



# PROPOSED COMPREHENSIVE PLAN AMENDMENT

**ITEM:** PA 2021-CW-1CP  
February 1, 2023

**GENERAL LOCATION:** Countywide

**SUPERVISOR DISTRICT:** All

**PLANNING AREA:** All

**PLANNING DISTRICT:** All

**SUB-DISTRICT DESIGNATION:** All

**PARCEL LOCATION:** All

**Affordable Housing Preservation**

For additional information about this amendment call (703) 324-1380.

**PLANNING COMMISSION PUBLIC HEARING:**  
Wednesday, February 15, 2023 @ 7:30 PM

**BOARD OF SUPERVISORS PUBLIC HEARING:**  
Tuesday, March 21, 2023 @ 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 2021-CW-1CP

### INTRODUCTION

On April 13, 2021, the Board of Supervisors (Board) authorized the consideration of a Comprehensive Plan amendment to the Housing and Land Use elements of the Comprehensive Plan to develop an affordable housing preservation policy. The Board directed the policy be developed in accordance with the report entitled “[Affordable Housing Preservation Task Force Recommendations to the Fairfax County Board of Supervisors](#),” dated April 6, 2021. Plan Amendment 2021-CW-1CP proposes new countywide guidance on affordable housing preservation goals, objectives, and strategies, consistent with the Affordable Housing Preservation Task Force (AHP Task Force) Recommendations, and specific guidance for the preservation of multifamily rental and committed affordable housing units. Recommendation B4, page 11 of the AHP Task Force report states, “Prioritize the preservation of rental Affordable Dwelling Units (ADU) and Workforce Dwelling Units (WDU) at 80% of AMI and below that have affordability covenants expiring within ten years.” Recommendation C2, page 13 in the report directs staff to amend the Comprehensive Plan to:

- “Include land use and housing policies to encourage the retention of existing, market affordable housing;
- Develop policies to consider preservation based on the location and characteristics of housing that should be preserved and rehabilitated, and when redevelopment is proposed, affirming the principle of no net loss of units and affordability to the extent feasible;
- Incorporate language that indicates the goal to preserve affordable units in all regions of the county, with a focus on increasing investment and/or reinvestment in specific neighborhoods deemed as areas of high vulnerability or lower opportunity;
- Include land use strategies that would incentivize preservation in a redevelopment scenario, such as flexibility with Comprehensive Plan recommendations for density/intensity and height.”

### BACKGROUND

Fairfax County has two concurrent affordable housing imperatives: preservation of existing affordable housing and new production. Both align with the One Fairfax Racial and Social Equity Policy (One Fairfax Policy) to support a high quality of life, employment opportunities, housing, amenities, and services for all people throughout the County.

In July 2020, following the receipt of the [Affordable Housing Resources Panel Recommendations](#), the Board recommitted to the importance of preservation and the principle of no net loss of market affordable housing units in the County<sup>1</sup>. The Board then established the

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<sup>1</sup> As described in the [Communitywide Housing Strategic Plan](#), and the development of a Countywide preservation strategy.

AHP Task Force with the purpose of developing comprehensive housing preservation strategies for the county's stock of affordable multifamily (four or more units) rental housing.

The work of the AHP Task Force included consideration of both market affordable housing and committed affordable housing. Market affordable housing is defined as affordable to households earning 60% of the area median income (AMI) or below<sup>2</sup>, but without enforceable rent or income restrictions. As of 2022, it was estimated that there were approximately 8,300 market rate affordable units in Fairfax County. Committed affordable housing is defined as properties or units with rents and incomes served that are restricted by means such as a deed restriction or zoning requirements. For the purposes of this report, committed affordable units are considered to be limited to 80% AMI and below for those units under the County's inclusionary zoning policies, specifically the ADU program or the WDU program, and 60% of the AMI for other committed units. As of 2022, it was estimated that there are approximately 15,000 committed affordable and workforce dwelling units with affordability levels up to 120% of the AMI, including those within the maximum AMI limits of the workforce dwelling unit policy.

The 2021 AHP Task Force report states that the county's stock of affordable rental housing is experiencing multiple critical pressures that will reduce supply, without intervention. Specific forces threatening market affordable and committed affordable housing assets include:

- demolition of older market affordable apartment complexes with redevelopment as high-end residential communities;
- renovation and/or "repositioning" of previously market affordable properties into higher rent properties;
- rent increases of market affordable units that outpace the rise in household incomes; and,
- expiration of committed affordable unit subsidies and affordability restrictions.

The AHP Task Force report identifies goals, objectives, and tools for preservation of existing affordable housing. The report is divided into several parts and subsections. Part II specifies policies and actions to be considered for the preservation of multifamily affordable units, which are divided into subsections that each address particular topic areas. Section A makes recommendations for goals and strategies regarding no net loss of affordable units, particularly market affordable units, long-term affordability, and availability of the affordable housing. Section B suggests financial tools and resources to encourage preservation or replacement of existing market and committed affordable housing, and Section C addresses potential land use policies to facilitate preservation. These recommendations provide the overall goals and framework for the proposed plan amendment.

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<sup>2</sup> In 2022, an annual income up to 60% of the AMI represented an income of approximately \$85,380 or less for a family of four.

## PUBLIC ENGAGEMENT

Public engagement for this Plan amendment included a series of virtual and in person community meetings from September 2022 through January 2023 to gather input on the draft Comprehensive Plan guidance and to communicate the County’s commitment to no net loss of affordable housing. Presentations were made to district land use committees, citizen and industry groups, market affordable and committed affordable property owners, and residents and neighbors of the properties. An online survey was also utilized to gather feedback. Both the Board of Supervisors and Planning Commission Housing Committees were briefed on the amendment in Fall 2022.

## ANALYSIS

The Housing Element of the Comprehensive Plan’s Policy Plan recognizes housing as critical infrastructure within the County to support the high quality of life for residents of the County and the local economy, emphasizes the need for price-appropriate housing (where households pay approximately 30 percent of their income in housing), and encourages the development of housing affordable for all income levels. The County Housing Goal asserts that, “Opportunities should be available to all who live or work in Fairfax County to purchase or rent safe, decent, price-appropriate housing within their means in accordance with the *One Fairfax policy* and *Communitywide Housing Strategic Plan*.”<sup>3</sup>

Both new production of affordable housing and the preservation of existing affordable housing are critical components to achieving this goal. Preservation of affordable housing can diversify the County’s housing stock, prevent displacement of community members, and maintain established social networks, especially those with shared cultural history. Adding guidance and associated definitions within the Comprehensive Plan on the tools and strategies that can be used to support the preservation of affordable housing per the AHP Task Force recommendations would create a framework for evaluating and advancing affordable housing preservation opportunities within the County.

The AHP Task Force recommendations stress the importance of retaining existing market and committed affordable units both through physical preservation of a property with affordable housing and through preserving the affordability mix in a redevelopment scenario. In some cases, site conditions, land economics, and other forces may not support the long-term physical preservation of an existing market affordable or committed affordable property. The following analysis focuses on those instances to determine how to achieve long-term affordability through redevelopment of properties with affordable units.

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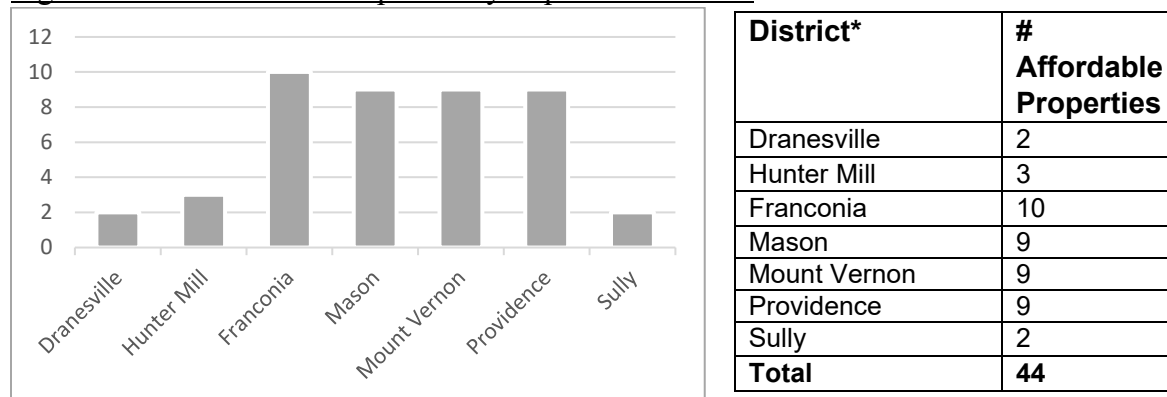
<sup>3</sup> Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Housing Element, as amended through February 23, 2021, page 3.

### Affordable Unit Inventory

To determine the best approach for preservation through redevelopment per the AHP Task Force recommendation, staff evaluated the inventory of existing market affordable properties within the County. The inventory was compiled using CoStar data from 2022 and coordination with the management of certain apartment complexes. The data also included information on the location and characteristics of the properties, applicable zoning, and existing Comprehensive Plan recommendations for each of the properties. The various characteristics of the existing market affordable properties were used to identify the types of properties that might be proposed for redevelopment. The market affordable inventory represents data at a point in time. Rents that are market affordable are subject to change at any time, and therefore the inventory could be different at any given point.

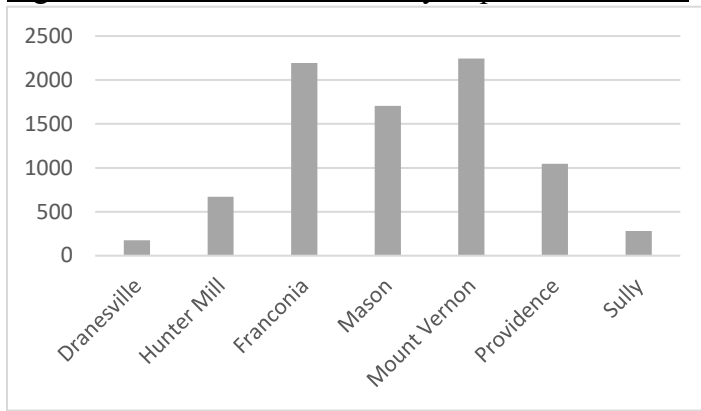
The inventory included a total of 44 sites comprising approximately 8,300 market affordable units affordable to households earning a maximum of 60% AMI countywide. The properties were distributed throughout the County, as shown in Figure 1, with a greater number of sites clustered in the Supervisor Districts in the eastern portions of the county, and numbers generally decreasing to the west. The highest concentration of units was found to be located within the southeastern and central portions of the county. Springfield and Braddock districts did not contain market affordable properties at the point in time when this survey was taken.

Figure 1: Distribution of Properties by Supervisor District



\*The Braddock and Springfield Districts did not have market affordable properties/units at the time that the inventory was completed.

Figure 2: Distribution of Units by Supervisor District



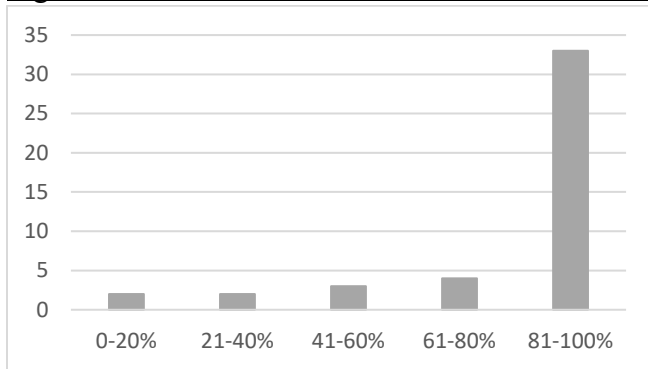
District	# Affordable Units
Dranesville	175
Hunter Mill	671
Franconia	2,195
Mason	1,704
Mount Vernon	2,244
Providence	1,046
Sully	282
<b>Total</b>	<b>8,317</b>

*Property Attributes*

The majority of structures identified in the inventory were constructed between 1960-1980. Consistent with garden-style design, most buildings were three to four stories in height, lacked elevators, and were served by surface, rather than structured, parking. The age of the buildings and size of the properties may contribute to interest by property owners to redevelop, as vacant land is becoming increasingly scarce in the County.

Seventy-five percent of the sites had a high percentage or were entirely composed of affordable units (between 81-100% of the units), as shown in Figure 3. This is an important factor when looking at the potential for obtaining one-for-one replacement of units. Properties with fewer affordable units may be well-positioned to replace the affordable units during redevelopment. Those with more affordable units may require greater incentives to achieve the goal of the one-for-one replacement of the affordable units during redevelopment, as commitments to higher levels of preservation would increase costs.

Figure 3: Percent of Market Affordable Units Within Each Site



Percent Affordable	# Properties
0-20%	2
21-40%	2
41-60%	3
61-80%	4
81-100%	33
<b>Total</b>	<b>44</b>

### *Comprehensive Plan and Zoning Considerations*

The 44 sites identified are recommended by the Comprehensive Plan for either residential use or a combination of land uses with a residential component. Approximately half of the properties are in special planning areas such as mixed-use development centers, where redevelopment at higher densities and intensities is typically planned for employment and housing growth, supported by convenient access to daily needs and services and, often, high frequency transit. The remaining properties are located in residential and commercial neighborhoods planned to retain a lower density development character. Where redevelopment is recommended in these areas, proposals would require more rigorous review to ensure compatibility with existing and planned neighborhood uses and character.

With respect to zoning, the majority of the properties are zoned for residential uses with R-12 (Residential use up to 12 dwelling units per acre) to higher density residential zoning. Approximately one-third of the properties have a commercial zoning designation that reflects previous zoning ordinance designations when residential uses were allowed within commercial districts. In addition, many of these properties are located within commercial revitalization districts, a zoning designation which overlays some of Fairfax County's planned mixed-use centers. In commercial revitalization districts, incentives and programs encourage and facilitate private and public investment to renew older commercial and residential areas. In these areas, opportunities for increased development potential may already be expected.

### **Incentives for Preservation**

#### *Additional Density/Intensity*

The AHP Task Force recommended utilizing land use strategies to incentivize preservation in redevelopment scenarios. The provision of additional density/intensity and/or height above that which is planned, without requiring a site-specific Plan Amendment could increase the financial viability of preservation during redevelopment. This proposed amendment to the Comprehensive Plan would provide for a flexible evaluation process for determining the appropriate density/intensity and building height for potential redevelopments. Various redevelopment scenarios were tested to assess financial impacts of the proposed policy and to understand the potential cost difference of providing units affordable at the 60% AMI level versus units leased at the market rate in a redevelopment scenario.

A third-party financial impact analysis compared the costs and revenue associated with common elements such as construction, gross income, maximum debt service and loan amounts. The analysis assumed equal construction costs for market rate and affordable units. Principally, the assessment indicated Net Operating Income (NOI) would be greatly reduced and construction costs may exceed borrowing capacity. At a rental rate set at 60% AMI, the rent collected for an affordable unit would likely be well below market rent. When accounting for more expensive locations such as Tysons, the rental income difference may be even greater. Absent capital

subsidies to offset the impact of lower rent at the 60% AMI level, a development could be expected to require construction of multiple market rate units to offset the cost and maintenance of each affordable unit. Properties with 100% market affordable units would require the greatest density increases to offset the cost of the replacement affordable units.

The goal of the analysis was to determine if a sliding scale of additional density could be established to simplify implementation of the program, similar to the WDU program. However, after completion of the analysis described above, it was clear that a flexible approach to the application of additional density/intensity would be necessary to accommodate the wide range of potential redevelopment opportunities and review of potential land use impacts.

Location and context of the properties also would affect the appropriateness of additional density/intensity and building height than is otherwise planned. As previously mentioned, many of the properties are located in mixed-use, development centers where recommendations for redevelopment currently exist. These sites may be able to support a greater level of density/intensity than exists. Other properties are located in lower density areas where the scale of redevelopment necessary to provide one for one replacement might not be compatible with the surrounding levels of development, per land use objectives in the Comprehensive Plan. Each proposal would be highly dependent on its individual characteristics and context. The variety of Comprehensive Plan recommendations for the properties also lends itself to the need for a flexible policy that takes each unique situation into account while determining how to preserve units.

A flexible approach for additional density/intensity and building height is proposed for the Comprehensive Plan amendment and would allow each site and its unique attributes and context to be considered on a case-by-case basis. Each development would be reviewed based on the attributes of the existing residential building(s) and new development proposed in the application, as well as the presence or lack of subsidy or assistance. Additional building height could be acceptable if it is needed to meet the preservation goals of this amendment. Staff from the Departments of Planning and Development and Housing and Community Development would evaluate each property on a case-by-case basis to determine whether additional density may be appropriate for preservation without a Plan amendment, or if the established Comprehensive Plan amendment processes should be pursued and appropriate incentives recommended.

#### *Off-site Replacement of Affordable Units*

The AHP Task Force also recommended considerations for off-site replacement of affordable units, if a redevelopment proposes to replace the affordable units in a location that is not in the same location as the redevelopment. The Task Force recommended that off-site units should have proximity to the site undergoing redevelopment, access to comparable or better economic opportunities and public transportation; social, recreational, educational, commercial, health facilities and services; and other municipal services should be provided. To the extent possible,



redevelopment should replace units on-site to allow residents to remain in their chosen community.

### *Properties Redeveloping with Non-Residential Uses*

For projects that propose redeveloping market affordable multifamily rental units to non-residential uses, the plan amendment and rezoning processes should assess the loss of the affordable units. The impact should be offset through either off-site commitments to affordable units, which is preferred, or a housing trust fund contribution.

### **Affordable Dwelling Unit and Workforce Dwelling Unit Considerations**

The Affordable Dwelling Unit (ADU) and Workforce Dwelling Unit (WDU) programs are two programs that facilitate provision of affordable units through the redevelopment process. The ADU and WDU programs are established in the Zoning Ordinance and Comprehensive Plan, respectively. Each provides bonus density in exchange for affordable units.

ADUs and WDUs per the County ADU Ordinance and WDU policy would need to be provided in any redevelopment proposal, including those that would be proposed under this preservation policy. The ADUs and WDUs would count toward the preservation of existing affordable units. The additional density/intensity offered for the preservation of affordable units under this policy is applied to the Plan recommended intensity. The proposed redevelopment would still need to meet the density/intensity of its proposed zoning district, including any bonus density allowed for ADU/WDUs under the zoning regulations.

### **Administration of Preserved Units**

Administration guidelines for the preservation of affordable housing units are needed for implementation of the policy. These guidelines will address such details as the process for identification of market affordable properties, standards for replacement of existing affordable units, the relocation of existing tenants and the rights of those tenants to move back into the preserved units, and the location and dispersion of the units within the redeveloped property. Reporting requirements would also be detailed in the administrative guidelines.

The AHP Task Force recommended the development of policies that consider preservation based on location and characteristics of the affordable housing, such as those near mass transit and walkable amenities or those within areas of higher vulnerability or lower opportunity, designated by the County. The administrative guidelines would define the property characteristics used to determine whether a property would be considered affordable, for example, using the age, condition, and affordability levels of the property. Each residential proposal would need to be evaluated individually to assess the affordability. HCD staff also would continue to implement the AHP Task Force recommendation to update the market affordable inventory every two years to identify affordable properties that could be vulnerable to redevelopment.

## **SUMMARY OF PROPOSED PLAN AMENDMENT**

The proposed Plan amendment would update the [Housing Element](#) of the Policy Plan and add new Glossary definitions. Specifically, the Policy Plan's Housing element is proposed to be amended to add a new Housing objective on affordable housing preservation (Objective 6), supporting policies, and a supplemental appendix (Appendix 2) with additional guidance on the incentives and implementation tools for affordable housing preservation. The new guidance would establish the goal of no net loss of market and committed affordable units to the maximum extent practicable when redevelopment of multifamily residential is proposed. The new guidance would emphasize utilizing data analysis to identify affordable units being redeveloped and encourage the provision of financing incentives and additional density to achieve preservation goals.

Redevelopment proposals for properties with existing affordable housing may be considered for additional density/intensity and Plan flexibility as an incentive to maximize the replacement of affordable units following the performance-based strategy contained in proposed Appendix 2. The guidelines contained in this proposed new appendix would be designed to ensure proposals are compatible with surrounding uses and can be supported by existing infrastructure. To qualify for land use incentives as may be available, redevelopment proposals would be expected to commit to maintaining unit affordability for a period of 30 years or more.

In addition, the Comprehensive Plan Glossary would be amended to include definitions of Market Affordable Multifamily Rental Housing and Committed Affordable Multifamily Rental Housing.

## **CONCLUSION**

In order to minimize displacement of existing residents and continue to provide housing choices to households at all income levels, the county has established a goal of no net loss of existing affordable housing. This Plan amendment affirms this goal within the Comprehensive Plan and encourages the replacement of market affordable and committed affordable units when multifamily redevelopment and infill development projects seek rezoning and/or plan amendments. Incentives such as increased density or intensity, additional building height, and financial assistance are some of the tools that can be leveraged to facilitate preservation of existing affordability.

## RECOMMENDATION

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

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Housing Element, as amended through February 23, 2021, page 3:

## “INTRODUCTION

...

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;
- Preserving the stability of residential neighborhoods remains an important goal;
- There is a limited supply of housing for special populations, such as 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 available land to develop for affordable housing.

## BOARD OF SUPERVISORS’ GOAL

Opportunities should be available to all who live or work in Fairfax County to purchase or rent safe, decent, price-appropriate housing within their means in accordance with the *One Fairfax policy* and *Communitywide Housing Strategic Plan*. Housing affordable for all income levels should be located as close as possible to employment opportunities while maximizing quality of life standards. The provision of affordable housing should be a vital element in high density and mixed-use developments should be encouraged in revitalization areas and mixed-use centers, and stimulated through flexible zoning wherever possible.

## COUNTYWIDE OBJECTIVES AND POLICIES

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 and a preservation goal to signify the commitment to having price-appropriate housing that is affordable at all income levels throughout the county. This production goal, as noted in Objective 1, and the preservation goal, as noted in Objective 6, below and as further described in the *Communitywide Housing Strategic Plan*, should be communicated broadly and intentionally to increase public awareness regarding the need for housing affordability and to stimulate public, private and non-profit efforts to create more housing options and opportunities at all affordability levels. ~~This~~ These metrics should be used ~~as a yardstick by which to measure~~ assess the performance of the entire community in responding to this critical need for economic success.”

**ADD:** Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Housing Element, as amended through February 23, 2021, Countywide Objectives and Policies, page 7:

**“Objective 6: Redevelopment should aim to preserve existing market and committed affordable rental multifamily housing units.**

Policy a. Support the goal of no net loss of market and committed affordable housing units within redevelopment to the extent practicable.

Policy b. Provide financial, development process, land use, and other incentives for affordable housing preservation projects.

Policy c. Consider additional on-site density or intensity in accordance with the definitions and suggested practices set forth in Appendix 2 to retain Market and Committed Affordable Rental Multifamily Housing units.

Policy d. Analyze the affordability of any proposed redevelopment of existing multifamily residential units seeking a Comprehensive Plan amendment or rezoning application to 1) identify existing affordable housing onsite and 2) understand the potential impacts of the proposed redevelopment on the existing affordable housing.”

**ADD:** Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Housing Element, as amended through February 23, 2021, add a new Appendix 2, following Appendix 1:

**“APPENDIX 2**

**GUIDELINES FOR MULTIFAMILY AFFORDABLE HOUSING PRESERVATION**

Fairfax County has a significant stock of privately-owned Market Affordable Multifamily Rental Housing that is shrinking due to rental market price increases, repositioning, renovation, and redevelopment of the affordable units. In addition, Committed Affordable Multifamily Rental Housing, are at risk of becoming market rate units due to expiring affordability periods. Replacement of affordable units in infill development or redevelopment can prevent the loss of affordable units and minimize displacement of residents. The County should implement strategies to preserve the affordability of Market Affordable Multifamily Rental Housing and Committed Affordable Multifamily Rental Housing with expiring terms, to the extent practicable, to support the goal of no net loss of affordable units. The Plan Glossary defines such terms as Market Affordable Multifamily Rental Housing, Committed Affordable Multifamily Rental Housing, infill development, and redevelopment.

The departments of Housing and Community Development and Planning and Development should evaluate the potential for one-for-one replacement of affordable units in proposed residential infill development and redevelopment of Market and Committed Affordable Multifamily Rental Housing based on county goals, property characteristics, development potential, and project economics. While the objective is no net loss of affordable units, it is recognized that this may not be possible in all circumstances. Additional public and private resources and incentives for affordable housing preservation may be incorporated to maximize the number of replacement affordable units. Greater incentives may be considered for developments with greater proportions of affordable units proposed to be included in the development plans.

Any residential development proposal should provide WDUs per Appendix 1 and any required ADUs per the Zoning Ordinance. The WDU and ADUs would count toward the one-for-one replacement goal.

**Additional Residential Density/Mixed-Use Intensity**

Additional residential densities or intensities above the Plan recommendation may be considered in development proposals that commit to long-term preservation (30 or more years), as an incentive to replace existing Market and Committed Affordable Multifamily Rental Housing units. Factors such as the location of units, the income levels served, and/or financial feasibility should be considered as part of any proposed development seeking additional density or intensity. The appropriate amount of additional density or intensity will be determined on a case-by-case basis based on the ability of the project to meet applicable site-specific and countywide recommendations of the Comprehensive Plan. Except where otherwise noted in the Area Plans, the additional density or intensity provided in a development in adherence to this policy is excluded from the Plan’s maximum density or intensity recommendations.

Development proposals seeking the additional density or intensity should demonstrate that the proposed project is compatible with existing and planned surrounding development in accordance with Objectives 2, 8, and 14, as well as Appendix 9, of the Land Use Element of the Policy Plan. High quality building and site design, and transitions between uses are essential to achieve a compatible land use relationship and mitigate impacts between uses. Building height above the recommended maximum designated in the Area Plans should only be considered if necessary to accommodate the inclusion of the additional density or intensity needed to meet the one-for-one replacement goal.

Additional density or intensity must meet the Zoning Ordinance requirements, including maximum density or intensity. Proposals also should demonstrate that impacts to the environment, schools, parks, heritage resources, transportation systems, and other public facilities, including from additional density or intensity, will be addressed.

### **Implementation**

The preservation of market-rate affordable units is subject to administrative requirements that will be set forth in the Board of Supervisors Affordable Housing Preservation Administrative Policy Guidelines. Units being preserved should, to the extent possible, reflect the affordability levels (AMI levels), bedroom counts, and unit size determined in the affordability analysis of the existing units conducted by Housing and Community Development.

Any proposed redevelopment should incorporate a Relocation Assistance Plan to support existing tenants when redevelopment occurs. The Relocation Assistance Plan should be prepared by the developer and submitted to the Department of Housing and Community Development. Additional guidance regarding Relocation Assistance Plans will be provided in the Administrative Policy Guidelines.”

**ADD:** Fairfax County Comprehensive Plan, 2017 Edition, Glossary, as amended through November 9, 2021

**“MARKET AFFORDABLE MULTIFAMILY RENTAL HOUSING:**  
Multifamily rental housing properties (four or more units) containing units with market rents that are affordable to lower-income households, with a primary focus on rents generally considered to be affordable to households earning 60 percent of the Area Median Income (AMI) and below. Rents are set by private property owners and not regulated by covenants, agreements, or other restrictions.”

**“COMMITTED AFFORDABLE MULTIFAMILY RENTAL HOUSING:**  
Multifamily rental housing properties (four or more units) containing units with rents restricted to serve households earning 60 percent AMI and below, as well as

80 percent AMI and below specifically under the County’s Affordable Dwelling Unit (ADU) Ordinance and Workforce Dwelling Unit (WDU) Policy, or by other means. The rents and incomes are controlled by deed restrictions, zoning requirements, or other legal means.”

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Contents, page iii: Housing

~~“APPENDIX~~ APPENDICES

1. Guidelines for Provision of Workforce Housing

2. Guidelines for Multifamily Affordable Housing Preservation”

**COMPREHENSIVE LAND USE PLAN MAP:**

The Comprehensive Land Use Plan Map will not change.

**COUNTYWIDE TRANSPORTATION PLAN MAP:**

The Countywide Transportation Plan Map will not change.