



PROPOSED COMPREHENSIVE PLAN AMENDMENT

ITEM: PA 2023-CW-1CP
May 22, 2024

GENERAL LOCATION: Countywide

SUPERVISOR DISTRICT: All

PLANNING AREA: All

PLANNING DISTRICT: All

SUB-DISTRICT DESIGNATION: All

PARCEL LOCATION: All

For-Sale Workforce Dwelling Unit Policy & Programs
For additional information about this amendment call (703) 324-1380.

PLANNING COMMISSION PUBLIC HEARING:
Wednesday, June 12th, 2024 @ 7:30 PM

BOARD OF SUPERVISORS PUBLIC HEARING:
Tuesday, July 16th, 2024 @ 4:00 PM

**PLANNING STAFF DOES RECOMMEND
THIS ITEM FOR PLAN AMENDMENT**



Reasonable accommodation is available upon 48 hours notice. For additional information about accommodation call the Planning Commission office at (703) 324-2865, or the Board of Supervisors office at (703) 324-3151.

MAP NOT APPLICABLE

STAFF REPORT FOR PLAN AMENDMENT 2023-CW-1CP

BACKGROUND

Fairfax County's Guidelines for the Provision of Workforce Housing (WDU Policy), a component of the Comprehensive Plan's Policy Plan, recommends development proposals with a residential component provide a percentage of the units committed for households at affordable rates. The county administers programs to encourage the provision of both for-sale and rental WDUs in line with the policy. The for-sale WDU policy applies to proposed developments within the county's designated mixed-use centers, including the Tysons Urban Center, suburban centers, transit station areas (TSAs), and community business centers (CBCs). The policy is designed to encourage affordable homeownership opportunities to households with a range of incomes from up to 70% to a maximum of 120% of the Area Median Income (AMI). In 2024, the AMI is approximately \$155,000 for a family of four in the Washington Metropolitan Area. Since the inception of the policy in 2007, nearly 130 for-sale units have been produced, and at least 70 additional units are approved, but not constructed as of May 2024.

On December 5, 2023, the Board of Supervisors (Board) authorized consideration of a Comprehensive Plan amendment for the WDU for-sale policy based on recommendations of the WDU For-Sale Policy Task Force (Task Force). The Task Force identified certain issues, and recommended improvements to the WDU program and underlying policy, including revising the income tiers served to a range of 70-100% AMI, and expanding the geographic applicability of the policy, among other recommendations. The Task Force included representatives from the county, affordable housing providers and advocates, and residential developers

The Board also directed staff to evaluate the consistency between the for-sale and the rental programs and the effectiveness of the 100% AMI tier. This latter analysis was directed to include options and ranges for the percentages of income levels served, as appropriate, for the Board's consideration. The Board also directed staff to prepare revisions to the Countywide and Tysons Urban Center WDU Administrative Policy Guidelines (Administrative Guidelines) for consideration in line with the proposed Plan Amendment. The administrative policy guidelines supplement the Comprehensive Plan recommendations and provide additional details directing implementation of the programs.

The following staff report summarizes the Task Force recommendations and provides proposed Comprehensive Plan amendments and other related changes to improve the efficiency of the WDU program. The draft revisions were published on March 7, 2024, for public comment, and additional changes to the text were considered based on public comment. Revisions to the Administrative Guidelines document are being prepared based on the policy changes and will be published and reviewed separately.

ADOPTED COMPREHENSIVE PLAN TEXT

The adopted Comprehensive Plan WDU policy is contained in Appendix 1 of the Housing Element of the Comprehensive Plan's Policy Plan. The Land Use element of the Policy Plan also

makes reference to the WDU policy. Certain Area Plans have unique WDU recommendations, including the Annandale Community Business Center (CBC), Baileys Crossroads CBC, Lincolnia CBC, Seven Corners CBC, Merrifield Transit Station Area (TSA), Tysons Urban Center, West Falls Church TSA, Dulles Suburban Center, Reston TSAs, Huntington TSA, and Richmond Highway Corridor Area.

PROPOSED PLAN AMENDMENT

The majority of the proposed revisions to the Comprehensive Plan are based on recommendations made by the Task Force, which include the following general policy changes:

- Shift the affordability level of the program from up to 80% to 120% AMI, to up to 70% to 100% AMI.
- Expand guidance on proportionality of bedroom counts between the WDU and market rate units with flexibility for family-sized units (units with three bedrooms or more); and,
- Extend the geographic applicability to certain properties outside of development centers that are planned and zoned for 8 dwelling units per acre (du/ac) or more.

Editorial and other related changes are proposed to better align elements of the rental and for-sale WDU policies and to bring the WDU recommendations in certain Area Plans in the Comprehensive Plan closer to the countywide policy in the Policy Plan of the Comprehensive Plan. The latter revisions would remove Plan recommendations in the Area Plans that are duplicative of or contradictory to the countywide policy and replace them with a reference to the countywide policy, as necessary.

ANALYSIS

Shifting the Affordability Level

The Task Force was convened to address major challenges with unsold WDUs at higher AMI levels. Analysis of the sales conducted by staff and their consultants found that for-sale WDUs at the higher AMIs are often priced close to market-rate units of similar size; remain on the market for significantly longer periods than market properties¹; and often require price reductions and/or other incentives to sell. These challenges were most prevalent in 120% AMI WDUs but also impact units at 100% AMI.

The Task Force also assessed access to the market for households at different program income levels and found that households earning up to 100% AMI have fewer options for price-appropriate homes (housing that costs approximately 30% of a household's annual income or less, regardless of the household's income level) compared to their higher income counterparts. Between 2020-2023, the purchase price of 46% of market-rate homes was determined to be

¹ On average WDUs at the 120% AMI level stay on the market for 384 days and the WDUs at the 100% AMI level stay on the market for 228 days, based on data compiled in May 2024.

price-appropriate² to households between 100% and 120% AMI, while only 28% of market-rate homes were determined to be price-appropriate to households between 80% and 100% AMI levels and only 16% of homes were price-appropriate below 80% AMI.

As part of the authorization for the Plan amendment the Board directed staff to evaluate the effectiveness of the 100% AMI tier. The analysis found that approximately one in four home sales between 2020-2023 were at a price-appropriate amount for a household earning 80-100% of the AMI and that 88% of WDUs priced at the 100% AMI level had sold. The data shows both the dearth of homes available for-sale at price points affordable to households earning 80-100% of the AMI and the viability of WDU sales at this price point. Therefore, staff recommends retaining this AMI level within the program to maintain the availability of homes at this price point.

The proposed Plan revisions reflect the staff and Task Force recommendation to remove the 120% AMI level and shift the program income limits down to add the 70% AMI level, thereby increasing the availability of homes priced for moderate-income households while maintaining project feasibility with limited financial impact. Many developments already include WDUs priced at the 70% AMI level and do not include WDUs priced at the 120% AMI level,³ so the proposed change will continue to further the County's goals of producing affordable homeownership opportunities in a more predictable way.

The proposed Plan would retain the current countywide policy of a minimum of 12% of new residential for-sale units be provided as WDUs, with a proposed revision to distribute the expectation equally across the 70%, 80%, and 100% AMI levels as follows:

- 4% of units at up to 100% AMI;
- 4% of units at up to 80% AMI; and,
- 4% of units at up to 70% AMI.

Certain Area Plans with unique policies for the percentage of WDUs within a development, such as Tysons Urban Center; Annandale and Baileys CBCs; and Huntington, West Falls Church, and Reston TSAs would be adjusted similarly to remove the 120% AMI level and reallocate units to the lower AMI levels, as appropriate, without changing the total percentage of WDUs recommended by the special area plan as part of the development.

Bedroom Distribution and Size

The housing market analysis showed that the majority of the units built in the county between 2018-2023 contain three or more bedrooms and that approximately 50% of the homes built within that timeframe contain five or more bedrooms. Units with three bedrooms or more are

² The Glossary of the Comprehensive Plan defines "Price-appropriate housing" 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.

³ *Fairfax County Workforce Dwelling Unit For-Sale Policy Task Force Final Report: Analysis and Recommendations*,

<https://www.fairfaxcounty.gov/housing/sites/housing/files/Assets/Documents/wdu%20task%20force/WDU%20Recommendations%20and%20Analysis%20Final%2011.17.23.pdf>, HR&A Advisors, November 2023.

considered family-sized units. The analysis also showed that, although family-sized units are the majority of the total new housing stock, households at all AMI levels within the WDU program have limited options to purchase these family-sized units. Households earning 100% of AMI or below are the most constrained. Only 14% of all home sales for family-sized units between 2020-2023 were sold at or below price-appropriate price points for households earning up to 100% AMI.⁴ The WDU policy does not currently recommend that the bedroom mix of WDUs should be proportional or similar to that of the market-rate units (except within the Tysons Urban Center). Under the current policy, developments may disproportionately provide smaller WDUs with fewer bedrooms than the market-rate units within the same development, reducing opportunities for creating family-sized WDUs.

A feasibility analysis evaluated the impact of a potential countywide policy change that would recommend proportionality of the bedroom mixes between WDUs and market-rate units. The analysis found that such a policy change would not significantly impact project feasibility in developments primarily consisting of three-bedroom units. However, the analysis showed a greater negative impact on revenue for developments consisting of larger, four- and five-bedroom WDUs, which led to concerns among the Task Force members about the feasibility of projects if the proportionality was applied strictly to each bedroom mix type. As a result, the Task Force supported expanding the proportionality of the bedroom mixes between WDUs and market-rate units; however, flexibility would be needed for development with larger, family-sized market-rate units of three bedrooms or greater to avoid the potential negative impacts of strict proportionality. Proposed revisions to the Comprehensive Plan support the Task Force-recommended proportional bedroom mix as a countywide expectation, without a strict proportionality in developments consisting of larger, family-sized units. This recommendation would also be extended to include proportionality in rental WDUs in order to create consistency between the for-sale and rental programs.

While not specifically evaluated by the Task Force, staff also recommends revisions to the policy to include minimum bedroom sizes and living room sizes for the WDUs consistent with the Virginia Construction Code⁵ and the Virginia Property Maintenance Code (Va. Maintenance Code)⁶. Minimum unit sizes are included within the current policy; however, minimum bedroom and living room sizes are not included within the policy. The Va. Maintenance Code requires every living room to contain not less than 120 square feet and every bedroom to contain not less than 70 square feet with every bedroom occupied by more than one person to contain not less than 50 square feet (4.6 m²) of floor area for each additional occupant. Bedroom and living room sizes below minimums established in the Maintenance Code can negatively affect the marketability of a WDU for larger households and the ability of WDUs to be resold and thus should not be allowed.

⁴ *Fairfax County Workforce Dwelling Unit For-Sale Policy Task Force Final Report: Analysis and Recommendations*, November 2023.

⁵ 2021 Virginia Construction Code, Chapter 12 Interior Environment, Section 1208.3 Room area, <https://codes.iccsafe.org/content/VACC2021P1/chapter-12-interior-environment>.

⁶ 2021 Virginia Property Maintenance Code, Chapter 4 Light, Ventilation and Occupancy Limitations, Section 404.4.1 Room area, <https://codes.iccsafe.org/content/VAPMC2021P1/chapter-4-light-ventilation-and-occupancy-limitations>.

Geographic Applicability

The Task Force considered two issues related to the geographic applicability of the for-sale WDU policy: 1) the current for-sale WDU policy limits the expectation for for-sale WDUs within the county's designated mixed-use centers, which are the Tysons Urban Center, suburban centers, transit station areas, and community business centers, and 2) a unique policy exists for high-rise condominiums in the Tysons Urban Center that recommends a reduced commitment of WDUs within a development, and both on-site and off-site options.

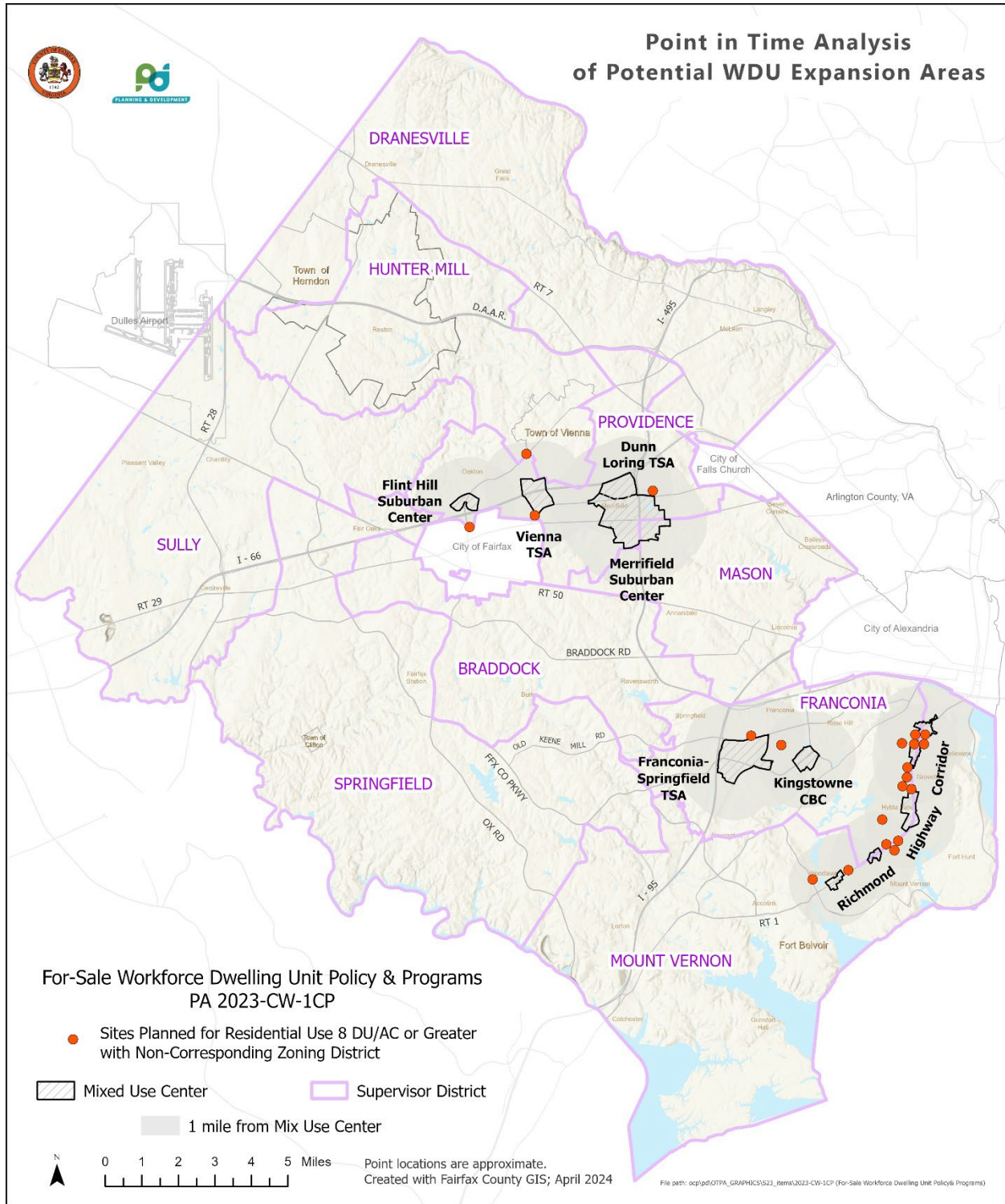
Regarding the first consideration, the current policy applies within a geographic planning boundary that generally identifies where medium to high density development is planned; however, sites planned and zoned for medium to high residential densities, such as townhouses, stacked townhouses, and multifamily developments, are not infrequently located outside of mixed-use centers. These sites are typically located along major roadway corridors or transit corridors and, for the most part, are adjacent or in close proximity to a mixed-use center. An evaluation found that homes zoned for medium to high densities, with a threshold density of 8 du/ac⁷, outside of the WDU policy areas sold for an equivalent or higher prices than homes within the policy area, and that developments on these sites may be appropriate for WDU homeownership opportunities as well.

The Task Force recommended that the for-sale WDU policy be extended to all areas *zoned or planned* for medium to high-density residential development. Staff recommends that the WDU policy be extended only to sites that are *planned* for mixed-use development and residential development at 8 du/ac or above. Sites that are already zoned for residential densities of 8 du/ac or above would not be affected by the proposed policy change. The proposed Plan revisions also remove references to WDU applicability at the high end of the density range and/or above the baseline, as the proposed 8 du/ac density threshold would provide greater specificity and clarity with a defined density. Figure 1 shows a mapping analysis of sites planned for 8 du/ac or greater outside of development centers that have not already been developed or zoned for a corresponding density. The majority of the approximately 20 sites are along or nearby Richmond Highway with a few additional sites near Springfield, Merrifield, and Vienna.

Additionally, the current rental WDU policy uses building construction types instead of a specific density recommendation as a threshold for applying the WDU rental policy outside of mixed-use centers. Under the current policy, rental developments consisting of stacked townhouse and multifamily development are recommended to include WDUs; these unit types would typically have a density of 8 du/ac or greater. The proposed revisions would update the rental policy to utilize the 8 du/ac threshold rather than the building construction type to create consistency between the for-sale and rental programs.

⁷ Per the Fairfax County Zoning Ordinance, both stacked townhouses and townhouses are allowed in residential districts with densities above R-8 District (residential use, 8 du/ac maximum).

Figure 1: Point in Time Analysis of Potential WDU Expansion Areas



Regarding the second consideration, an evaluation of high-rise condominium prices found an average sales price for high-rise development that is currently unsupportable in the majority of the county market outside of Tysons; therefore, any change to WDU policy related to high-rise

should not be considered. However, as the market changes, the analysis should be reevaluated in the future.

Editorial and Other Revisions

Other editorial revisions to the WDU policy and Plan recommendations regarding affordable housing are summarized as follows:

- Updating figures and data regarding the projected need for affordable housing to current estimates within the Housing Element of the Policy Plan, as well as revising statements about the affordable housing emphasis in the county from 80% AMI to 60% AMI to reflect the county goal of 10,000 new affordable units averaging 60% AMI by 2034.
- Updating terminology in the Housing Element of the Policy Plan with more equitable housing language, such as revising “stable neighborhoods” to “established neighborhoods,” “homeless” to “unhoused,” and “mobile home parks” to “manufactured home parks,” where possible.
- Removing specific recommendations in Annandale CBC, Merrifield TSA, and Richmond Highway Corridor plans that are repetitive of the countywide policy in favor of a general reference to the countywide WDU policy and ADU Ordinance.
- Updating preservation policies in the Tysons Urban Center, the Lincolnia CBC, and Richmond Highway Corridor to reference the recently adopted countywide preservation policy and the Board’s Administrative Policy Guidelines for the Preservation of Multifamily Rental Residential Development.

Adjustments to Monetary Contributions and Future Revisions

The Tysons Urban Center, Merrifield Suburban Center, and the Dulles Suburban Center plans have recommendations for monetary contributions to the Housing Trust Fund and/or land in lieu of the provisions of WDUs. The Tysons contribution in lieu of for-sale WDUs is recommended only in rare events and recommendations in the Merrifield plan may only be utilized if the provision of the WDUs is not feasible in a proposed development. The Dulles Suburban Center plan speaks to the provision of WDUs, land, or a contribution to the Housing Trust Fund if the ADU Ordinance is not applicable. These recommendations have been rarely, if ever used and should be revised to ensure that a proposed development demonstrates to the satisfaction of the Department of Housing and Community Development that a development is infeasible before a contribution or land in lieu of WDUs is deemed acceptable. Furthermore, the Merrifield planned contribution rate of 1% of the recommendations should be updated to match the Tysons’ recommendations of 3%. Overall, however, any recommendation for monetary contributions in lieu of WDUs should be evaluated, in the future, against county goals and best practices for possible revision or removal as they are inconsistent with countywide policy that does not offer such an option, or the countywide policy should be updated to include this option.

The recently adopted revisions to the Reston plan updated the affordable housing monetary contributions to the Housing Trust Fund for proposed non-residential development; however, recommendations related to the monetary contributions for proposed non-residential development in the Tysons plan and for continuing care facilities have not been escalated

annually based on the Consumer Price Index (CPI) per the adopted Comprehensive Plan. As a result, non-residential developments approved in 2016 and developments approved in 2021, for example, would likely have proffered the same \$3.00 per square foot and not accounted for the inflation between the date of comprehensive plan adoption and the approval of the development. An escalation would only be applied between the time of the approval of the development proposal and occupancy. This results in inequities between development contributions per square foot. Although adjusting the contribution rate would be largely outside of the scope of the for-sale WDU policy revisions, the Board could direct staff to prepare an Action Item to revise these rates based on the CPI and procedures for their regular update.

CONCLUSION

The recommendations are intended to maximize the potential of the for-sale WDU program to serve low- and moderate-income families; maintain feasibility of residential development projects that would be subject to the WDU Policy; and increase predictability and consistency in the development process.

RECOMMENDATION

Staff recommends the following sections of the Comprehensive Plan be modified as shown below. Text proposed to be added is shown as underlined and text proposed to be deleted is shown with a ~~strike through~~. Text shown to be replaced is noted as such.

SECTIONS:

POLICY PLAN:

- I. HOUSING ELEMENT OF THE POLICY PLAN -- Page 11 of 37**
- II. LAND USE ELEMENT OF THE POLICY PLAN -- Page 19 of 37**

AREA I:

- I. ANNANDALE COMMUNITY BUSINESS CENTER -- Page 20 of 37**
- II. BAILEYS CROSSROADS COMMUNITY BUSINESS CENTER -- Page 22 of 37**
- III. LINCOLNIA COMMUNITY BUSINESS CENTER -- Page 23 of 37**
- IV. SEVEN CORNERS COMMUNITY BUSINESS CENTER -- Page 24 of 37**
- V. MERRIFIELD SUBURBAN CENTER -- Page 27 of 37**

AREA II:

- I. TYSONS URBAN CENTER -- Page 29 of 37**
- II. WEST FALLS CHURCH TRANSIT STATION AREA -- Page 32 of 37**

AREA II

- I. DULLES SUBURBAN CENTER -- Page 33 of 37**
- II. RESTON -- Page 34 of 37**

AREA IV

- I. HUNTINGTON TRANSIT STATION AREA -- Page 35 of 37**
- II. RICHMOND HIGHWAY CORRIDOR -- Page 36 of 37**

GLOSSARY TO THE COMPREHENSIVE PLAN -- Page 37 of 37

PROPOSED REVISIONS:
HOUSING ELEMENT OF THE POLICY PLAN

MODIFY: **Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Housing Element, as amended through 3-21-2023, pages 1-6:**

“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 them 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.

...

HOUSING NEEDS

...

Based on Fairfax County's Five-Year Consolidated Plan for Fiscal ~~Years 2016-2020~~2022-2026, the county faces a deficit of more than ~~37,500~~ 31,000 rental homes affordable to individuals and families with extremely low and very low incomes (defined by the Virginia Center for Housing Research as those earning 50 percent of AMI and below). 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. By 2050, the county is forecasted to add more than 80,000 housing units.~~⁸ These household projections are based on the county's analysis of recent growth and the capacity to accommodate 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.

In addition to the foregoing, the following critical housing challenges must be addressed by the goal, objectives, and policies set forth in the Housing Element:

- 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;
- Demolition, renovation, and repositioning of market affordable rental properties and expiration of committed affordable units threaten the supply of existing affordable housing;
- Federal support has not increased at the same rate as the need, which makes it more difficult to meet the housing needs of 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;

⁸ Demographics Report 2022, County of Fairfax, VA, Department of Management and Budget, Economic, Demographic and Statistical Research, February 2023.

- Preserving ~~established the stability of~~ residential neighborhoods remains an important goal;
- There is a limited supply of housing for ~~special~~ certain populations, such as people with intellectual, developmental, and physical disabilities, families and individuals who are/were unhoused ~~homeless~~, and seniors with low-income; and,
- There has been and continues to be a shortage of available land to develop for affordable housing.

...

COUNTYWIDE OBJECTIVES AND POLICIES

...

The county is committed to closing the gap between the demand for and the supply of housing that is affordable at all income levels, with special emphasis on providing housing affordable at 60 ~~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 below ~~less of~~ the AMI. The WDU rental program provides units at 80 percent of the AMI and below and the for-sale WDU program provides units ~~up to 120~~ 100 percent of the AMI and below. For developments subject to the 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 apply.

The county also responds to the housing needs of low- and moderate-income individuals and families through a variety of housing assistance programs. The programs determine the eligibility of occupants based on income and limit the amount of rent charged. 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 it has not kept pace with growing demand; as a result, 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 also need to be taken to ensure that ~~special population groups people with intellectual, developmental, and physical disabilities, families and individuals who are/were unhoused, and seniors with low-income~~ are able to live in the county. The escalating price and the limited availability of affordable housing is particularly onerous on these individuals and families ~~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.

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 for the previous year. These units should serve the full range of incomes of households needing price-appropriate housing and should include units that meet the needs of people with disabilities.

...

Policy c. Ensure for-sale and rental Workforce Dwelling Units are provided in the county's Mixed-Use Centers, including Tysons Urban Center, Suburban Centers, Community Business Centers and Transit Station Areas, and in mixed-use or residential development that is planned for a density of 8 du/ac or above outside of those areas. ~~or, for rental Workforce Dwelling Units, where the Area Plans envision mixed-use or high-density residential development above the baseline recommendation for development. This policy would be applicable to stacked townhomes as well as multi-family dwelling units.~~ For further guidance, see the Guidelines for Provision of Workforce Dwelling Units in the Housing Section Appendix 1.

...

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 housing that is affordable at 60 ~~80~~ percent of the AMI and below.

...

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

...

Policy c. Promote housing opportunities at 60~~80~~ percent the AMI and below throughout the county, particularly in areas where existing supply is low."

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

...

Policy e. Facilitate the retention of existing ~~mobile-manufactured~~ home parks which are identified in the Area Plans as appropriate for ~~mobile-manufactured~~ home park use (~~formerly referred to as mobile home parks~~). For additional guidance, refer to the Guidelines for Mobile Home Retention contained in the Appendix to Countywide Land Use.

...

Objective 5: The county should increase the supply of housing available to ~~special populations, including~~ people with intellectual, developmental, and physical disabilities, families and individuals who are/were ~~unhoused homeless~~, and seniors with low- and moderate-income

Policy a. Locate housing resources for ~~people with intellectual, developmental, and physical disabilities, families and individuals who are/were unhoused, and seniors with low- and moderate-income special populations~~ in all parts of the county as a way of improving accessibility to employment opportunities, county services, medical services, and cultural and recreational amenities.

Policy b. Facilitate the development of emergency shelters and permanent supportive housing for individuals and families who are/were ~~unhoused homeless~~, as well as others in need of these housing options.”

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Housing Element, as amended through 3-21-2023, page 9-13:

“APPENDIX 1

GUIDELINES FOR PROVISION OF WORKFORCE DWELLING UNITS

It is a policy of the Board of Supervisors of Fairfax County that rental and for-sale Workforce 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, and in residential and mixed-use development that is planned for a density of 8 du/ac or above outside of those areas or, for rental Workforce Dwelling Units where the Area Plans envision mixed-use or high density residential development, above the baseline recommendation. This policy is applicable to stacked townhomes as well as multi-family dwelling units. 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 (ADUs) and/or WDUs.

...

Area Median Income (AMI) Allocation (Countywide)

Proposals for for-sale and rental development should allocate WDUs as shown in Table 3 below; however, 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.

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

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, 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):

Income Tier	For- Sale Units	Rental Units (Option 1)	Rental Units (Option 2)
101-120% of AMI	5% of total units	--	--
Up to 81- 100% of AMI	75% of total units	--	--
Up to 71- 80% of AMI	65% of total units	8% of total units	--
Up to 61- 70% of AMI	43% of total units	3% of total units	--
Up to 60% of AMI	<u>32%</u> of total units	2% of total units	10% of total units
Total	<u>20%</u>	<u>13%</u>	<u>10%</u>

...

Unit Mix and Size

~~For WDU in Tysons, the~~ The bedroom mix of WDUs ~~should~~ is expected to be proportional to the market rate unit bedroom mix, with flexibility when family-sized units of three bedrooms or more are proposed. For WDUs outside of Tysons, 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. All WDUs ~~throughout the county~~ 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

Room Sizes

Bedroom sizes and living area sizes for the WDUs should be no less than the bedroom and living area sizes within the Virginia Construction Code⁹ and the Virginia Property Maintenance Code (Va. Maintenance Code)¹⁰.

⁹ 2021 Virginia Construction Code, Chapter 12 Interior Environment, Section 1208.3 Room area, <https://codes.iccsafe.org/content/VACC2021P1/chapter-12-interior-environment>.

¹⁰ 2021 Virginia Property Maintenance Code, Chapter 4 Light, Ventilation and Occupancy Limitations, Section 404.4.1 Room area, <https://codes.iccsafe.org/content/VAPMC2021P1/chapter-4-light-ventilation-and-occupancy-limitations>.

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 or some combination of residential and mixed use; 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 in the total number of affordable units provided may be considered for projects that meet additional housing needs 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. Flexibility may be considered for proposals in which units within the same Transit Station Area or Mixed-Use Center are 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 to the satisfaction of the Department of Housing and Community Development 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.”

PROPOSED REVISIONS:

LAND USE ELEMENT OF THE POLICY PLAN

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Land Use Element, Appendix 9, Residential Development Criteria, as amended through 6-28-2022, page 29:

“7. Affordable Housing:

Ensuring an adequate supply of housing for individuals and families with low- and moderate-incomes, those with special accessibility requirements, and those with other special needs is a goal of the county. ~~Part 8 of Article 2 Section 5101~~ 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 Affordable Dwelling Units 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. It is a policy of the Board that rental and for-sale 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, or, and in mixed-use or residential development that is planned for a density of 8 du/ac or above outside of those areas for rental Workforce Dwelling Units, where the Area Plans envision mixed-use or high-density residential development, 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.”

**AREA I PROPOSED REVISIONS:
ANNANDALE COMMUNITY BUSINESS CENTER
(BAILEYS PLANNING DISTRICT)**

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area I, Annandale Planning District, Annandale Corners Community Business Center, Areawide Recommendations, as amended through 7-21-2021, pages 23-27:

“Development Options

...

Incentive Development Option

...

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:

...

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 medium and 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. Development must meet the Affordable Dwelling Unit Ordinance and is expected to meet the Workforce Dwelling Unit policy as applicable, except as otherwise specified with the income tiers and commitment levels listed below.

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 up to 100%~~ percent of AMI (Area Median Income), as indicated in Figure 13. 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 13. 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 13:
Income Tiers for Affordable Housing**

Income Tier	For- Sale Units	Rental Units (Option 1)	Rental Units (Option 2)
101-120% of AMI	5%	--	--
Up to 81-100% of AMI	75%	--	--
Up to 71-80% of AMI	65%	8%	--
Up to 61-70% of AMI	43%	3%	--
Up to 60% of AMI	32%	2%	10%
Total	20%	13%	10%

~~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, WDUs should be provided consistent with the WDU Policy."~~

**AREA I PROPOSED REVISIONS:
BAILEYS CROSSROADS COMMUNITY BUSINESS CENTER
(BAILEYS PLANNING DISTRICT)**

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area I, Baileys Planning District, Baileys Crossroads Community Business Center, Area-wide Recommendations, Land Use Guidelines, as amended through 11-21-2023, pages 23-25:

“Land Use Guidelines

In reviewing development proposals within the CBC, the following guidelines should be considered:

...

- *Affordable Housing & Universal Design* - Any redevelopment in the Baileys Crossroads CBC should conform to county policies on affordable housing which includes conformance to the Affordable Dwelling Unit Ordinance (ADU) and the Board of Supervisors Workforce Housing Policy (WDU). Per county policy, any residential use should provide at least the minimum ~~required~~ percentage of new units as affordable housing. The residential use should integrate a variety of households such as families, senior housing and residential studio units.

The units, at a minimum, should meet ADA requirements. In addition, county policy encourages the incorporation of universal design elements in residential developments to provide housing that can accommodate the needs of a full range of potential residents.”

**AREA I PROPOSED REVISIONS:
LINCOLNIA COMMUNITY BUSINESS CENTER
(LINCOLNIA PLANNING DISTRICT)**

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area I, Lincolnia Planning District, Lincolnia Community Business Center, Area-wide Recommendations, Land Use Guidelines, as amended through 2-23-2021, pages 24-25:

“HOUSING

Critical to the success of the Lincolnia CBC is the provision of housing for people with a range of income levels, ages, and abilities. Affordable housing should be located close to employment opportunities. Furthermore, as an area envisioned to be served by multimodal transportation options, the Lincolnia CBC is well situated to provide a variety of housing opportunities to further the goal of creating vibrant places for a diverse community. A list of existing assisted housing in the Lincolnia Planning District is contained in the Overview section, District-Wide Recommendations, Housing, Area I Volume of the Comprehensive Plan.

In addition to providing affordable housing in mixed-use areas, the Policy Plan addresses the need to promote affordable housing opportunities in all parts of the county, particularly in areas where the existing supply is low. All projects with a residential component should provide affordable housing in accordance with the Affordable Dwelling Unit Ordinance and the Guidelines for the Provision of Workforce Housing set forth in the Policy Plan. ~~The Affordable Dwelling Units (ADUs) or Workforce Dwelling Units (WDUs) are preferred to be provided on-site. Flexibility in the total number of affordable units 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.~~

Efforts should be made to preserve market rate housing units that are affordable to households earning below 100 percent of Area Median Income (AMI), with a special focus on Market Affordable Rental Housing units up to 60% of the AMI to the extent practicable, consistent with the Guidelines for Multifamily Affordable Housing Preservation. ~~Transitional areas in the CBC include market affordable housing, and these units are strongly encouraged to be maintained. If redevelopment is considered in the future, proposals in the Transitional Areas should, at a minimum, result in no net loss of market affordable rental units.~~ Landowners may meet their affordable housing objective by purchasing existing units and preserving their affordability as set forth in the Board of Supervisors’ Affordable Housing Preservation Administrative Policy Guidelines ~~WDU Administrative Policy Guidelines.”~~

**AREA I PROPOSED REVISIONS:
SEVEN CORNERS COMMUNITY BUSINESS CENTER
(BAILEYS PLANNING DISTRICT)**

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area I, Baileys Planning District, Seven Corners Community Business Center, Areawide Recommendations, Opportunity Areas, as amended through 11-21-2023, pages 118-119:

“Development Options for Opportunity Areas

...

Redevelopment Option:

...

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 medium and 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 28 – Affordable Dwelling Unit and Workforce Dwelling Unit Table

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	3.5%	n/a	2%	n/a
Up to 80% of AMI	5.5%	5%	5%	4%
Up to 70% of AMI	3.5%	3%	3%	2%
Up to 60% of AMI	2.5%	2%	2%	2%
Total	15%	10%	12%	8%

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 ~~100~~~~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 28. The Redevelopment Option includes the Policy Plan 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, Seven Corners Community Business Center, Land Unit Recommendations, Land Unit A (Willston Village Center), as amended through 11-21-2023, pages 163-:

“Sub-unit A-1

...

Under the Redevelopment Option, this sub-unit is planned for a maximum of 1,200,000 square feet of multifamily residential use with ground floor retail and other commercial uses fronting the spine road that traverses the length of the sub-unit. The spine road is an essential multimodal corridor that will connect the three different Opportunity Areas from Wilson Boulevard over Arlington Boulevard to Leesburg Pike. Building heights should be no taller than six stories fronting on Peyton Randolph Drive but may increase to seven stories in the remainder of the sub-unit, except that up to ten stories may be allowed along the Wilson Boulevard frontage. Redevelopment of this sub-unit should provide elements of the street network with streetscape, and a pocket park. Design and/or contribution should be provided toward the construction of the spine road and bridge and of other planned transportation improvements, both onsite and offsite. As described in Recommendation ~~8~~ ~~9~~ under “Development Options for Opportunity Areas,” a 1:1 replacement of units that are affordable to households with incomes up to ~~100~~~~120~~ percent of the median income should be provided with redevelopment. To foster coordinated development, flexibility in the shared A-1 and A-3 sub-unit boundary line may be appropriate.

...

Sub-unit A-2

...

Under the Redevelopment Option, this sub-unit is planned for a maximum of 1,000,000 square feet of multifamily residential use. Building heights should be no taller than seven floors, tapering down to six floors along the Arlington County line. Redevelopment of this sub-unit should provide elements of the street network, a recreation-focused urban park, and incorporation of the historic D.C. Boundary Stone marker located within this land unit into a pocket park. As described in Recommendation ~~8~~ ~~9~~ under “Development Options for Opportunity Areas,” a 1:1 replacement

of units that are affordable to households with incomes up to ~~100-120~~ percent of the median income should be provided with redevelopment.”

**AREA I PROPOSED REVISIONS:
MERRIFIELD SUBURBAN CENTER**

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area I, Merrifield Suburban Center, Areawide Recommendations, Area-wide Recommendations, Land Use Guidelines, as amended through 9-24-2019, pages 10-11:

Affordable Housing – Generally, affordable housing can include Affordable Dwelling Units (ADUs), Workforce Dwelling Units (WDUs), and other local, state, or federal programs. County policies include promoting the development of multi-family a diversity of housing in mixed-use centers in an effort to diversify the county’s housing stock and to encourage lower cost housing options near employment opportunities. In order to implement these policies within the Merrifield Suburban Center, development proposals having a residential component should provide for ADUs and/or WDUs in accordance with the Affordable Dwelling Unit Ordinance and the Guidelines for the Provision of Workforce Housing set forth in the Policy Plan. While less preferable, affordable housing can also occur through the provision of units elsewhere within the Merrifield Suburban Center. Only if the provision of affordable housing is not feasible as demonstrated to the satisfaction of the Department of Housing and Community Development, a contribution to the Fairfax County Housing Trust Fund could be made, as indicated below.

- ~~• For those areas planned for residential development, the provision of ADUs/WDUs should be a condition for attaining the high end of the development range. Developments below the high end of the range should also provide ADUs/WDUs or contribute to the Trust Fund, as indicated below.~~
- ~~• Affordable housing should be provided for those areas planned for mixed use with residential units, such as the Town Center and the Transit Station Area. The provision of affordable housing should be a condition for attaining the high end of the area’s mixed-use potential. If the affordable housing to be provided will be in accordance with the ADU program set forth in the Zoning Ordinance, the applicable density range should be determined as follows: for an area planned for office use at .8 FAR under Option 1 and up to 1.2 FAR under Option 2, the intensity range would be considered .8 FAR to 1.2 FAR, which is equivalent to 35 to 50 dwelling units per acre (assuming approximately 1000 square feet per unit). In this example, the high end would be considered the top 60% of the range, or intensities above .96 FAR.~~

The calculation of ADUs/WDUs and bonus units to be provided should be based on the formula in the ADU/WDU programs. In general, the maximum FAR listed within the Land Unit Recommendations does not include the FAR bonus that is granted for ADUs/WDUs, except for Sub-Unit I1 and Land Unit K. See land unit guidance for specific recommendations. In cases where ADUs/WDUs are not provided, development proposals within the Plan’s density/intensity range are to contribute to the Housing Trust Fund at an amount of 31% of the development’s residential value. ~~If the proposed development is below the low end of the Plan’s development~~

~~potential, then ½% of the development's residential value should be contributed, which is consistent with county policy."~~

AREA II PROPOSED REVISIONS

TYSONS URBAN CENTER

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area II, Tysons Urban Center, Land Use Guidelines, as amended through 7-25-2023, pages 34-36:

“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 medium and high density and mixed-use development projects. A specific objective in the Policy Plan is to encourage a range of housing affordability in Tysons. Affordable housing includes a variety of sources including Affordable Dwelling Units (ADUs) required pursuant to the Zoning Ordinance, 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.

...

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% up to 100% 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 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.

...

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

Income Tier	For- Sale Units	Rental Units (Option 1)	Rental Units (Option 2)
101-120% of AMI	5% of total units	--	--
Up to 81- 100% of AMI	75% of total units	--	--
Up to 71- 80% of AMI	65% of total units	8% of total units	--
Up to 61- 70% of AMI	43% of total units	3% of total units	--
Up to 60% of AMI	32% of total units	2% of total units	10% of total units
Total	20%	13%	10%

...

- A maximum 20% bonus density 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’ Workforce Dwelling Unit Administrative Policy Guidelines.
- WDUs are preferred to be provided on-site. However, developers may aggregate land for Workforce 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%~~ 100% of AMI, with special focus on Market Affordable Rental Housing units up to 60% of the AMI to the extent practicable, consistent with the Guidelines for Multifamily Affordable Housing Preservation. Land owners may meet their affordable housing objective by purchasing existing units and preserving their affordability as set forth in the Board of Supervisors’ Affordable Housing Preservation Administrative Policy Guidelines-Workforce Dwelling Unit Administrative Policy Guidelines. Redevelopment of existing neighborhoods 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 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 Affordable Dwelling Units and 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 people with intellectual, developmental, and physical disabilities, families and individuals who are/were unhoused, and seniors with low- and moderate-income populations with special needs, including those who are homeless, should also be considered.

...”

**AREA II PROPOSED REVISIONS:
WEST FALLS CHURCH TRANSIT STATION AREA
(MCLEAN PLANNING DISTRICT)**

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area II, McLean Planning District, West Falls Church Transit Station Area, Transit Development Area, as amended through 7-25-2023, pages 97-98:

“All development proposals within the TDA must be responsive to the following development criteria:

...

7. Provide price-appropriate housing that will serve the needs of the county's population. Residential developments should comply with the County’s Affordable Dwelling Unit (ADU) Ordinance and the Workforce Dwelling Unit (WDU) policy, except as otherwise specified with the income tiers and commitment levels listed below for the WDUs.

<u>Income Tiers for WDUs in the TDA</u>		
<u>Income Tiers</u>	<u>For-Sale Units</u>	<u>Rental Units</u>
Up to 120% of AMI	2%	--
Up to 100% of AMI	3.5%	--
Up to 80% of AMI	5.5%	5.0%
Up to 70% of AMI	3.5%	2.5%
Up to 60% of AMI	2.5%	2.5%
Total	15%	10%”

AREA III PROPOSED REVISIONS:

DULLES SUBURBAN CENTER

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area III, Dulles Suburban Center, Performance Criteria for Optional Uses, Compatibility Elements, as amended through 1-23-2024, page 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.
- Ensure 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 consistent with the Affordable Dwelling Unit (ADU) Ordinance and the Guidelines for Provision of Workforce 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, WDUs or, if the provision of WDUs is demonstrated to the satisfaction of the Department of Housing and Community Development not to be feasible, land or a contribution to the Housing Trust Fund 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.”

AREA III PROPOSED REVISIONS:

RESTON

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area III, Reston, as amended through 9-12-2023, page 114:

“RESTON AFFORDABLE HOUSING GOALS AND POLICIES

...

Table 10: Income Tiers for Workforce Dwelling Units in Reston

Income Tiers	For Sale TSA*	For Sale Non-TSA*	Rental TSA*	Rental Non-TSA*
101-120% AMI	4%	4%	--	--
<u>Up to 81-100% AMI</u>	4%	4%	--	--
<u>Up to 71-80% AMI</u>	4%	4%	6%	4%
<u>Up to 61-70% AMI</u>	4%	--	3%	2%
Up to 60% AMI	--	--	3%	2%
Total	12%	12%	12%	8%”

**AREA IV PROPOSED REVISIONS:
HUNTINGTON TRANSIT STATION AREA**

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Mount Vernon Planning District, MV1-Huntington Community Planning Sector, Land Use Recommendations, Transit Development Area Conditions and Recommendations, as amended through 4-11-2023, page 27:

“Development in the Transit Development Area may exceed the base level up to the indicated maximum level if the conditions of the Plan are met, including satisfaction of the Development Criteria listed below which apply to all sites in the Transit Development Area:

...

6. In areas planned for residential development, provision of low and moderately-priced housing that will serve the needs of the county's population. Housing development should only be approved ~~for the maximum level of development~~ if a minimum of 15 percent of the dwelling units are provided for low- and moderate-income households and at income tiers proportionate to the countywide tiers. Development must otherwise meet the Affordable Dwelling Unit Ordinance and should otherwise meet the Workforce Dwelling Unit policy as applicable, except for the commitment level.”

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Mount Vernon Planning District, MV1-Huntington Community Planning Sector, Land Use Recommendations, Land Unit E, Transit-Oriented Mixed Use Development Option, as amended through 4-11-2023, page 36:

“Affordable Housing

Given the Board of Supervisors’ desire to make affordable housing a priority throughout the County and especially near transit, and the County’s One Fairfax policy, emphasis is given to affordable and workforce housing. Consistent with the TDA guidance, a minimum of 15% of new residential units should be affordable and provided in the form of Affordable Dwelling Units (ADUs) and/or Workforce Dwelling Units (WDUs), at AMIs as provided by the Zoning Ordinance and the Guidelines for Provision of Workforce Dwelling Units in the Housing section of the Policy Plan (WDU Policy). Affordable units should be provided consistent with the minimum 15 percent commitment level and at income tiers proportionate to the countywide tiers. ~~The size of the committed Workforce Dwelling Units should be proportional to the size of market rate units, consistent with the WDU Policy.~~”

AREA IV PROPOSED REVISIONS:

RICHMOND HIGHWAY CORRIDOR

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Richmond Highway Corridor, Corridor-wide Guidelines, as amended through 1-24-2023, 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.

In addition to providing affordable housing in mixed-use areas, the Policy Plan addresses the need to promote affordable housing opportunities in all parts of the county, particularly in areas where the existing supply is low. All projects with a residential component should provide affordable housing in accordance with the Affordable Dwelling Unit Ordinance and the Guidelines for the Provision of Workforce Housing set forth in the Policy Plan. ~~The Affordable Dwelling Units (ADUs) or Workforce Dwelling Units (WDUs) are preferred to be provided on-site. Flexibility in the total number of affordable units 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.~~

Efforts should be made to preserve market rate housing units that are affordable to households earning below 100 percent of Area Median Income (AMI), with a special focus on Market Affordable Rental Housing units up to 60% of the AMI to the extent practicable, consistent with the Guidelines for Multifamily Affordable Housing Preservation. Land owners may meet their affordable housing objective by purchasing existing units and preserving their affordability as set forth in the Board of Supervisors’ Affordable Housing Preservation Administrative Policy Guidelines ~~WDU Administrative Policy Guidelines.~~”

PROPOSED REVISIONS:
GLOSSARY TO THE COMPREHENSIVE PLAN

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Glossary, as amended through 3-21-2023, pages 1 and 18:

“AFFORDABLE HOUSING: For purposes of the Comprehensive Plan, affordable housing refers to price-appropriate for-sale and rental housing that costs approximately 30 percent of a household’s annual income or less, regardless of the household’s income level 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.

...

WORKFORCE DWELLING UNIT (WDU): For-sale or rental units that serve households with income up to ~~120~~100 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 ~~of, including the~~ Tysons Urban Center, Suburban Centers, Community Business Centers and Transit Station Areas, and in mixed-use or residential development that is planned for a density of 8 du/ac, or above, outside of those areas. ~~, or, for rental Workforce Dwelling Units, where the Area Plans envision mixed use or high-density residential development, above the baseline recommendation. This policy is applicable to stacked townhomes as well as multi-family dwelling units.~~ 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’ Countywide and Tysons Urban Center WDU Administrative Policy Guidelines.”