



Workforce Dwelling Unit Policy and Housing Element Plan Amendment

Department of Housing and Community Development

Department of Planning and Development

AGENDA

- WDU Policy Background and Challenge
- WDU Incomes Limits and Rents
- WDU Policy Task Force
- WDU Policy Matrix (Current Policy and Task Force Recommendations)
- WDU Policy Example
- Plan Amendment Documents
 - Policy Plan and Appendix 1: Workforce Housing Policy
 - Area Plans
 - Comprehensive Plan Glossary
 - WDU Administrative Policy Guidelines
- Comprehensive Plan Amendment Schedule

WDU POLICY BACKGROUND AND CHALLENGE

- Established in 2007 (Countywide) and 2010 (Tysons) in the Comprehensive Plan to encourage the voluntary development of WDUs
- Allows residential developers to receive a "density bonus" on new residential development projects in exchange for a commitment of WDUs
- The density bonus means that in exchange for providing a certain number of rental WDUs at below-market rental rates, the developer can build more market-rate units
- The current policies serve a range of income tiers from 60% to 120% AMI
- Approximately 1,600 units constructed, nearly all rental units
- **Policy Challenge: The WDU Rental Program rents at the 100%- and 120%-income tiers are at or above market rent**

WDU INCOME LIMITS AND RENTS

- The 2020 Area Median Income (AMI) for the Washington DC Metro Area for a household of four is \$126,000.

- **WDU Income Limits**
 - 60% AMI: \$52,900 (1 Person) and \$75,600 (4 Persons)
 - 80% AMI: \$70,600 (1 Person) and \$100,800 (4 Persons)
 - 100% AMI: \$88,200 (1 Person) and \$126,000 (4 Persons)

- **WDU Rents**
 - 0 Bedroom: \$1,100 – \$1,470 (60 – 80% AMI)
 - 1 Bedroom: \$1,340 – \$1,785 (60 – 80% AMI)
 - 2 Bedroom: \$1,575 – \$2,100 (60 – 80% AMI)

- **Market Rents**
 - \$1,600 – \$3,500 + (0, 1 and 2 Bedroom)

WDU POLICY TASK FORCE

- Established in March 2019 to evaluate and recommend policy reforms for the **WDU Rental Program** only
- Included county staff, industry representatives, affordable housing advocates, Planning Commissioner, and Redevelopment and Housing Authority Commissioner
- **Considered the need for units serving households between the 60%- and 80%- income tiers; public benefit and developer impacts; and One Fairfax Policy**
- Staff and industry representatives on the Task Force collaborated to develop recommendations from March 2019 through June 2020
- **In July 2020, the Board of Supervisors authorized a series of Comprehensive Plan Amendments based on the WDU Policy Task Force policy recommendations**

WDU POLICY MATRIX

	Current Policy	WDU Policy Task Force Recommendations		
Countywide WDU Policy	<p>4% at 80% AMI 4% at 100% AMI <u>4% at 120% AMI</u> <u>12%</u> WDU commitment</p> <p>A density bonus of <u>12%</u> may be applied.</p>	<p>2% at 60% AMI 2% at 70% AMI <u>4% at 80% AMI</u> 8% WDU commitment</p> <p>A density bonus of <u>12%</u> may be applied.</p>		
Tyson's WDU Policy	<p>2% at 60% AMI 3% at 70% AMI 5% at 80% AMI 5% at 100% AMI <u>5% at 120% AMI</u> <u>20%</u> WDU commitment</p> <p>The maximum density bonus is up to <u>20%</u>.</p>	<p>The developer would elect <i>either</i> Option 1 or Option 2:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>Option 1 3% at 60% AMI 2% at 70% AMI <u>8% at 80% AMI</u> 13% WDU commitment</p> </td> <td style="width: 50%; vertical-align: top;"> <p>Option 2 <u>10% at 60% AMI</u> 10% WDU commitment</p> </td> </tr> </table> <p>The maximum density bonus continues to be up to <u>20%</u>.</p>	<p>Option 1 3% at 60% AMI 2% at 70% AMI <u>8% at 80% AMI</u> 13% WDU commitment</p>	<p>Option 2 <u>10% at 60% AMI</u> 10% WDU commitment</p>
<p>Option 1 3% at 60% AMI 2% at 70% AMI <u>8% at 80% AMI</u> 13% WDU commitment</p>	<p>Option 2 <u>10% at 60% AMI</u> 10% WDU commitment</p>			

- Proposed to discontinue and replace the current policy
- Endorsed a five-year “look back” to evaluate policy changes
- The maximum existing density bonus framework remains up to 20%

WDU POLICY EXAMPLE

	Current Policy	WDU Policy Task Force Recommendations		
Countywide WDU Policy	<p>Residential project with 300 total units <u>12%</u> WDU commitment</p> <p>12 units at 80% AMI 12 units at 100% AMI* <u>12 units at 120% AMI*</u></p> <p><u>36</u> WDUs (12 WDUs realized)</p> <p>A density bonus of <u>12%</u> may be applied. <i>*The market is providing for the units at these income tiers. The only units providing public benefit are the 12 units at 80% AMI.</i></p>	<p>Residential project with 300 total units <u>8%</u> WDU commitment</p> <p>6 units at 60% AMI 6 units at 70% AMI <u>12 units at 80% AMI</u></p> <p><u>24</u> WDUs</p> <p>A density bonus of <u>12%</u> may be applied.</p>		
Tysons WDU Policy	<p>Residential project with 400 total units <u>20%</u> WDU commitment</p> <p>8 units at 60% AMI 12 units at 70% AMI 20 units at 80% AMI 20 units at 100% AMI* <u>20 units at 120% AMI*</u></p> <p><u>80</u> WDUs (40 WDUs realized)</p> <p>The maximum density bonus is up to <u>20%</u>. <i>*The market is providing for the units at these income tiers. The only units providing public benefit are the 40 units at up to 80% AMI.</i></p>	<p>Residential project with 400 total units <u>13%</u> or <u>10%</u> WDU commitment</p> <p>The developer would elect <i>either</i> Option 1 or Option 2:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> Option 1 12 units at 60% AMI 8 units at 70% AMI <u>32 units at 80% AMI</u> </td> <td style="width: 50%; vertical-align: top;"> Option 2 <u>40 units at 60% AMI</u> <u>40</u> WDUs </td> </tr> </table> <p><u>52</u> WDUs</p> <p>The maximum density bonus continues to be up to <u>20%</u>.</p>	Option 1 12 units at 60% AMI 8 units at 70% AMI <u>32 units at 80% AMI</u>	Option 2 <u>40 units at 60% AMI</u> <u>40</u> WDU s
Option 1 12 units at 60% AMI 8 units at 70% AMI <u>32 units at 80% AMI</u>	Option 2 <u>40 units at 60% AMI</u> <u>40</u> WDU s			

PLAN AMENDMENT DOCUMENTS

- **Housing Element of the Policy Plan**

- Defines countywide housing availability, critical housing issues, and housing goals and objectives.
- Updated to reflect current conditions, current housing needs and revised outdated terminology.
- Updated to ensure consistency between the Comprehensive Plan and the following:
 - 2015 Strategic Plan to Facilitate the Economic Success of Fairfax County
 - 2017 One Fairfax Policy
 - 2018 Communitywide Housing Strategic Plan

- **Appendix 1: Provisions of Workforce Housing**

- Updates consist mostly of editorial changes, such as rephrasing references to existing policies, and revising WDU Policy to reflect Task Force recommendations.

- **Land Use Element of the Policy Plan**

- Updates consist mostly of editorial changes, such as rephrasing references to existing policies and ordinances, and revising outdated terminology.

PLAN AMENDMENT DOCUMENTS (continued)

- **Area Plans**
 - Editorial changes throughout
 - Assisted Housing Tables removed
 - Area-specific AMI allocations and commitment levels proposed for revision in Tysons, Annandale CBC, and Seven Corners CBC.
- **Glossary to the Comprehensive Plan**
 - The proposed changes include the term additions, revisions, and removals.
- **WDU Administrative Policy Guidelines**
 - The WDU Program is currently administered under the Countywide and Tysons Policy Guidelines.
 - The proposed changes combine the two documents into one document, using the Tysons document as the base.
 - The updates consist of minor changes to reflect current terminology, use acronyms wherever possible, and other similar editorial change.

COMPREHENSIVE PLAN AMENDMENT SCHEDULE

- Board of Supervisors Authorization: **July 2020**
- Revising Plan Amendment Documents: **July - October 2020**
 - Housing and Land Use Elements of the Policy Plan
 - Area Plans and the Glossary
 - WDU Administrative Policy Guidelines (Countywide/Tyson)
- Community Engagement: **October - November 2020**
 - Public Engagement Meetings: **November**
- Publication of Plan Amendment Documents: **November 2020**
- Staff Report Publication: **December 2020 (tentative)**
- Planning Commission Public Hearing: **January 2021 (tentative)**
- Board of Supervisors Public Hearing: **February 2021 (tentative)**