing units (project based). Housing where eligible tenants are receiving assistance through the Section 8 Housing Choice Voucher Rental program or where the subsidy transfers with the tenant is not listed since the units change continuously as tenants move. Countywide, at the end of 2002, over 3,200 families living in Fairfax County were assisted with tenant-based vouchers. Finally, for some proposed developments where a zoning proffer requires the provision of low and/or moderate income housing, but no specific program (such as MIDS) is identified in the proffer, the type of program is listed as Unknown.~~

~~”~~

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Mount Vernon Planning District, as amended through October 16, 2018, MV5-Groveton Community Planning Sector, Character, page 86:

“Woodley Hills Estates Redevelopment Area

A redevelopment plan for the Woodley Nightingale Mobile Home Park was adopted by the Board of Supervisors on February 26, 1979. The primary goal of that document is to provide a reconstructed mobile home park which meets modern design standards and is of adequate size to accommodate residents of the existing park who wish to remain in the area, and to preserve the park as an affordable housing resource ~~for low and moderate income residents.~~

The redevelopment plan was amended by the Board of Supervisors on October 25, 1993, changing the name to 'Woodley Hills Estates Redevelopment Plan' and reducing the Plan Area boundary to contain only that area occupied by the Woodley Hills Estates Mobile Home Park.”

## **RICHMOND HIGHWAY CORRIDOR AREA**

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Richmond Highway Corridor Area, as amended through May 1, 2018, Corridor-wide Guidelines, page 14:

### **“HOUSING**

A key to the success of the Richmond Highway Corridor is ensuring that people with a range of income levels, ages, and abilities can live in the corridor. Affordable housing should be located close to employment opportunities. Furthermore, as an area envisioned to be served by interconnected multimodal transportation options, the Richmond Highway Corridor is well situated to provide a variety of housing opportunities to further the goal of creating vibrant places for a diverse community. ~~Existing assisted housing in the Mount Vernon Planning District is contained in the Mount Vernon District Overview section, District Wide Recommendations, Housing, Area IV Volume of the Comprehensive Plan.~~

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## ROSE HILL PLANNING DISTRICT OVERVIEW

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Rose Hill Planning District, as amended through September 24, 2019, Overview, page 6-8:

### “Housing Assisted Housing

Assisted Housing in the Rose Hill Planning District includes housing constructed and/or managed under programs which limit the amount of rent charged and the eligibility of occupants based on income. These limits are a condition for the provision of financial assistance from federal, state, or local sources. Assisted Housing includes units provided under the affordable dwelling unit and workforce dwelling unit programs, as well as other federal, state and local programs. In many cases, the assisted housing units represent only a portion of a larger development. Some programs have time limits, and those units would no longer be considered “assisted” after income eligibility and rent limitations have been removed. For an inventory of assisted housing programs administered by the Fairfax County Department of Housing and Community Development (DHCD) on behalf of the Fairfax County Redevelopment and Housing Authority, please contact the DHCD.

~~A list of existing, under construction, and proposed assisted housing for the Rose Hill Planning District is shown in Figure 3. This list includes housing developments which, to the county’s knowledge, have received some type of housing assistance as defined below, but it should not be considered all inclusive.~~

~~Assisted housing includes programs which limit the amount of rent and the eligibility of occupants based on income as a condition for the provision of financial assistance from federal, state, or local sources. Some programs have time limits, and those units would no longer be considered “assisted” after income eligibility and rent limitations have been removed. The programs listed below are included as “assisted housing.” Most programs provide assistance to privately owned housing developments. In some cases, multiple sources of financing may be used. The primary program and type of ownership is listed in the figure.~~

- ~~• Housing units owned or managed by the Fairfax County Redevelopment and Housing Authority (FCRHA) and operated by the Department of Housing and Community Development under the Federal Public Housing program or the local Fairfax County Rental Program;~~
- ~~• Housing units owned by the FCRHA and leased to the Fairfax Falls Church Community Services Board for use as group homes or to nonprofit groups for emergency housing;~~
- ~~• Federal Section 8 project based rent subsidy units, which are usually privately owned;~~
- ~~• Units subsidized under federal mortgage subsidy programs including Section 202 (Elderly), Section 811 (Disabled), Section 221(d)(3), Section 235 or Section 236. These units may be publicly owned but most are owned by private or nonprofit entities;~~
- ~~• Developments which were financed with FCRHA bonds where a portion of the units must have reduced rents for tenants who meet income eligibility requirements;~~

- Tax Credit/VHDA financed projects with Low Income Housing Tax Credits and/or Virginia Housing Development Authority (VHDA) financing which establishes income eligibility requirements, many of which are privately owned;
- Nonprofit rental units and group homes serving nine or more individuals and owned by private entities, which were assisted with loans or grants from the Community Development Block Grant (CDBG), Section 108 loans, Home Investment Partnerships Program (HOME), or Fairfax County Housing Trust Fund;
- Moderate Income Direct Sales (MIDS) program units which are for sale to income eligible, first time home buyers with financial assistance provided in return for control of the re-sale price of the home; and
- Affordable Dwelling Units (ADU) for sale or for rent to serve households with incomes up to 70% of Metropolitan Statistical Area (MSA) median income and which are required to be included in certain housing developments of 50 or more units pursuant to Article 2, Part 8 of the Fairfax County Zoning Ordinance. In some instances, units created under the ADU Program may be owned by the FCRHA or a nonprofit organization; if so, they would be considered in one of the other categories above.

**FIGURE 3**  
**ROSE HILL PLANNING DISTRICT**  
**ASSISTED HOUSING**  
**(Occupied or Under Construction, as of October 2004)**

<b>Location</b>	<b>Planning Sector</b>	<b>Number of Assisted Units</b>	<b>Type of Ownership And Program</b>
<u>Rental Projects</u>			
Jefferson at VanDorn Coverdale Way	RH1	23	Private/ADU Rental Program
Manchester Lakes Seniors Apartments, Beulah Street and Hayfield Road	RH4	136	Private/Tax Credit/VHDA
Morris Glen Schoonmaker Court	RH4	60	Fairfax County Rental (Elderly)/ Tax Credit
<u>Homeownership</u>		131*	MIDS, First Time Home Buyers, or Affordable Housing

\*Scattered Units

**PROPOSED ASSISTED HOUSING**  
**(As of October 2004)**

<b>Location</b>	<b>Tax Map ID</b>	<b>Planning Sector</b>	<b>Number of Assisted Units</b>	<b>Type of Ownership And Program</b>
Glenwood Mews Belleau Woods Court	91-4((1))34-37, 39	RH4	9	tbd

In many cases the assisted units represent only a portion of a larger development. Only the number of assisted units is included on the figure. Also, the housing listed as part of the Section 8 program is only that where the Section 8 rent subsidy is tied to specific housing units (project based). Housing where eligible tenants are receiving assistance through the Section 8 Housing Choice Voucher Rental program or where the subsidy transfers with the tenant is not listed since the units change continuously as tenants move. Countywide, at the end of 2002, over 3,200 families living in Fairfax County were assisted with tenant based vouchers. Finally, for some proposed developments where a zoning proffer requires the provision of low and/or moderate income housing, but no specific program (such as MIDS) is identified in the proffer, the type of program is listed as Unknown.

”

## SPRINGFIELD PLANNING DISTRICT

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Springfield Planning District, as amended through October 16, 2018, District-wide Recommendations, pages 4, 9, 15:

### “MAJOR OBJECTIVES

...

- Provide opportunities for affordable housing near mass transit facilities and transportation corridors in the vicinity of the Springfield CBC, the I-95 Corridor Industrial Area, the Franconia-Springfield Transit Station Area, and the Fort Belvoir North Area, ~~for persons with low and moderate incomes; and~~

...

### Housing Assisted Housing

Assisted Housing in the Springfield Planning District includes housing constructed and/or managed under programs which limit the amount of rent charged and the eligibility of occupants based on income. These limits are a condition for the provision of financial assistance from federal, state, or local sources. Assisted Housing includes units provided under the affordable dwelling unit and workforce dwelling unit programs, as well as other federal, state and local programs. In many cases, the assisted housing units represent only a portion of a larger development. Some programs have time limits, and those units would no longer be considered “assisted” after income eligibility and rent limitations have been removed. For an inventory of assisted housing programs administered by the Fairfax County Department of Housing and Community Development (DHCD) on behalf of the Fairfax County Redevelopment and Housing Authority, please contact the DHCD.

~~A list of existing, under construction, and proposed assisted housing for the Springfield Planning District is shown in Figure 3. This list includes housing developments which, to the county’s knowledge, have received some type of housing assistance as defined below, but it should not be considered all inclusive.~~

~~Assisted housing includes programs which limit the amount of rent and the eligibility of occupants based on income as a condition for the provision of financial assistance from federal, state, or local sources. Some programs have time limits, and those units would no longer be considered “assisted” after income eligibility and rent limitations have been removed. The programs listed below are included as “assisted housing.” Most programs provide assistance to privately owned housing developments. In some cases, multiple sources of financing may be used. The primary program and type of ownership is listed in the figure.~~

- ~~• Housing units owned or managed by the Fairfax County Redevelopment and Housing Authority (FCRHA) and operated by the Department of Housing and Community Development under the Federal Public Housing program or the local Fairfax County Rental Program;~~
- ~~• Housing units owned by the FCRHA and leased to the Fairfax Falls Church Community Services Board for use as group homes or to nonprofit groups for emergency housing;~~



- ~~Federal Section 8 project based rental subsidy units, which are usually privately owned;~~
- ~~Units subsidized under federal mortgage subsidy programs including Section 202 (Elderly), Section 811 (Disabled), Section 221(d)(3), Section 235 or Section 236. These units may be publicly owned but most are owned by private or nonprofit entities;~~
- ~~Developments which were financed with FCRHA bonds where a portion of the units must have reduced rents for tenants who meet income eligibility requirements;~~
- ~~Tax Credit/VHDA financed projects with Low Income Housing Tax Credits and/or Virginia Housing Development Authority (VHDA) financing which establishes income eligibility requirements, many of which are privately owned;~~
- ~~Nonprofit rental units and group homes serving nine or more individuals and owned by private entities, which were assisted with loans or grants from the Community Development Block Grant (CDBG), Section 108 loans, Home Investment Partnerships Program (HOME), or Fairfax County Housing Trust Fund;~~
- ~~Moderate Income Direct Sales (MIDS) program units which are for sale to income eligible, first time home buyers with financial assistance provided in return for control of the re-sale price of the home; and~~
- ~~Affordable Dwelling Units (ADU) for sale or for rent to serve households with incomes up to 70% of Metropolitan Statistical Area (MSA) median income and which are required to be included in certain housing developments of 50 or more units pursuant to Article 2, Part 8 of the Fairfax County Zoning Ordinance. In some instances, units created under the ADU Program may be owned by the FCRHA or a nonprofit organization; if so, they would be considered in one of the other categories above.~~

*[FIGURE 2 OMITTED AND TO BE RELOCATED FROM CURRENT LOCATION UNDER HOUSING RECOMMENDATIONS TO TRANSPORTATION RECOMMENDATIONS FOR CLARITY]*

**FIGURE 3  
SPRINGFIELD PLANNING DISTRICT  
ASSISTED HOUSING  
(Occupied or Under Construction, as of October 2004)**

<b>Location</b>	<b>Planning Sector</b>	<b>Number of Assisted Units</b>	<b>Type of Ownership And Program</b>
<u>Rental Projects</u>			
Greenspring Village Spring Village Drive	S4	191	Private Rental
Springfield Green Spring Garden Drive	S4	19*	14 Fairfax County Rental and 5 Public Housing
Greene Hills Estates Creedmoor Drive	S5	100	Private/Section 8

Island Creek Haynes Point Way	S6	8	Fairfax County Rental
Greenwood II/Japonica Racetec Place, Demme Place	S7	3*	Public Housing
Springfield Crossing Metropolitan Drive	S7	345	Private/Tax Credit/VHDA Financing
Springfield Station Junction Blvd.	S7	24	Private/ADU Rental Program
The Park Burwell Street	S8	24	Public Housing
<u>Homeownership</u>		94*	MIDS, First Time Home Buyers, or Affordable Housing

\*Scattered Units

”

“Public Facilities

...

2. Provide a maintenance/fueling facility (preferably in Newington) for the Human Services Transportation Branch, which supplies para-transit services for eligible disabled, elderly senior county residents with, and low-income county residents. (I-95 Corridor Industrial Area Land Unit I)

...

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