

**PROPOSED REVISIONS:
HOUSING ELEMENT OF THE POLICY PLAN**

Draft 11/16/2020

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Housing Element, as amended through 3-14-2017, Pages 1-10:

“HOUSING

INTRODUCTION

Fairfax County is an extraordinary community with an exceptionally strong local economy, high quality of life and higher median income compared to the national average. Because of these and other factors, and the demands on the housing market they help create, Fairfax County also has a long-standing challenge with housing affordability, especially for households with low- and moderate-incomes. Stable, affordable, high-quality housing is the key to increasing access to opportunities to ensure all residents can prosper and employers can have an array of workforce options. Fairfax County is committed to continuing to build and maintain a vibrant, resilient community that views housing as critical infrastructure and encourages development of housing affordability for all income levels. After significant community engagement and support, the Board of Supervisors adopted several policy documents that support the creation of a sufficient supply of housing appropriately priced for individuals and families throughout the county across the income spectrum. These include the 2015 *Strategic Plan to Facilitate the Economic Success of Fairfax County* to shape a strong economic development strategy, the 2017 *One Fairfax Policy* for racial and social equity to affirm county goals of inclusivity and shared prosperity for all county residents, and the 2018 *Communitywide Housing Strategic Plan*, to provide a housing strategy that meets the housing need for the production and preservation of housing affordability throughout the county.

Housing affordability is critically important to ensure businesses want to locate and remain in the county. By having housing that is affordable, employees are able to live where they work and support the local economy. Increasing the employment pool makes the county more attractive for businesses which, in turn, improves the commercial tax base and makes the county less reliant on residential real estate property taxes. The opportunity to obtain housing that is appropriately priced for every income level is integral to achieving the goal to maintain, diversify, and enhance the strong and vital Fairfax County community. Housing affordability in Fairfax County, as described in Fairfax County’s Communitywide Housing Strategic Plan, is considered to be housing that is “price-appropriate” for any household, meaning that it is rental or for-sale housing that costs approximately 30 percent of a household’s annual income or less, regardless of the household’s income level. Affordable housing is price-appropriate rental housing at 80 percent of the Area Median Income (AMI) and below and for-sale housing at 120 percent the AMI and below.

The Fairfax County Board of Supervisors adopted the One Fairfax racial and social equity policy to ensure that individuals in the Fairfax County community have an opportunity to reach their highest level of personal achievement. The Board recognized that, in order to help residents

reach their highest level of personal achievement, it is vital for residents to have access to price-appropriate housing. When households pay more than 30 percent of their income in housing, they are forced to make difficult choices about how to afford other necessities, such as health care and transportation to employment. In order for Fairfax County to support a thriving community and promote equity, particular consideration is given to housing policies that encourage all who want to live in Fairfax to be able to do so, and to the provision of a full spectrum of housing opportunities across the county, most notably those in mixed-use areas that are accessible to multiple modes of transport.

In addition to the connection between housing and the county's economic success, affordable housing is directly connected to the success of households at the individual level. Across the country, a person's ZIP code is a stronger predictor of personal overall health and life expectancy than are other factors, including race and genetics. Access to health care, access to health information, and quality of life are all affected by where one lives. However, where a household lives, and the associated opportunities and services present in that neighborhood, should not be a leading determinant in the health of the individual or family. Fairfax County is creating a comprehensive and thoughtful approach to the planning for new housing that can play a role in driving socioeconomic integration, eliminating institutional or structural racism, and ensuring that outcomes and opportunities for all county residents are not predicted by where a person or family lives.

Especially since housing costs continue to rise as incomes stay flat or rise moderately, it is essential to ensure that price-appropriate housing affordable for all residents, regardless of income, is available throughout the county. When all residents have access to price-appropriate housing, positive outcomes are more likely, including:

- Better educational outcomes for children;
- Improved health outcomes for all ages;
- Neighborhood and school stability;
- Enhanced prospects for upward economic mobility and self-sufficiency;
- Greater opportunity for employees to live close to where they work and for employers to fill a range of job types;
- Decreased congestion on county roads;
- Reduced prevalence of housing crises, such as evictions and homelessness;
- Increased access to housing for persons with disabilities that is appropriate for their needs;
and
- Increased opportunity for people who are seniors to age in place.

Housing Needs

More price-appropriate housing is needed in the county at a range of income levels, in both the rental and homeownership markets, as it has become increasingly difficult for many households to find price-appropriate housing in the county. Individuals and families with the lowest income levels face the greatest challenges in finding affordable housing. The *Communitywide Housing Strategic Plan* identified a specific need for an additional 15,000 net new homes, affordable to households at 60 percent of the AMI and below, over the 15 years between

2019 and 2034. These households are critical members of the workforce and an essential component of the local economy. As such, it is essential to ensure availability of sufficient housing options that are price-appropriate so these essential employees have an opportunity to live in the same county in which they work.

Further, the lack of affordable housing in the county is a leading cause of homelessness. The Board recognized this when it endorsed the *Blueprint for Success: Strategic Directions for the Plan to Prevent and End Homelessness in the Fairfax-Falls Church Community* in 2008. Much progress has been made since then in reducing the overall number of families and individuals experiencing homelessness in the county, yet vulnerable residents continue to be at risk of housing instability and homelessness.

In addition, price-appropriate housing must be made available to county residents who have a disability. Individuals with disabilities are more likely to have extremely low-incomes and often face a compounded problem - finding housing that is affordable and has the accessibility features needed to live comfortably in the home. Similarly, for seniors on fixed incomes, many of whom worked in Fairfax County throughout their careers and contributed to their communities and the local economy, have difficulty affording homes with necessary accessibility features.

Based on Fairfax County's Five-Year Consolidated Plan for Fiscal Years 2016-2020, the county faces a deficit of more than 31,000 rental homes affordable to individuals and families with low-incomes. Over time, the gap between the need and the supply will grow considerably without new approaches for expanded housing availability and affordability. By 2032, the county is expected to add more than 62,000 households. These household projections are based on the county's analysis of recent growth and the capacity for residential development based on current land use and zoning. To support sustainable population growth and bolster the Fairfax County economy, it is important to intentionally plan for price-appropriate housing to address the current housing gap and to meet the needs of the growing workforce.

~~Since 1975, there have been several significant trends which have shaped the character of housing in Fairfax County. The most dramatic trends have been those associated with the growth in the number of housing units and the increasing cost of housing in the county. The number of housing units in the county has more than doubled since 1970. This increase in housing units has been accompanied by a dramatic shift away from the almost exclusive production of single family detached housing toward townhouse style units. Between 1970 and 1988, townhouses grew at a rate that was roughly twelve times greater than that for single family detached homes. Despite this recent trend, 55 percent of all housing in the county is composed of single family detached units.~~

~~Fairfax County is recognized as an area that has some of the highest housing costs in the nation. Much of the escalation in the cost of homes in Fairfax County has been attributed to the high costs of land and development. According to a recent survey by the Metropolitan Washington Council of Governments, which included over 238,000 apartment units, Fairfax County had the highest median rent of all jurisdictions in the region. The median rent recorded was over \$700 per month.~~

~~Recent market conditions and forces in Fairfax County have not been conducive to the production of a variety of housing types, offering a broad range of housing prices. Multifamily housing, either as rental apartments or as condominiums, has not been produced at a rate comparable to other housing types. As a result, the proportion of multifamily housing units to overall housing has declined. Single family housing predominates, even in areas where higher residential densities would be appropriate, such as near transit facilities or in close proximity to employment and commercial areas. A possible reason for the imbalance between single family and multifamily housing is the short supply of appropriate sites that are planned and/or zoned for multifamily development. The production of multifamily housing is also hampered by the high costs of land and construction which necessitate rents and sales prices that are not competitive with existing multifamily units in the market and are unaffordable to many who would desire this housing type.~~

~~Housing affordability is a growing problem for many residents of the county. A significant number of people in various circumstances cannot afford to rent or purchase a home. The high sales prices of homes often require down payments far exceeding what many young families can afford. Those working in lower paying or entry level jobs are likely to experience difficulty in affording to buy or rent in the county. The gap in housing affordability can affect the ability of employers, including the county, to attract employees crucial to the health and safety of the community as well as to the area's economic growth and prosperity. The lack of affordable housing has been cited as a factor contributing to the current shortage of workers in the county's service~~

~~To achieve the foregoing, As a result, the~~ The objectives and policies ~~setput~~ set forth below are designed to respond to the county's adopted goals and the following critical housing issues challenges:

- ~~Housing for sale or rent in Fairfax County has become increasingly unaffordable.~~
- There continues to be an insufficient supply of price-appropriate rental and for-sale housing in Fairfax County for all income levels, including, in particular, affordable housing for persons with low- and moderate-incomes;
- ~~Declining federal~~ Federal support has made not increased at the same rate as the need, which makes it more difficult to meet the housing needs of low- and moderate income households with low- and moderate-incomes;
- The expanding employment base in the county with a forecasted rate of job growth that is higher than that for future housing production puts pressure on the housing market and an imbalance between demand and available units;
- Preserving the stability of residential ~~Ensuring neighborhoods stability and conservation will be of increasing importance remains an important goal to the county;~~
- There is only a limited supply of housing for special populations, such as the physically and mentally disabled, the homeless, and the low income elderly people with intellectual, developmental, and physical disabilities, families and individuals who are/were homeless, and seniors with low-income; and;
- There has been and continues to be a shortage of sites available land to develop for affordable housing.

BOARD OF SUPERVISORS' GOAL

~~**Affordable Housing**— Opportunities should be available to all who live or work in Fairfax County to purchase or rent safe, decent, affordable price-appropriate housing within their means in accordance with the One Fairfax policy and Communitywide Housing Strategic Plan. Housing affordable for all income levels Affordable housing should be located as close as possible to employment opportunities without adversely affecting while maximizing quality of life standards. The provision of affordable housing It should be a vital element in high density and mixed-use developments projects, should be encouraged in revitalization areas, and encouraged and mixed-use centers, and stimulated through more flexible zoning wherever possible.~~

COUNTYWIDE OBJECTIVES AND POLICIES

~~A key recommendation of the Fairfax County Affordable Housing Task Force (1986) was the need for an annual numerical production objective to signify the commitment of the county and its citizens to provide affordable housing. This objective should increase public awareness regarding the issue of affordable housing and stimulate public and private efforts to create more affordable housing options and opportunities. Also, it should be a useful yardstick by which to measure the performance of the entire community in responding to this critical housing need.~~

~~The affordable housing objective set forth below is a community objective that involves the private, non-profit and public sectors. It will not be achieved by the County Government and Housing Authority alone. It is anticipated that the affordable housing units needed to meet this annual objective will be derived from federal, state and county housing assistance programs, commitments from developers, and other public and private efforts to create affordable housing.~~

~~Affordable housing, for the purposes of the Comprehensive Plan, is defined as housing that is affordable to households with incomes which are up to 120 percent of the Area Median Income (AMI) for the Washington Metropolitan Statistical Area (MSA), as determined periodically by the U.S. Department of Housing and Urban Development. One of the Fairfax County programs designed to produce affordable housing is the Affordable Dwelling Unit (ADU) Program, which produces units that are affordable to households with incomes that are 70 percent or less of the AMI.¹~~

~~Increasing the supply of housing in the county in appropriate locations while preserving existing residential communities will respond to the housing goal and challenges in the county. It is essential for Fairfax County to indicate a numerical production goal to signify the commitment to having price-appropriate housing that is affordable at all income levels throughout the county. This production objective should be communicated broadly and intentionally to increase public awareness regarding the need for housing affordability and to stimulate public, private and non-~~

¹ As an example, using the 2007 Area Median Income (AMI) of \$94,500 (adjusted for family size), a household of four making 70 percent of AMI has an income of \$66,150. Using the generally accepted guideline of paying no more than 30 percent of gross income for rent, an affordable rent for a two or three bedroom apartment would be \$1,654 (including utilities). Using the generally accepted guideline of the purchase price of being 2.5 times a household's annual income, an affordable purchase price would be \$165,375. For updated AMI information, please see www.fairfaxcounty.gov/tha/adu/aduprogram.htm or call the Department of Housing and Community Development at (703) 246-5101 or (703) 385-3578 (TTY).

profit efforts to create more housing options and opportunities at all affordability levels. This metric should be used as a yardstick by which to measure the performance of the entire community in responding to this critical need for economic success.

Higher densities can help to support housing affordability as the prices of new homes and the rents of new apartments are directly related to allowable density. Determining acceptable locations for higher density residential development will be necessary as part of a strategy to provide more units addressing a range of affordability. In addition, older, more affordable, residential communities will need to be enhanced and protected from the encroachment of new commercial development and redevelopment.

The impacts of infill development is of increasing concern and efforts should be taken so that these do not destabilize older residential neighborhoods. In some instances, this may entail taking actions to promote residential redevelopment and/or revitalization where appropriate.

The county is committed to closing the gap between the demand for and supply of housing that is affordable at all income levels, with special emphasis on promoting the location of housing affordable at 80 percent of the AMI and below throughout the county.

In Fairfax County, affordable housing below market rate is produced through a variety of programs that address varying levels of affordability. This may include a combination of methods including inclusionary zoning practices; Low Income Housing Tax Credits (LIHTC); federal, state and local housing financing and assistance programs; commitments from developers; and, other public, private and non-profit efforts to create housing across the spectrum

Fairfax County's inclusionary zoning program is designed to produce affordable, price-appropriate housing below the Area Median Income (AMI). The inclusionary zoning program includes the Affordable Dwelling Unit (ADU) Program and the Workforce Dwelling Unit (WDU) policy. The ADU program produces units that are affordable to households with incomes that are 70 percent or less of the AMI. The WDU rental program develops units at 80 percent of the AMI and below and the for-sale WDU program develops units up to 120 percent of the AMI. For developments subject to the Affordable Dwelling Unit (ADU) ADU Program, notwithstanding specific Plan text or map provisions regarding unit type and/or density, the density range provisions of the Affordable Dwelling Unit Adjuster and the unit types permitted by the zoning district regulations in affordable dwelling unit developments shall apply. The Affordable Dwelling Unit Adjuster provisions state that the lower and upper end of the density ranges shall be increased by a maximum percentage based on the type of unit being constructed. The Zoning Ordinance provisions for affordable dwelling unit developments which include alternative unit types and reduced minimum yard and lot size requirements shall not necessarily be considered incompatible with adjacent development, provided that the flexibilities allowed in the Ordinance are accomplished on the subject parcel in a fashion that creates compatible transitions to adjacent developments.

The county also responds to the housing needs of low- and moderate-income individuals and families through a variety of housing assistance programs. Assisted housing programs offer one means of providing housing that is affordable. The programs 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. Funding from the federal government has leveled in recent years after sharp declines, although has not kept pace with growing demand and the responsibility for providing new assisted housing has shifted to state and local governments. The county has steadily increased its role in providing low- and moderate-income housing. Despite this continuing effort, there remains a significant need for housing assistance in the county.

Additional efforts need to be taken to ensure that special population groups are able to live and work in the county. The escalating price and the limited availability of affordable housing is particularly onerous on those with special housing needs. Alternative housing arrangements such as group homes, home sharing, and accessory apartments can be appropriate tools for assisting these populations.

The following objectives and policies are essential to realize the Board of Supervisors' housing goal. These objectives, along with the Affordable Dwelling Unit (ADU) Program as set forth in the Zoning Ordinance, the Workforce Dwelling Unit (WDU) Policies as set forth in Appendix 1 to the Housing Element, and the county's broader affordable housing development and financing efforts will guide the continued development of vibrant, resilient communities throughout the county while encouraging development of housing affordability for all income levels and furthering the One Fairfax Policy.

~~Workforce Housing is an initiative of Fairfax County to encourage more affordable housing in the county's high density Mixed Use Centers, including Tysons Urban Center, Transit Station Areas, Suburban Centers, and Community Business Centers. Workforce Housing units are typically smaller in size than market rate units and are targeted to households with incomes above those required by the Affordable Dwelling Unit Program.~~

~~For the purposes of the Comprehensive Plan, Workforce Housing is defined as rental or for sale housing that is affordable to households with specified maximum income limits, adjusted for household size. Workforce Housing units provided in for sale developments in all construction types or in rental developments in steel and concrete construction² should be affordable to households with income up to and including 120 percent of the AMI, adjusted for household size. Workforce housing units in rental developments in wood and masonry construction³ should be affordable to households with maximum income limits of up to and including 80-100 percent of the AMI, adjusted for household size. Workforce units should be divided into groupings or tiers that are affordable to households with various maximum income limits from up to 80 percent of AMI to up to 120 percent of AMI, adjusted for household size, as outlined in Appendix 1 of the Housing Section.~~

~~A Workforce Housing Program within the Zoning Ordinance should contain provisions regarding the production, control and administration of proffered Workforce Housing units. The provisions should be similar to those of the Affordable Dwelling Unit Program. Until such time as the Workforce Housing Program provisions of the Zoning Ordinance are in place, proffered~~

~~2 I.e. Building Construction Types 1, 2, 3 & 4, as specified in the Virginia Uniform Statewide Building Code.~~

~~3 I.e. Building Construction Type 5, as specified in the Virginia Uniform Statewide Building Code.~~

Workforce housing units should be administered and controlled under interim guidelines generally comparable to those of the Affordable Dwelling Unit Program.

Objective 1: The county should increase the supply of affordable housing units each year by an amount that is equal to at least 12 percent of the total housing production in the ~~County~~ county for the previous year. These units should serve the full range of incomes of households needing affordable price-appropriate housing and should include units for that meet the disabled and handicapped needs of people with disabilities.

- Policy a. In cases where additional intensities can be supported by existing or planned infrastructure and public facility systems, provide bonus densities in exchange for affordable housing. Affordable housing can be in the form of housing units, ~~free~~ land dedicated to the Fairfax County Redevelopment and Housing Authority, or in limited circumstances, cash contributions to the Housing Trust Fund, with a strong preference for the development of actual housing units.
- Policy b. Expand ~~affordable~~ housing affordability in the county through the application of the Affordable Dwelling Unit ~~Program~~ program and Workforce Dwelling Unit policy, as set forth in the Zoning Ordinance and the Comprehensive Plan, respectively.
- Policy c. Ensure Affordable Dwelling Units and/or Workforce Housing is Dwelling Units are provided in the county's Mixed-Use Centers, including Tysons Urban Center, Suburban Centers, Community Business Centers and Transit Station Areas, or where the Areas Plans envision mixed-use or high-density residential development consisting of stacked townhomes and/or multifamily dwelling units above the baseline recommendation for development, and offer a bonus incentive for the production of ~~Workforce housing~~. ~~The expectation is that in such areas Affordable Dwelling Units and/or Workforce Housing will constitute a minimum of 12 percent of all residential units in all building construction types.~~ Dwelling Units. For further guidance, see the Guidelines for Provision of Workforce ~~Housing~~ Dwelling Units in the Housing Section Appendix 1.
- Policy d. When considering development proposals, residential ~~rezonings~~ rezoning applications should not be approved above the low end of the Plan range, unless an appropriate commitment of land, dwelling units, and/or a cash contribution to the Housing Trust Fund is provided. For further guidance, see the ~~Criteria for Assignment of Appropriate~~ Residential Development Criteria ~~Intensity included as a part of the Appendix to Countywide Land Use~~.
- Policy e. Capitalize the ~~Housing Trust Fund~~ county's housing investment funds through private contributions and general revenue, so that ~~it~~ they can be used as a mechanism to fund the development of affordable housing.

- Policy f. Encourage affordable housing as a development option for infill sites, particularly in commercial areas and near employment concentrations.
- Policy g. Give priority for the use of county and other government-owned buildings and land as sites for co-location and/or development of for the provision of housing that is affordable housing at 80 percent of the AMI and below.
- Policy h. Promote and facilitate innovative site design and construction techniques, as well as encourage the use of manufactured housing and manufactured housing components, ~~when aimed at providing affordable housing.~~
- Policy i. Support the efforts of the Fairfax County Redevelopment and Housing Authority in producing a portion of ~~these~~ affordable housing units through the provision of county resources and the approval of suitable housing sites.
- Policy j. Encourage and facilitate home sharing as one mechanism for lowering housing costs in non-federally subsidized homes.
- Policy k. Encourage universal design and accessibility in the development of ~~affordable housing~~ all housing types and at all affordability levels.
- Policy l. Encourage commitments to green building practices in the development of all housing as recommended in the Environment element of the Policy Plan.
- Policy m. Report regularly to the Board of Supervisors concerning affordable housing production under this objective.

~~The expanding employment base in the county is one of the factors which creates the need for housing. Forecasts are that jobs will continue to grow at a rate which is higher than that for future housing production. There will be a need to increase the supply of housing in the county in response to this demand.~~

~~Prices of new homes and the rents of new apartments are directly related to allowable density. Higher densities can help to support affordability. Determining acceptable locations for higher density residential development will be necessary as part of a strategy to provide more affordable units. The county is committed to both closing the gap between the demand for and supply of affordable housing (as defined in the Glossary) and promoting the location of affordable housing throughout the county.~~

Objective 2: The county should encourage the provision of price-appropriate housing affordable housing (as defined in the Glossary) for all income levels in all parts of the county.

- Policy a. Expand for-sale and rental housing opportunities in or near Mixed-Use Centers as a way of providing the opportunity for persons ~~employed in~~ to live and work within the county ~~to live near their jobs.~~
- Policy b. Promote the development of multifamily and senior housing in both Mixed-Use Centers and existing residential areas, as appropriate, in an effort to diversify the housing stock and expand lower cost housing options. For additional guidance, refer to the Locational Guidelines for Multifamily Residential Development contained in ~~the~~ Appendix 1 to the Countywide Land Use Element of the Policy Plan.
- Policy c. Promote ~~affordable~~ housing opportunities at 80 percent the AMI and below throughout the county, particularly in areas where existing supply is low.
- Policy d. Encourage the creation of ~~accessory dwelling units~~ Accessory Living Units as a means of increasing the supply and distribution of ~~affordable~~ housing affordability at all income levels.

~~As the county matures, there will be an increasing need to preserve and enhance older residential communities. It will be important to protect existing residential areas from the encroachment of commercial development and the impacts of institutional holdings and uses. The compatibility of infill development will also be of increasing concern. In cases of neighborhood deterioration, this may entail taking actions to promote residential redevelopment and/or revitalization where appropriate.~~

Objective 3: The county should conserve stable neighborhoods and encourage rehabilitation and other initiatives that will help to revitalize and promote the stability of older neighborhoods.

- Policy a. Improve and maintain existing housing and neighborhood quality by upgrading substandard housing and improving physical community facilities (e.g., streets, sidewalks, lighting) in existing neighborhoods.
- Policy b. Maintain housing quality in existing neighborhoods and preserve neighborhood stability through the abatement of “spot” blight.
- Policy c. Facilitate improvement and maintenance of existing neighborhoods by initiating community development programs, in communities where needed, with as little displacement as possible; and incorporating affordable housing units, including universally designed units, as part of all major housing rehabilitation efforts.
- Policy d. Retain existing below market rental housing through acquisition, rehabilitation assistance and other subsidies.
- Policy e. Facilitate the retention of existing mobile home parks which are identified in the Area Plans as appropriate for mobile home park use. For additional guidance, refer to the Guidelines for Mobile Home Retention contained in the Appendix to Countywide Land Use.

~~Over the years, the county has responded to the housing needs of low and moderate income families through a variety of housing assistance programs. Assisted housing~~

~~programs offer one means of providing affordable housing. The programs 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. For a list of programs that are defined as assisted housing for the purposes of the Comprehensive Plan, see the Glossary. Funding from the federal government has dropped sharply in recent years and the responsibility for providing new assisted housing has shifted to state and local governments. The county has steadily increased its role in providing low- and moderate-income housing.~~

~~Despite this continuing effort, there remains a significant need for housing assistance in the county. In 1995, there were approximately 50,000 households who were eligible for housing assistance because their income was 50% or less of the county median income. County efforts to meet the housing needs of low- and moderate-income families have been severely hampered in recent years by the sharp decline in federal housing funds that are available to localities. The decline in those funds that assist in the production of below market rate housing has had a particularly significant effect.~~

Objective 4: The county should maximize the use of federal and state housing assistance programs.

- Policy a. Support the Fairfax County Redevelopment and Housing Authority in its mission to plan, acquire, develop and maintain affordable housing using federal, state and county programs.
- Policy b. ~~Seek to~~ Obtain the county's appropriate share of federal housing assistance which is allocated to the Washington region. ~~Continue to support the Metropolitan Washington Council of Government's Fair Share formula.~~
- Policy c. Use the Virginia Housing Development Authority's Housing's financial capability and other state housing assistance programs to address the housing needs of Fairfax County.

~~Additional efforts need to be taken to ensure that special population groups are able to live and work in Fairfax County. The escalating price and the limited availability of affordable housing is particularly onerous on those with special housing needs. Alternative housing arrangements such as group homes, homesharing, and accessory apartments can be appropriate tools for assisting these populations.~~

Objective 5: The county should increase the supply of housing available to special populations, including the physically and mentally disabled, the homeless, and the low-income elderly people with intellectual, development, and physical disabilities, families and individuals who are/were homeless, and seniors with low- and moderate-income.

- Policy a. Locate housing resources for special populations in all parts of the county as a way of improving accessibility to employment opportunities, county services, as well as medical services, and cultural and recreational amenities.
- Policy b. Facilitate the development of emergency shelters and single room occupancy residences permanent supportive housing for homeless persons individuals and

families who are/were homeless, as well as others in need of these housing options.

Policy c. Enforce fair housing laws and nondiscriminatory practices in the sale and rental of housing to all ~~citizens~~ residents.

Policy d. Promote multifamily housing for ~~the elderly and the handicapped~~ seniors and people with disabilities that is conveniently located to public transportation and community services.

Policy e. Encourage the creation of ~~handicapped~~ accessible housing units or units that can be easily modified for use by ~~the disabled~~ people with physical disabilities.”

APPENDIX 1

GUIDELINES FOR PROVISION OF WORKFORCE HOUSING DWELLING UNITS

It is a policy of the Board of Supervisors of Fairfax County that Workforce Housing Dwelling Units (WDUs) should be provided in the County's Mixed-Use Centers, including the Tysons Urban Center, Suburban Centers, Community Business Centers and Transit Station Areas, or where the Area Plans envision mixed use or high-density residential development consisting of stacked townhomes and/or multifamily dwelling units above the baseline recommendation. The following guidelines should apply in the development of Workforce Housing. Proposals for development in the Area Plans, regardless of the degree to which the density available in the Plan recommendation(s) is achieved or the bonus provisions are utilized, should include a minimum of 8 percent of all residential units in rental developments and a minimum of 12 percent of all residential units in for-sale developments as Affordable Dwelling Units and/or Workforce Dwelling Units (ADUs and WDUs).

The WDU policy works in tandem with the ADU program and does not exempt an applicant from meeting the requirements of the ADU Program, if applicable. For proposals that are subject to the ADU Ordinance, the number of required ADUs is calculated first and any remaining units should be provided as WDUs until the minimum percent is met. In no instance should the number of ADUs be less than required by the ADU Ordinance. For proposals that are exempt from the ADU Ordinance, the minimum percent of affordable units should be met by proffered WDUs.

Bonus Density and Intensity

To encourage the provision of WDUs, development proposals may realize up to a 20 percent bonus of market rate units for proffered or conditioned WDUs as detailed in Tables 1 and 2. In a mixed-use development, the bonus may be realized as nonresidential square footage that is equal to the square footage of the WDUs provided. Building height above the maximum designated in the Area Plan recommendation(s) should only be considered if necessary, to accommodate the inclusion of bonus market rate units.

For developments planned in terms of dwelling units per acre, the bonus density should be reflected as an increase in dwelling units per acre above the maximum planned density, unless otherwise specified in the Plan. For developments planned in terms of Floor Area Ratio (FAR) the increase should be reflected as an increase on the residential FAR, unless otherwise specified in the Plan. If the property is proposing a mixed-use development, the bonus intensity would only be calculated on the residential portion of the site.

Example with 12 percent bonus density

PDH-12 Example: Permitted density x bonus density = Potential density with bonus

12 dwelling units per acre (du/ac) x 1.12 = 13.44 du/ac

PRM Example: Plan FAR x bonus intensity* = Potential FAR with bonus intensity
 (*bonus intensity calculated only on residential square footage)

3 FAR with 50% mixed use = 1.5 FAR residential and 1.5 FAR non-residential
1.5 x 1.12 = 1.68.

1.68 + 1.5 = 3.18 FAR total (bonus intensity from provision of WDUs may be utilized as non-residential SF)

Table 1: Rental Development

<u>Maximum Number of Units according to Plan Recommendation¹</u>	<u>Percent of Bonus Density</u>	<u>Available Bonus Units</u>	<u>Total Number of Units</u>	<u>Number of WDUs Expected</u>
<u>100</u>	<u>12%</u>	<u>12</u>	<u>112</u>	<u>9</u>
<u>100</u>	<u>13%</u>	<u>13</u>	<u>113</u>	<u>10</u>
<u>100</u>	<u>14%</u>	<u>14</u>	<u>114</u>	<u>11</u>
<u>100</u>	<u>15%</u>	<u>15</u>	<u>115</u>	<u>12</u>
<u>100</u>	<u>16%</u>	<u>16</u>	<u>116</u>	<u>12</u>
<u>100</u>	<u>17%</u>	<u>17</u>	<u>117</u>	<u>13</u>
<u>100</u>	<u>18%</u>	<u>18</u>	<u>118</u>	<u>14</u>
<u>100</u>	<u>19%</u>	<u>19</u>	<u>119</u>	<u>15</u>
<u>100</u>	<u>20%</u>	<u>20</u>	<u>120</u>	<u>16</u>

Table 2: For-Sale Development

<u>Maximum Number of Units according to Plan Recommendations.¹</u>	<u>Percent of Bonus Density</u>	<u>Available Bonus Units</u>	<u>Total Number of Units</u>	<u>Number of WDUs Expected</u>
<u>100</u>	<u>12%</u>	<u>12</u>	<u>112</u>	<u>14</u>
<u>100</u>	<u>13%</u>	<u>13</u>	<u>113</u>	<u>14</u>
<u>100</u>	<u>14%</u>	<u>14</u>	<u>114</u>	<u>14</u>
<u>100</u>	<u>15%</u>	<u>15</u>	<u>115</u>	<u>15</u>
<u>100</u>	<u>16%</u>	<u>16</u>	<u>116</u>	<u>16</u>
<u>100</u>	<u>17%</u>	<u>17</u>	<u>117</u>	<u>17</u>
<u>100</u>	<u>18%</u>	<u>18</u>	<u>118</u>	<u>18</u>
<u>100</u>	<u>19%</u>	<u>19</u>	<u>119</u>	<u>19</u>
<u>100</u>	<u>20%</u>	<u>20</u>	<u>120</u>	<u>20</u>

¹ Maximum residential Plan recommendation may be expressed as a density range or a floor area ratio (FAR). A FAR recommendation would need to be converted to a number of units to ensure the affordable housing goal is met.

Area Median Income (AMI) Allocation (Countywide)

Proposals for for-sale and rental development should allocate WDUs as shown in Table 3 below. However, rental or for-sale development proposals may voluntarily designate more of the units for households below the income tiers listed above.

Table 3: Countywide Income Tiers for Workforce Dwelling Units.

<u>Income Tier</u>	<u>For- Sale Units</u>	<u>Rental Units</u>
<u>101-120% of AMI</u>	<u>4% of total units</u>	--
<u>81-100% of AMI</u>	<u>4% of total units</u>	--
<u>71-80% of AMI</u>	<u>4% of total units</u>	<u>4% of total units</u>
<u>61-70% of AMI</u>	--	<u>2% of total units</u>
<u>Up to 60% of AMI</u>	--	<u>2% of total units</u>
<u>Total</u>	<u>12%</u>	<u>8%</u>

Area Median Income (AMI) Allocation (Tysons)

Proposals for for-sale and rental development in Tysons Urban Center should allocate WDUs as shown in Tables 4 and 5 below. However, rental or for-sale development proposals may voluntarily designate more of the units for households below the income tiers listed above.

Table 4: Tysons Income Tiers for Workforce Dwelling Units (except for high-rise condominiums):

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

Table 5. Tysons Income Tiers for Workforce Dwelling Units in High-rise Condominiums

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

Unit Size

For WDUs in Tysons, the bedroom mix of WDUs should be proportional to the market rate unit bedroom mix. For all WDUs throughout the county, the average size (in square feet) of the WDUs should be within 10 percent of the square footage of the average market rate unit with the same number of bedrooms. WDUs should meet the following minimum unit sizes:

- Efficiency: 450 square feet
- 1-bedroom: 600 square feet
- 2-bedroom: 750 square feet
- 3-bedroom: 900 square feet
- 4-bedroom: 1,050 square feet

Implementation

WDUs will be realized primarily through zoning applications and administered through provisions established by the Board of Supervisors. Proposals to rezone property for residential uses should comply with these guidelines. Proposals to amend a previously approved rezoning which proposes a conversion from office/commercial to residential; requests for additional units to a previously approved residential building; and/or request for a change in unit type (which could include a reduction in units) should comply with these guidelines.

Flexibility

Flexibility may be considered for proposals whereby units available within the same Transit Station Area or Mixed-Use Center may be purchased by the developer and proffered or conditioned as WDUs to meet the requirements of these guidelines. In the event that a specific development warrants consideration of an alternative to this WDU Policy to capitalize on either the development of housing or on the incomes of households, such as low income housing tax credits, tax exempt housing bonds, tax increment financing, tax abatement, or other programs, it is the intent of the Policy to consider such variations when the applicant can demonstrate that the alternate proposal furthers the WDU Policies set forth in the Comprehensive Plan and offers appropriate controls to regulate, monitor, administer, and manage such units.

1. ——— Proposals for development that are above the baseline recommendation(s) in the Area Plans

should include a minimum of 12 percent of all residential units in all building construction types as affordable housing (Affordable Dwelling Units and/or Workforce Housing) as defined in the Glossary of the Fairfax County Comprehensive Plan.

For proposals that are exempt from the Affordable Dwelling Unit Program, the 12 percent policy should be met by proffered Workforce Housing. As an alternative, the 12 percent policy may be met by any combination of proffered Affordable Dwelling Units and/or Workforce Housing units. For proposals that are not exempt from the Affordable Dwelling Unit Program, the number of Affordable Dwelling Units and the Workforce housing units combined should be equal to 12 percent of the total number of residential units in the proposed development.

Flexibility may be granted regarding the provision of Workforce Housing to the extent that consideration may be given to proposals whereby units available within the same Transit Station Area or Mixed Use Center may be purchased by the developer of new construction and proffered as Workforce units to meet the requirements of these guidelines, as long as Guidelines 8 and 9 below are met.

- ~~2. The provision of Workforce Housing does not exempt an applicant from meeting the requirements of the Affordable Dwelling Unit Program, if applicable.~~
- ~~3. Workforce Housing should be subject to administrative requirements that are set forth in the Zoning Ordinance or interim guidelines generally comparable to those of the Affordable Dwelling Unit Program.~~
4. To encourage the provision of Workforce Housing, development proposals may realize a bonus of up to one additional market rate unit for each proffered Workforce Housing unit as long as a minimum of 12 percent of the total number of units proposed is affordable housing (i.e. Affordable Dwelling Units and/or Workforce Housing). In a mixed use development, the bonus may be realized as nonresidential square footage that is equal to the square footage of the Workforce Housing provided.

Maximum Number of Units according to Plan Recomm.1	Percent of Bonus Density	Available Bonus Units	Total Number of Units	Number of Workforce Units Expected	Percentage Workforce Units out of Total Number of Units	Ratio of Bonus Units to Workforce Units
100	12%	12	112	14	12.5%	.85:1
100	13%	13	113	14	12.4%	.93:1
100	14%	14	114	14	12.3%	1:1
100	15%	15	115	15	13.0%	1:1
100	16%	16	116	16	13.8%	1:1
100	17%	17	117	17	14.5%	1:1
100	18%	18	118	18	15.2%	1:1
100	19%	19	119	19	15.9%	1:1

1 Maximum residential Plan recommendation may be expressed as a density range or a floor area ratio (FAR). A FAR recommendation would need to be converted to a number of units to ensure the 12% affordable housing goal is met.

100	20%	20	120	20	16.6%	1:1
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5. ~~The maximum achievable bonus for the provision of Workforce Housing is 20 percent in terms of additional residential density (dwelling units per acre) or nonresidential intensity (floor area ratio).~~
6. ~~In accordance with guidance in the Land Use section of the Policy Plan, for developments providing affordable housing, the additional density/intensity achieved with the inclusion of applicable bonus market rate units should not be counted toward the maximum allowable density (dwelling units) or floor area ratio (FAR) designated in the Area Plan recommendation(s). Building height above the maximum designated in the Area Plan recommendation(s) should only be considered if necessary to accommodate the inclusion of bonus market rate units.~~
7. ~~In all cases, a minimum of 12 percent of all residential units should be Affordable Dwelling Units and/or Workforce Housing regardless of the degree to which the density available in the Plan recommendation(s) is achieved or the bonus provisions are utilized.~~
8. ~~Workforce Housing should meet the following minimum unit sizes:~~
 - ~~Efficiency: 450 square feet~~
 - ~~1 bedroom: 600 square feet~~
 - ~~2 bedroom: 750 square feet~~
9. ~~The size (in square feet) of the market rate units created with the bonus provision should be within 10 percent of the square footage of the Workforce Housing units with the same number of bedrooms.~~
10. ~~Workforce Housing should be available to households of varying income levels up to 120 percent of the Area Median Income (AMI) for the Washington Metropolitan Statistical Area (MSA) adjusted for household size, as determined periodically by the U.S. Department of Housing and Urban Development.~~

~~Workforce housing provided in “for sale” developments of all construction types or in rental developments built in steel and concrete should be allocated to three equal groupings or tiers as follows:~~

- ~~The first tier should be priced so as to be affordable to households making up to and including 80 percent of the AMI, adjusted for household size.~~
- ~~The second tier should be priced so as to be affordable to households making up to and including 100 percent of the AMI, adjusted for household size.~~
- ~~The third tier should be priced so as to be affordable to households making up to and including 120 percent of the AMI, adjusted for household size.~~

~~However, development proposals may voluntarily designate that more than one-third of the units be provided for households with maximum income limits below 80 percent of the AMI.~~

~~Workforce housing in rental developments in wood and masonry building construction types should be allocated to two equal groupings or tiers as follows:~~

- ~~• The first tier should be priced so as to be affordable to households making up to 80 percent of the AMI, adjusted for household size.~~
- ~~• The second tier should be priced so as to be affordable to households making up to 100 percent of the AMI, adjusted for household size. However, development proposals may voluntarily designate that more than one-half of the units be provided for households with maximum income limits below 80 percent of the AMI.”~~

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**PROPOSED REVISIONS:
LAND USE ELEMENT OF THE POLICY PLAN
Draft 9/24/2020**

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Land Use Element, as amended through December 4, 2018, Countywide Objectives and Policies, pages 9-10:

“LAND USE COMPATIBILITY

Recommendations for land use are depicted on the map entitled “Fairfax County Comprehensive Land Use Plan.” This guidance, in conjunction with specific recommendations in the Area Plans, assists in determining the property’s appropriate use and intensity. However, every parcel is not necessarily entitled to the use or intensity indicated. Implementation of the recommendations of the Plan will occur through the zoning process which requires the satisfactory resolution of basic development-related issues such as access and circulation, buffering and screening of adjacent uses, parcel consolidation and protection of sensitive environmental areas.

For developments subject to the Affordable Dwelling Unit (ADU) Program, notwithstanding specific Plan text or map provisions regarding unit type and/or density, the density range provisions of the Affordable Dwelling Unit Adjuster and the unit types permitted by the zoning district regulations in affordable dwelling unit developments shall apply. ~~The Affordable Dwelling Unit Adjuster provisions state that the lower and upper end of the density ranges shall be increased by twenty (20) percent for single family detached and attached dwelling units and by ten (10) percent for non-elevator multiple family dwelling unit structures or elevator multiple family dwelling unit structures which are three (3) stories or less.—~~The Zoning Ordinance provisions for affordable dwelling unit developments which include alternative unit types and reduced minimum yard and lot size requirements shall not necessarily be considered incompatible with adjacent development, provided that the flexibilities allowed in the Ordinance are accomplished on the subject parcel in a fashion that creates compatible transitions to adjacent developments.”

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Land Use Element, Amended through December 4, 2018, Appendix 9 Residential Development Criteria, page 30:

“7. Affordable Housing:

Ensuring an adequate supply of housing for individuals and families with low- and moderate-income families, those with special accessibility requirements, and those with

other special needs is a goal of the county. Part 8 of Article 2 of the Zoning Ordinance requires the provision of Affordable Dwelling Units (ADUs) in certain circumstances. Criterion #7 is applicable to all rezoning applications and/or portions thereof that are not required to provide any Affordable Dwelling Units, regardless of the planned density range for the site.

- a) *Dedication of Units or Land:* If the applicant elects to fulfill this criterion by providing Aaffordable Dwelling Uunits that are not otherwise required by the ADU Ordinance, the applicant may be permitted a density bonus by providing the ADUs in accordance with the ADU Ordinance.: ~~a maximum density of 20% above the upper limit of the Plan range could be achieved if 12.5% of the total number of single family detached and attached units are provided pursuant to the Affordable Dwelling Unit Program; and, a maximum density of 10% or 20% above the upper limit of the Plan range could be achieved if 6.25% or 12.5%, respectively of the total number of multifamily units are provided to the Affordable Dwelling Unit Program. It is a policy of the Board that Workforce Dwelling Units (WDUs) should be provided in the County's Mixed-Use Centers, including Tysons Urban Center, Suburban Centers, Community Business Centers and Transit Station Areas, where the Area Plans envision mixed use development, or in areas of the county where high-density residential development consisting of stacked townhomes and/or multifamily dwelling units above the baseline recommendation is planned. WDUs should be provided in those areas in accordance with the WDU Policies.~~ As an alternative, land, adequate and ready to be developed for an equal number of units may be provided to the Fairfax County Redevelopment and Housing Authority or to such other entity, as may be approved by the Board.
- b) *Housing Trust Fund Contributions:* Satisfaction of this criterion may also be achieved by a contribution to the Housing Trust Fund or, as may be approved by the Board, a monetary and/or in-kind contribution to another entity whose mission is to provide affordable housing in Fairfax County, equal to 0.5% of the value of all of the units approved on the property except those that result in the provision of ADUs and/or WDUs. This contribution shall be payable prior to the issuance of the first building permit. For for-sale projects, the percentage set forth above is based upon the aggregate sales price of all of the units subject to the contribution, as if all of those units were sold at the time of the issuance of the first building permit, and is estimated through comparable sales of similar type units. For rental projects, the amount of the contribution is based upon the total development cost of the portion of the project subject to the contribution for all elements necessary to bring the project to market, including land, financing, soft costs and construction. The sales price or development cost will be determined by the Department of Housing and Community Development, in consultation with the Applicant and the Department of ~~Public Works and Environmental Services~~ Land Development Services. If this criterion is fulfilled by a contribution as set forth in this paragraph, the density bonus permitted in a) above does not apply.”

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Land Use Element, Amended through December 4, 2018, Appendix 11 Guidelines for Transit-Oriented Development, page 35:

“5. Housing Affordability:

Provide for a range of housing opportunities by incorporating a mix of housing types and sizes and including housing for a range of different income levels.

Housing within TODs should be accessible to those most dependent on public transportation, including older adults, persons with disabilities and other special needs, and persons with limited income. Housing should be provided within the residential component of a TOD for residents with low and moderate income~~residents~~. Affordable Dwelling Units and ~~workforce housing~~Workforce Dwelling Units should be provided on-site or, if an alternative location can provide a substantially greater number of units, in adjacent areas within the TOD. Housing for seniors is encouraged to the extent feasible.”

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Land Use Element, Amended through December 4, 2018, Appendix 13 Guidelines for Commercial Building Repurposing, Performance Standards for Commercial Building Repurposing, page 44:

“6. Affordable and Workforce Dwelling Units:

For office to residential conversions, affordable housing should be provided in accordance with the Affordable Dwelling Unit Program in the Zoning Ordinance and the ~~Workforce Housing policy~~Workforce Dwelling Unit policies. However, some flexibility may be appropriate when applying the policy to live/work conversions.”

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PROPOSED REVISIONS:
GLOSSARY TO THE COMPREHENSIVE PLAN
Draft 9/17/2020

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Glossary, as amended through June 9, 2020, pages 1-19:

“

...

AFFORDABLE DWELLING UNITS (ADU): For-sale or rental housing units to serve households with incomes up to 70 percent of the Area Median Income (AMI) for the Washington Metropolitan Statistical Area (MSA) 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 return for provision of this housing, additional ~~development~~ bonus density is granted. The Eligible occupancy, sales prices, and rents and occupancy of ADUs are restricted under an affordability term called the control period which is specified in the Fairfax County Zoning Ordinance controlled for a certain period of years. The Fairfax County Redevelopment and Housing Authority (FCRHA) or nonprofit housing groups have a right to purchase a portion of the for-sale ADUs in a development.

AFFORDABLE HOUSING: For purposes of the Comprehensive Plan, affordable housing refers to price-appropriate for-sale and rental housing for a variety of income levels up to 80 percent of the AMI for rental housing and 120 percent of the AMI for for-sale housing that is provided through a variety of federal, state and local programs. ~~For purposes of the Policy Plan, housing that is affordable to households with incomes that are 120 percent or less of the Area Median Income (AMI) for the Washington Metropolitan Statistical Area (MSA). Affordable housing includes units created under the Affordable Dwelling Unit (ADU) program that are affordable to households with incomes that are 70 percent or less of the AMI. Affordable housing also includes units produced through the Workforce Housing initiative, which is designed to encourage proffers of rental and for sale units that are affordable to households at various income limits up to 120 percent of the AMI. Affordable housing may also include other units produced through federal, state or local programs by the private, non profit and/or public sectors. The Area Median Income for the Washington Metropolitan Statistical Area is determined periodically by the U.S. Department of Housing and Urban Development.~~

ASSISTED HOUSING: For purposes of the Comprehensive Plan, this 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.

...

~~**GOVERNMENT ASSISTED HOUSING:** For purposes of the Comprehensive Plan, 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 is one means of providing affordable housing; however, not all assisted housing meets the definition of “affordable housing” provided above. The programs listed below are included as “government assisted housing.”~~

~~ADUs as described under “Affordable Dwelling Units.”~~

- ~~• 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 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), Fairfax County Housing Trust Fund or other Fairfax County funding source; and,~~
- ~~• 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.~~
- ~~• Single room occupancy housing refers to a residential property that includes multiple single room dwelling units. Each unit is for occupancy by a single eligible individual. The unit need not, but may, contain food preparation or sanitary facilities, or both.~~

...

~~**LOW-INCOME HOUSEHOLDS:** Households with incomes that are less than 50 percent of the Metropolitan Statistical Area (MSA) median household income, adjusted for family size.~~

...

~~**MODERATE-INCOME HOUSEHOLDS:** Households with incomes that are between 50 and 80 percent of the Metropolitan Statistical Area (MSA) median household income, adjusted for family size.~~

...

~~**PRICE-APPROPRIATE HOUSING:** Price-appropriate housing is defined as housing that costs approximately 30 percent of a household's annual income or less, and enables the household to afford other essentials such as food, medical expenses and transportation.~~

...

~~**PUBLIC HOUSING:** Housing owned and operated by a local public housing authority, such as the Fairfax County Redevelopment and Housing Authority (FCRHA), under the federal low rent public housing program administered by the United States Department of Housing and Urban Development. It is occupied predominately by low income households and rents are limited to 30% of adjusted household income. Federal funds are provided for construction/acquisition of public housing units and for capital improvements and major repairs. In Fairfax County, the public housing program includes apartment or townhouse complexes wholly owned by the FCRHA as well as scattered townhouse units and condominiums in larger complexes.~~

...

~~**WORKFORCE HOUSING/DWELLING UNIT (WDU):** For-sale or rental units that serve households with income up to 120 percent (for-sale units) and 80 percent (rental units) of the AMI for the Washington Metropolitan Statistical Area, as determined annually by the U.S. Department of Housing and Urban Development. The intent of the WDUs is to encourage affordability in the county's planned Mixed-Use Centers and areas of the county where high-density residential development above the baseline is planned. WDUs should be provided in accordance with the Guidelines for the Provision of Workforce Dwelling Units (WDU Policy) specified in the Policy Plan. In return for proffered WDUs, additional development density or intensity will be made available. WDUs are subject to administrative requirements that are set forth in the Board of Supervisors WDU Administrative Policy Guidelines. Rental or for sale housing units that are affordable to households with maximum income limits up to and including 120 percent of the Area Median Income (AMI) for the Washington Metropolitan Statistical Area, as determined periodically by the U.S. Department of Housing and Urban Development. The intent of the Workforce housing initiative is to encourage this and other types of affordable housing in the county's planned Mixed-Use Centers. Workforce Housing should be provided in accordance with the guidelines specified in Appendix 1 of the Housing Section of the Policy Plan. In return for proffered Workforce housing units, additional development density or intensity will be made available. Workforce housing should be subject to administrative requirements that are set forth in the Zoning Ordinance and are similar to those of the Affordable Dwelling Unit program.~~

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