

Workforce Dwelling Unit Policy Task Force (WDU Policy Task Force)

Meeting Summary

March 27, 2019 10:00 am to 12:00 pm

WDU Policy Task Force Members Attending: John Carter, Steve Cerny, Abdi Hamud Richard Kennedy, Michelle Krockner, Caitland Roberts, Lynne Strobel and Brandon Wright.

Other Attendees: Tom Fleetwood, Fred Selden, Goldie Harrison, Amber-Lee Leslie, Kelly Atkinson, Sophia Fisher, Sara Morgan, Paul Stanford

Welcome, Opening Remarks and Introductions: The Department of Housing and Community Development (DHCD) Director, Tom Fleetwood, gave opening remarks, and thanked everyone for their participation. The WDU Task Force members and staff introduced themselves.

Review of the Charter and Meeting Schedule: DHCD staff reviewed the Task Force charter including the purpose, term, duties, method of operation and deliverables. The Task Force will provide policy change recommendations to the Board of Supervisors' for consideration, which may result in a Comprehensive Plan amendment to the WDU Policy.

WDU Policy 101 Presentation: DHCD staff led a presentation on the Countywide and Tysons WDU Policies including the income tiers served, the maximum rents, number of WDUs produced and the purpose of the Task Force. Staff addressed comments and responded to questions about the presentation.

Discussion: Following the presentation the Task Force discussed market conditions, the demand for WDUs, the intent of the WDU Policy and challenges in the utilization of the 100 and 120 income tiers. Fred Selden, Director for the Department of Planning and Zoning provided an overview of the rezoning process, bonus density and economic neutrality.

Mr. Fleetwood informed the Task Force of a model called 80/20 under the Low-Income Housing Tax Credits Program discussed at a recent Tysons Partnership land use council meeting. The model provides 80 percent of the units as market rate units and 20 percent as affordable units serving households earning 50 percent of the Area Median Income. According to development partners the model is not used in the Washington DC Metropolitan area. The Tysons Partnership land use council will explore the model to determine if it can provide another path to create affordable housing in Fairfax County.

Discussion of Next Steps: Mr. Fleetwood summarized the next steps for the April 24, 2019 Task Force meeting. Staff will prepare a matrix of the WDU Policies, share data with the Task Force on the housing needs in Fairfax County and provide an update on the WDU analysis prepared by the Virginia Tech Center for Housing Research.