



## PROPOSED COMPREHENSIVE PLAN AMENDMENT

ITEM: PA 2020-CW-2CP  
January 13, 2021, revised January 25, 2021\*

**GENERAL LOCATION:** Countywide

**SUPERVISOR DISTRICT:** All

**PLANNING AREA:** All

**PLANNING DISTRICT:** All

**SUB-DISTRICT DESIGNATION:** All

**PARCEL LOCATION:** All

**Housing Element and Workforce Dwelling Unit (WDU) Policy**  
For additional information about this amendment call (703) 324-1380.

**PLANNING COMMISSION PUBLIC HEARING:**  
Wednesday, January 27, 2021 @ 7:30 PM

**BOARD OF SUPERVISORS PUBLIC HEARING:**  
Tuesday, February 23, 2021 @ 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

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*\*This Staff Report has been republished to correct page references within the document.*

# STAFF REPORT FOR PLAN AMENDMENT 2020-CW-2CP

## INTRODUCTION

On July 14, 2020, the Fairfax County Board of Supervisors (Board) authorized Plan Amendment (PA) 2020-CW-2CP to consider revisions to the Housing and Land Use Elements of the Policy Plan volume of the Comprehensive Plan and to the Area Plan volumes related to rental Workforce Dwelling Units (WDUs), as well as other related changes to the Housing Element to reflect current conditions and ensure consistency between the Comprehensive Plan and the *Communitywide Housing Strategic Plan*. The authorization advanced the recommendations of the WDU Policy Task Force, which the Board established to evaluate the WDU Policy rental program, and to make recommendations only for rental WDUs for consideration as policy guidance within the Comprehensive Plan. Other components of the authorization include revisions to the WDU Policy Administrative Guidelines for countywide and Tysons-specific implementation of the WDU program, which are Board adopted documents but are not components of the Comprehensive Plan. The following staff report for Plan Amendment 2020-CW-2CP provides background, analysis, and recommendations on Comprehensive Plan and policy revisions in response to the Board's authorization.

## ADOPTED WDU POLICY AND PLANNING HISTORY

The Guidelines for the Provision of Workforce Housing (WDU policy) is an inclusionary housing policy within Appendix 1 of the Housing Element of the Policy Plan component of the Comprehensive Plan, which recommends high-density residential and mixed-use development proposals voluntarily commit to providing units affordable to households earning up to a maximum 120 percent of the Area Median Income (AMI) for the Washington D.C. Metropolitan Area. The Plan encourages WDUs in the County's Transit Station Areas and Mixed-Use centers where the Area Plans envision mixed use or high-density residential development above the baseline recommendation for development. The WDU policy, along with the Affordable Dwelling Unit (ADU) Ordinance (which provides inclusionary housing for households up to 70 percent of AMI) are tools for providing housing that is affordable for low-and moderate income households. The WDU policy applies to the provision of both rental and for-sale units, however, as noted below, the recommendations of the WDU policy task force pertained to rental WDUs only, which constitute the vast majority of WDUs that have been delivered to date. As a result, the proposed plan amendment does not address changes to the provision of for-sale units.

The current countywide WDU policy recommends a minimum 12 percent commitment of proposed units in a development to be provided as WDUs, with equal commitment levels for WDUs serving households at 80 percent of AMI (four percent), 100 percent of AMI (four percent), and 120 percent of AMI (four percent). To help offset the cost of providing units at these income tiers, a 12 percent bonus density may be utilized for developments meeting the 12 percent commitment, with up to an additional bonus unit for every WDU up to a maximum 20 percent bonus. Under no circumstance should the bonus exceed 20 percent. Figure 1 (see page 5) illustrates the policy and the income tiers that would apply with the minimum 12 percent WDU

commitment. In addition to the Appendix 1 countywide recommendations, area-specific WDU policies are included in several of the Area Plans, including for the Tysons Urban Center (see Figure 1 for Tysons commitment level and income tiers). Within the Tysons Urban Center, a 20 percent commitment level for WDUs is recommended, and a corresponding 20 percent bonus intensity may be utilized to incentivize the construction of the units. As with the countywide WDU Policy, household incomes served under the for-sale and rental programs range between 60 percent and 120 percent of AMI.

The adopted Comprehensive Plan contains countywide housing recommendations in the Policy Plan's Housing Element. The Housing Element was originally adopted in 1990 with the Planning Horizons effort, and the Board of Supervisor goal, objectives, and policies, have been largely unchanged since that time. Guidelines for the Provision of Workforce Housing were added to the Housing Element as Appendix 1 in 2007 with Plan amendment S07-CW-2CP. These guidelines were developed to implement the recommendations of the High-Rise Affordability Panel, a Board-appointed body that developed policy recommendations to promote affordable housing in high-density residential development countywide. The Tysons Urban Center plan, adopted by the Board in 2010 with Plan amendment ST05-CW-1CP, contains area specific recommendations for the provision of WDUs.

## **CURRENT CONDITIONS AND RENTAL RATE TRENDS**

Since the adoption of the countywide and Tysons-specific WDU policies in 2007 and 2010 respectively, over 1,700 WDUs have been constructed, nearly all of which have been provided as rental units within areas such as Tysons, Reston, and Merrifield. An additional 7,700 WDUs have been entitled through the zoning process but have not yet been constructed. While the program has been successful at securing commitments for and producing units, changes in the residential market have produced challenges with realizing the full benefit of WDUs for serving households in need of affordable housing in the County. As market rental rates (average rental rates on the market without subsidies) are often lower than the WDU rental rates for the 100 and 120-percent income tiers, the WDU rental program effectively realizes a four percent commitment (ten percent in Tysons) for WDUs serving households at 80 percent of AMI and below (see Figure 1 text highlighted in blue), which are households identified by the County as in need of affordable housing, rather than the County's goal of providing 12 percent affordable housing.

The Board identified the challenge of the WDU rentals at the 100 and 120 percent income tiers as compared to the market rental rates in the adopted 2018 *Communitywide Housing Strategic Plan (Strategic Plan)*. The Strategic Plan outlined specific, measurable, and actionable strategies for meeting countywide housing goals. It also identified the program, policies, and specific funding resources, required to address housing needs in five, ten, and 15 years. Finally, it recommended updating and revising the WDU policy to respond to housing needs and current market conditions.

## WDU POLICY TASK FORCE

The Board established a WDU Policy Task Force (task force) to evaluate the rental program’s income tiers and commitment levels in March 2019. The task force, which included staff representation from the departments of Housing and Community Development and Planning and Development, building industry representatives, affordable housing advocates, and members of the Fairfax County Planning Commission and the Redevelopment and Housing Authority (FCRHA), met from March 2019 to June 2020, enlisting the assistance of the Virginia Center for Housing Research (VCHR) at Virginia Tech to conduct analyses on the cost of providing committed units in development projects.

The task force evaluated the existing WDU Policies for rental units, leasing challenges with units at the 100 and 120 percent of AMI, the need for units serving households earning between 60 and 80 percent of AMI, and the public benefit, racial and social equity implications, and financial impacts to the developer of providing units at the various income tiers. The task force developed recommendations (see Figure 1 below) to revise the WDU Policy by lowering the maximum threshold for household incomes served by the rental program to 80 percent of AMI and below and to eliminate the 100 and 120 percent income tiers from the program that were found by VCHR’s research as typically served by market rental rates. The task force also recommended lowering the countywide commitment level from twelve percent to eight percent (consisting of four percent at 80 percent of AMI, two percent at 70 percent of AMI, and two percent at 60 percent of AMI and below) and retaining the existing density bonus (12 percent, with the ability to go up to 20 percent provided a proportional increase in WDUs) to help offset the cost to a development project of providing rental WDUs at the lower income tiers. The change would effectively double the commitment for the lowest income tiers, which is a significant benefit to the County, and eliminate the commitment of units at income tiers that are comparable to or above market rental rates.

Figure 1. Current and Proposed Rental WDU Policy Commitment Levels and AMI Tiers

	Current WDU Policy	Proposed WDU Policy and Task Force Recommendations		
<b>Countywide WDU Policy</b>	<p><b>4% at 80% AMI</b>                      4% at 100% AMI                      4% at 120% AMI  <b>12% WDU commitment</b></p> <p>A density bonus of <u>12%</u> may be applied for meeting the 12% WDU commitment, with increased bonus available up to a maximum of 20% provided a proportional increase in WDUs.</p>	<p>2% at 60% AMI                      2% at 70% AMI                      4% at 80% AMI  <b>8% WDU commitment</b></p> <p>A density bonus of <u>12%</u> may be applied for meeting the 8% WDU commitment, with increased bonus available up to a maximum of 20% provided a proportional increase in WDUs.</p>		
<b>Tysons WDU Policy</b>	<p><b>2% at 60% AMI</b>  <b>3% at 70% AMI</b>  <b>5% at 80% AMI</b>                      5% at 100% AMI                      5% at 120% AMI  <b>20% WDU commitment</b></p> <p>A density bonus of <u>20%</u> may be applied for meeting the 20% WDU commitment.</p>	<p>The developer would elect <i>either</i> Option 1 or Option 2:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p><b>Option 1</b>                              3% at 60% AMI                              2% at 70% AMI                              8% at 80% AMI  <b>13% WDU commitment</b></p> </td> <td style="width: 50%; vertical-align: top;"> <p><b>Option 2</b>  <u>10% at 60% AMI</u>  <b>10% WDU commitment</b></p> </td> </tr> </table> <p>A density bonus of <u>20%</u> may be applied for meeting the 13% or 10% WDU commitment.</p>	<p><b>Option 1</b>                              3% at 60% AMI                              2% at 70% AMI                              8% at 80% AMI  <b>13% WDU commitment</b></p>	<p><b>Option 2</b>  <u>10% at 60% AMI</u>  <b>10% WDU commitment</b></p>
<p><b>Option 1</b>                              3% at 60% AMI                              2% at 70% AMI                              8% at 80% AMI  <b>13% WDU commitment</b></p>	<p><b>Option 2</b>  <u>10% at 60% AMI</u>  <b>10% WDU commitment</b></p>			

- Income tiers highlighted in blue text show WDU commitments for households earning 80% of AMI and below.

For the Tysons WDU Policy, the task force recommended two options that a development could select. Option 1 would lower the commitment level from 20 percent to 13 percent (consisting of eight percent of the total units at 80 percent of AMI, two percent at 70 percent of AMI, and three percent at 60 percent of AMI and below). Option 2 would lower the commitment level from twenty percent to ten percent of the total units, all of which would be provided at 60 percent of AMI and below. As with the countywide policy recommendation, no change is proposed to the maximum available density bonus of 20 percent.

While the task force voted to forward the aforementioned recommendations to the Board, the vote was not unanimous. The development industry representatives on the task force expressed concerns about the cost of developing the units and proposed alternatives to the income tiers. For the countywide policy, the development industry representatives proposed a total seven percent WDU commitment (consisting of five percent of the total units at 80 percent of AMI, one percent at 70 percent of AMI, and one percent at 60 percent of AMI and below). For Tysons, the development industry representatives supported the total commitment level of thirteen percent of the total units that was also supported by the majority, but with a minor change in the tiers (instead consisting of eight percent of the total units at 80 percent of AMI, three percent at 70 percent of AMI, and two percent at 60 percent of AMI and below). Given this dissension, the task force also supported a five-year retrospective on the proposed policy to evaluate its efficacy in generating units and the cost to the developers. Staff finds that the development industry representative's proposal for the Tysons policy would be a reasonable alternative to the task force recommendation as it would provide the same number of committed units, although the alternative text would provide fewer units at the lowest income tier. Staff does not support the development industry representative's countywide proposal.

## **SCOPE OF THE AMENDMENT**

As previously mentioned, PA 2020-CW-2CP considers revisions to the Housing and Land Use Elements of the Policy Plan and the Area Plan volumes related to rental WDUs, as well as changes to the Housing Element to reflect current conditions and ensure consistency between the Comprehensive Plan and the *Communitywide Housing Strategic Plan*, per the Board's authorization. The proposed amendment consists of changes to 1) the Policy Plan, specifically the Housing and Land Use Elements, 2) the Glossary of the Comprehensive Plan, and 3) the Area Plan Volumes. Concurrent with the Plan Amendment, the Board also authorized staff to revise the WDU Administrative Policy Guidelines, which contain administrative procedures used to implement the WDU program but are not a part of the Comprehensive Plan. The proposed Plan amendment would revise the Housing Element's Appendix 1 Guidelines for the Provision of Workforce Housing by lowering the household income levels served under the rental program from a maximum of 120 percent of the Area Median Income (AMI) for the Washington D.C. Metropolitan Area to a new maximum of 80 percent of AMI, and also lower the recommended commitment level for rental WDUs (WDU percentage of total residential units) to offset the cost of providing units to households with lower incomes. No changes are proposed to the maximum 20 percent density bonus associated with the provision of rental WDUs, or the WDU policies associated with for-sale units. The current and proposed changes to the countywide and Tysons-specific income tiers are included in Figure 1.

## ANALYSIS AND SUMMARY OF PROPOSED REVISIONS

The following section provides analysis of the proposed amendment and a summary of the revisions to County policy. The analysis and summary are organized into sections based on topic and the different sections of the Plan, each discussing the policy revisions and the justification for the revision. Within each section, changes are listed by topic, with references to the specific page numbers in the amendment text.

### Analysis

- I. Housing Policy
- II. Development Cost
- III. Impacts to Public Facilities

### Summary of Proposed Revisions

- IV. Summary of Revisions to the Policy Plan
  - a. Housing Element
  - b. Appendix 1 of the Housing Element
  - c. Land Use Element
  - d. Glossary
- V. Summary of Revisions to the Area Plans
- VI. Summary of Revisions to WDU Administrative Policy Guidelines

The analysis in this staff report is informed by the Policy Plan volume of the 2017 Edition of the Comprehensive Plan; other Board policies such as the *Communitywide Housing Strategic Plan* and *One Fairfax Policy*; and the WDU Policy Task Force recommendation.

### **I. Housing Policy**

The proposed amendment to the WDU recommendation for rental units would align with adopted Appendix 1 of the Housing Element, which notes the County's policy of providing workforce housing in the County's Mixed-Use Centers, including Tysons Urban Center, Suburban Centers, Community Business Centers, and Transit Station Areas, where the Area Plans envision mixed use or high-density residential development above the baseline recommendation for development. The WDU Policy would remain consistent with the Concept for Future Development in the Comprehensive Plan, which provides the County's general vision and direction for future growth and development, and emphasizes that a substantial residential component should be a part of the mixed-use centers identified in the Area Plans.

The proposed revisions to the rental component of the WDU policy also respond to the *Communitywide Housing Strategic Plan* and *One Fairfax Policy*. The *Communitywide Housing Strategic Plan* is a two-phased plan developed by the Fairfax County Department of Housing and Community Development (HCD) in partnership with the Affordable Housing Advisory Committee (AHAC) and Affordable Housing Resources Panel (AHRP). AHAC is a group of non-profit leaders, stakeholders, members of the business community, and the real estate industry that advises the Board of Supervisors on affordable housing issues. AHRP was an ad-hoc panel appointed by the Board of Supervisors specifically to identify affordable housing production goals and resources. As part of Phase 1, HCD and AHAC developed 25 strategies to

address the future housing needs for the production and preservation of housing affordability throughout the County. The strategies are organized under four broad categories: modernizing administration and processes, land use and zoning tools, funding sources and uses, and housing for vulnerable populations.

A primary element within the strategic plan is the concept of “price-appropriate” housing as a standard for evaluating the how much of a household’s income should ideally be spent on housing. The amendment proposes to incorporate this concept within the Housing Element and the goal of providing opportunities for all who live and work in the County to purchase or rent safe, decent, affordable housing within their means. The proposed amendment also specifically would implement a strategy included in the *Communitywide Housing Strategic Plan* to revise the workforce housing program to increase access to the program for households with lower incomes.

The County’s *One Fairfax Policy*, adopted in 2017, defines expectations for consideration of racial and social equity, and in particular, meaningful community involvement when planning, developing, and implementing policies, practices, and initiatives. The policy notes that, as an area of focus to promote equity, “linking our residents and families to opportunities including education, workforce development, employment, and affordable housing helps ensure lifelong learning, better health, resilience, and economic success. The systems, structures, and settings in which our residents and families live, work, play, and learn, create an equitable community and are, in part, a product of policy and resourcing decisions”. The policy further notes a goal of achieving “housing policies that encourage all who want to live in Fairfax to be able to do so, and 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”. The amendment supports the *One Fairfax Policy* by encouraging the development of housing units committed for households making 80 percent of AMI and below, which are less served by the market in these mixed-use centers.

## **II. Development Cost**

The Board established the WDU Policy to encourage voluntary development of units below market rate rents by residential developers who own, construct, or operate residential communities. In considering the development of a multifamily residential community, the developer must determine the project’s financial feasibility based on a number of factors. Developers consider the initial cost of the land, the cost to build a project, specific market factors, the ongoing profitability or net operating income (NOI), and the potential future sales value of the building (taking into consideration any deed restrictions), among numerous other factors when determining the reasonableness of a potential development’s cost.

To enable the financial feasibility and to incentivize the creation of WDUs, the WDU Policy allows a project to receive a density bonus in the form of market rate units to offset the cost of providing WDUs at below-market rents. The existing WDU Policy allows owners to charge rents for WDU units between 60 and 120 percent of AMI.

The ongoing rents that can be achieved versus operating expenses are one important developer consideration. A project's economic analysis includes a comparison of the ongoing operating expenses to the annual revenue generated from rents. Every property has operating expenses (OPEX), the sum of all costs to operate the property. Some components of operating expenses include taxes, maintenance costs, insurance, utilities, management fees, replacement reserves, management and maintenance staff expenses, and property amenities. In a project with WDUs, the per unit OPEX is the same for both the market units and WDU units. The project's gross income minus vacancy loss and OPEX equals net operating income (NOI), which must provide a sufficient annual return for a project to be profitable for the developer.

VCHR was retained to conduct a market and production analysis on the existing WDU rental program, research market rents for multifamily residential projects, and compared them to WDU rents. Their research confirmed the units affordable to households with incomes at 100 and 120 percent of AMI are provided for by the market and are not therefore providing affordable housing. VCHR also analyzed development and construction costs from local, state, and federal data sources, including data from multifamily projects in Fairfax County, to determine the cost to produce a market-rate unit. Their findings also confirmed the need for a density bonus to offset the developer's cost for providing WDUs at below-market rents. For the countywide policy, a 12 percent density bonus would offset the cost of providing nine percent of units as WDUs serving households at 60-80 percent of AMI. For Tysons, a 20 percent density bonus would offset the cost of providing 15 percent of units as WDUs serving households at 60-80 percent of AMI. The VCHR research and analysis informed the WDU Task Force's recommendations for the new policy focused on eliminating the highest income tiers, providing units at lower income tiers, a reduction in the total percentage of required WDUs, and retention of bonus density to offset any costs to the developer.

Subsequent to the work completed by VCHR, the developer representatives from the task force created their own alternative financial evaluation comparing, among other factors, the potential gross sales proceeds, net operating income, and value difference under the existing and proposed WDU policies, which were different than the factors analyzed by VCHR. Their evaluation indicated that for the countywide policy, a 12 percent density bonus would offset the cost of providing seven percent of units as WDUs serving households at 60-80 percent of AMI. For Tysons, a 20 percent density bonus would offset the cost of providing 13 percent of units as WDUs serving households at 60-80 percent of AMI. VCHR vetted the assumptions used in the developer's evaluation to ensure these assumptions are consistent with industry standards and current market data. The developer's evaluation found that the proposed countywide policy may have an impact to the property's overall value compared to the existing countywide policy by reducing the overall gross sales proceeds.

The WDU Task Force considered both the VCHR and developer analyses to develop the final recommendation respecting the development community's cost concerns while significantly increasing the level of public benefit produced by the WDU rental policy.

### **III. Impacts to Public Facilities**

As with all residential development, WDUs generate impacts to public facilities, such as park and recreation facilities, heritage and cultural resources, sanitary sewer and water capacity, and emergency services. The changes proposed with the amendment would not create additional impacts as the total number of units (both market and WDUs) in a development project would not change. Individual development applications would continue to be reviewed for impacts to public facilities during the entitlement process.

### **IV. Summary of Proposed Policy Plan Revisions**

#### **A. Housing Element**

##### Introduction Section (pages 18 - 25)

The Introduction to the Housing Element of the adopted Policy Plan defines countywide housing availability, critical housing challenges and needs, and housing goals and objectives. As this section has not been updated in its entirety since 1990, the data and guidance are out of date. The Introduction is proposed to be completely rewritten to reflect current conditions and ensure consistency between the Comprehensive Plan and other related Board policies, including the *2015 Strategic Plan to Facilitate the Economic Success of Fairfax County*, the *2017 One Fairfax Policy* and the *2018 Communitywide Housing Strategic Plan*. The revisions propose to update data on housing needs from these plans and revise outdated terminology and to remove references to programs that no longer exist.

##### Countywide Objectives and Policies Section (pages 25 - 29)

The objectives and policies within the Housing Element have been maintained in the proposed text, as closely as possible to the adopted objectives and policies, while also being reorganized to read more fluidly. Under Objective 1, policies A and C have been revised as noted below, and two additional policies have been added (Policy L and M):

- Objective 1, Policy A: Guidance has been added to state a strong preference for the development of actual affordable housing units (compared to cash contributions to the Housing Trust Fund).
- Objective 1, Policy C: Guidance has been added to clarify that rental WDUs are recommended to be provided in the County's mixed-use centers or other locations where the Area Plans envision mixed use or high-density residential development above the baseline. The revisions also indicate that this policy applies to developments consisting of stacked townhomes as well as multifamily dwelling units. The added clarifications would ensure consistency in interpretation during development review.
- Objective 1, Policy L: New policy has been added to encourage commitments to Green Building practices in development of all housing.
- Objective 1, Policy M: New policy has been added to regularly report to the Board of Supervisors concerning affordable housing production.

It should be noted that while no changes are proposed to Objective 3, Policy A-E, this Policy is under review by the ongoing Affordable Housing Preservation Task Force, which is anticipated to make recommendations in early 2021, separate from the WDU plan amendment.

**B. Appendix 1 of the Housing Element: Guidelines for the Provision of Workforce Housing (pages 30 - 36)**

Structure

Appendix 1 is proposed to be renamed to “Workforce Dwelling Unit Policy” for consistency with terminology used in the Zoning Ordinance. The structure of the appendix has been re-organized, and information is now grouped into topical categories for ease of reference.

Commitment Level and Area Median Income (AMI) Tiers (pages 30 – 33)

Revisions are proposed to the WDU commitment level for rental units (no changes made for for-sale units), as recommended by the task force and included in the Board’s authorization. The countywide changes, shown in Figure 1, include a) reducing the total percentage of WDUs in rental developments from a minimum of 12 percent to a minimum of eight percent of all residential units, and b) reducing the income tiers served in the rental WDU development from 80 percent, 100 percent, and 120 percent of Area Median Income (AMI) to 60 percent, 70 percent and 80 percent of AMI. The change would effectively double the commitment for the lowest income tiers (units provided at 60, 70, and 80 percent of AMI) from the current four percent recommendation to eight percent, which is a significant benefit to the County, and would eliminate the commitment of units at income tiers that are comparable to or above market rental rates (100 and 120 percent of AMI). Within the Tysons Urban Center, the Annandale Community Business Center (CBC), the Seven Corners CBC and the Fairfax Center Area, minor changes to make these areas consistent with the proposed countywide policy are proposed. Additional detail about Tysons, Annandale, Seven Corners and Fairfax Center is described in subsequent sections of this staff report, Summary of Proposed Revision to the Area Plans.

Figure 2 presents a table to summarize the countywide and Tysons-specific proposed revisions with examples using hypothetical 300 unit and 400 unit developments, respectively.

Figure 2. Example of Current and Proposed Rental WDU Policy Commitment Levels and AMI Tiers

	<b>Current WDU Policy</b>	<b>Proposed WDU Policy and Task Force Recommendations</b>
<b>Countywide</b>	<p>Residential project with 300 total units  <u>12%</u> WDU commitment (<u>inclusive</u> of bonus units)</p> <p><b>12 units at 80% AMI</b>                      12 units at 100% AMI*  <u>12 units at 120% AMI*</u>  <b>36 WDU's (12 WDU's realized at 80% AMI or less)</b></p> <p>A density bonus of <u>12%</u> may be applied for meeting the 12% WDU commitment, with increased bonus available up to a maximum of 20% provided a proportional increase in WDU's.                      *The market is providing for the units at these income tiers.</p>	<p>Residential project with 300 total units  <u>8%</u> WDU commitment (<u>inclusive</u> of bonus units)</p> <p>6 units at 60% AMI                      6 units at 70% AMI  <u>12 units at 80% AMI</u>  <b>24 WDU's</b></p> <p>A density bonus of <u>12%</u> may be applied for meeting the 8% WDU commitment, with increased bonus available up to a maximum of 20% provided a proportional increase in WDU's.</p>
<b>Tysons</b> (within ¼ mile of Metro Station)	<p>Residential project with 400 total units  <u>20%</u> WDU commitment</p> <p><b>8 units at 60% AMI</b>  <b>12 units at 70% AMI</b>  <b>20 units at 80% AMI</b>                      20 units at 100% AMI*  <u>20 units at 120% AMI*</u>  <b>80 WDU's (40 WDU's realized at 80% AMI or less)</b></p> <p>*The market is providing for the units at these income tiers.</p>	<p>Residential project with 400 total units  <u>13%</u> or <u>10%</u> WDU commitment</p> <p>The developer would elect <u>either</u> Option 1 or Option 2:  <b>Option 2</b>  <u>40 units at 60% AMI</u>  <b>40 WDU's</b></p> <p><b>Option 1</b>                      12 units at 60% AMI                      8 units at 70% AMI  <u>32 units at 80% AMI</u>  <b>52 WDU's</b></p>
<b>Tysons</b> (outside ¼ mile of Metro Station)	<p>Residential project with 400 total units  <u>20%</u> WDU commitment (<u>exclusive</u> of bonus units)</p> <p><b>7 units at 60% AMI</b>  <b>10 units at 70% AMI</b>  <b>17 units at 80% AMI</b>                      17 units at 100% AMI*  <u>16 units at 120% AMI*</u>  <b>66 WDU's (34 WDU's realized at 80% AMI or less)</b></p> <p>A maximum density bonus of <u>20%</u> may be applied for meeting the 20% WDU commitment.                      *The market is providing for the units at these income tiers.</p>	<p>Residential project with 400 total units  <u>13%</u> or <u>10%</u> WDU commitment (<u>exclusive</u> of bonus units)</p> <p>The developer would elect <u>either</u> Option 1 or Option 2:  <b>Option 2</b>  <u>33 units at 60% AMI</u>  <b>33 WDU's</b></p> <p><b>Option 1</b>                      10 units at 60% AMI                      7 units at 70% AMI  <u>26 units at 80% AMI</u>  <b>43 WDU's</b></p> <p>A maximum density bonus of <u>20%</u> may be applied for meeting the 13% or 10% WDU commitment.</p>

WDUs outside of Mixed-Use Centers (page 30)

Consistent with the change to Objective 1, Policy C in the Housing Element, the revisions to Appendix 1 include new text that would clarify that rental WDUs are recommended to be provided in the County’s mixed-use centers or in other locations where the Area Plans envision mixed use or high-density residential development above the baseline. The added clarification would ensure consistency in interpretation during development review.

Bonus Density and Intensity (pages 30 - 32)

The revisions propose to clarify that bonus density is expressed in terms of dwelling units per acre (du/ac) for residential projects, and that, in mixed-use projects, bonus “intensity” is expressed in terms of Floor Area Ratio (FAR). This revision would reflect existing practice and has been included to ensure consistency in interpretation during development review. The proposed text also provides example calculations for bonus density above the Comprehensive

Plan range for both residential-only projects using du/ac as the unit of measurement and for mixed-use development using FAR as the unit of measurement. New guidance would add the following: “If the property is proposing a mixed-use development, the bonus density would only be calculated on the residential portion of the site.” This statement clarifies that non-residential portions of mixed-use developments would not be eligible for the calculation of bonus density.

The revisions contain a specific change to the available bonus density for Type V (wood and masonry) construction rental projects, which are currently required under the Zoning Ordinance to provide ADUs (either a 5 percent and 6.25 percent commitment, depending on the design of the project’s vehicle parking) at the 50 percent and 65 percent income tiers, with an associated 17 percent bonus density. Under the current WDU policy, WDUs are recommended (in addition to the required ADUs) up to the 12 percent affordability recommendation; however, no additional bonus is available for any WDUs provided in such developments. Rather, the current WDU policy allows for a portion of these WDUs to be provided at 100 and 120 percent, which helps to offset the cost. To be consistent with the proposed changes to the countywide policy, staff is proposing an additional bonus of up to 3 percent is proposed for meeting the WDU policy in this instance. However, in no case would bonus intensity be available above 20 percent, which is the current maximum.

#### Area Median Income Allocation (pages 32 - 33)

New tables are proposed to describe the AMI tiers and associated commitment levels for both countywide and for the Tysons Urban Center, noting the differences between the rental and for-sale programs. The Tysons Urban Center AMIs are also reflected in the Area Plans but have been included for ease of reference. No changes are proposed for the for-sale unit policy in Tysons or elsewhere in the County.

#### Unit Size (page 33)

New guidance would add minimum unit size recommendations for three-bedroom and four-bedroom units countywide, which would mimic the sizes in the current Tysons Urban Center WDU Administrative Policy Guidelines.

#### Implementation (page 34)

New guidance would be added to recommend the following:

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

This recommendation clarifies that WDUs are recommended to be provided through the zoning process, and notes that the County would expect and Proffered Condition Amendment (PCA) cases to comply with the new WDU Policy. This revision reflects the current practice and ensures consistency in interpretation during development review.

#### Flexibility (page 34)

The existing language regarding the applicability of the WDU Policy to “new construction” is proposed to be removed in order to clarify that the policy also applies to office-to-residential conversions.

#### **C. Land Use Element (pages 38 - 40)**

Proposed updates to this document consist mostly of editorial changes, such as rephrasing references to existing policies and ordinances, and revising outdated terminology. The one policy revision proposes a clarification that reflects the proposed revision to Objective 1, Policy C of the Housing Element regarding the recommendations for WDUs in areas located outside of Mixed Use Centers. As noted in Objective 1, Policy C, the proposed text would clarify that rental WDUs are recommended to be provided in the County’s mixed-use centers or in other locations where the Area Plans envision mixed use or high-density residential development above the baseline. The added clarifications would ensure consistency in interpretation during development review.

#### **D. Glossary (pages 42 - 45)**

The proposed changes include the following term additions, revisions, and removals:

- Adding a new term “price appropriate housing”, which describes housing that costs approximately 30 percent of a household’s annual income or less.
- Updating the definition of “Affordable Dwelling Units” to note that the control period for the affordability term of the unit is specified in the Zoning Ordinance.
- Updating the definition of “Affordable Housing” to refer to price-appropriate for-sale and rental housing for a variety of income levels up to 80 percent AMI for rental housing and 120 percent AMI for for-sale housing that is provided through a variety of federal, state and local programs.
- Updating the definition of “Workforce Dwelling Unit” to reflect the new maximum 80 percent AMI income tiers served by the rental program.
- Renaming and revising the definition of “government assisted housing” to “assisted housing”. The renaming reflects the fact that the term “government assisted housing” is not used elsewhere in the plan. The revision to the definition also would remove a list of assisted housing programs, some of which are no longer provided or have changed significantly and replaces it with a more general definition.
- Removing the terms “low-income households” and “moderate-income households” as the categorizations do not have meaning in the Comprehensive Plan outside of the ADU ordinance and WDU Policy, which use more precise terminology (for example, households making up to 80 percent of the Area Median Income).
- Removing the term “public housing” as it is no longer a program provided by the County.

#### **IV. Summary of Proposed Revisions to the Area Plans (pages 47 - 118)**

The proposed revisions to the Area Plans volumes of the Comprehensive Plan consist of updates to recommendations that reference the countywide policy or modifications to certain Area Plan recommendations that have unique guidance for rental WDUs in a specific area, including the Annandale CBC, the Seven Corners CBC, the Fairfax Center Area and the Tysons Urban Center. In these cases, the areas are located within mixed-use development centers where the highest development intensities are planned, where the County encourages the location of affordable and workforce housing in order to take advantage of nearby employment opportunities and transit, and/or where the need for commitments for affordable housing is greater. The proposed revisions to the Tysons language for rental WDUs would reflect the recommendations by the task force. The changes proposed to the other three areas are intended to align them with either the proposed revisions to the countywide policy or the proposed revisions to the Tysons recommendations for the WDUs, as discussed in more detail below. Other specific areas of the County with unique WDU commitment levels are not proposed to be amended. This is because the income tiers targeted in those areas already align with the proposed 80 percent AMI tier for rental units (such as the Huntington and West Falls Church TDAs, the latter of which is also subject to an ongoing plan amendment study); the recent adoption of a plan amendment in areas including Merrifield Land Unit I and Dulles Suburban Center Land Unit J; or where past practice has secured the commitments at the lower AMI tiers (Dulles Suburban Center Land Unit I and Sub-unit A1). Other proposed changes in the Area Plans consist of editorial changes to revise outdated terminology and to remove superfluous text and the Assisted Housing tables, as discussed below.

##### **Planning District and Special Area Assisted Housing Tables**

The Assisted Housing tables and explanatory text in the adopted Plan that catalogue and describe the assisted housing in the planning districts would be removed with the proposed amendment. In most cases, these tables have not been maintained as new housing developments with assisted housing are brought online more frequently than these sections can be updated, and, as noted in the Glossary section previously, many of the tables refer to programs that no longer exist or have undergone significant change. Removing these tables would eliminate an ongoing Plan maintenance issue. Further, up-to-date information regarding assisted housing in a particular area can be found through HCD. Planning Districts and special areas that would be affected by this change include: Annandale, Baileys, Jefferson, Lincolnia, Fairfax, McLean, Vienna, Bull Run, Fairfax Center Area, Pohick, Upper Potomac, Lower Potomac, Mount Vernon, Rose Hill, and Springfield Planning Districts.

##### **Tysons Urban Center (pages 73 - 77)**

As presented in Figures 1 and 2, two options for amending the current commitments and AMI tiers are proposed in line with the Board authorization and the task force recommendation. Figure 3 shows the adopted plan recommendations, except for high-rise condominium developments, which recommend a 20 percent commitment with specific tiers from 120 percent to <50-60 percent of AMI.

Figure 3. Adopted Income Tiers for Workforce Dwelling Units (except for high-rise condominiums)

101-120% of AMI	5% of total units
81-100% of AMI	5% of total units
71-80% of AMI	5% of total units
61-70% of AMI	3% of total units
< 50-60% of AMI	2% of total units

Developments in Tysons would select one of the two options when the WDU Policy applies to their project, under the proposed amendment that was supported by the majority of the task force. The first option, compared to the current policy, would eliminate the 100 percent and 120 percent of AMI tiers from the rental program, and reduce the overall commitment level from 20 percent to 13 percent, and focus the policy on the 80 percent, 70 percent, and 60 percent of AMI tiers. As with the countywide policy, the proposed amendment would increase the commitment of units at the lower income tiers (up to 80 percent of AMI) and eliminate the units at the income tiers which are comparable or above the market rental rates. The overall number of WDUs would be reduced to offset the cost of providing units at the lower income tiers. As noted in the Background section on this report, the development community’s representatives on the task force recommended slightly different commitment levels at the 70 percent and 60 percent of AMI tiers, as shown in the bolded text below under Option 1. Staff finds that the bolded text would be a reasonable alternative to the task force recommendation as it would provide the same number of committed units although the alternative text would provide fewer units at the lowest income tier. The second option would focus exclusively on the 60 percent of AMI and below income tier, and would reduce the overall commitment level from 20 percent to 10 percent. The second option would likely appeal to developers utilizing low-income housing tax credits to finance portions of their project, which have specific requirements for lower income tiers, and would provide units serving households most in need of workforce housing.

Figure 4. Proposed Income Tiers for Workforce Dwelling Units (except for high-rise condominiums)

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

Annandale CBC (pages 47 - 52)

The Annandale CBC currently has a 20 percent affordable housing commitment that mirrors the total commitment and AMI tiers in the Tysons Urban Center plan, as shown in Figure 5. The proposed revisions would maintain the alignment with the proposed changes to the Tysons Urban Center WDU recommendations.

Figure 5. Adopted Annandale CBC Income Tiers for Affordable Housing

101 – 120% of AMI	5% of total units
81 – 100% of AMI	5% of total units
71 – 80% of AMI	5% of total units
61 – 70% of AMI	3% of total units
< 50 – 60% of AMI	2% of total units

The proposal, as shown in Figure 6, would amend the Annandale plan to remove the 100 percent and 120 percent of AMI tiers for the rental WDU guidance, increase the 80 percent of AMI tier to an 8 percent commitment, and would retain the adopted recommendations for three percent at 70 percent of AMI and two percent at 60 percent of AMI.

Figure 6. Proposed Annandale CBC Income Tiers for Affordable Housing

<u>Income Tier</u>	<u>For- Sale Units (no change)</u>	<u>Rental Units (Option 1)</u>	<u>Rental Units (Option 2)</u>
<u>101-120% of AMI</u>	<u>5%</u>	<u>--</u>	<u>--</u>
<u>81-100% of AMI</u>	<u>5%</u>	<u>--</u>	<u>--</u>
<u>71-80% of AMI</u>	<u>5%</u>	<u>8%</u>	<u>--</u>
<u>61-70% of AMI</u>	<u>3%</u>	<u>3%</u>	<u>--</u>
<u>Up to 60% of AMI</u>	<u>2%</u>	<u>2%</u>	<u>10%</u>
<b><u>Total</u></b>	<b><u>20%</u></b>	<b><u>13%</u></b>	<b><u>10%</u></b>

Seven Corners CBC (pages 53 - 58)

Two land units and one sub-unit in the Seven Corners CBC contain unique affordable housing commitment levels and income tiers above countywide policy, as shown in Figure 5, reflecting the higher densities and intensities planned in these sub-units relative to other parts of the CBC and their role as “Opportunity Areas” within the CBC (Subunit A-3 as the Willston Village Center, Land Unit B are the CBC town center, and Land Unit C as the Leesburg Pike Village Center).

Figure 7. Adopted Seven Corners CBC – Affordable Housing Table

Affordable Housing	Income Tiers	
	15% Tier	12% Tier
Up to 120% of AMI	2% of total units	n/a
Up to 100% of AMI	3% of total units	2% of total units
Up to 80% of AMI	5% of total units	5% of total units
Up to 70% of AMI	3% of total units	3% of total units
Up to 60% of AMI	2% of total units	2% of total units

The revised table, as shown in Figure 8, would relabel the columns by land unit/sub unit and remove the recommendations for rental WDUs at the 100 percent and 120 percent of AMI tiers. The total rental WDU expectations in Subunit A3 and Land Unit B (formally the “15% Tier”) would decrease proportionately to the proposed countywide reduction of one-third (from 15 percent to ten percent). Land Unit C, (formally the 12% Tier), would also decrease proportionately to the countywide reduction (from 12 percent to eight percent), with tiers consistent with the proposed countywide policy revisions.

Figure 8. Proposed Seven Corners CBC – Affordable Housing Table

Affordable Housing	Income Tiers			
	Sub-unit A3 and Land Unit B		Land Unit C	
	For-Sale Units (no change)	Rental Units	For-Sale Units (no change)	Rental Units
Up to 120% of AMI	2%	n/a	n/a	n/a
Up to 100% of AMI	3%	n/a	2%	n/a
Up to 80% of AMI	5%	5%	5%	4%
Up to 70% of AMI	3%	3%	3%	2%
Up to 60% of AMI	2%	2%	2%	2%
<b>Total</b>	<b>15%</b>	<b>10%</b>	<b>12%</b>	<b>8%</b>

Fairfax Center: Subunit B1 and J3 (pages 89 - 94)

The current plan recommendations for Sub-units B1 and J3 refer to “county median income” rather than “area median income” as a point of reference for household incomes served by the WDU program in the adopted Plan. This metric is not used elsewhere in the Plan or during the administration of the WDU program, so the text has been amended to reference countywide policy metric of Area Median Income or AMI. No change would occur in the administration of the policy as a result of this change.

**V. Summary of Proposed Revisions to the WDU Administrative Policy Guidelines (pages 119 – 133)**

Structure

The WDU program is currently administered under two sets of policy guidelines, one for countywide implementation and the other for the Tysons Urban Center. The proposed changes to the guidelines combine the two documents into one document, using the Tysons Urban Center guidelines document as the base (as it was most recently adopted by the Board of Supervisors on June 22, 2010). Most of the updates to this document consist of minor changes to reflect current terminology, to use acronyms wherever possible, and to make other similar editorial changes. Additionally, several of the proposed policy changes are highlighted as follows:

Integration and Dispersion (page 124)

New text has been added pertaining to the integration and dispersion of WDUs in a development, as well as text that clarifies that WDUs generated by for-sale units may not be provided in rental units unless the developer proffers to provide the WDUs at the percentage as the for-sale policy but offer them for rent at the income tiers of the rental policy.

Workforce Dwelling Unit Floor Area (pages 126-127)

Consistent with a proposed change in the Housing Element Appendix 1 (WDU Policy), the minimum unit size requirements for three-bedroom and four-bedroom units would now be applicable countywide.

**CONCLUSION**

The proposed amendment would modernize the housing-related guidance found in the Policy Plan and the proposed revisions to the rental WDU policies would support goals found in the Comprehensive Plan and the *Communitywide Housing Strategic Plan*, regarding the provision of opportunities for all who live or work Fairfax County to purchase or rent safe, decent, affordable housing within their means. The amendment supports this goal by increasing the commitment levels for the lower income tiers served under the rental WDU policy, which would enable more opportunities for households with lower incomes to rent in the County by living in a WDU and eliminates commitments for units at income tiers that are comparable or above market rental rates. The proposed amendment would also better align the Comprehensive Plan with the *One Fairfax Policy* and the *Communitywide Housing Strategic Plan*, by updating the WDU policy to respond to housing needs and current conditions.

**RECOMMENDATION**

Staff recommends the Comprehensive Plan be modified as shown on the following pages. Text proposed to be added is shown as underlined and text proposed to be deleted is shown with a ~~strikethrough~~. Text shown to be replaced is noted as such.

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

Draft 01/13/2021

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

**“HOUSING**

**INTRODUCTION**

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

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

The Fairfax County Board of Supervisors adopted the One Fairfax racial and social equity policy to ensure that individuals in the Fairfax County community have an opportunity to reach

their highest level of personal achievement. The Board recognized that, in order to help residents reach their highest level of personal achievement, it is vital for 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.

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

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

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

### Housing Needs

More price-appropriate housing is needed in the county at a range of income levels, in both the rental and homeownership markets, as it has become increasingly difficult for many households to find price-appropriate housing in the county. Individuals and families with the lowest income levels face the greatest challenges in finding affordable housing. The

Communitywide Housing Strategic Plan identified a specific need for an additional 15,000 net new homes, affordable to households at 60 percent of the AMI and below, over the 15 years between 2019 and 2034. These households are critical members of the workforce and an essential component of the local economy. As such, it is essential to ensure availability of sufficient housing options that are price-appropriate so these essential employees have an opportunity to live in the same county in which they work.

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

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

Based on Fairfax County's Five-Year Consolidated Plan for Fiscal Years 2016-2020, the county faces a deficit of more than 31,000 rental homes affordable to individuals and families with low-incomes. Over time, the gap between the need and the supply will grow considerably without new approaches for expanded housing availability and affordability. By 2032, the county is expected to add more than 62,000 households. These household projections are based on the county's analysis of recent growth and the capacity 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.

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

~~Fairfax County is recognized as an area that has some of the highest housing costs in the nation. Much of the escalation in the cost of homes in Fairfax County has been attributed to the high costs of land and development. According to a recent survey by the Metropolitan Washington~~

Council of Governments, which included over 238,000 apartment units, Fairfax County had the highest median rent of all jurisdictions in the region. The median rent recorded was over \$700 per month.

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

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

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: The objectives and policies put forth below are designed to respond to the county's adopted goals and the following critical housing issues challenges:

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

developmental, and physical disabilities, families and individuals who are/were homeless, and seniors with low-income; and,

- There has been and continues to be a shortage of sites available land to develop for affordable housing.

## BOARD OF SUPERVISORS' GOAL

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

## COUNTYWIDE OBJECTIVES AND POLICIES

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

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

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

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

Increasing the supply of housing in the county in appropriate locations while preserving existing residential communities will respond to the housing goal and challenges in the county. It is essential for Fairfax County to indicate a numerical production goal to signify the commitment to having price-appropriate housing that is affordable at all income levels throughout the county. This production goal, as noted in Objective 1 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 metric should be used as a yardstick by which to measure the performance of the entire community in responding to this critical need for economic success.

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

Infill development and redevelopment should work to avoid destabilizing or adversely affecting older residential neighborhoods. Efforts should be made to promote compatible residential development and redevelopment and/or revitalization in mixed-use centers, where appropriate.

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 80 percent of the AMI and below throughout the county.

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

Fairfax County's inclusionary zoning program is designed to produce affordable, price-appropriate housing below the Area Median Income (AMI). The inclusionary zoning program includes the Affordable Dwelling Unit (ADU) Program and the Workforce Dwelling Unit (WDU) policy. The ADU program produces units that are affordable to households with incomes that are 70 percent or less of the AMI. The WDU rental program provides units at 80 percent of the AMI and below and the for-sale WDU program provides units up to 120 percent of the AMI. For developments subject to the Affordable Dwelling Unit (ADU) ADU program, notwithstanding specific Plan text or map provisions regarding unit type and/or density, the density range provisions of the Affordable Dwelling Unit Adjuster and the unit types permitted by the zoning district regulations in affordable dwelling unit developments shall apply. ~~The Affordable Dwelling Unit Adjuster provisions state that the lower and upper end of the density ranges shall be increased by a maximum percentage based on the type of unit being constructed. The Zoning Ordinance provisions for affordable dwelling unit developments which include alternative unit types and~~

~~reduced minimum yard and lot size requirements shall not necessarily be considered incompatible with adjacent development, provided that the flexibilities allowed in the Ordinance are accomplished on the subject parcel in a fashion that creates compatible transitions to adjacent developments.~~

The county also responds to the housing needs of low- and moderate-income individuals and families through a variety of housing assistance programs. 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 are able to live in the county. The escalating price and the limited availability of affordable housing is particularly onerous on those with special housing needs. Alternative housing arrangements such as group homes, home sharing, and accessory apartments can be appropriate tools for assisting these populations.

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

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

~~For the purposes of the Comprehensive Plan, Workforce Housing is defined as rental or for-sale housing that is affordable to households with specified maximum income limits, adjusted for household size. Workforce Housing units provided in for-sale developments in all construction types or in rental developments in steel and concrete construction<sup>2</sup> should be affordable to households with income up to and including 120 percent of the AMI, adjusted for household size. Workforce housing units in rental developments in wood and masonry construction<sup>3</sup> should be affordable to households with maximum income limits of up to and including 80-100 percent of the AMI, adjusted for household size. Workforce units should be divided into groupings or tiers~~

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

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

~~that are affordable to households with various maximum income limits from up to 80 percent of AMI to up to 120 percent of AMI, adjusted for household size, as outlined in Appendix 1 of the Housing Section.~~

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

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

Policy a. In cases where additional intensities can be supported by existing or planned infrastructure and public facility systems, provide bonus densities in exchange for affordable housing. Affordable housing can be in the form of housing units, ~~free~~ land dedicated to the Fairfax County Redevelopment and Housing Authority, or in limited circumstances, cash contributions to the Housing Trust Fund, with a strong preference for the development of actual housing units.

Policy b. Expand ~~affordable~~ housing affordability in the county through the application of the Affordable Dwelling Unit ~~Program~~ program and Workforce Dwelling Unit policy, as set forth in the Zoning Ordinance and the Comprehensive Plan, respectively.

Policy c. Ensure for-sale and rental Workforce Housing is Dwelling Units are provided in the county's Mixed-Use Centers, including Tysons Urban Center, Suburban Centers, Community Business Centers and Transit Station Areas, or, for rental Workforce Dwelling Units, where the Areas Plans envision mixed-use or high-density residential development above the baseline recommendation for development, ~~and offer a bonus incentive for the production of Workforce housing. The expectation is that in such areas Affordable Dwelling Units and/or Workforce Housing will constitute a minimum of 12 percent of all residential units in all building construction types.~~ 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 Housing Dwelling Units in the Housing Section Appendix 1.

Policy d. Do not approve~~When considering development proposals, residential rezonings rezoning applications should not be approved~~ above the low end of the Plan

range, unless an appropriate commitment of land, dwelling units, and/or a cash contribution to the Housing Trust Fund is provided. For further guidance, see the ~~Criteria for Assignment of Appropriate Residential Development Criteria Intensity included as a part of the Appendix to Countywide Land Use.~~

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

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

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

housing throughout the county.

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

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

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

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

- Policy a. Improve and maintain existing housing and neighborhood quality by upgrading substandard housing and improving physical community facilities (e.g., streets, sidewalks, lighting) in existing neighborhoods.
- Policy b. Maintain housing quality in existing neighborhoods and preserve neighborhood stability through the abatement of “spot” blight.
- Policy c. Facilitate improvement and maintenance of existing neighborhoods by initiating community development programs, in communities where needed, with as little displacement as possible; and incorporating affordable housing units, including universally designed units, as part of all major housing rehabilitation efforts.
- Policy d. Retain existing below market rental housing through acquisition, rehabilitation assistance and other subsidies.

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

~~Over the years, the county has responded to the housing needs of low- and moderate-income families through a variety of housing assistance programs. Assisted housing programs offer one means of providing affordable housing. The programs limit the amount of rent charged and the eligibility of occupants based on income. These limits are a condition for the provision of financial assistance from federal, state or local sources. For a list of programs that are defined as assisted housing for the purposes of the Comprehensive Plan, see the Glossary. Funding from the federal government has dropped sharply in recent years and the responsibility for providing new assisted housing has shifted to state and local governments. The county has steadily increased its role in providing low- and moderate-income housing.~~

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

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

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

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

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

- Policy a. Locate housing resources for special populations in all parts of the county as a way of improving accessibility to employment opportunities, county services, ~~as well as~~ medical services, and cultural and recreational amenities.
- Policy b. Facilitate the development of emergency shelters and single room occupancy residences ~~permanent supportive housing for homeless persons~~ individuals and families who are/were homeless, as well as others in need of these housing options.
- Policy c. Enforce fair housing laws and nondiscriminatory practices in the sale and rental of housing to all ~~citizens~~ residents.
- Policy d. Promote multifamily housing for ~~the elderly and the handicapped~~ seniors and people with disabilities that is conveniently located to public transportation and community services.
- Policy e. Encourage the creation of ~~handicapped~~ accessible housing units or units that can be easily modified for use by ~~the disabled~~ people with physical disabilities.”

## APPENDIX 1

### **GUIDELINES FOR PROVISION OF WORKFORCE HOUSING DWELLING UNITS**

It is a policy of the Board of Supervisors of Fairfax County that rental and for-sale Workforce Housing Dwelling Units (WDUs) should be provided in the County's Mixed-Use Centers, including the Tysons Urban Center, Suburban Centers, Community Business Centers and Transit Station Areas, or, for rental Workforce Dwelling Units, where the Area Plans envision mixed use or high-density residential development, above the baseline recommendation. The following guidelines should apply in the development of Workforce Housing. 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.

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

#### **Bonus Density and Intensity**

To encourage the provision of WDUs, development proposals that adhere to the WDU policy may realize a bonus density of 12 percent, with additional bonus density available on a sliding scale up to a maximum of 20 percent provided a proportionate increase in WDUs, as detailed in Tables 1 and 2. In a mixed-use development, the bonus may be realized as nonresidential square footage in an amount that is equal to the square footage of the WDUs provided. Except where otherwise noted in the Area Plans, bonus units provided in a development in adherence to this policy are excluded from the plan's maximum density and intensity recommendations. Building height above the maximum designated in the Area Plan recommendation(s) should only be considered if necessary to accommodate the inclusion of bonus market rate units. Type V rental developments that are subject to the provision of affordable dwelling units (ADUs) may realize up to an additional three percent density bonus for WDUs provided under this policy, up to a maximum density bonus of 20 percent for both ADUs and WDUs combined.

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

Example with 12 percent bonus density

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

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

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

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

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

Table 1: Rental Development

<u>Maximum Number of Units according to Plan Recommendation<sup>4</sup></u>	<u>Percent of Bonus Density</u>	<u>Available Bonus Units</u>	<u>Total Number of Units</u>	<u>Number of WDUs Expected</u>	<u>Percentage Workforce Units out of Total Number of Units</u>	<u>Ratio of Bonus Units to Workforce Units</u>
<u>100</u>	<u>12%</u>	<u>12</u>	<u>112</u>	<u>9</u>	<u>8.0%</u>	<u>1.3:1</u>
<u>100</u>	<u>13%</u>	<u>13</u>	<u>113</u>	<u>10</u>	<u>8.8%</u>	<u>1.3:1</u>
<u>100</u>	<u>14%</u>	<u>14</u>	<u>114</u>	<u>11</u>	<u>9.6%</u>	<u>1.3:1</u>
<u>100</u>	<u>15%</u>	<u>15</u>	<u>115</u>	<u>12</u>	<u>10.4%</u>	<u>1.3:1</u>
<u>100</u>	<u>16%</u>	<u>16</u>	<u>116</u>	<u>13</u>	<u>11.2%</u>	<u>1.2:1</u>
<u>100</u>	<u>17%</u>	<u>17</u>	<u>117</u>	<u>14</u>	<u>12.0%</u>	<u>1.2:1</u>
<u>100</u>	<u>18%</u>	<u>18</u>	<u>118</u>	<u>15</u>	<u>12.7%</u>	<u>1.2:1</u>
<u>100</u>	<u>19%</u>	<u>19</u>	<u>119</u>	<u>16</u>	<u>13.4%</u>	<u>1.2:1</u>
<u>100</u>	<u>20%</u>	<u>20</u>	<u>120</u>	<u>17</u>	<u>14.2%</u>	<u>1.2:1</u>

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

Table 2: For-Sale Development

<b>Maximum Number of Units according to Plan Recomm.1</b>	<b>Percent of Bonus Density</b>	<b>Available Bonus Units</b>	<b>Total Number of Units</b>	<b>Number of Workforce Units Expected</b>	<b>Percentage Workforce Units out of Total Number of Units</b>	<b>Ratio of Bonus Units to Workforce Units</b>
100	12%	12	112	14	12.5%	.85:1
100	13%	13	113	14	12.4%	.93:1
100	14%	14	114	14	12.3%	1:1
100	15%	15	115	15	13.0%	1:1
100	16%	16	116	16	13.8%	1:1
100	17%	17	117	17	14.5%	1:1
100	18%	18	118	18	15.2%	1:1
100	19%	19	119	19	15.9%	1:1
100	20%	20	120	20	16.6%	1:1

**Area Median Income (AMI) Allocation (Countywide)**

Proposals for for-sale and rental development should allocate WDU 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.

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

**Area Median Income (AMI) Allocation (Tysons)**

Proposals for for-sale and rental development in Tysons Urban Center should allocate WDU 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):

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

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

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

**Unit Mix and Size**

For WDUs in Tysons, the bedroom mix of WDUs should be proportional to the market rate unit bedroom mix. 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

## **Implementation**

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

## **Flexibility**

Flexibility may be considered for proposals 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 that the alternate proposal furthers the WDU Policies set forth in the Comprehensive Plan and offers appropriate controls to regulate, monitor, administer, and manage such units.

- ~~1. Proposals for development that are above the baseline recommendation(s) in the Area Plans should include a minimum of 12 percent of all residential units in all building construction types as affordable housing (Affordable Dwelling Units and/or Workforce Housing) as defined in the Glossary of the Fairfax County Comprehensive Plan.~~

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

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

- ~~2. The provision of Workforce Housing does not exempt an applicant from meeting the requirements of the Affordable Dwelling Unit Program, if applicable.~~

3. ~~Workforce Housing should be subject to administrative requirements that are set forth in the Zoning Ordinance or interim guidelines generally comparable to those of the Affordable Dwelling Unit Program.~~
4. ~~To encourage the provision of Workforce Housing, development proposals may realize a bonus of up to one additional market rate unit for each proffered Workforce Housing unit as long as a minimum of 12 percent of the total number of units proposed is affordable housing (i.e. Affordable Dwelling Units and/or Workforce Housing). In a mixed-use development, the bonus may be realized as nonresidential square footage that is equal to the square footage of the Workforce Housing provided.~~

<b>Maximum Number of Units according to Plan Recomm.5</b>	<b>Percent of Bonus Density</b>	<b>Available Bonus Units</b>	<b>Total Number of Units</b>	<b>Number of Workforce Units Expected</b>	<b>Percentage Workforce Units out of Total Number of Units</b>	<b>Ratio of Bonus Units to Workforce Units</b>
100	12%	12	112	14	12.5%	.85:1
100	13%	13	113	14	12.4%	.93:1
100	14%	14	114	14	12.3%	1:1
100	15%	15	115	15	13.0%	1:1
100	16%	16	116	16	13.8%	1:1
100	17%	17	117	17	14.5%	1:1
100	18%	18	118	18	15.2%	1:1
100	19%	19	119	19	15.9%	1:1
100	20%	20	120	20	16.6%	1:1

5. ~~The maximum achievable bonus for the provision of Workforce Housing is 20 percent in terms of additional residential density (dwelling units per acre) or nonresidential intensity (floor area ratio).~~
6. ~~In accordance with guidance in the Land Use section of the Policy Plan, for developments providing affordable housing, the additional density/intensity achieved with the inclusion of applicable bonus market rate units should not be counted toward the maximum allowable density (dwelling units) or floor area ratio (FAR) designated in the Area Plan recommendation(s). Building height above the maximum designated in the Area Plan recommendation(s) should only be considered if necessary to accommodate the inclusion of bonus market rate units.~~

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

- ~~7. In all cases, a minimum of 12 percent of all residential units should be Affordable Dwelling Units and/or Workforce Housing regardless of the degree to which the density available in the Plan recommendation(s) is achieved or the bonus provisions are utilized.~~
- ~~8. Workforce Housing should meet the following minimum unit sizes:
  - ~~• Efficiency: 450 square feet~~
  - ~~• 1 bedroom: 600 square feet~~
  - ~~• 2 bedroom: 750 square feet~~~~
- ~~9. The size (in square feet) of the market rate units created with the bonus provision should be within 10 percent of the square footage of the Workforce Housing units with the same number of bedrooms.~~
- ~~10. Workforce Housing should be available to households of varying income levels up to 120 percent of the Area Median Income (AMI) for the Washington Metropolitan Statistical Area (MSA) adjusted for household size, as determined periodically by the U.S. Department of Housing and Urban Development.~~

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

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

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

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

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

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**PROPOSED REVISIONS:  
LAND USE ELEMENT OF THE POLICY PLAN**

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

**“LAND USE COMPATIBILITY**

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

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

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

**“7. Affordable Housing:**

Ensuring an adequate supply of housing for individuals and families with low- and moderate-income families, those with special accessibility requirements, and those with other special needs is a goal of the county. Part 8 of Article 2 of the Zoning Ordinance

requires the provision of Affordable Dwelling Units (ADUs) in certain circumstances. Criterion #7 is applicable to all rezoning applications and/or portions thereof that are not required to provide any Affordable Dwelling Units, regardless of the planned density range for the site.

- a) *Dedication of Units or Land:* If the applicant elects to fulfill this criterion by providing Aaffordable Dwelling Uunits that are not otherwise required by the ADU Ordinance, the applicant may be permitted a density bonus by providing the ADUs in accordance with the ADU Ordinance.: ~~a maximum density of 20% above the upper limit of the Plan range could be achieved if 12.5% of the total number of single-family detached and attached units are provided pursuant to the Affordable Dwelling Unit Program; and, a maximum density of 10% or 20% above the upper limit of the Plan range could be achieved if 6.25% or 12.5%, respectively of the total number of multifamily units are provided to the Affordable Dwelling Unit Program.~~ It is a policy of the Board that 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, 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.
- b) *Housing Trust Fund Contributions:* Satisfaction of this criterion may also be achieved by a contribution to the Housing Trust Fund or, as may be approved by the Board, a monetary and/or in-kind contribution to another entity whose mission is to provide affordable housing in Fairfax County, equal to 0.5% of the value of all of the units approved on the property except those that result in the provision of ADUs and/or WDUs. This contribution shall be payable prior to the issuance of the first building permit. For for-sale projects, the percentage set forth above is based upon the aggregate sales price of all of the units subject to the contribution, as if all of those units were sold at the time of the issuance of the first building ~~permit, and permit and~~ is estimated through comparable sales of similar type units. For rental projects, the amount of the contribution is based upon the total development cost of the portion of the project subject to the contribution for all elements necessary to bring the project to market, including land, financing, soft costs and construction. The sales price or development cost will be determined by the Department of Housing and Community Development, in consultation with the Applicant and the Department of ~~Public Works and Environmental Services~~ Land Development Services. If this criterion is fulfilled by a contribution as set forth in this paragraph, the density bonus permitted in a) above does not apply.”

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

**“5. Housing Affordability:**

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

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

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

**“6. Affordable and Workforce Dwelling Units:**

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

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**PROPOSED REVISIONS:  
GLOSSARY TO THE COMPREHENSIVE PLAN**

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

“  
...

**AFFORDABLE DWELLING UNITS (ADU):** ~~For-sale~~ Sale or rental housing units to serve households with incomes up to 70 percent of the Area Median Income (AMI) for the Washington Metropolitan Statistical Area (MSA) which are required to be included in certain housing developments of 50 or more units pursuant to Article 2, Part 8 of the Fairfax County Zoning Ordinance. In return for provision of this housing, additional ~~development-bonus~~ density is granted. The Eligible occupancy, sales prices, and rents and occupancy of ADUs are restricted under an affordability term called the control period which is specified in the Fairfax County Zoning Ordinance controlled for a certain period of years. The Fairfax County Redevelopment and Housing Authority (FCRHA) or nonprofit housing groups have a right to purchase a portion of the for-sale ADUs in a development.

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

**ASSISTED HOUSING:** For purposes of the Comprehensive Plan, this includes housing constructed and/or managed under programs which limit the amount of rent charged and the eligibility of occupants based on income. These limits are a condition for the provision of financial assistance from federal, state or local sources.

...

~~**GOVERNMENT ASSISTED HOUSING:** For purposes of the Comprehensive Plan, housing constructed and/or managed under programs which limit the amount of rent charged and the eligibility of occupants based on income. These limits are a condition for the provision of financial~~

~~assistance from federal, state or local sources. Assisted housing is one means of providing affordable housing; however, not all assisted housing meets the definition of “affordable housing” provided above. The programs listed below are included as “government assisted housing.”~~

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

- ~~● Housing units owned or managed by the Fairfax County Redevelopment and Housing Authority (FCRHA) and operated by the Department of Housing and Community Development under the Federal Public Housing program or the local Fairfax County Rental Program;~~
- ~~● Housing units owned by the FCRHA and leased for use as group homes or to nonprofit groups for emergency housing;~~
- ~~● Federal Section 8 project based rental subsidy units, which are usually privately owned;~~
- ~~● Units subsidized under federal mortgage subsidy programs including Section 202 (Elderly), Section 811 (Disabled), Section 221(d)(3), Section 235 or Section 236. These units may be publicly owned but most are owned by private or nonprofit entities;~~
- ~~● Developments which were financed with FCRHA bonds where a portion of the units must have reduced rents for tenants who meet income eligibility requirements;~~
- ~~● Tax Credit/VHDA financed projects with Low Income Housing Tax Credits and/or Virginia Housing Development Authority (VHDA) financing which establishes income eligibility requirements, many of which are privately owned;~~
- ~~● Nonprofit rental units and group homes serving nine or more individuals and owned by private entities, which were assisted with loans or grants from the Community Development Block Grant (CDBG), Section 108 loans, Home Investment Partnerships Program (HOME), Fairfax County Housing Trust Fund or other Fairfax County funding source; and,~~
- ~~● Moderate Income Direct Sales (MIDS) program units which are for sale to income eligible, first time home buyers with financial assistance provided in return for control of the re-sale price of the home.~~
- ~~● Single room occupancy housing refers to a residential property that includes multiple single room dwelling units. Each unit is for occupancy by a single eligible individual. The unit need not, but may, contain food preparation or sanitary facilities, or both.~~

~~...~~

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

~~...~~

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

...

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

...

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

...

**WORKFORCE HOUSING DWELLING UNIT (WDU):** For-sale or rental units that serve households with income up to 120 percent (for-sale units) and 80 percent (rental units) of the AMI for the Washington Metropolitan Statistical Area, as determined annually by the U.S. Department of Housing and Urban Development. The intent of the WDUs is to encourage affordability in the county's planned Mixed-Use Centers, including the Tysons Urban Center, Suburban Centers, Community Business Centers and Transit Station Areas, or, for rental Workforce Dwelling Units, where the Area Plans envision mixed use or high-density residential development, above the baseline recommendation and areas of the county where high density residential development above the baseline is planned. 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 WDU Administrative Policy Guidelines. Rental or for-sale housing units that are affordable to households with maximum income limits up to and including 120 percent of the Area Median Income (AMI) for the Washington Metropolitan Statistical Area, as determined periodically by the U.S. Department of Housing and Urban Development. The intent of the Workforce housing initiative is to encourage this and other types of affordable housing in the county's planned Mixed-Use Centers. Workforce Housing should be provided in accordance with the guidelines specified in Appendix 1 of the Housing Section of the Policy Plan. In return for proffered Workforce housing units, additional development density or intensity will be made available. Workforce housing

should be subject to administrative requirements that are set forth in the Zoning Ordinance and are similar to those of the Affordable Dwelling Unit program.

”

**Area I**  
**Changes proposed to Annandale Planning District, Baileys Planning District, Jefferson Planning District, and Lincolnia Planning District**

**ANNANDALE PLANNING DISTRICT / ANNANDALE COMMUNITY BUSINESS CENTER**

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area I, Annandale Planning District, as amended through September 24, 2019, Overview, pages 4-7:

“

Housing Assisted Housing

Assisted Housing in the Annandale Planning District includes housing constructed and/or managed under programs which limit the amount of rent charged and the eligibility of occupants based on income. These limits are a condition for the provision of financial assistance from federal, state, or local sources. Assisted Housing includes units provided under the affordable dwelling unit and workforce dwelling unit programs, as well as other federal, state and local programs. In many cases, the assisted housing units represent only a portion of a larger development. Some programs have time limits, and those units would no longer be considered “assisted” after income eligibility and rent limitations have been removed. For an inventory of assisted housing programs administered by the Fairfax County Department of Housing and Community Development (DHCD) on behalf of the Fairfax County Redevelopment and Housing Authority, please contact the DHCD.

~~A list of existing, under construction, and proposed assisted housing for the Annandale Planning District is shown in Figure 3. This list includes housing developments which, to the county’s knowledge, have received some type of housing assistance as defined below, but it should not be considered all inclusive.~~

~~Assisted housing includes programs which limit the amount of rent and the eligibility of occupants based on income as a condition for the provision of financial assistance from federal, state, or local sources. Some programs have time limits, and those units would no longer be considered “assisted” after income eligibility and rent limitations have been removed. The programs listed below are included as "assisted housing." Most programs provide assistance to privately owned housing developments. In some cases, multiple sources of financing may be used. The primary program and type of ownership is listed in the figure.~~

- ~~• Housing units owned or managed by the Fairfax County Redevelopment and Housing Authority (FCRHA) and operated by the Development of Housing and Community Development under the Federal Public Housing program or the local Fairfax County Rental Program;~~
- ~~• Housing units owned by the FCRHA and leased to the Fairfax Falls Church Community Services Board for use as group homes or to nonprofit groups for emergency housing;~~
- ~~• Federal Section 8 project based rental subsidy units, which are usually privately owned;~~

*[FIGURE 2 OMITTED AND TO BE RELOCATED FROM CURRENT LOCATION UNDER HOUSING RECOMMENDATIONS TO TRANSPORTATION RECOMMENDATIONS FOR CLARITY]*

**FIGURE 3  
ANNANDALE PLANNING DISTRICT  
ASSISTED HOUSING  
(Occupied or Under Construction, as of October 2004)**

<b>Location</b>	<b>Planning Sector</b>	<b>Number of Assisted Units</b>	<b>Type of Ownership And Program</b>
<u>Rental Projects</u>			
Evergreen House Columbia Pike	A2	246	Private/Section 202/8 (Elderly)
Little River Glen Barker Court	A7	120	Fairfax County Rental (Elderly)/Senior Center
Heritage Woods Americana Drive	A10	44*	Public Housing
Little River Square Little River Turnpike	A10	45*	Fairfax County Rental
<u>Homeownership</u>		21*	MIDS, First Time Home Buyers, or Affordable Dwelling Units

\*Scattered Units

**PROPOSED ASSISTED HOUSING  
(As of October 2004)**

<b>Location</b>	<b>Tax Map ID</b>	<b>Planning Sector</b>	<b>Number of Assisted Units</b>	<b>Type of Ownership And Program</b>
Little River Glen II, III Olley Lane	58-4((1))43, 44, 45, 47	A7	150	Fairfax County Rental
			60 beds	Assisted Living Units (Elderly)
			Up to 50 Persons	Adult Day Care Center

- ~~Units subsidized under federal mortgage subsidy programs including Section 202 (Elderly), Section 811 (Disabled), Section 221(d)(3), Section 235 or Section 236. These units may be publicly owned but most are owned by private or nonprofit entities;~~
- ~~Developments which were financed with FCRHA bonds where a portion of the units must have reduced rents for tenants who meet income eligibility requirements;~~

- ~~• Tax Credit/VHDA financed projects with Low Income Housing Tax Credits and/or Virginia Housing Development Authority (VHDA) financing which establishes income eligibility requirements, many of which are privately owned;~~
- ~~• Nonprofit rental units and group homes serving nine or more individuals and owned by private entities, which were assisted with loans or grants from the Community Development Block Grant (CDBG), Section 108 loans, Home Investment Partnerships Program (HOME), or Fairfax County Housing Trust Fund;~~
- ~~• Moderate Income Direct Sales (MIDS) program units which are for sale to income-eligible, first time home buyers with financial assistance provided in return for control of the re-sale price of the home; and~~
- ~~• Affordable Dwelling Units (ADU) for sale or for rent to serve households with incomes up to 70% of Metropolitan Statistical Area (MSA) median income and which are required to be included in certain housing developments of 50 or more units pursuant to Article 2, Part 8 of the Fairfax County Zoning Ordinance. In some instances, units created under the ADU Program may be owned by the FCRHA or a nonprofit organization; if so, they would be considered in one of the other categories above.~~

~~In many cases the assisted units represent only a portion of a larger development. Only the number of assisted units is included on the figure. Also, the housing listed as part of the Section 8 program is only that where the Section 8 rent subsidy is tied to specific housing units (project based). Housing where eligible tenants are receiving assistance through the Section 8 Housing Choice Voucher Rental program or where the subsidy transfers with the tenant is not listed since the units change continuously as tenants move. Countywide, at the end of 2002, over 3,200 families living in Fairfax County were assisted with tenant based vouchers. Finally, for some proposed developments where a zoning proffer requires the provision of low and/or moderate income housing, but no specific program (such as MIDS) is identified in the proffer, the type of program is listed as Unknown.~~

~~”~~

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area I, Annandale Planning District, as amended through September 24, 2019, Annandale Community Business Center, Areawide Recommendations, pages 25-29:

“Development Options

The Annandale CBC Plan includes two development options. The first is a base development option. The second is an incentive development option that is used to promote certain redevelopment activities in the CBC.

*Base Development Option*

The base development option is limited to the building heights indicated in Figure 12. Proposed developments should be in conformance with the Comprehensive Plan and in compliance with all other applicable codes and regulations. The recommendations for Urban Design, Transportation, Parks and Open Spaces, and other guidance, apply to the base development option.

### *Incentive Development Option*

The incentive option provides an increase in building height for certain areas within the Annandale CBC in exchange for certain uses, facilities, or other elements which are deemed appropriate as a public benefit (see Figure 13). The increased building height can yield increased development potential for those sites, although other envelope and urban design guidelines will still apply. A variety of benefits have been deemed appropriate in exchange for an increase in height, including, but not limited to:

- 1) Public or civic facilities, such as transit centers, community center, public park, recreation facility, or arts facilities.
- 2) Provision of Affordable Dwelling Units (ADU) or Workforce Dwelling Units (WDU) housing above minimum Policy Plan guidance.
- 3) Other public benefits as identified by the county.

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:

1. *Provide a Public Facility* - The public facility can be any one of a number of amenities as deemed fit by the county. Such facilities may include, but are not limited to, an Arts Center, Cultural Center, Community Center, or Transit Facility. Public parks and recreation areas which exceed county minimum standards may also be considered under this category.
2. *Provide Enhanced Green Building Certification* - Incentive building height may be granted for green building certification, such as LEED-NC (New Construction) or LEED-CS (Core and Shell), which exceeds county Policy Plan minimum expectations. Under certain conditions, basic LEED certification, or the equivalent, is the minimum expectation for certification in Annandale, as established by county policy. Certification at the LEED Gold or Platinum level, or the equivalent, is encouraged through incentives, as described below:
  - a. Buildings certified LEED Gold, or the equivalent, may achieve ½ the additional building height recommended by the Incentive Development Option.
  - b. Buildings certified LEED Platinum, or the equivalent, may achieve the full additional building height recommended by the Incentive Development Option.
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 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.

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 percent of AMI (Area Median Income), as indicated in Figure 14. 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 14. 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 14:**

**Income Tiers for Affordable Housing**

101—120% of AMI	5% of total units
81—100% of AMI	5% of total units
71—80% of AMI	5% of total units
61—70% of AMI	3% of total units
< 50—60% of AMI	2% of total units

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

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.

”

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area I, Annandale Planning District, as amended through September 24, 2019, Annandale Community Business Center, General Land Use Guidelines, pages 31:

“Other General Guidelines

- *Affordable Housing* – For all development proposals with a residential component, affordable housing should be provided in accordance with the Affordable Dwelling Unit Ordinance and the Guidelines for the Provision of Workforce ~~Housing-Dwelling Units (WDU Policy) and Residential Development Criteria~~ set forth in the Policy Plan, except as modified for projects seeking to utilize the Incentive Development Option. ~~Per county policy, any residential use should provide at a minimum 12 percent of new units as affordable housing.~~ The residential use should accommodate a variety of households such as families, individuals, senior housing and residential studio units. To the extent feasible, ~~the~~ units should meet ADA requirements and accommodate universal design.

...”

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area I, Annandale Planning District, as amended through September 24, 2019, A2 Columbia Community Planning Sector, Character, page 97:

“The historically significant Annandale Methodist Church and the Mason Governmental Center are institutional uses in this planning sector. The Mason Governmental Center houses the Mason District Police Station and the Mason District Supervisor’s office. Age restricted ~~low income-affordable~~ housing is developed in association with and located near, the Annandale Methodist Church. The church is an important heritage resource in this sector and is listed in the Fairfax County Inventory of Historic Sites. A list and map of heritage resources are included in the Annandale Planning District Overview section, Figures 4 and 5.

...”

**BAILEYS PLANNING DISTRICT / SEVEN CORNERS COMMUNITY BUSINESS CENTER**

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area I, Baileys Planning District, as amended through July 16, 2019, Overview, pages 5-7:

“Housing Assisted Housing

Assisted Housing in the Baileys Planning District includes housing constructed and/or managed under programs which limit the amount of rent charged and the eligibility of occupants based on income. These limits are a condition for the provision of financial assistance from federal, state, or local sources. Assisted Housing includes units provided under the affordable dwelling unit and workforce dwelling unit programs, as well as other federal, state and local programs. In many cases, the assisted housing units represent only a portion of a larger development. Some programs have time limits, and those units would no longer be considered “assisted” after income eligibility and rent limitations have been removed. For an inventory of assisted housing programs administered by the Fairfax County Department of Housing and Community Development (DHCD) on behalf of the Fairfax County Redevelopment and Housing Authority, please contact the DHCD.

~~A list of existing, under construction, and proposed assisted housing for the Baileys Planning District is shown in Figure 3. This list includes housing developments which, to the county’s knowledge, have received some type of housing assistance as defined below, but it should not be considered all inclusive.~~

~~Assisted housing includes programs which limit the amount of rent and the eligibility of occupants based on income as a condition for the provision of financial assistance from federal, state or local sources. Some programs have time limits, and those units would no longer be considered “assisted” after income eligibility and rent limitations have been removed. The programs listed below are included as "assisted housing." Most programs provide assistance to privately owned housing developments. In some cases, multiple sources of financing may be used. The primary program and type of ownership is listed in the figure.~~

- ~~• Housing units owned or managed by the Fairfax County Redevelopment and Housing Authority (FCRHA) and operated by the Department of Housing and Community Development under the Federal Public Housing program or the local Fairfax County Rental Program;~~
- ~~• Housing units owned by the FCRHA and leased to the Fairfax Falls Church Community Services Board for use as group homes or to nonprofit groups for emergency housing;~~
- ~~• Federal Section 8 project based rental subsidy units, which are usually privately owned;~~
- ~~• Units subsidized under federal mortgage subsidy programs including Section 202 (Elderly), Section 811 (Disabled), Section 221(d)(3), Section 235 or Section 236. These units may be publicly owned but most are owned by private or nonprofit entities;~~
- ~~• Developments which were financed with FCRHA bonds where a portion of the units must have reduced rents for tenants who meet income eligibility requirements;~~

**FIGURE 3**  
**BAILEYS PLANNING DISTRICT**  
**ASSISTED HOUSING**  
**(Occupied or Under Construction, as of October 2004)**

<b>Location</b>	<b>Planning Sector</b>	<b>Number of Assisted Units</b>	<b>Type of Ownership And Program</b>
<u>Rental Projects</u>			
Cambridge Commons (Willston Gardens Apts.) Peyton Randolph Drive	B1	305	Private/Tax Credit/VHDA Financing—Rehab.
Elmwood House N. Madison St.	B1	50	Private/Section 202/8 (Elderly)
Lockwood House N. Madison St.	B1	100	Private/Section 202/8 (Elderly)
Seven Corners Apartments Patrick Henry Drive	B1	61*	Private/Section 8/ FCRHA Bond Financing
Villages at Falls Church Wilson Boulevard	B1	36*	Public Housing
Greenwood Apartments Patrick Henry Drive	B2	138	Public Housing
Rosedale Manor Spring Lane	B2	97	Public Housing
Grand View Carlin Springs Road and Columbia Pike	B3	65	Private/FCRHA Bond Financing
Oakview Gardens Oakview Gardens Drive	B4	323	Private/Section 8
Parkwood Apartments Glen Carlyn Drive and Knollwood Drive	B5	220	Private/Tax Credit/VHDA Financing—Rehab.
<u>Homeownership</u>		2*	MIDS, First Time Home Buyers, or Affordable Dwelling Units

\*Scattered Units

- ~~Tax Credit/VHDA financed projects with Low Income Housing Tax Credits and/or Virginia Housing Development Authority (VHDA) financing which establishes income eligibility requirements, many of which are privately owned;~~
- ~~Nonprofit rental units and group homes serving nine or more individuals and owned by private entities, which were assisted with loans or grants from the Community Development Block Grant (CDBG), Section 108 loans, Home Investment Partnerships Program (HOME), or Fairfax County Housing Trust Fund;~~
- ~~Moderate Income Direct Sales (MIDS) program units which are for sale to income eligible, first time home buyers with financial assistance provided in return for control of the re-sale price of the home; and~~
- ~~Affordable Dwelling Units (ADU) for sale or for rent to serve households with incomes up to 70% of Metropolitan Statistical Area (MSA) median income and which are required to be included in certain housing developments of 50 or more units pursuant to Article 2, Part 8 of the Fairfax County Zoning Ordinance. In some instances, units created under the ADU Program may be owned by the FCRHA or a nonprofit organization; if so, they would be considered in one of the other categories above.~~

In many cases the assisted units represent only a portion of a larger development. Only the number of assisted units is included on the figure. Also, the housing listed as part of the Section 8 program is only that where the Section 8 rent subsidy is tied to specific housing units (project based). Housing where eligible tenants are receiving assistance through the Section 8 Housing Choice Voucher Rental program or where the subsidy transfers with the tenant is not listed since the units change continuously as tenants move. Countywide, at the end of 2002, over 3,200 families living in Fairfax County were assisted with tenant-based vouchers. Finally, for some proposed developments where a zoning proffer requires the provision of low and/or moderate income housing, but no specific program (such as MIDS) is identified in the proffer, the type of program is listed as Unknown.

...”

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area I, Baileys Planning District, as amended through July 16, 2019, Baileys Crossroads Community Business Center, Town Center Recommendations, Town Center - Land Unit Recommendations, Land Unit A, page 79-92:

“Sub-Unit A-2

...

Redevelopment for this sub-unit (approximately 10 acres) is envisioned to include approximately 10,000 square feet of retail uses and 400 multifamily residential units. A minimum of 65 units out of the 400 units should be affordable housing units in accordance with the affordable housing ~~requirements~~recommendations of the Policy Plan. This sub-unit is to be developed with the Urban Center Residential category and the General Urban Residential category listed in the Land Use Categories section for the Town Center District shown on Map 5 and the planned urban parks shown on Map 9 in the Town Center District Parks and Recreation section.

...

Sub-Unit B-5

...

Redevelopment of this sub-unit (approximately 12.7 acres) is envisioned to include a mixed-use development with a maximum of 31,000 square feet of office uses, 15,000 square feet of retail uses, and 500 multifamily residential units. A minimum of 90 units out of the 520 units should be affordable housing units in accordance with the affordable housing ~~requirements~~ recommendations of the Policy Plan. This sub-unit is to be developed with the following mixed-use land use categories listed in the Land Use Categories section for the Town Center District and shown on Map 5 and the planned urban parks shown on Map 9 in the Town Center District Parks and Recreation section.

...

Full Consolidation Option for Sub-Units B-4 and B-5

...

Under this consolidated option, redevelopment for these consolidated sub-units (approximately 22 acres) is envisioned to include a mixed-use development with a maximum of 126,000 square feet of office uses, 43,000 square feet of retail uses, and 800 multifamily residential units and the planned urban parks listed in the Town Center District Parks and Recreation section. Ninety of the multifamily residential units should be affordable units in accordance with the affordable housing ~~requirements~~ recommendations of the Policy Plan.”

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area I, Baileys Planning District, as amended through July 16, 2019, Seven Corners Community Business Center, Areawide Recommendations, Opportunity Areas, pages 118-120:

“Development Options for Opportunity Areas

Base Development Option:

The base development level reflects existing and zoned intensities and uses. The areawide recommendations for Urban Design, Transportation, Public Parks, and other guidance are generally applicable to the base development option.

Redevelopment Option:

The redevelopment option provides an increase in the development potential of certain areas in exchange for certain uses, facilities, or other elements which are deemed appropriate to implement the vision for Seven Corners. A variety of benefits have been deemed appropriate to be considered for additional development potential, including, but not limited to:

...

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 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 29 – Affordable Dwelling Unit and Workforce Dwelling Unit Housing Table

Affordable Housing	Income Tiers	
	15% Tier	12% Tier
Up to 120% of AMI	2% of total units	n/a
Up to 100% of AMI	3% of total units	2% of total units
Up to 80% of AMI	5% of total units	5% of total units
Up to 70% of AMI	3% of total units	3% of total units
Up to 60% of AMI	2% of total units	2% of total units

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%	n/a	2%	n/a
Up to 80% of AMI	5%	5%	5%	4%
Up to 70% of AMI	3%	3%	3%	2%
Up to 60% of AMI	2%	2%	2%	2%
<b>Total</b>	<b>15%</b>	<b>10%</b>	<b>12%</b>	<b>8%</b>

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 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 29. The Redevelopment Option includes the Policy Plan ~~density~~-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, as amended through July 16, 2019, Seven Corners Community Business Center, General Land Use Guidelines, Opportunity Areas, page 122:

“Alternative Land Uses

Alternative uses are those uses which may not be specifically recommended in an area, but which may be consistent with the vision of the Seven Corners CBC, and which would not have impacts which exceed those uses which otherwise would have been supported. When an alternative land use can be demonstrated to be consistent with the desired urban form and compatible with the surrounding development and when the Plan’s transportation needs, pedestrian orientation, and other urban design aspects called for in the Plan are adequately addressed, such uses may be considered. For example, a hotel use may be compatible in areas planned for office and retail use provided that such use conforms to the desired form, contributes to the pedestrian orientation, and provides needed public amenities. In addition, the Plan is flexible and encourages future opportunities for institutional, cultural, recreational, and governmental uses which enrich community life, improve the provision of public services, and enhance the area’s business competitiveness. Such uses may be considered where the use and scale is compatible with planned uses. Generally, community-serving institutional uses, such as a community center, may be considered in any land unit if the use is of a similar scale and character as other uses planned for the sub-unit.

Other General Guidelines

- Affordable Housing – For all base development proposals outside the Opportunity Areas with a residential component, affordable housing should be provided in accordance with the Affordable Dwelling Unit Ordinance and the Guidelines for the Provision of Workforce Housing-Dwelling Units (WDU Policy) and Residential Development Criteria set forth in the Policy Plan. ~~Per the county policy, any residential use should provide at a minimum 12 percent of new units as affordable housing.~~ The residential use should accommodate a variety of households such as families, individuals, housing for ~~the elderly~~ seniors. The Units should meet ADA requirements and accommodate universal design.

”

## JEFFERSON PLANNING DISTRICT

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area I, Jefferson Planning District, as amended through September 24, 2019, Overview, District-wide Recommendations, pages 3-7:

### **“Housing Assisted Housing**

Assisted Housing in the Jefferson Planning District includes housing constructed and/or managed under programs which limit the amount of rent charged and the eligibility of occupants based on income. These limits are a condition for the provision of financial assistance from federal, state, or local sources. Assisted Housing includes units provided under the affordable dwelling unit and workforce dwelling unit programs, as well as other federal, state and local programs. In many cases, the assisted housing units represent only a portion of a larger development. Some programs have time limits, and those units would no longer be considered “assisted” after income eligibility and rent limitations have been removed. For an inventory of assisted housing programs administered by the Fairfax County Department of Housing and Community Development (DHCD) on behalf of the Fairfax County Redevelopment and Housing Authority, please contact the DHCD.

~~A list of existing, under construction, and proposed assisted housing for the Jefferson Planning District is shown in Figure 3. This list includes housing developments which, to the county’s knowledge, have received some type of housing assistance as defined below, but it should not be considered all inclusive.~~

~~Assisted housing includes programs which limit the amount of rent and the eligibility of occupants based on income as a condition for the provision of financial assistance from federal, state, or local sources. Some programs have time limits, and those units would no longer be considered “assisted” after income eligibility and rent limitations have been removed. The programs listed below are included as "assisted housing." Most programs provide assistance to privately owned housing developments. In some cases, multiple sources of financing may be used. The primary program and type of ownership is listed in the figure.~~

~~[FIGURE 2 OMITTED AND TO BE RELOCATED FROM CURRENT LOCATION UNDER HOUSING RECOMMENDATIONS TO TRANSPORTATION RECOMMENDATIONS FOR CLARITY]~~

**FIGURE 3**  
**JEFFERSON PLANNING DISTRICT**  
**ASSISTED HOUSING**  
**(Occupied or Under Construction, as of October 2004)**

<b>Location</b>	<b>Planning Sector</b>	<b>Number of Assisted Units</b>	<b>Type of Ownership And Program</b>
<u>Rental Projects</u>			
Jefferson Park Nicosh Circle	J6	10	Private/ADU Rental Program
Merrifield Commons Porter Road	J6	124	Private/VHDA Financing
Kingsley Commons Arlington Boulevard	J7	81	Private/FCRHA Financing
Kingsley Park Linda Lane & Allen St.	J7	108	Public Housing
Hopkins Glen Broadway Drive	J8	91	Fairfax County Rental/Section 221-d-3
Orrington Court Goodwin Court	J9	25	Private/Rental/Mixed Financing
Fairfax Towers Pimmit Drive	J10	8	Private/Section 8
<u>Homeownership</u>		42*	MIDS, First Time Home Buyers, or Affordable Dwelling Units

\*Scattered Units

- ~~Housing units owned or managed by the Fairfax County Redevelopment and Housing Authority (FCRHA) and operated by the Department of Housing and Community Development under the Federal Public Housing program or the local Fairfax County Rental Program;~~
- ~~Housing units owned by the FCRHA and leased to the Fairfax Falls Church Community Services Board for use as group homes or to nonprofit groups for emergency housing;~~
- ~~Federal Section 8 project based rental subsidy units, which are usually privately owned;~~
- ~~Units subsidized under federal mortgage subsidy programs including Section 202 (Elderly), Section 811 (Disabled), Section 221(d)(3), Section 235 or Section 236.~~

- These units may be publicly owned but most are owned by private or nonprofit entities;
- ~~Developments which were financed with FCRHA bonds where a portion of the units must have reduced rents for tenants who meet income eligibility requirements;~~
  - ~~Tax Credit/VHDA financed projects with Low Income Housing Tax Credits and/or Virginia Housing Development Authority (VHDA) financing which establishes income eligibility requirements, many of which are privately owned;~~
  - ~~Nonprofit rental units and group homes serving nine or more individuals and owned by private entities, which were assisted with loans or grants from the Community Development Block Grant (CDBG), Section 108 loans, Home Investment Partnerships Program (HOME), or Fairfax County Housing Trust Fund;~~
  - ~~Moderate Income Direct Sales (MIDS) program units which are for sale to income-eligible, first time home buyers with financial assistance provided in return for control of the re-sale price of the home; and~~
  - ~~Affordable Dwelling Units (ADU) for sale or for rent to serve households with incomes up to 70% of Metropolitan Statistical Area (MSA) median income and which are required to be included in certain housing developments of 50 or more units pursuant to Article 2, Part 8 of the Fairfax County Zoning Ordinance. In some instances, units created under the ADU Program may be owned by the FCRHA or a nonprofit organization; if so, they would be considered in one of the other categories above.~~

~~In many cases the assisted units represent only a portion of a larger development. Only the number of assisted units is included on the figure. Also, the housing listed as part of the Section 8 program is only that where the Section 8 rent subsidy is tied to specific housing units (project based). Housing where eligible tenants are receiving assistance through the Section 8 Housing Choice Voucher Rental program or where the subsidy transfers with the tenant is not listed since the units change continuously as tenants move. Countywide, at the end of 2002, over 3,200 families living in Fairfax County were assisted with tenant-based vouchers. Finally, for some proposed developments where a zoning proffer requires the provision of low and/or moderate income housing, but no specific program (such as MIDS) is identified in the proffer, the type of program is listed as Unknown.~~

**LINCOLNIA PLANNING DISTRICT**

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area I, Lincolnia Planning District, as amended through July 16, 2019, Lincolnia Planning District Overview, pages 7-9:

“

**FIGURE 4  
LINCOLNIA PLANNING DISTRICT  
EXISTING ASSISTED HOUSING  
(Updated May 2015)**

<b>Rental</b>	<b>Planning Sector</b>	<b>Number of Beds or Dwelling Units</b>	<b>Type of Program and Ownership</b>
Lincolnia Residences	L1	26 dwelling units	Fairfax County Rental (Elderly)
		52 beds	Senior Center/Adult Care Residence
Strawbridge Square	L2	128 dwelling units	Private/Section 8
Edsall Station	L3	135 dwelling units	Private/Section 8
Sullivan Place	L3	17 dwelling units	Affordable Dwelling Unit (ADU) rental program—privately owned units
<b>Homeownership</b>	<b>Planning Sector</b>	<b>Number of Beds or Dwelling Units</b>	<b>Type of Program and Ownership</b>
	District wide	34 dwelling units	MIDS, First Time Home Buyers, or Affordable Dwelling Units

## Housing Assisted Housing

Assisted Housing in the Lincolnia Planning District includes housing constructed and/or managed under programs which limit the amount of rent charged and the eligibility of occupants based on income. These limits are a condition for the provision of financial assistance from federal, state, or local sources. Assisted Housing includes units provided under the affordable dwelling unit and workforce dwelling unit programs, as well as other federal, state and local programs. In many cases, the assisted housing units represent only a portion of a larger development. Some programs have time limits, and those units would no longer be considered "assisted" after income eligibility and rent limitations have been removed. For an inventory of assisted housing programs administered by the Fairfax County Department of Housing and Community Development (DHCD) on behalf of the Fairfax County Redevelopment and Housing Authority, please contact the DHCD.

~~A list of existing assisted housing for the Lincolnia Planning District is shown in Figure 4. This list includes housing developments which, to the county's knowledge, have received some type of housing assistance as defined below, but it should not be considered all inclusive.~~

~~Assisted housing includes programs that limit the amount of rent and the eligibility of occupants based on income as a condition for the provision of financial assistance from federal, state, or local sources. Some programs have time limits, and those units would no longer be considered "assisted" after income eligibility and rent limitations have been removed. The programs listed below are included as "assisted housing." Most programs provide assistance to privately owned housing developments. In some cases, multiple sources of financing may be used. The primary program and type of ownership is listed in the figure. Assisted housing programs include:~~

- ~~• Housing units owned or managed by the Fairfax County Redevelopment and Housing Authority (FCRHA) and operated by the Department of Housing and Community Development under the Federal Public Housing program or the local Fairfax County Rental Program;~~
- ~~• Housing units owned by the FCRHA and leased to the Fairfax Falls Church Community Services Board for use as group homes or to nonprofit groups for emergency housing;~~
- ~~• Federal Section 8 project based rental subsidy units, which are usually privately owned;~~
- ~~• Units subsidized under federal mortgage subsidy programs including Section 202 (Elderly), Section 811 (Disabled), Section 221(d)(3), Section 235 or Section 236. These units may be publicly owned but most are owned by private or nonprofit entities;~~
- ~~• Developments which were financed with FCRHA bonds where a portion of the units must have reduced rents for tenants who meet income eligibility requirements;~~

- ~~Tax Credit/Virginia Housing Development Authority (VHDA) financed projects with Low Income Housing Tax Credits and/or VHDA financing which establishes income eligibility requirements, many of which are privately owned;~~
- ~~Nonprofit rental units and group homes serving nine or more individuals and owned by private entities, which were assisted with loans or grants from the Community Development Block Grant (CDBG), Section 108 loans, Home Investment Partnerships Program (HOME), or Fairfax County Housing Trust Fund;~~
- ~~Moderate Income Direct Sales (MIDS) program units which are for sale to income-eligible, first time home buyers with financial assistance provided in return for control of the re-sale price of the home;~~
- ~~Homebuyer Equity Loan Program (HELP) and Silver Lining Initiative are loan programs using federal funds to help moderate income families purchase market rate homes in the county. Financing is both down payment and gap financing in the form of a second deed of trust. The Silver Lining Initiative applies only to the purchase of homes in foreclosure. Both programs are currently unavailable;~~
- ~~Work Force Housing (WDU) units are created through the Board of Supervisors WDU Policy, which was adopted in 2007, to provide affordable housing in mid and high rise buildings which are exempt from the requirements of the Affordable Dwelling Unit (ADU) ordinance. The WDU policy is a proffer-based incentive system designed to encourage voluntary development of new housing affordable to a range of moderate income households earning up to 120% of the Area Median Income (AMI); and~~
- ~~Affordable Dwelling Units (ADU) for sale or for rent to serve households with incomes up to 70% of Metropolitan Statistical Area (MSA) median income and which are required to be included in certain housing developments of 50 or more units pursuant to Article 2, Part 8 of the Fairfax County Zoning Ordinance. In some instances, units created under the ADU Program may be owned by the FCRHA or a nonprofit organization; if so, they would be considered in one of the other categories above.~~

~~In many cases the assisted units represent only a portion of a larger development. Only the number of assisted units is included in Figure 4. Also, only the Section 8 units where the rent subsidy is tied to specific housing units (i.e. project based) are listed. Housing where eligible tenants are receiving assistance through the Section 8 Housing Choice Voucher Rental program or where the subsidy transfers with the tenant is not listed since the units change continuously as tenants move.~~

**Area II (changes proposed to Fairfax Planning District, McLean Planning District, Tysons Urban Center, and Vienna Planning District)**

## FAIRFAX PLANNING DISTRICT

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area II, Fairfax Planning District, as amended through September 24, 2019, Overview, page 6-9:

### “Housing Assisted Housing

Assisted Housing in the Fairfax Planning District includes housing constructed and/or managed under programs which limit the amount of rent charged and the eligibility of occupants based on income. These limits are a condition for the provision of financial assistance from federal, state, or local sources. Assisted Housing includes units provided under the affordable dwelling unit and workforce dwelling unit programs, as well as other federal, state and local programs. In many cases, the assisted housing units represent only a portion of a larger development. Some programs have time limits, and those units would no longer be considered “assisted” after income eligibility and rent limitations have been removed. For an inventory of assisted housing programs administered by the Fairfax County Department of Housing and Community Development (DHCD) on behalf of the Fairfax County Redevelopment and Housing Authority, please contact the DHCD.

~~A list of existing, under construction, and proposed assisted housing for the Fairfax Planning District is shown in Figure 3. This list includes housing developments which, to the county's knowledge, have received some type of housing assistance as defined below, but it should not be considered all inclusive.~~

~~Assisted housing includes programs which limit the amount of rent and the eligibility of occupants based on income as a condition for the provision of financial assistance from federal, state, or local sources. Some programs have time limits, and those units would no longer be considered "assisted" after income eligibility and rent limitations have been removed. The programs listed below are included as "assisted housing." Most programs provide assistance to privately owned housing developments. In some cases, multiple sources of financing may be used. The primary program and type of ownership is listed in the figure.~~

- ~~• Housing units owned or managed by the Fairfax County Redevelopment and Housing Authority (FCRHA) and operated by the Department of Housing and Community Development under the Federal Public Housing program or the local Fairfax County Rental Program;~~
- ~~• Housing units owned by the FCRHA and leased to the Fairfax Falls Church Community Services Board for use as group homes or to nonprofit groups for emergency housing;~~
- ~~• Federal Section 8 project based rent subsidy units, which are usually privately owned;~~
- ~~• Units subsidized under federal mortgage subsidy programs including Section 202 (Elderly), Section 811 (Disabled), Section 221(d)(3), Section 235 or Section 236. These units may be publicly owned but most are owned by private or nonprofit entities;~~
- ~~• Developments which were financed with FCRHA bonds where a portion of the units must have reduced rents for tenants who meet income eligibility requirements;~~

**FIGURE 3  
FAIRFAX PLANNING DISTRICT  
ASSISTED HOUSING  
(Occupied or Under Construction, as of October 2004)**

<b>Location</b>	<b>Planning Sector</b>	<b>Number of Assisted Units</b>	<b>Type of Ownership And Program</b>
<u>Rental Projects</u>			
Oak Creek Oak Creek Place	F3	46	Private/Section 8
Archstone Fairchase	F5	42	Private/ADU Rental Program
Camden Monument Park	F5	18	Private/ADU Rental Program
Charleston Square	F5	1	Fairfax County Rental
Coan Pond Residences Pender Drive	F5	20	Fairfax County Rental (Working Singles)
Fair Oaks Landing	F5	4	Fairfax County Rental
Fairfax Corner (Bays 2 and 3)	F5	18	Private/ADU Rental Program
Gables Centerpointe	F5	24	Private/WDU Program
Jefferson at Fair Oaks Jefferson Oak Circle	F5	17	Private/ADU Rental Program
Legato Corner	F5	13	Fairfax County Rental
		40	Private/ADU Rental Program
Lincoln at Fair Oaks Lincoln Lake Way	F5	18	Private/ADU Rental Program
Reserve at Fairfax Corner Fairfax Woods Way	F5	41	Private/ADU Rental Program
Residences at the Government Center	F5	270	Public/private partnership serving households earning up to 60 AMI
Penderbrook Penderbrook Drive	F4	48	Fairfax County Rental

**FIGURE 3**  
**FAIRFAX PLANNING DISTRICT**  
**ASSISTED HOUSING**  
**(Occupied or Under Construction, as of October 2004)**

(Continued from previous page)

<b>Location</b>	<b>Planning Sector</b>	<b>Number of Assisted Units</b>	<b>Type of Ownership And Program</b>
Ragan Oaks Legato Road	F5	51	Public Housing
Ridgewood by Windsor	F5	16 24	Private/ADU Rental Program Private/WDU Program
Robinson Square University Drive	F7	46	Public Housing
The Edge at Fairfax Corner, Oakdale Crescent Court	F5	52	Private/ADU Rental Program
Westcott Ridge	F5	10	Fairfax County Rental
Wesley Agape House Lee Highway	F7	12 beds	Private/Section 811
<u>Homeownership</u>		55*	MIDS, First Time Home Buyers, or Affordable Dwelling Units
Yorkville Draper Drive	F3	237	Cooperative/Section 8

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\*Scattered Units

NOTE: — Assisted Housing within the Fairfax Center Area is included in the Area III Plan.

- ~~Tax Credit/VHDA financed projects with Low Income Housing Tax Credits and/or Virginia Housing Development Authority (VHDA) financing which establishes income eligibility requirements, many of which are privately owned;~~
- ~~Nonprofit rental units and group homes serving nine or more individuals and owned by private entities, which were assisted with loans or grants from the Community Development Block Grant (CDBG), Section 108 loans, Home Investment Partnerships Program (HOME), or Fairfax County Housing Trust Fund;~~
- ~~Moderate Income Direct Sales (MIDS) program units which are for sale to income-eligible, first time home buyers with financial assistance provided in return for control of the re-sale price of the home; and~~
- ~~Affordable Dwelling Units (ADU) for sale or for rent to serve households with incomes up to 70% of Metropolitan Statistical Area (MSA) median income and which are required to be included in certain housing developments of 50 or more units pursuant to Article 2, Part 8 of the Fairfax County Zoning Ordinance. In some instances, units created under the ADU Program may be owned by the FCRHA or a nonprofit organization; if so, they would be considered in one of the other categories above.~~

In many cases the assisted units represent only a portion of a larger development. Only the number of assisted units is included on the figure. Also, the housing listed as part of the Section 8 program is only that where the Section 8 rent subsidy is tied to specific housing units (project based). Housing where eligible tenants are receiving assistance through the Section 8 Housing Choice Voucher Rental program or where the subsidy transfers with the tenant is not listed since the units change continuously as tenants move. Countywide, at the end of 2002, over 3,200 families living in Fairfax County were assisted with tenant-based vouchers. Finally, for some proposed developments where a zoning proffer requires the provision of low and/or moderate income housing, but no specific program (such as MIDS) is identified in the proffer, the type of program is listed as Unknown.

”

## MCLEAN PLANNING DISTRICT

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area II, McLean Planning District, as amended through July 31, 2019, Overview, page 5-7:

### “Housing Assisted Housing

Assisted Housing in the McLean Planning District includes housing constructed and/or managed under programs which limit the amount of rent charged and the eligibility of occupants based on income. These limits are a condition for the provision of financial assistance from federal, state, or local sources. Assisted Housing includes units provided under the affordable dwelling unit and workforce dwelling unit programs, as well as other federal, state and local programs. In many cases, the assisted housing units represent only a portion of a larger development. Some programs have time limits, and those units would no longer be considered “assisted” after income eligibility and rent limitations have been removed. For an inventory of assisted housing programs administered by the Fairfax County Department of Housing and Community Development (DHCD) on behalf of the Fairfax County Redevelopment and Housing Authority, please contact the DHCD.

A list of existing, under construction, and proposed assisted housing for the McLean Planning District is shown in Figure 3. This list includes housing developments which, to the county’s knowledge, have received some type of housing assistance as defined below, but it should not be considered all inclusive.

Assisted housing includes programs which limit the amount of rent and the eligibility of occupants based on income as a condition for the provision of financial assistance from federal, state, or local sources. Some programs have time limits, and those units would no longer be considered “assisted” after income eligibility and rent limitations have been removed. The programs listed below are included as “assisted housing.” Most programs provide assistance to privately owned housing developments. In some cases, multiple sources of financing may be used. The primary program and type of ownership is listed in the figure.

- Housing units owned or managed by the Fairfax County Redevelopment and Housing Authority (FCRHA) and operated by the Department of Housing and Community Development under the Federal Public Housing program or the local Fairfax County Rental Program;
- Housing units owned by the FCRHA and leased to the Fairfax Falls Church Community Services Board for use as group homes or to nonprofit groups for emergency housing;
- Federal Section 8 project based rental subsidy units, which are usually privately owned;
- Units subsidized under federal mortgage subsidy programs including Section 202 (Elderly), Section 811 (Disabled), Section 221(d)(3), Section 235 or Section 236. These units may be publicly owned but most are owned by private or nonprofit entities;

- ~~Developments which were financed with FCRHA bonds where a portion of the units must have reduced rents for tenants who meet income eligibility requirements;~~
- ~~Tax Credit/VHDA financed projects with Low Income Housing Tax Credits and/or Virginia Housing Development Authority (VHDA) financing which establishes income eligibility requirements, many of which are privately owned;~~
- ~~Nonprofit rental units and group homes serving nine or more individuals and owned by private entities, which were assisted with loans or grants from the Community Development Block Grant (CDBG), Section 108 loans, Home Investment Partnerships Program (HOME), or Fairfax County Housing Trust Fund;~~

**FIGURE 3**  
**MCLEAN PLANNING DISTRICT**  
**ASSISTED HOUSING**  
**(Occupied or Under Construction, as of October 2004)**

<b>Location</b>	<b>Planning Sector</b>	<b>Number of Assisted Units</b>	<b>Type of Ownership And Program</b>
<u>Rental Projects</u>			
Avalon Crescent Onyx Drive	M1	35	Private/ADU Rental Program
McLean Hills Enola Street	M1	25*	Fairfax County Rental
Tysons Landing Tysons Landing Court	M1	40	Private/Section 8
The Lewinsville Great Falls Street	M3	144 18	Private/Section 202/8 (Elderly) Private/ADU Rental Program
Lewinsville Residences Great Falls Street	M3	22	Fairfax County Rental
Sunrise at McLean Turning Leaf Lane	M6	6	Private/ADU Rental Program (Elderly)
<u>Homeownership</u>		34*	MIDS, First Time Home Buyers, or Affordable Housing

\*Scattered Units

**PROPOSED ASSISTED HOUSING  
(As of October 2004)**

<b>Location</b>	<b>Tax Map ID</b>	<b>Planning Sector</b>	<b>Number of Assisted Units</b>	<b>Type of Ownership And Program</b>
Lewinsville Residences (expansion) Great Falls Street	30-3((1))42	M3	52 beds	Adult Care Residence

- ~~———— Moderate Income Direct Sales (MIDS) program units which are for sale to income eligible, first time home buyers with financial assistance provided in return for control of the re-sale price of the home; and~~
- ~~———— Affordable Dwelling Units (ADU) for sale or for rent to serve households with incomes up to 70% of Metropolitan Statistical Area (MSA) median income and which are required to be included in certain housing developments of 50 or more units pursuant to Article 2, Part 8 of the Fairfax County Zoning Ordinance. In some instances, units created under the ADU Program may be owned by the FCRHA or a nonprofit organization; if so, they would be considered in one of the other categories above.~~

~~In many cases the assisted units represent only a portion of a larger development. Only the number of assisted units is included on the figure. Also, the housing listed as part of the Section 8 program is only that where the Section 8 rent subsidy is tied to specific housing units (project based). Housing where eligible tenants are receiving assistance through the Section 8 Housing Choice Voucher Rental program or where the subsidy transfers with the tenant is not listed since the units change continuously as tenants move. Countywide, at the end of 2002, over 3,200 families living in Fairfax County were assisted with tenant based vouchers. Finally, for some proposed developments where a zoning proffer requires the provision of low and/or moderate income housing, but no specific program (such as MIDS) is identified in the proffer, the type of program is listed as Unknown.~~

## TYSONS URBAN CENTER

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area II, Tysons Urban Center, as amended through April 4, 2017, Areawide Recommendations, Land Use Guidelines, Affordable Housing, pages 34-37:

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

All projects with a residential component that seek to utilize the redevelopment option in the District Recommendations should provide ~~2013% of rental units as~~ Affordable Dwelling Units and Workforce Dwelling Units (or the alternative recommended below), and 20% for for-sale units as Affordable Dwelling Units and Workforce Dwelling Units, as applicable for the project. These projects are allowed a 20% residential floor area and unit density bonus (bonus density) and flexibility in how and where Workforce Dwelling Units can be provided within Tysons.

Because development proposals within 1/4 mile of the Metro stations are not subject to a maximum intensity, the FAR proposed for rezoning applications in these areas is considered to include the bonus ~~density floor area~~ allowed for meeting the affordable and workforce housing expectations.

For Affordable Dwelling Units (~~ADUs~~), the provisions of Part 8 of Article 2 of the Fairfax County Zoning Ordinance shall apply, unless the dwelling units proposed in the development are specifically exempted from compliance with the ADU Program.

For Workforce Dwelling Units (~~WDUs~~), the following housing conditions and the guidelines in the Housing section of the Policy Plan (except as modified below) apply to any residential development built under the redevelopment option, regardless of whether or not the development elects to utilize the available bonus density.

#### Rental projects:

The developer should select either Option 1 or Option 2 to fulfill the WDU Policy:

- Option 1: ~~20~~13% of the rental residential units in new developments should be affordable to households with incomes ranging from 50 up to ~~120~~80% of AMI (Area Median Income), as set forth in Table 1A. Within 1/4 mile of the Metro stations, the ~~20~~13% 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 ~~floor area~~ density should be excluded from the ~~20~~13% 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.
- Option 2: As an alternative to developments providing the WDU commitment level and income tiers specified above, 10% of the rental residential units should be affordable to households with incomes up to 60% of AMI, as set forth in Table 1A. Within 1/4 mile of the Metro stations, the 10% 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 10% 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.

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% 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 ~~floor area~~ 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.
- For WDUs associated with high-rise condominiums, the income tiers may be adjusted to three ~~(3)~~ income tiers as follows: one-third up to 70% AMI, one-third at 71 to 80% AMI, and one-third at 81 to 100% AMI, as set forth in “Table 1B: Income Tiers for Workforce Dwelling Units in High-rise Condominiums.” In addition, if the applicant provides all of the for-sale Workforce ~~housing~~ Dwelling Units onsite, the percentage of WDUs should be reduced from 20% to 14%. If the units are provided as new construction for-sale units but are transferred to another property offsite in Tysons, the percentage to be provided should be 16%. If rental Workforce ~~housing~~ Dwelling Units are provided onsite or offsite in Tysons in lieu of the for-sale units, the percentage of rental units to be provided should be 20% and follow the income tiers outlined in Table 1A.
- To account for market conditions such as increases in interest rates that may affect the published Workforce Dwelling Unit Pricing for High-rise Condominium Buildings approved by the County Executive on January 16, 2015 or as amended, the income tiers may be adjusted upward 5% (i.e. 70% to 75%, 80% to 85%, and 100 to 105%) at the time of delivery as may be approved by the Department of Housing and Community Development and the County Executive.
- If required by the Zoning Ordinance, ADUs may be counted toward the ~~20~~% affordable housing objective identified in the previous bulleted item, above. Any such ADUs could be used to satisfy the lower income tiers identified in Tables 1A and 1B for WDUs.

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

101-120% of AMI	5% of total units
81-100% of AMI	5% of total units
71-80% of AMI	5% of total units
61-70% of AMI	3% of total units
< 50-60% of AMI	2% of total units

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

**Table 1B**  
**Income Tiers for Workforce Dwelling Units in High-rise Condominiums**

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

- A maximum 20% bonus density increase in residential floor area 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’ Tysons Corner Urban Center Workforce Dwelling Unit Administrative Policy Guidelines, adopted June 22, 2010, or as may be amended.
- WDUs are preferred to be provided on-site. However, developers may aggregate land for Workforce housing 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% of AMI. Land owners may meet their affordable housing

objective by purchasing existing units and preserving their affordability as set forth in the Board of Supervisors' ~~Tysons Corner Urban Center~~ Workforce Dwelling Unit Administrative Policy Guidelines, ~~adopted June 22, 2010 or as may be amended.~~ Redevelopment of existing 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~~ 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 populations with special needs, including those who are homeless, should also be considered.

A housing trust fund will be used to create affordable ~~and workforce~~ housing opportunities in Tysons. Nonresidential development throughout Tysons should contribute a minimum of \$3.00 per nonresidential square foot (adjusted annually based on the Consumer Price Index) or at least \$0.25 per nonresidential square foot over a period of time to be determined at the time of rezoning approval. Such developments may provide an equivalent contribution of land or affordable units in lieu of a cash contribution. Nonresidential contributions could also be used to fund affordable housing opportunities in Tysons through a partnership. If nonresidential floor area is achieved through a bonus for providing ~~Affordable Dwelling Units~~ and ~~Workforce Dwelling Units~~, the bonus floor area should not be included when calculating the contribution amount. Ground level retail located in office, hotel, and residential buildings should also not be included when calculating the contribution amount.

The provision of ~~W~~workforce housing ~~Dwelling~~ Units should be viewed as a collective responsibility that will directly benefit employers in Tysons. New office, retail, and hotel developments will benefit from having a range of ~~affordable~~ housing opportunities affordable to low-and-moderate income levels within a short commuting distance of the jobs in Tysons.”

## VIENNA PLANNING DISTRICT

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area II, Vienna Planning District Center, as amended through October 16, 2018, Overview, District-wide Recommendations, pages 5-7:

### **“Housing Assisted Housing**

Assisted Housing in the Vienna Planning District includes housing constructed and/or managed under programs which limit the amount of rent charged and the eligibility of occupants based on income. These limits are a condition for the provision of financial assistance from federal, state, or local sources. Assisted Housing includes units provided under the affordable dwelling unit and workforce dwelling unit programs, as well as other federal, state and local programs. In many cases, the assisted housing units represent only a portion of a larger development. Some programs have time limits, and those units would no longer be considered “assisted” after income eligibility and rent limitations have been removed. For an inventory of assisted housing programs administered by the Fairfax County Department of Housing and Community Development (DHCD) on behalf of the Fairfax County Redevelopment and Housing Authority, please contact the DHCD.

~~A list of existing, under construction, and proposed assisted housing for the Vienna Planning District is shown in Figure 3. This list includes housing developments which, to the county’s knowledge, have received some type of housing assistance as defined below, but it should not be considered all inclusive.~~

~~Assisted housing includes programs which limit the amount of rent and the eligibility of occupants based on income as a condition for the provision of financial assistance from federal, state, or local sources. Some programs have time limits, and those units would no longer be considered “assisted” after income eligibility and rent limitations have been removed. The programs listed below are included as “assisted housing.” Most programs provide assistance to privately owned housing developments. In some cases, multiple sources of financing may be used. The primary program and type of ownership is listed in the figure.~~

- ~~• Housing units owned or managed by the Fairfax County Redevelopment and Housing Authority (FCRHA) and operated by the Department of Housing and Community Development under the Federal Public Housing program or the local Fairfax County Rental Program;~~
- ~~• Housing units owned by the FCRHA and leased to the Fairfax Falls Church Community Services Board for use as group homes or to nonprofit groups for emergency housing;~~
- ~~• Federal Section 8 project based rental subsidy units, which are usually privately owned;~~
- ~~• Units subsidized under federal mortgage subsidy programs including Section 202~~

(Elderly), Section 811 (Disabled), Section 221(d)(3), Section 235 or Section 236. These units may be publicly owned but most are owned by private or nonprofit entities;

- ~~Developments which were financed with FCRHA bonds where a portion of the units must have reduced rents for tenants who meet income eligibility requirements;~~
- ~~Tax Credit/VHDA financed projects with Low Income Housing Tax Credits and/or Virginia Housing Development Authority (VHDA) financing which establishes income eligibility requirements, many of which are privately owned;~~
- ~~Nonprofit rental units and group homes serving nine or more individuals and owned by private entities, which were assisted with loans or grants from the Community Development Block Grant (CDBG), Section 108 loans, Home Investment Partnerships Program (HOME), or Fairfax County Housing Trust Fund;~~

**FIGURE 3**  
**VIENNA PLANNING DISTRICT**  
**ASSISTED HOUSING**  
**(Occupied or Under Construction, as of October 2004)**

Location	Planning Sector	Number of Assisted Units	Type of Ownership And Program
<u>Rental Projects</u>			
The Apartments at Regent's Park Clocktower Place	V1	29	Private/ADU Rental Program
Armistead Park at Barkley Mainstone Drive	V1	3*	Public Housing
Tyson's Tower, Tyspring St.	V3	274	Private/Section 236 (Elderly)
Briareliff I, Briareliff Court	V3	30	Section 8
Briareliff II, Briareliff Court	V3	20	Public Housing
Minerva Fisher Hall, Wolftrap Road	V3	12 Beds	Group Facility/Section 8
Patrick Street Home Patrick Street	V3	8 Beds	Group Home
<u>Homeownership</u>		83*	MIDS, First Time Home Buyers, or Affordable Housing

\*Scattered Units

- ~~Moderate Income Direct Sales (MIDS) program units which are for sale to income eligible, first time home buyers with financial assistance provided in return for control of the re-sale price of the home; and~~
- ~~Affordable Dwelling Units (ADU) for sale or for rent to serve households with incomes up to 70% of Metropolitan Statistical Area (MSA) median income and which are required to be included in certain housing developments of 50 or more units pursuant to Article 2, Part 8 of the Fairfax County Zoning Ordinance. In some instances, units created under the ADU Program may be owned by the FCRHA or a nonprofit organization; if so, they would be considered in one of the other categories above.~~

~~In many cases the assisted units represent only a portion of a larger development. Only the number of assisted units is included on the figure. Also, the housing listed as part of the Section 8 program is only that where the Section 8 rent subsidy is tied to specific housing units (project based). Housing where eligible tenants are receiving assistance through the Section 8 Housing Choice Voucher Rental program or where the subsidy transfers with the tenant is not listed since the units change continuously as tenants move. Countywide, at the end of 2002, over 3,200 families living in Fairfax County were assisted with tenant-based vouchers. Finally, for some proposed developments where a zoning proffer requires the provision of low and/or moderate income housing, but no specific program (such as MIDS) is identified in the proffer, the type of program is listed as Unknown.~~

**Area III (changes proposed to Bull Run Planning District, Dulles Suburban Center, Fairfax Center Area, Pohick Planning District, and Upper Potomac Planning District)**

## BULL RUN PLANNING DISTRICT

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area III, Bull Run Planning District, as amended through October 16, 2018, Overview, District-wide Recommendations, page 5-9:

### “Housing Assisted Housing

Assisted Housing in the Bull Run Planning District includes housing constructed and/or managed under programs which limit the amount of rent charged and the eligibility of occupants based on income. These limits are a condition for the provision of financial assistance from federal, state, or local sources. Assisted Housing includes units provided under the affordable dwelling unit and workforce dwelling unit programs, as well as other federal, state and local programs. In many cases, the assisted housing units represent only a portion of a larger development. Some programs have time limits, and those units would no longer be considered “assisted” after income eligibility and rent limitations have been removed. For an inventory of assisted housing programs administered by the Fairfax County Department of Housing and Community Development (DHCD) on behalf of the Fairfax County Redevelopment and Housing Authority, please contact the DHCD.

~~A list of existing, under construction, and proposed assisted housing for the Bull Run Planning District is shown in Figure 3. This list includes housing developments which, to the county’s knowledge, have received some type of housing assistance as defined below, but it should not be considered all inclusive.~~

~~Assisted housing includes programs which limit the amount of rent and the eligibility of occupants based on income as a condition for the provision of financial assistance from federal, state, or local sources. Some programs have time limits, and those units would no longer be considered “assisted” after income eligibility and rent limitations have been removed. The programs listed below are included as “assisted housing.” Most programs provide assistance to privately owned housing developments. In some cases, multiple sources of financing may be used. The primary program and type of ownership is listed in the figure.~~

- ~~• Housing units owned or managed by the Fairfax County Redevelopment and Housing Authority (FCRHA) and operated by the Department of Housing and Community Development under the Federal Public Housing program or the local Fairfax County Rental Program;~~
- ~~• Housing units owned by the FCRHA and leased to the Fairfax Falls Church Community Services Board for use as group homes or to nonprofit groups for emergency housing;~~
- ~~• Federal Section 8 project based rental subsidy units, which are usually privately owned;~~
- ~~• Units subsidized under federal mortgage subsidy programs including Section 202 (Elderly), Section 811 (Disabled), Section 221(d)(3), Section 235 or Section 236. These units may be publicly owned but most are owned by private or nonprofit entities;~~
- ~~• Developments which were financed with FCRHA bonds where a portion of the units must have reduced rents for tenants who meet income eligibility requirements;~~

- ~~Tax Credit/VHDA financed projects with Low Income Housing Tax Credits and/or Virginia Housing Development Authority (VHDA) financing which establishes income eligibility requirements, many of which are privately owned;~~
- ~~Nonprofit rental units and group homes serving nine or more individuals and owned by private entities, which were assisted with loans or grants from the Community Development Block Grant (CDBG), Section 108 loans, Home Investment Partnerships Program (HOME), or Fairfax County Housing Trust Fund;~~
- ~~Moderate Income Direct Sales (MIDS) program units which are for sale to income eligible, first time home buyers with financial assistance provided in return for control of the re-sale price of the home; and~~
- ~~Affordable Dwelling Units (ADU) for sale or for rent to serve households with incomes up to 70% of Metropolitan Statistical Area (MSA) median income and which are required to be included in certain housing developments of 50 or more units pursuant to Article 2, Part 8 of the Fairfax County Zoning Ordinance. In some instances, units created under the ADU Program may be owned by the FCRHA or a nonprofit organization; if so, they would be considered in one of the other categories above.~~

*[FIGURE 2 OMITTED AND TO BE RELOCATED FROM CURRENT LOCATION UNDER HOUSING RECOMMENDATIONS TO TRANSPORTATION RECOMMENDATIONS FOR CLARITY]*

**FIGURE 3**  
**BULL RUN PLANNING DISTRICT**  
**ASSISTED HOUSING**  
**(Occupied or Under Construction, as of October 2004)**

<b>Location</b>	<b>Planning Sector</b>	<b>Number of Assisted Units</b>	<b>Type of Ownership And Program</b>
<u>Rental Projects</u>			
Forest Glen at Sully Station Phase I, Woodmere Court	BR3	119	Private/Tax Credit/VHDA Financing
Forest Glen at Sully Station Phase II, Woodmere Court	BR3	119	Private/Tax Credit/VHDA Financing
Avalon at Fair Lakes Fair Knoll Drive	BR4	15	Private/ADU Rental Program
Chantilly Crossing Rockland Village Drive	BR4	360	28 Private/ADU Rental Program; 332 Private/Tax Credit/VHDA Financing
Chantilly Mews Meadowland Court	BR4	50	Private/Section 8
East Market	BR4	4	Fairfax County Rental

Fair Lakes	BR4	6	Private/ADU Rental Program
Shenandoah Crossing Lee Jackson Memorial Highway and Stringfellow Road	BR4	128	Private/FCRHA Bond Financing
Castellani Meadows Centreville Road	BR5	24	Fairfax County Rental
Lee Overlook Apts. Paddington Court	BR5	196	Private/Tax Credit/VHDA Financing
Barros Circle N and S Barros Ct.	BR6	44	Public Housing
Hanley Shelter and Kate's House	BR7	25 beds 6	
<u>Homeownership</u>		361*	MIDS, First Time Home Buyers, or Affordable Housing

\*Scattered Units

NOTE: Assisted Housing within the Fairfax Center Area is included in that section of the Area III Plan.

In many cases the assisted units represent only a portion of a larger development. Only the number of assisted units is included on the figure. Also, the housing listed as part of the Section 8 program is only that where the Section 8 rent subsidy is tied to specific housing units (project based). Housing where eligible tenants are receiving assistance through the Section 8 Housing Choice Voucher Rental program or where the subsidy transfers with the tenant is not listed since the units change continuously as tenants move. Countywide, at the end of 2002, over 3,200 families living in Fairfax County were assisted with tenant-based vouchers. Finally, for some proposed developments where a zoning proffer requires the provision of low and/or moderate income housing, but no specific program (such as MIDS) is identified in the proffer, the type of program is listed as Unknown.

## DULLES SUBURBAN CENTER

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area III, Dulles Suburban Center, as amended through September 24, 2019, Dulles Suburban Center Overview, Performance Criteria for Optional Uses, Compatibility Elements, pages 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.
- ~~En~~Assure 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 ~~at a minimum of 12 percent of any mixed-use project or residential development consistent with the Affordable Dwelling Unit (ADU) Ordinance and the Guidelines for Provision of Workforce Housing~~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 land or a contribution to the Housing Trust Fund ~~consistent with the Workforce Housing Policy~~ 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.”

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area III, Dulles Suburban Center, as amended through September 24, 2019, Land Use Recommendations, Land Unit A, pages 47-48

“In reviewing development proposals, the following land use guidelines should also be considered:  
...

- Affordable and Workforce Housing - Future development should conform to county policies on ~~affordable housing~~ affordability which includes conformance to the Affordable Dwelling Unit Ordinance (ADU) and the ~~Guidelines for Provision of Policy Plan’s Workforce Housing~~ Dwelling Units (WDU Policy) and Residential Development Criteria in the Policy Plan ~~Policy and Guidelines~~. Proposals seeking up to a 1.0 FAR should meet the current policy objective of approximately 12 percent of total units as Workforce Dwelling Units (WDU). The exception is proposed intensity higher than 1.0 FAR which should provide a greater

contribution. Proposals for development between a 1.0 and a 3.0 FAR should provide at a minimum proportionally 12 percent to 16 percent of total units as WDUs as shown in Figure 135. The residential use should integrate a variety of housing types, consistent with WDU guidelines, such as units for families, individuals, senior housing and residential studio units. In addition, bonus units or bonus ~~square floor area~~ footage, as provided for in the WDU policy, is excluded from the planned intensity.

...

”

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area III, Dulles Suburban Center, as amended through September 24, 2019, Land Unit Recommendations, Land Unit I, pages 119-122:

“RECOMMENDATIONS

**Land Use**

...

2. Properties located along George Carter Way (Tax Map 34-3((14))B, 2, 3, 4, 6 and 44-1((17))A, C, 1 and 5) may be appropriate for development with a mix of hotel (and/or accessory restaurant uses) and office uses up to an overall combined intensity of 0.70 FAR because of its visibility at the intersection of Route 28 and Willard Road and its proximity to Dulles International Airport, retail opportunities, and employment centers. This option’s development level is contingent upon meeting the following conditions:
  - Limit overall development up to a combined intensity of 0.70 FAR. No more than two (2) hotels may be constructed within this land area; however individual hotel use(s) may develop up to a 1.0 FAR;
  - Provide pedestrian connections to adjoining trails/walkways and transit stops;
  - Provide a unified and coordinated development plan and orient some of the development towards Lee Road;
  - Provide a comprehensive transportation demand management program in conjunction with any new development on the land area. The goal of such a program will be to reduce peak hour vehicle trips associated with the new office and hotel uses; and
  - Access to/from the properties will be provided via George Carter Way. No additional access will be provided to/from Lee Road. No direct access will be provided to/from Willard Road.

As another option, a mix of uses to include residential and office uses with community-serving retail, up to an intensity of .70 FAR, may be appropriate with full consolidation of the following Tax Map Parcels: 34-3((14))B, 2, 3, 4, 6; 44-1((17))A, C, 1, 5; and 34-3((1)) 34. This option may be appropriate if the following conditions are met:

- Provide a minimum of 400 and a maximum of 700 residential units which should include a diversity of housing types and sizes. Multi-family housing and higher density single-family attached units are strongly encouraged to provide this diversity in housing type, and to ensure compatibility with existing development and to allow for on-site open space.
- A minimum of 12% of the residential units should be affordable to meet county goals for the provision of Affordable Dwelling Units and ~~w~~Workforce housing-Dwelling Units. These units should be distributed throughout any new development and should also include a diversity of housing types and sizes to reflect that of the development;
- Development of this site should be phased in such a manner as to avoid creating isolated pockets of uses, and to balance the infrastructure and public amenities needed to support the project;
- Achieve compatibility of both site and building design with existing development;
- Provide adequate access and circulation to accommodate all uses, improve the existing north-south vehicular connection between Tax Map Parcel 34-3 ((1)) 34 and Tax Map Parcels 34-3 ((14)) B, 2 and incorporate it into the design of the development;
- Provide pedestrian connections to adjoining trails/walkways and transit stops;
- Provide a unified and coordinated development plan that provides internal and external transitions to and between existing and proposed uses and that achieves a logical and balanced orientation of development, to include orienting uses toward Lee Road as appropriate;
- Provide access via George Carter Way and Albemarle Point Place. No additional access should be provided to/from Lee Road. No direct access should be provided to/from Route 28 or Willard Road;
- Mitigate any additional transportation impacts to Lee Road and nearby intersections that are specific to this option, which may include improvements to the intersections of Lee Road/George Carter Way and Lee Road/Willard Road. Development should be phased with transportation improvements;
- Develop an onsite, publicly accessible parks network per the guidance of the Urban Parks Framework. Active and passive recreational facilities should be provided to meet the needs of residents, employees and visitors; and
- Mitigate any impact on schools resulting from increased intensity.

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area III, Dulles Suburban Center, as amended through September 24, 2019, Land Unit Recommendations, Land Unit J, pages 123-125:

**“RECOMMENDATIONS**

**Land Use**

...

2. A mix of uses in Land Unit J is encouraged to support the office park, and to create an environment with opportunities to work, live and play. As an option, residential and retail uses may be considered for Land Unit J. The following conditions should be met to implement this option:

- The development intensity remains at an average .50 FAR for the entirety of Land Unit J.

...

- At a minimum, 12% of the residential units should be affordable to meet county goals for the provision of Affordable Dwelling Units and Workforce Dwelling Units~~housing~~. These units should be distributed throughout any new development and should include a variety of housing types and sizes. Multi-family and single-family attached units of varying sizes and designs are strongly encouraged to provide diversity in housing type and to offer options to improve affordability. Opportunities for units that would appeal to residents who wish to stay local but downsize, as well as for those entering the housing market, are strongly encouraged to respond to different demands in the housing market.

...”

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area III, Dulles Suburban Center, as amended through September 24, 2019, Land Unit Recommendations, Land Unit L, General TOD Guidance, pages 148:

**“Affordable Housing and Universal Design**

All development should conform to county policies on the provision of Affordable Dwelling Units and Workforce Dwelling Units to encourage a diverse population of residents. ~~Per county policy, a~~Any residential use should provide at least 12 percent of new units as affordable housing. The residential components should accommodate a variety of age groups, interests, and needs. The units, where appropriate, should be accessible for those without cars, meet ADA requirements, and accommodate universal design. Non-residential uses recommended under Rail Transit Option 2 should provide a contribution to support affordable and workforce housing as specified in that section.”

## FAIRFAX CENTER AREA

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area III, Fairfax Center Area, as amended through July 31, 2018, Fairfax Center Area-Wide Recommendations, page 17-20:

### ~~“HOUSING~~ASSISTED HOUSING

Assisted Housing in the Fairfax Planning District includes housing constructed and/or managed under programs which limit the amount of rent charged and the eligibility of occupants based on income. These limits are a condition for the provision of financial assistance from federal, state, or local sources. Assisted Housing includes units provided under the affordable dwelling unit and workforce dwelling unit programs, as well as other federal, state and local programs. In many cases, the assisted housing units represent only a portion of a larger development. Some programs have time limits, and those units would no longer be considered “assisted” after income eligibility and rent limitations have been removed. For an inventory of assisted housing programs administered by the Fairfax County Department of Housing and Community Development (DHCD) on behalf of the Fairfax County Redevelopment and Housing Authority, please contact the DHCD.

~~A list of existing, under construction, and proposed assisted housing for the Fairfax Center Area is shown in Figure 6. This list includes housing developments which, to the county’s knowledge, have received some type of housing assistance as defined below, but it should not be considered all inclusive.~~

~~Assisted housing includes programs which limit the amount of rent and the eligibility of occupants based on income as a condition for the provision of financial assistance from federal, state, or local sources. Some programs have time limits, and those units would no longer be considered “assisted” after income eligibility and rent limitations have been removed. The programs listed below are included as “assisted housing.” Most programs provide assistance to privately owned housing developments. In some cases, multiple sources of financing may be used. The primary program and type of ownership is listed in the figure.~~

- ~~• Housing units owned or managed by the Fairfax County Redevelopment and Housing Authority (FCRHA) and operated by the Department of Housing and Community Development under the federal Public Housing program or the local Fairfax County Rental program;~~
- ~~• Housing units owned by the FCRHA and leased to the Fairfax Falls Church Community Services Board for use as group homes or to nonprofit groups for emergency housing;~~
- ~~• Federal Section 8 project based rent subsidy units, which are usually privately owned;~~
- ~~• Units subsidized under federal mortgage subsidy programs including Section 202 (Elderly), Section 811 (Disabled), Section 221(d)(3), Section 235 or Section 236. These units may be publicly owned but most are owned by private or nonprofit entities;~~

**FIGURE 6**  
**FAIRFAX CENTER AREA**  
**ASSISTED HOUSING**  
**(Occupied, Under Construction, or Approved as of July 2013)**

<b>Location</b>	<b>Land/ Sub-Unit</b>	<b>Number of Assisted Units</b>	<b>Type of Ownership And Program</b>
<u>Rental Projects</u>			
Camden Monument Park	A2	18	Private/ADU Rental Program
Gables Centerpointe	A2	17	Private/ADU Rental Program
Jefferson at Fair Oaks	A2	12	Private/ADU Rental Program
Ragan Oaks Legato Road	A2	51	Public Housing
Fairfax Corner (Bays 2 and 3)	B1	18 24	Private/ADU Rental Program Private/WDU Program
Lincoln at Fair Oaks	B3	18	Private/ADU Rental Program
Cedar Lakes Mozart Brigade Lane	D4	3	Fairfax County Rental
Fair Lakes	E1	6	Private/ADU Rental Program
East Market	F	4	Fairfax County Rental
Archstone Fairchase	H1	42	Private/ADU Rental Program
Legato Corner	H1	13 40	Fairfax County Rental Private/ADU Rental Program
Fair Oaks Landing	H2	4	Fairfax County Rental
The Reserve at Fairfax Corner Random Hills Road	I1	41	Private/ADU Rental Program
Charleston Square	I2	1	Fairfax County Rental
Residences at the Government Center	I3	270	Public/private partnership serving households earning up to 60 AMI
The Edge at Fairfax Corner	I4	52	Private/ADU Rental Program
Westcott Ridge	I5	10	Fairfax County Rental

**FIGURE 6**  
**FAIRFAX CENTER AREA**  
**ASSISTED HOUSING**  
**(Occupied, Under Construction, or Approved as of July 2013)**

(Continued from previous page)

<u>Location</u>	<u>Land/ Sub-Unit</u>	<u>Number of Assisted Units</u>	<u>Type of Ownership And Program</u>
Ridgewood by Windsor	J3	16 24	Private/ADU Rental Program Private/WDU Program
Coan Pond Residences Pender Drive	K	20	Fairfax County Rental (Working Singles)
Penderbrook Penderbrook Drive	N	48	Fairfax County Rental
Water's Edge Green Duck Lane	P	9	Public Housing
Hanley Shelter and Kate's House	R2	25 beds 6	
Woodlands Retirement Community	W1	7	Private/ADU Rental Program
Wesley Agape House (Lee Highway)	W2	12 beds	Private/Section 811
<u>Homeownership</u>		409*	Affordable Dwelling Units (ADUs) in the First-Time Homebuyers (FTHB) Program
		29*	Moderate Income Direct Sales (MIDS), HELP and Silver Lining Initiative and proffered units

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\*Scattered Units

- ~~Developments which were financed with FCRHA bonds where a portion of the units must have reduced rents for tenants who meet income eligibility requirements;~~
- ~~Tax Credit/VHDA financed projects with Low Income Housing Tax Credits and/or Virginia Housing Development Authority (VHDA) financing which establishes income eligibility requirements, many of which are privately owned;~~
- ~~Nonprofit rental units and group homes serving nine or more individuals and owned by private entities, which were assisted with loans or grants from the Community Development Block Grant (CDBG), Section 108 loans, Home Investment Partnerships Program (HOME), or Fairfax County Housing Trust Fund;~~
- ~~Moderate Income Direct Sales (MIDS) program units which are for sale to income eligible, first time home buyers with financial assistance provided in return for control of the re-sale price of the home;~~
- ~~Homebuyer Equity Loan Program (HELP) and Silver Lining Initiative are loan programs using federal funds to help moderate income families to purchase market rate homes in the County. Financing was both down payment and gap financing in the form of a second deed of trust. The Silver Lining Initiative applied only to the purchase of homes in foreclosure. Both programs are currently not available;~~
- ~~Workforce Dwelling Units (WDU) are units created through the Board of Supervisors WDU Policy which was adopted in 2007 to provide affordable housing in all residential units in all building construction types including those that are exempt from the requirements of the ADU ordinance. The WDU policy is a proffer based incentive system designed to encourage voluntary development of new housing affordable to a range of moderate income households earning up to 120% of AMI; and~~
- ~~Affordable Dwelling Units (ADU) for sale or for rent to serve households with incomes up to 70% of Metropolitan Statistical Area (MSA) median income and which are required to be included in certain housing developments of 50 or more units pursuant to Article 2, Part 8 of the Fairfax County Zoning Ordinance. In some instances, units created under the ADU Program may be owned by the FCRHA or a nonprofit organization; if so, they would be considered in one of the other categories above.~~

~~In many cases the assisted units represent only a portion of a larger development. Only the number of assisted units is included on the figure. Also, the housing listed as part of the Section 8 program is only that where the Section 8 rent subsidy is tied to specific housing units (project based). Housing where eligible tenants are receiving assistance through the Section 8 Housing Choice Voucher Rental program or where the subsidy transfers with the tenant is not listed since the units change continuously as tenants move. Finally, for some proposed developments where a zoning proffer requires the provision of low and/or moderate income housing, but no specific program (such as MIDS) is identified in the proffer, the type of program is listed as Unknown.~~

~~”~~

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area III, Fairfax Center Area, as amended through July 31, 2018, Suburban Center Core Area, Land Use Recommendations, page 37-49:

**“Sub-unit A1**

...

Any redevelopment also should address impacts to other county priorities. Redevelopment should provide affordable and workforce housing through compliance with the Affordable Dwelling Unit Ordinance and other county policies. For proposals that exceed the overlay levels, any redevelopment should exceed the recommendations of the overlay level in regards to affordable and workforce housing. For example, the total percentage of affordable housing, both Affordable Dwelling Units plus Workforce Dwelling Units may exceed the county policy of ~~12%~~ plus applicable bonus density. Furthermore, any new nonresidential development at the overlay option levels should also make a per-square foot financial contribution to the Fairfax County Housing Trust Fund that will be used to create affordable and workforce housing opportunities. The amount and period of time should be determined at the time of rezoning development review. If nonresidential floor area is achieved through a bonus for providing affordable and workforce dwelling units, the bonus floor area should not be included when calculating the contribution amount. Ground level retail located in office, hotel, and residential buildings should also not be included when calculating the contribution amount.”

...

**“Sub-unit A2**

...

- A contribution should be made to the county's ~~low and moderate income affordable~~ housing goals through an appropriate proffer for Affordable Dwelling Units (based on the prevailing Ordinance requirements at the time of Site Plan approval) or a combination of Affordable Dwelling Units and a contribution to the Housing Trust Fund.

”

...

**“Sub-unit B1**

...

- Any residential development under this option will be deemed to be the high end of the Plan density range for affordable housing calculations. The provision of workforce housing-dwelling units to accommodate the needs of individuals or families with low and moderate incomes ~~making from 70 to 120 percent of the county’s median income~~ is encouraged consistent with the countywide WDU Policy.

”

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area III, Fairfax Center Area, as amended through July 31, 2018, Suburban Center Non-Core Areas, Land Use Recommendations, page 74:

**“Sub-unit J3**

...

- Affordable housing should be provided through compliance with the Affordable Dwelling Unit Ordinance, an appropriate proffer of land or units for affordable housing, or a financial contribution to the Fairfax County Housing Trust Fund. In addition, the provision of workforce housing dwelling units to accommodate the needs of individuals or families with low and moderate incomes making from 70 to 120 percent of the county’s median income is encouraged consistent with the countywide WDU Policy.; and,
- Any development should mitigate the impact of the residential component on public schools;

”

## POHICK PLANNING DISTRICT OVERVIEW

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area III, Pohick Planning District, as amended through November 20, 2018, Overview, pages 4-8:

### **“Housing Assisted Housing**

Assisted Housing in the Pohick Planning District includes housing constructed and/or managed under programs which limit the amount of rent charged and the eligibility of occupants based on income. These limits are a condition for the provision of financial assistance from federal, state, or local sources. Assisted Housing includes units provided under the affordable dwelling unit and workforce dwelling unit programs, as well as other federal, state and local programs. In many cases, the assisted housing units represent only a portion of a larger development. Some programs have time limits, and those units would no longer be considered “assisted” after income eligibility and rent limitations have been removed. For an inventory of assisted housing programs administered by the Fairfax County Department of Housing and Community Development (DHCD) on behalf of the Fairfax County Redevelopment and Housing Authority, please contact the DHCD.

~~A list of existing, under construction, and proposed assisted housing for the Pohick Planning District is shown in Figure 3. This list includes housing developments which, to the county’s knowledge, have received some type of housing assistance as defined below, but it should not be considered all inclusive.~~

~~Assisted housing includes programs which limit the amount of rent and the eligibility of occupants based on income as a condition for the provision of financial assistance from federal, state, or local sources. Some programs have time limits, and those units would no longer be considered “assisted” after income eligibility and rent limitations have been removed. The programs listed below are included as “assisted housing.” Most programs provide assistance to privately owned housing developments. In some cases, multiple sources of financing may be used. The primary program and type of ownership is listed in the figure.~~

- ~~• Housing units owned or managed by the Fairfax County Redevelopment and Housing Authority (FCRHA) and operated by the Department of Housing and Community Development under the Federal Public Housing program or the local Fairfax County Rental Program;~~
- ~~• Housing units owned by the FCRHA and leased to the Fairfax Falls Church Community Services Board for use as group homes or to nonprofit groups for emergency housing;~~
- ~~• Federal Section 8 project based rental subsidy units, which are usually privately owned;~~
- ~~• Units subsidized under federal mortgage subsidy programs including Section 202 (Elderly), Section 811 (Disabled), Section 221(d)(3), Section 235 or Section 236. These units may be publicly owned but most are owned by private or nonprofit entities;~~

- ~~Developments which were financed with FCRHA bonds where a portion of the units must have reduced rents for tenants who meet income eligibility requirements;~~
- ~~Tax Credit/VHDA financed projects with Low Income Housing Tax Credits and/or Virginia Housing Development Authority (VHDA) financing which establishes income eligibility requirements, many of which are privately owned;~~
- ~~Nonprofit rental units and group homes serving nine or more individuals and owned by private entities, which were assisted with loans or grants from the Community Development Block Grant (CDBG), Section 108 loans, Home Investment Partnerships Program (HOME), or Fairfax County Housing Trust Fund;~~
- ~~Moderate Income Direct Sales (MIDS) program units which are for sale to income-eligible, first time home buyers with financial assistance provided in return for control of the re-sale price of the home; and~~
- ~~Affordable Dwelling Units (ADU) for sale or for rent to serve households with incomes up to 70% of Metropolitan Statistical Area (MSA) median income and which are required to be included in certain housing developments of 50 or more units pursuant to Article 2, Part 8 of the Fairfax County Zoning Ordinance. In some instances, units created under the ADU Program may be owned by the FCRHA or a nonprofit organization; if so, they would be considered in one of the other categories above.~~

~~In many cases the assisted units represent only a portion of a larger development. Only the number of assisted units is included on the figure. Also, the housing listed as part of the Section 8 program is only that where the Section 8 rent subsidy is tied to specific housing units (project based). Housing where eligible tenants are receiving assistance through the Section 8 Housing Choice Voucher Rental program or where the subsidy transfers with the tenant is not listed since the units change continuously as tenants move. Countywide, at the end of 2002, over 3,200 families living in Fairfax County were assisted with tenant-based vouchers. Finally, for some proposed developments where a zoning proffer requires the provision of low and/or moderate income housing, but no specific program (such as MIDS) is identified in the proffer, the type of program is listed as Unknown.~~

~~...~~

~~[FIGURE 2 OMITTED AND TO BE RELOCATED FROM CURRENT LOCATION UNDER HOUSING RECOMMENDATIONS TO TRANSPORTATION RECOMMENDATIONS FOR CLARITY]~~

**FIGURE 3  
POHICK PLANNING DISTRICT  
ASSISTED HOUSING  
(Occupied or Under Construction, as of October 2004)**

<b>Location</b>	<b>Planning Sector</b>	<b>Number of Assisted Units</b>	<b>Type of Ownership And Program</b>
<u>Rental Projects</u>			
Braddock Crossing, Braddock Road	P1	8 beds	Group Home
Newington Station Rolling Rd./Northumberland	P2	36*	Public Housing
Rolling Road Site, Rolling Road	P2	5 beds	Group Home
Chatham Towne, LaCross Street	P2	10*	Fairfax County Rental
Burke Lake Gardens, Old Keene Mill Road	P6	99	Private/Section 202/8 (Elderly)
Burke Shire Commons, Burke Commons Road	P6	72	Private/FCRHA Bond Financing
Crevenna Oaks, Crevenna Oak Drive	P6	50	Private/Section 8
Summit Oak, Summit Oak Way	P6	50	Private/Section 8
Westminster Oaks, Maple Leaf Court	P7	50	Private/Section 8
<u>Homeownership</u>		144*	MIDS, First Time Home Buyers, or Affordable Dwelling Units
Burke Centre Station Burke Commons Road	P6	22	Cooperative/Section 8
*Scattered Units			

...  
”

## UPPER POTOMAC PLANNING DISTRICT

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area III, Upper Potomac Planning District, as amended through October 16, 2018, Overview, pages 5-10:

### **~~Housing~~Assisted Housing**

Assisted Housing in the Upper Potomac Planning District includes housing constructed and/or managed under programs which limit the amount of rent charged and the eligibility of occupants based on income. These limits are a condition for the provision of financial assistance from federal, state, or local sources. Assisted Housing includes units provided under the affordable dwelling unit and workforce dwelling unit programs, as well as other federal, state and local programs. In many cases, the assisted housing units represent only a portion of a larger development. Some programs have time limits, and those units would no longer be considered "assisted" after income eligibility and rent limitations have been removed. For an inventory of assisted housing programs administered by the Fairfax County Department of Housing and Community Development (DHCD) on behalf of the Fairfax County Redevelopment and Housing Authority, please contact the DHCD.

~~A list of existing, under construction, and proposed assisted housing for the Upper Potomac Planning District is shown in Figure 3. This list includes housing developments which, to the county's knowledge, have received some type of housing assistance as defined below, but it should not be considered all inclusive.~~

~~Assisted housing includes programs which limit the amount of rent and the eligibility of occupants based on income as a condition for the provision of financial assistance from federal, state, or local sources. Some programs have time limits, and those units would no longer be considered "assisted" after income eligibility and rent limitations have been removed. The programs listed below are included as "assisted housing." Most programs provide assistance to privately owned housing developments. In some cases, multiple sources of financing may be used. The primary program and type of ownership is listed in the figure.~~

- ~~• Housing units owned or managed by the Fairfax County Redevelopment and Housing Authority (FCRHA) and operated by the Department of Housing and Community Development under the Federal Public Housing program or the local Fairfax County Rental Program;~~
- ~~• Housing units owned by the FCRHA and leased to the Fairfax Falls Church Community Services Board for use as group homes or to nonprofit groups for emergency housing;~~
- ~~• Federal Section 8 project based rent subsidy units, which are usually privately owned;~~
- ~~• Units subsidized under federal mortgage subsidy programs including Section 202 (Elderly), Section 811 (Disabled), Section 221(d)(3), Section 235 or Section 236. These units may be publicly owned but most are owned by private or nonprofit entities;~~
- ~~• Developments which were financed with FCRHA bonds where a portion of the units must have reduced rents for tenants who meet income eligibility requirements;~~

- ~~• Tax Credit/VHDA financed projects with Low Income Housing Tax Credits and/or Virginia Housing Development Authority (VHDA) financing which establishes income eligibility requirements, many of which are privately owned;~~
- ~~• Nonprofit rental units and group homes serving nine or more individuals and owned by private entities, which were assisted with loans or grants from the Community Development Block Grant (CDBG), Section 108 loans, Home Investment Partnerships Program (HOME), or Fairfax County Housing Trust Fund;~~

*[FIGURE 2 OMITTED AND TO BE RELOCATED FROM CURRENT LOCATION UNDER HOUSING RECOMMENDATIONS TO TRANSPORTATION RECOMMENDATIONS FOR CLARITY]*

**FIGURE 3**  
**UPPER POTOMAC PLANNING DISTRICT**  
**ASSISTED HOUSING**  
**(Occupied or Under Construction, as of October 2004)**

<b>Location</b>	<b>Planning Sector</b>	<b>Number of Assisted Units</b>	<b>Type of Ownership And Program</b>
<u>Rental Projects</u>			
Herndon Harbor House Jorss Place	UP4	120	Fairfax County Rental (Elderly)/ Adult Day Care Center/ FCRHA Bond Financing/Tax Credit
Cedar Ridge Apts, Becontree Lane	UP5	195	Fairfax County Rental/Section 221-d-3
Fellowship House (Lake Anne) North Shore Drive	UP5	240	Private/Section 202/Section 236 (Elderly)
Fellowship House (Hunter Woods) Colts Neck Road	UP5	224	Private/Section 223f (Elderly)
North Point, Northpoint Circle	UP5	48	Private Rental/Tax Credit
Reston Town Center, Bowman Towne Court	UP5	30	Public Housing
Shadowood, Castlerock Square	UP5	16*	Public Housing
Stonegate Village, Stonewheel Drive	UP5	230	Fairfax County Rental/Section 236/Tax Credit
West Glade, Glade Drive	UP5	50	26 Public Housing and 24 Fairfax County Rental
Dulles Town Center Apts. Sunrise Valley Drive	UP6	272	Private/Tax Credit/VHDA Financing
Trevors Run at Dulles Center Sunrise Valley Drive	UP6	11	Private/ADU Rental Program
Jefferson Commons Phase I, Masons Ferry Drive	UP7	152	Private/Tax Credit/VHDA Financing
Jefferson Commons Phase II, Masons Ferry Drive	UP7	134	Private/Tax Credit/VHDA Financing

**FIGURE 3**  
**UPPER POTOMAC PLANNING DISTRICT**  
**ASSISTED HOUSING**  
**(Occupied or Under Construction, as of October 2004)**

(Continued from previous page)

<b>Location</b>	<b>Planning Sector</b>	<b>Number of Assisted Units</b>	<b>Type of Ownership And Program</b>
Kendrick Court, Coppermine Road	UP7	139	Private/Tax Credit/VHDA Financing
Sunrise House, West Ox Road	UP7	20 beds	Group Facility
<u>Homeownership</u>		218*	MIDS, First Time Home Buyers, or Affordable Dwelling Units
Reflection Lake Co-op, Springer Drive	UP4	84	Cooperative/Section 236
Island Walk Co-op, Torrey Pines Ct.	UP5	101	Cooperative/Section 8/Tax Credit

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\*Scattered Units

**Area IV (changes proposed to Franconia-Springfield Area and Fort Belvoir North Area, Lower Potomac Planning District, Mount Vernon Planning District, Richmond Highway Corridor Area, Rose Hill Planning District, and Springfield Planning District)**

**FRANCONIA-SPRINGFIELD AREA AND  
FORT BELVOIR NORTH AREA**

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Franconia-Springfield Area and Fort Belvoir North Area, as amended through March 19, 2019, Franconia Springfield Area Area-Wide Recommendations, page 35:

**“Affordable Housing & Universal Design**

Any redevelopment in the Franconia-Springfield Area should conform to county policies on affordable housing which includes conformance to the Affordable Dwelling Unit (ADU) Ordinance (ADU) and the ~~Board of Supervisors~~ Guidelines for the Provision of Workforce Dwelling Units Housing Policy (WDU Policy). ~~Per county policy, any residential use should provide at a minimum 12% of new units as affordable housing.~~ The residential use should accommodate a variety of households such as families, individuals, senior housing and residential studio units. ~~The uUnits at a minimum,~~ should meet American with Disabilities Act (ADA) requirements and/or accommodate universal design per countywide policy.”

## LOWER POTOMAC PLANNING DISTRICT

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Lower Potomac Planning District, as amended through October 16, 2018, Overview, page 8-10:

### **“Housing Assisted Housing**

Assisted Housing in the Lower Potomac Planning District includes housing constructed and/or managed under programs which limit the amount of rent charged and the eligibility of occupants based on income. These limits are a condition for the provision of financial assistance from federal, state, or local sources. Assisted Housing includes units provided under the affordable dwelling unit and workforce dwelling unit programs, as well as other federal, state and local programs. In many cases, the assisted housing units represent only a portion of a larger development. Some programs have time limits, and those units would no longer be considered “assisted” after income eligibility and rent limitations have been removed. For an inventory of assisted housing programs administered by the Fairfax County Department of Housing and Community Development (DHCD) on behalf of the Fairfax County Redevelopment and Housing Authority, please contact the DHCD.

~~A list of existing, under construction, and proposed assisted housing for the Lower Potomac Planning District is shown in Figure 3. This list includes housing developments which, to the county’s knowledge, have received some type of housing assistance as defined below, but it should not be considered all inclusive.~~

~~Assisted housing includes programs which limit the amount of rent and the eligibility of occupants based on income as a condition for the provision of financial assistance from federal, state, or local sources. Some programs have time limits, and those units would no longer be considered “assisted” after income eligibility and rent limitations have been removed. The programs listed below are included as “assisted housing.” Most programs provide assistance to privately owned housing developments. In some cases, multiple sources of financing may be used. The primary program and type of ownership is listed in the figure.~~

- ~~• Housing units owned or managed by the Fairfax County Redevelopment and Housing Authority (FCRHA) and operated by the Department of Housing and Community Development under the Federal Public Housing program or the local Fairfax County Rental Program;~~
- ~~• Housing units owned by the FCRHA and leased to the Fairfax Falls Church Community Services Board for use as group homes or to nonprofit groups for emergency housing;~~
- ~~• Federal Section 8 project based rental subsidy units, which are usually privately owned;~~

**FIGURE 3**  
**LOWER POTOMAC PLANNING DISTRICT**  
**ASSISTED HOUSING**  
**(Occupied or Under Construction, as of October 2004)**

<u>Location</u>	<u>Planning Sector</u>	<u>Number of Assisted Units</u>	<u>Type of Ownership And Program</u>
<u>Rental Projects</u>			
Kenton Crossing at Lorton Station, Lewis Chapel Circle	LP2	248	Private/Tax Credit/VHDA Financing
Sanger Place Sanger Street and 4 <sup>th</sup> Place	LP2	50	Private/Tax Credit/VHDA Financing
Sheffield Village Sheffield Village Lane	LP2	8*	Public Housing
Woods of Fairfax Lorton Road and Route 1	LP2	60	Private/Section 8 and FCRHA Bond Financing
<u>Homeownership</u>		38*	MIDS, First Time Home Buyers, or Affordable Dwelling Units

\*Scattered Units

NOTE: Assisted Housing within the Fairfax Center Area is included in that section of the Area III Plan.

- ~~Units subsidized under federal mortgage subsidy programs including Section 202 (Elderly), Section 811 (Disabled), Section 221(d)(3), Section 235 or Section 236. These units may be publicly owned but most are owned by private or nonprofit entities;~~
- ~~Developments which were financed with FCRHA bonds where a portion of the units must have reduced rents for tenants who meet income eligibility requirements;~~
- ~~Tax Credit/VHDA financed projects with Low Income Housing Tax Credits and/or Virginia Housing Development Authority (VHDA) financing which establishes income eligibility requirements, many of which are privately owned;~~
- ~~Nonprofit rental units and group homes serving nine or more individuals and owned by private entities, which were assisted with loans or grants from the Community Development Block Grant (CDBG), Section 108 loans, Home Investment Partnerships Program (HOME), or Fairfax County Housing Trust Fund;~~
- ~~Moderate Income Direct Sales (MIDS) program units which are for sale to income-eligible, first time home buyers with financial assistance provided in return for control of the re-sale price of the home; and~~
- ~~Affordable Dwelling Units (ADU) for sale or for rent to serve households with incomes up to 70% of Metropolitan Statistical Area (MSA) median income and which are required to be included in certain housing developments of 50 or more units pursuant to Article 2, Part 8 of the Fairfax County Zoning Ordinance. In some instances, units created under the ADU Program may be owned by the FCRHA or a nonprofit organization; if so, they would be considered in one of the other categories above.~~

~~In many cases the assisted units represent only a portion of a larger development. Only the number of assisted units is included on the figure. Also, the housing listed as part of the Section 8 program is only that where the Section 8 rent subsidy is tied to specific housing units (project based). Housing where eligible tenants are receiving assistance through the Section 8 Housing Choice Voucher Rental program or where the subsidy transfers with the tenant is not listed since the units change continuously as tenants move. Countywide, at the end of 2002, over 3,200 families living in Fairfax County were assisted with tenant-based vouchers. Finally, for some proposed developments where a zoning proffer requires the provision of low and/or moderate income housing, but no specific program (such as MIDS) is identified in the proffer, the type of program is listed as Unknown.~~

~~...~~

~~”~~

## MOUNT VERNON PLANNING DISTRICT

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Mount Vernon Planning District, as amended through October 16, 2018, Overview, pages 7-10:

### “~~Housing~~ Assisted Housing”

Assisted Housing in the Mount Vernon Planning District includes housing constructed and/or managed under programs which limit the amount of rent charged and the eligibility of occupants based on income. These limits are a condition for the provision of financial assistance from federal, state, or local sources. Assisted Housing includes units provided under the affordable dwelling unit and workforce dwelling unit programs, as well as other federal, state and local programs. In many cases, the assisted housing units represent only a portion of a larger development. Some programs have time limits, and those units would no longer be considered “assisted” after income eligibility and rent limitations have been removed. For an inventory of assisted housing programs administered by the Fairfax County Department of Housing and Community Development (DHCD) on behalf of the Fairfax County Redevelopment and Housing Authority, please contact the DHCD.

~~A list of existing, under construction, and proposed assisted housing for the Mount Vernon Planning District is shown in Figure 3. This list includes housing developments which, to the county’s knowledge, have received some type of housing assistance as defined below, but it should not be considered all inclusive.~~

~~Assisted housing includes programs which limit the amount of rent and the eligibility of occupants based on income as a condition for the provision of financial assistance from federal, state, or local sources. Some programs have time limits, and those units would no longer be considered “assisted” after income eligibility and rent limitations have been removed. The programs listed below are included as “assisted housing.” Most programs provide assistance to privately owned housing developments. In some cases, multiple sources of financing may be used. The primary program and type of ownership is listed in the figure.~~

- ~~• Housing units owned or managed by the Fairfax County Redevelopment and Housing Authority (FCRHA) and operated by the Department of Housing and Community Development under the Federal Public Housing program or the local Fairfax County Rental Program;~~
- ~~• Housing units owned by the FCRHA and leased to the Fairfax Falls Church Community Services Board for use as group homes or to nonprofit groups for emergency housing;~~
- ~~• Federal Section 8 project based rental subsidy units, which are usually privately owned;~~
- ~~• Units subsidized under federal mortgage subsidy programs including Section 202 (Elderly), Section 811 (Disabled), Section 221(d)(3), Section 235 or Section 236. These units may be publicly owned but most are owned by private or nonprofit entities;~~
- ~~• Developments which were financed with FCRHA bonds where a portion of the units~~

- ~~must have reduced rents for tenants who meet income eligibility requirements;~~
- ~~• Tax Credit/VHDA financed projects with Low Income Housing Tax Credits and/or Virginia Housing Development Authority (VHDA) financing which establishes income eligibility requirements, many of which are privately owned;~~
  - ~~• Nonprofit rental units and group homes serving nine or more individuals and owned by private entities, which were assisted with loans or grants from the Community Development Block Grant (CDBG), Section 108 loans, Home Investment Partnerships Program (HOME), or Fairfax County Housing Trust Fund;~~
  - ~~• Moderate Income Direct Sales (MIDS) program units which are for sale to income-eligible, first time home buyers with financial assistance provided in return for control of the re-sale price of the home; and~~
  - ~~• Affordable Dwelling Units (ADU) for sale or for rent to serve households with incomes up to 70% of Metropolitan Statistical Area (MSA) median income and which are required to be included in certain housing developments of 50 or more units pursuant to Article 2, Part 8 of the Fairfax County Zoning Ordinance. In some instances, units created under the ADU Program may be owned by the FCRHA or a nonprofit organization; if so, they would be considered in one of the other categories above.~~

**FIGURE 3**  
**MOUNT VERNON PLANNING DISTRICT**  
**ASSISTED HOUSING**  
**(Occupied or Under Construction, as of September 2017)**

<b>Location</b>	<b>Planning Sector</b>	<b>Number of Units</b>	<b>Type of Ownership and Program</b>
<u>Rental Projects</u>			
The Atrium, Holly Hill Road	MV2	37	Public Housing
Audubon Apts., Audubon Avenue	MV2	45	Public Housing
Colchester Towne, Audubon Avenue	MV2	32*	24 Fairfax County Rental 8 Public Housing
Holly Acres	MV2	2	Fairfax County Rental
Lafayette Apartments	MV2	340	Private/Non-Federally Assisted
Mondloch Place, Lockheed Boulevard	MV2	20	Emergency Housing
Mondloch House Shelter, Lockheed Boulevard	MV2	8 beds	Emergency Housing (replacement)
Mount Vernon Gardens, Fordson Road	MV2	26	Private Rental
Murraygate Village, Belford Drive	MV2	200	Fairfax County Rental/Section 236/Tax Credit
Tavener Lane Property, Tavener Lane	MV2	24	12 Public Housing and 12 Fairfax County Rental/Tax Credit
Belle View Condominiums, Belle View Avenue	MV4	40*	Public Housing
Belle View/Hartwood, Belle View Boulevard	MV4	18 beds	Private/Section 202/8
Beacon Hill Group Home, Beacon Hill Road	MV5	8 beds	Group Home
Woodley Hills Estate, Richmond Highway	MV5	115	Fairfax County Rental/Mobile Home Park
Hunting Creek, Jackies Lane	MV6	35	Private/Section 8
Mount Vernon House, Tis Well Drive	MV6	130	Private/Federally Assisted (elderly)
Creekside Village	MV7	55	Private/Federally Assisted

**FIGURE 3**  
**MOUNT VERNON PLANNING DISTRICT**  
**ASSISTED HOUSING**  
**(Occupied or Under Construction, as of September 2017)**  
**(continued)**

<b>Location</b>	<b>Planning Sector</b>	<b>Number of Units</b>	<b>Type of Ownership and Program</b>
Spring Gardens, Richmond Highway	MV6	208	Private/Section 221-d-3
West Ford I, II & III	MV6	105	Public Housing
Belvoir Plaza, Richmond Highway	MV7	45	Private Rental/Mixed Financing
Mount Vernon Apts., Russell Road	MV8	37	Private/FCRHA Bond Financing
Buckman Road Apts., Buckman Road (aka Stony Brook Apartments)	MV8	145	Private/Section 236
Creekside Village (formerly Janna Condominiums)	MV8	196	Private/Section 236
Old Mill Gardens, Old Mill Road	MV8	47	Public Housing
<u>Homeownership</u>		*89	Moderate Income Direct Sales (MIDS) Units, First Time Home Buyer Direct Sales (FTHB-DS) Units, or for sale Affordable Dwelling Units (ADUs)
The Shelby	MV1	28	15 ADUs, 13 Workforce Dwelling Units (WDUs)
The Parker	MV1	54	WDUs
Courts at Huntington Station	MV1	3	ADUs
Gum Springs Glen	MV6	60	ADUs (elderly)

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\*Scattered Units

————— In many cases the assisted units represent only a portion of a larger development. Only the number of assisted units is included on the figure. Also, the housing listed as part of the Section 8 program is only that where the Section 8 rent subsidy is tied to specific housing units (project based). Housing where eligible tenants are receiving assistance through the Section 8 Housing Choice Voucher Rental program or where the subsidy transfers with the tenant is not listed since the units change continuously as tenants move. Countywide, at the end of 2002, over

~~3,200 families living in Fairfax County were assisted with tenant-based vouchers. Finally, for some proposed developments where a zoning proffer requires the provision of low and/or moderate income housing, but no specific program (such as MIDS) is identified in the proffer, the type of program is listed as Unknown.~~

...  
”

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Mount Vernon Planning District, as amended through October 16, 2018, MV5-Groveton Community Planning Sector, Character, page 86:

“Woodley Hills Estates Redevelopment Area

A redevelopment plan for the Woodley Nightingale Mobile Home Park was adopted by the Board of Supervisors on February 26, 1979. The primary goal of that document is to provide a reconstructed mobile home park which meets modern design standards and is of adequate size to accommodate residents of the existing park who wish to remain in the area, and to preserve the park as an affordable housing resource ~~for low- and moderate-income residents.~~

The redevelopment plan was amended by the Board of Supervisors on October 25, 1993, changing the name to 'Woodley Hills Estates Redevelopment Plan' and reducing the Plan Area boundary to contain only that area occupied by the Woodley Hills Estates Mobile Home Park.”

## **RICHMOND HIGHWAY CORRIDOR AREA**

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Richmond Highway Corridor Area, as amended through May 1, 2018, Corridor-wide Guidelines, 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. ~~Existing assisted housing in the Mount Vernon Planning District is contained in the Mount Vernon District Overview section, District Wide Recommendations, Housing, Area IV Volume of the Comprehensive Plan.~~

...  
”

## ROSE HILL PLANNING DISTRICT OVERVIEW

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Rose Hill Planning District, as amended through September 24, 2019, Overview, page 6-8:

### **“Housing Assisted Housing**

Assisted Housing in the Rose Hill Planning District includes housing constructed and/or managed under programs which limit the amount of rent charged and the eligibility of occupants based on income. These limits are a condition for the provision of financial assistance from federal, state, or local sources. Assisted Housing includes units provided under the affordable dwelling unit and workforce dwelling unit programs, as well as other federal, state and local programs. In many cases, the assisted housing units represent only a portion of a larger development. Some programs have time limits, and those units would no longer be considered “assisted” after income eligibility and rent limitations have been removed. For an inventory of assisted housing programs administered by the Fairfax County Department of Housing and Community Development (DHCD) on behalf of the Fairfax County Redevelopment and Housing Authority, please contact the DHCD.

~~A list of existing, under construction, and proposed assisted housing for the Rose Hill Planning District is shown in Figure 3. This list includes housing developments which, to the county’s knowledge, have received some type of housing assistance as defined below, but it should not be considered all inclusive.~~

~~Assisted housing includes programs which limit the amount of rent and the eligibility of occupants based on income as a condition for the provision of financial assistance from federal, state, or local sources. Some programs have time limits, and those units would no longer be considered “assisted” after income eligibility and rent limitations have been removed. The programs listed below are included as “assisted housing.” Most programs provide assistance to privately owned housing developments. In some cases, multiple sources of financing may be used. The primary program and type of ownership is listed in the figure.~~

- ~~• Housing units owned or managed by the Fairfax County Redevelopment and Housing Authority (FCRHA) and operated by the Department of Housing and Community Development under the Federal Public Housing program or the local Fairfax County Rental Program;~~
- ~~• Housing units owned by the FCRHA and leased to the Fairfax Falls Church Community Services Board for use as group homes or to nonprofit groups for emergency housing;~~
- ~~• Federal Section 8 project based rent subsidy units, which are usually privately owned;~~
- ~~• Units subsidized under federal mortgage subsidy programs including Section 202 (Elderly), Section 811 (Disabled), Section 221(d)(3), Section 235 or Section 236. These units may be publicly owned but most are owned by private or nonprofit entities;~~

- ~~Developments which were financed with FCRHA bonds where a portion of the units must have reduced rents for tenants who meet income eligibility requirements;~~
- ~~Tax Credit/VHDA financed projects with Low Income Housing Tax Credits and/or Virginia Housing Development Authority (VHDA) financing which establishes income eligibility requirements, many of which are privately owned;~~
- ~~Nonprofit rental units and group homes serving nine or more individuals and owned by private entities, which were assisted with loans or grants from the Community Development Block Grant (CDBG), Section 108 loans, Home Investment Partnerships Program (HOME), or Fairfax County Housing Trust Fund;~~
- ~~Moderate Income Direct Sales (MIDS) program units which are for sale to income eligible, first time home buyers with financial assistance provided in return for control of the re-sale price of the home; and~~
- ~~Affordable Dwelling Units (ADU) for sale or for rent to serve households with incomes up to 70% of Metropolitan Statistical Area (MSA) median income and which are required to be included in certain housing developments of 50 or more units pursuant to Article 2, Part 8 of the Fairfax County Zoning Ordinance. In some instances, units created under the ADU Program may be owned by the FCRHA or a nonprofit organization; if so, they would be considered in one of the other categories above.~~

**FIGURE 3**  
**ROSE HILL PLANNING DISTRICT**  
**ASSISTED HOUSING**  
**(Occupied or Under Construction, as of October 2004)**

<b>Location</b>	<b>Planning Sector</b>	<b>Number of Assisted Units</b>	<b>Type of Ownership And Program</b>
<u>Rental Projects</u>			
Jefferson at VanDorn Coverdale Way	RH1	23	Private/ADU Rental Program
Manchester Lakes Seniors Apartments, Beulah Street and Hayfield Road	RH4	136	Private/Tax Credit/VHDA
Morris Glen Schoonmaker Court	RH4	60	Fairfax County Rental (Elderly)/ Tax Credit
<u>Homeownership</u>		131*	MIDS, First Time Home Buyers, or Affordable Housing

\*Scattered Units

**PROPOSED ASSISTED HOUSING  
(As of October 2004)**

<b>Location</b>	<b>Tax Map ID</b>	<b>Planning Sector</b>	<b>Number of Assisted Units</b>	<b>Type of Ownership And Program</b>
Glenwood Mews Belleau Woods Court	91-4((1))34-37, 39	RH4	9	tbd

In many cases the assisted units represent only a portion of a larger development. Only the number of assisted units is included on the figure. Also, the housing listed as part of the Section 8 program is only that where the Section 8 rent subsidy is tied to specific housing units (project based). Housing where eligible tenants are receiving assistance through the Section 8 Housing Choice Voucher Rental program or where the subsidy transfers with the tenant is not listed since the units change continuously as tenants move. Countywide, at the end of 2002, over 3,200 families living in Fairfax County were assisted with tenant-based vouchers. Finally, for some proposed developments where a zoning proffer requires the provision of low and/or moderate income housing, but no specific program (such as MIDS) is identified in the proffer, the type of program is listed as Unknown.

”

## SPRINGFIELD PLANNING DISTRICT

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Springfield Planning District, as amended through October 16, 2018, District-wide Recommendations, pages 4, 9, 15:

### “MAJOR OBJECTIVES

...

- Provide opportunities for affordable housing near mass transit facilities and transportation corridors in the vicinity of the Springfield CBC, the I-95 Corridor Industrial Area, the Franconia-Springfield Transit Station Area, and the Fort Belvoir North Area, ~~for persons with low and moderate incomes;~~ and

...

### ~~Housing~~ Assisted Housing

Assisted Housing in the Springfield Planning District includes housing constructed and/or managed under programs which limit the amount of rent charged and the eligibility of occupants based on income. These limits are a condition for the provision of financial assistance from federal, state, or local sources. Assisted Housing includes units provided under the affordable dwelling unit and workforce dwelling unit programs, as well as other federal, state and local programs. In many cases, the assisted housing units represent only a portion of a larger development. Some programs have time limits, and those units would no longer be considered “assisted” after income eligibility and rent limitations have been removed. For an inventory of assisted housing programs administered by the Fairfax County Department of Housing and Community Development (DHCD) on behalf of the Fairfax County Redevelopment and Housing Authority, please contact the DHCD.

~~A list of existing, under construction, and proposed assisted housing for the Springfield Planning District is shown in Figure 3. This list includes housing developments which, to the county’s knowledge, have received some type of housing assistance as defined below, but it should not be considered all inclusive.~~

~~Assisted housing includes programs which limit the amount of rent and the eligibility of occupants based on income as a condition for the provision of financial assistance from federal, state, or local sources. Some programs have time limits, and those units would no longer be considered “assisted” after income eligibility and rent limitations have been removed. The programs listed below are included as “assisted housing.” Most programs provide assistance to privately owned housing developments. In some cases, multiple sources of financing may be used. The primary program and type of ownership is listed in the figure.~~

- ~~• Housing units owned or managed by the Fairfax County Redevelopment and Housing Authority (FCRHA) and operated by the Department of Housing and Community Development under the Federal Public Housing program or the local Fairfax County Rental Program;~~
- ~~• Housing units owned by the FCRHA and leased to the Fairfax Falls Church Community Services Board for use as group homes or to nonprofit groups for emergency housing;~~
- ~~• Federal Section 8 project based rental subsidy units, which are usually privately owned;~~
- ~~• Units subsidized under federal mortgage subsidy programs including Section 202 (Elderly), Section 811 (Disabled), Section 221(d)(3), Section 235 or Section 236. These units may be publicly owned but most are owned by private or nonprofit entities;~~
- ~~• Developments which were financed with FCRHA bonds where a portion of the units must have reduced rents for tenants who meet income eligibility requirements;~~
- ~~• Tax Credit/VHDA financed projects with Low Income Housing Tax Credits and/or Virginia Housing Development Authority (VHDA) financing which establishes income eligibility requirements, many of which are privately owned;~~
- ~~• Nonprofit rental units and group homes serving nine or more individuals and owned by private entities, which were assisted with loans or grants from the Community Development Block Grant (CDBG), Section 108 loans, Home Investment Partnerships Program (HOME), or Fairfax County Housing Trust Fund;~~
- ~~• Moderate Income Direct Sales (MIDS) program units which are for sale to income eligible, first time home buyers with financial assistance provided in return for control of the re-sale price of the home; and~~
- ~~• Affordable Dwelling Units (ADU) for sale or for rent to serve households with incomes up to 70% of Metropolitan Statistical Area (MSA) median income and which are required to be included in certain housing developments of 50 or more units pursuant to Article 2, Part 8 of the Fairfax County Zoning Ordinance. In some instances, units created under the ADU Program may be owned by the FCRHA or a nonprofit organization; if so, they would be considered in one of the other categories above.~~

*[FIGURE 2 OMITTED AND TO BE RELOCATED FROM CURRENT LOCATION UNDER HOUSING RECOMMENDATIONS TO TRANSPORTATION RECOMMENDATIONS FOR CLARITY]*

**FIGURE 3**  
**SPRINGFIELD PLANNING DISTRICT**  
**ASSISTED HOUSING**  
**(Occupied or Under Construction, as of October 2004)**

<b>Location</b>	<b>Planning Sector</b>	<b>Number of Assisted Units</b>	<b>Type of Ownership And Program</b>
<u>Rental Projects</u>			
Greenspring Village Spring Village Drive	S4	191	Private Rental
Springfield Green Spring Garden Drive	S4	19*	14 Fairfax County Rental and -5 Public Housing
Greene Hills Estates Creedmoor Drive	S5	100	Private/Section 8
Island Creek Haynes Point Way	S6	8	Fairfax County Rental
Greenwood II/Japonica Racetec Place, Demme Place	S7	3*	Public Housing
Springfield Crossing Metropolitan Drive	S7	345	Private/Tax Credit/VHDA Financing
Springfield Station Junction Blvd.	S7	24	Private/ADU Rental Program
The Park Burwell Street	S8	24	Public Housing
<u>Homeownership</u>		94*	MIDS, First Time Home Buyers, or Affordable Housing

\*Scattered Units

”

“Public Facilities

...

2. Provide a maintenance/fueling facility (preferably in Newington) for the Human Services Transportation Branch, which supplies para-transit services for eligible disabled, elderly senior county residents with, and low-income county residents. (I-95 Corridor Industrial Area Land Unit I)

...

**FAIRFAX COUNTY BOARD OF SUPERVISORS'**  
**COUNTYWIDE AND TYSONS CORNER URBAN CENTER WORKFORCE DWELLING**  
**UNIT ADMINISTRATIVE POLICY GUIDELINES**

**Adopted June 22, 2010 TBD**

The ~~Planned~~ Countywide and Tysons Corner District Urban Center Workforce Dwelling Unit Administrative Policy Guidelines (“~~Tyson’s Policy~~ WDU Policies”) are established to ~~assist in~~ guide the provision of affordable housing for persons ~~of with~~ low- to moderate- incomes ~~in the Tysons Corner Urban Center~~, as set forth in the adopted Comprehensive Plan. ~~The provision of workforce housing is~~ WDU Policies are designed to promote a fuller range of housing choices by encouraging the proffering of ~~workforce dwelling units consistent with the policies set forth in the Fairfax County Comprehensive Plan and to encourage~~ Workforce Dwelling Units (WDUs) and the construction and continued existence of dwelling units affordable to households ~~whose income is one hundred twenty (120) percent or less of the Area Median Income (AMI) in accordance with the Guidelines for Washington Standard Metropolitan Statistical Area as specified annually by the Department of Provision of Workforce Dwelling Units in the Housing and Urban Development (HUD), as adjusted for family size. Such income limit is divided into multiple tiers, as set forth in this Tysons Policy, to provide for a range of housing opportunities for various household income levels up to one hundred twenty percent (120) of AMI. Element of the Comprehensive Plan’s Policy Plan.~~

The ~~provisions of this Tysons Policy are hereby adopted by the Board of Supervisors (Board) hereby~~ adopts these WDU Policies as the preferred administrative tool ~~for to the implementation and administration administer and regulate of workforce dwelling units~~ WDUs that are proffered in conjunction with a rezoning application. As such, ~~it is the intent of the Board that proffered workforce dwelling units~~ WDUs accepted in conjunction with a rezoning for property located Countywide and within the Tysons Corner Urban Center must include a proffer of compliance with these ~~Tyson’s Policy Guidelines~~ WDU Policies. ~~In the event that~~ If a specific development warrants consideration of an alternative scheme for the administration and continued availability of ~~workforce dwelling units~~ WDUs, ~~it is the intent of the Board to~~ will consider such variations when the applicant can clearly demonstrate that the alternate proposal furthers the ~~workforce dwelling unit~~ WDU policies set forth in the Comprehensive Plan and offers appropriate controls to properly regulate, monitor, administer, and manage such units. Such controls ~~shall~~ must be provided in sufficient detail to clearly demonstrate that the ~~workforce dwelling units~~ WDUs will function in the manner intended by the provisions of the preferred administrative tools set forth below.

~~Terms utilized herein that are not specifically defined shall have the meaning given to them in the Fairfax County Zoning Ordinance. For any WDUs proffered or conditioned prior to before the adoption of this Policy, the owner may elect to voluntarily comply with the provisions of this Policy, as long as that election does not conflict with any proffered conditions. To facilitate such voluntary compliance, the owner must submit a request to the Director of the Zoning Evaluation Division (ZED) of the Department of Planning and Development (DPD), who will determine whether such request conforms to the proffered conditions applicable to the property. However, if an applicant does not elect to comply with the WDU Policies, WDUs must be provided in accordance with the applicable proffers or development conditions and will be administered in accordance with the Workforce Dwelling Unit Administrative Policy Guidelines dated October 15, 2007, or the Tysons Urban Center Workforce Dwelling Unit Administrative Policy Guidelines dated June 22, 2010, as applicable.~~

The following specific administrative policy guidelines are hereby set forth below for the uniform administration to administer uniformly and assurance of to ensure the continued availability of workforce dwelling units in the Tysons Corner Urban Center WDU:

**1. Location of Integration and Dispersion**

WDUs should be integrated into and dispersed throughout the development to the extent feasible and should be located in comparably desirable locations as market rate units. The number of WDUs is determined based on the entire number of for-sale and/or rental units within a development. Each unit type of building is not required to provide the WDU expectation on its own. Subject to adequate integration and disbursement within the development, WDUs may be distributed in a manner that permits smaller or larger percentage within a building, phase, or unit type. WDUs generated by for-sale units may be provided in rental units if the WDUs are provided at the commitment level applicable for the for-sale policy but offered for rent at the income tiers applicable of the rental policy.

The location, integration and dispersion of the workforce dwelling units shall be as identified in the approved proffered conditions and/or development plans associated with the rezoning application for which the workforce dwelling units were generated.

**2. Workforce Dwelling Unit Floor Area**

The minimum gross floor area for any workforce dwelling unit should be as follows:

The minimum gross floor area for any WDU should be in accordance with the minimum size stated in the Guidelines for Provision of Workforce Dwelling Units in the Policy Plan and below. In accordance with the Policy Plan, the bedroom mix of WDUs located in the Tysons Urban Center should be proportional to the market rate unit bedroom mix. For WDUs outside of the Tysons Urban Center, 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. Additionally, the bedroom count mix of the market rate units within the project as a whole must be noted on all such approved plats and/or plans. WDUs should meet the following minimum unit sizes:

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

The floor area for dwellings shall will be determined in accordance with the gross floor area definition of the Zoning Ordinance, as modified for cellar space in the PTC Planned Tysons Corner Urban District Districts, except the following features will not be deemed gross floor area: balconies, porches, decks, breezeways, stoops and stairs which may be roofed but which have at least one open side; or breezeways which may be roofed but which have two (2) open ends. An open side or open end shall have no more than fifty (50) may have up to 50 percent of the total feature area between the side(s), roof, and floor enclosed with railings, walls, or architectural features.

Nothing included herein precludes the developer from providing workforce dwelling units WDUs that larger sized units, in terms of the square footage and/or the number of bedrooms.

### **3. Designation of Workforce Dwelling Units on Approved Plans**

Except for multiple family rental developments under single ownership, each approved site plan, record subdivision plat, condominium plat/plan, and/or building plan ~~shall~~must designate the specific lots or units that are the ~~workforce dwelling units~~ WDUs and any bonus market rate dwelling units. Such plans and/or plats ~~shall~~must also provide a tabulation of any bonus units and/or bonus floor area achieved on the site as a result of the provision of ~~workforce dwelling units~~ WDUs. If there is ~~to be any~~ change in the location of a ~~workforce dwelling unit~~ WDUs after the original approval of a site plan or subdivision, the owner ~~shall be responsible for amending~~ must amend the approved plats and/or plans to reflect the designation of the alternate ~~workforce dwelling unit~~ WDU ~~prior to the issuance of~~before a Residential Use Permit (RUP) ~~will be issued~~ for the new ~~workforce dwelling unit~~ WDU.

In the case of a multiple family rental development that is under single ownership, the site plan and/or record subdivision plats ~~shall~~must identify the development as a rental project and ~~shall~~must note the total number of ~~workforce dwelling units~~ WDUs and the number of bonus market rate units and/or bonus floor area provided.

For all for-sale developments, the floor area and bedroom count of each ~~workforce dwelling unit~~ WDU ~~must~~ be noted on each approved site plan, subdivision plat, condominium plats/plans and/or building plan. Additionally, the bedroom count mix of the market rate units within the project as a whole ~~shall must be noted on all such approved plats and/or plans to demonstrate that the workforce dwelling units~~ WDUs are of the same mix as the market rate dwelling units in terms of bedroom count unless the development is providing units with more bedrooms.

For multiple ~~section~~ phased developments where all ~~workforce dwelling units~~ WDUs ~~are not to~~will not be provided in the first section of the development, the site plan and/or record subdivision plat for the first section and all subsequent sections ~~shall~~must contain a ~~notation~~ note identifying in which section(s) the ~~workforce dwelling units~~ WDUs will be or have been provided and a total of all ~~workforce dwelling units~~ WDUs for which such site plan(s) and/or record subdivision plat(s) have been approved. ~~If in the event that workforce dwelling units~~ WDUs are approved to be provided at a location that is not on the same lot as the market rate dwelling units with which the ~~workforce dwelling units~~ WDUs are associated, all site plans, subdivision plats and/or building plans for all associated properties ~~shall~~must include a ~~notation~~ note identifying the site plan(s) and/or subdivisions(s) that include the ~~workforce dwelling units~~ WDUs.

~~Workforce dwelling units~~ Any WDU that ~~are~~ is accepted as part of proffered conditions associated with a rezoning application and ~~are~~ included on an approved site plans and recorded subdivision plats ~~shall~~ will be deemed a features shown for purposes of Virginia Code Ann. §15.2-2232 and, as such, ~~shall~~ will not require further 2232 ~~approvals~~ review or approval pursuant thereto in the event if the Board ~~shall~~ or its designee ~~acquires~~ or leases any such units.

### **4. Condominium Developments**

- A. If a building is initially built as a condominium, then the ~~workforce dwelling units~~ WDUs within that building ~~shall~~ should also be for-sale units and ~~shall~~ should be specifically identified on the approved site plan and building plans and ~~shall~~ should be designated as such as part of the recorded condominium declaration and disclosed in the required public offering statement.
- B. If a building is initially built as a rental project and such building ~~should~~ subsequently converts to a condominium, then:

- (1.) The development ~~shall offer the same number of~~ must provide for-sale ~~workforce dwelling~~ WDUs in accordance with the for-sale guidelines in terms of percentage of units as there were rental workforce dwelling units and income tiers.
- (2.) The ~~workforce dwelling units shall~~ WDUs must be specifically identified by unit number as part of the recorded condominium declaration.
- (3.) The sales price for such ~~workforce dwelling units~~ WDUs being converted ~~shall~~ must be established by the County Executive ~~pursuant to under the WDU is Tysons Policiesy.~~ If the owner of such condominium conversion elects to renovate the ~~workforce dwelling units~~ WDUs, the County Executive ~~shall~~ will consider the reasonable cost of labor and materials associated with such renovation.
- (4.) The rental tenant occupants of the ~~workforce dwelling units~~ WDUs subject to the condominium conversion ~~shall~~ must have the right to purchase the dwelling unit they occupy at the sales price established by the County Executive ~~pursuant to under this these WDU Tysons Policiesy.~~ Subsequently, the Board ~~shall~~ or its designee must have the right to purchase some or all of the ~~workforce dwelling units~~ WDUs that are not purchased by such rental tenants at the sales price established for such units by the County Executive ~~pursuant to this Tysons Policy under these WDU Policies.~~ Such units ~~shall~~ must be offered to the Board ~~or its designee~~ and purchased by it in accordance with the provisions set forth below for for-sale ~~workforce dwelling units~~ WDUs.

#### **5. Limitations on Building Permits and Residential Use Permits**

Building Permits may be issued for all of the dwelling units in a development, ~~provided, however, that for any development, other than one comprised solely of rental multiple family dwelling units, Residential Use Permits (RUPs), RUPs, however, shall~~ must not be issued for more than ~~seventy-five (75)~~ 75 percent of the total number of units in the a for-sale development until ~~such time as~~ RUPs have been issued for at least ~~seventy-five (75)~~ 75 percent of the ~~workforce dwelling units~~ WDUs in the applicable phase of the development. Additionally, the required Notice of Availability and Sales Offering Agreement ~~shall~~ must be submitted ~~prior to the~~ before issuance of the first RUP for any ~~workforce dwelling unit~~ WDU in the development.

~~A rental multiple family dwelling units development shall not be subject to the limitation limit on the issuance of RUPs does not apply to a development comprised solely of rental multiple family dwelling units.; however, the~~ The required Notice of Availability and Sales Offering Agreement, ~~however, shall~~ must be submitted ~~prior to the~~ before the issuance of the first RUP for any dwelling unit in the development.

#### **6. Workforce Dwelling Unit Specifications**

- A. The Director of the Department of Housing and Community Development (DHCD) ~~shall~~ may develop specifications for the prototype ~~workforce dwelling unit~~ WDU products ~~both for -sale and rental.~~ All building plans for ~~workforce dwelling units~~ WDUs are to comply with such prototype standards for design and construction specifications. Any applicant or owner may voluntarily construct ~~workforce dwelling units~~ WDUs to a standard ~~in excess of that exceeds~~ such specifications. ~~In the event that~~ If ~~workforce dwelling units~~ WDUs are constructed in unit types other than multiple family dwelling units that exceeds the minimum specifications, only ~~fifty (50)~~

50 percent of any added cost for exterior architectural compatibility upgrades (such as brick ~~faade~~ façade, shutters, bay windows, etc.) and additional landscaping on the ~~workforce dwelling unit~~ WDU lot may be included within recoverable costs, up to a maximum of two ~~(2)~~ percent of the sales price of the ~~workforce dwelling unit~~ WDU. The allowance for additional landscaping may not exceed one-half ~~(1/2)~~ of the above-noted two ~~(2)~~ percent maximum.

- B. In the administration of ~~workforce dwelling units~~ WDUs, the design and construction specifications established in both rental and sales prices will be structured to make the units affordable to households whose incomes ~~do not exceed one hundred twenty (120) percent of the area median income (AMI) of the Washington Standard Metropolitan Statistical Area as specified annually by the Department of Housing and Urban Development (HUD);~~ are subject to the income tiers specified in ~~this Policy~~ these WDU Policies.

## **7. Administration of For-Sale Workforce Dwelling Units**

- A. ~~The sale of workforce dwelling units shall be regulated by the Director of DHCD on behalf of the Board. On October 30, 2018, the Board delegated its authority to administer and regulate the sale of~~ WDUs to the Fairfax County Redevelopment and Housing Authority (FCRHA). The delegation of authority to the FCRHA includes the Board's right to acquire certain WDUs under the Workforce Dwelling Unit Policies. The FCRHA may adopt reasonable rules and regulations to assist in the regulation and monitoring of the sale and resale of ~~workforce dwelling units~~ WDUs, which may include giving a priority to persons who live or work in Fairfax County.
- B. ~~The Board~~ FCRHA has an exclusive right to purchase up to one-third ~~(1/3)~~ of the for-sale ~~workforce dwelling units~~ WDUs within a development for a ~~ninety (90) 90-~~ day period beginning on the date that a complete Notice of Availability and Sales Offering Agreement, submitted by the owner, is executed by the DHCD. The notice ~~shall~~ must advise the ~~Board~~ FCRHA that a particular ~~workforce dwelling unit~~ WDU or units are or will be completed and ready for purchase. The notice ~~shall~~ must be in the form prescribed by the DHCD and identify the unit(s) ~~or units~~ being offered; the number of bedrooms, the floor area, and amenities for each unit; the approved sales price for each unit; and the evidence of issuance of a building permit for the unit(s). Such written notice may be sent by the owner at any time after the issuance of a building permit for the ~~workforce dwelling unit~~ WDU and approval of the sales price for the unit by the County Executive, but ~~it shall~~ must occur ~~be sent prior to~~ before the issuance of the first Residential Use Permit (RUP) RUP for any ~~workforce dwelling unit~~ WDU in the development. If the ~~Board~~ FCRHA elects to purchase a particular ~~workforce dwelling unit~~ WDU, the DHCD ~~shall~~ must so notify the owner in writing and an all-cash closing ~~shall~~ must occur within ~~thirty (30) 30~~ days from the end of the respective ninety day period, ~~provided as long as a RUP has been issued for the unit prior to~~ before closing.
- C. The remaining two-thirds ~~(2/3)~~ of the for-sale ~~workforce dwelling units~~ WDUs within a development, and any units that the ~~Board~~ FCRHA does not elect to purchase, are to be offered for sale exclusively for a ~~ninety (90) 90-~~ day period to persons who meet the income criteria established by the DHCD, and who have been issued a Certificate of Qualification by the DHCD. This ~~ninety (90) 90-~~ day period begins on the date that a complete Notice of Availability and Sales Offering Agreement, submitted by the owner, is executed by the DHCD. The notice ~~shall~~ must advise the DHCD that a particular ~~workforce dwelling unit~~ WDU or units are or will be completed and ready for purchase. The notice ~~shall~~ must be in the form prescribed by the DHCD and include the information described in Paragraph B above. In addition, the owner ~~shall~~ must provide

marketing materials concerning the units and the development to be used in the sale of the units. Such written notice may be sent by the owner at any time after the issuance of a building permit for the ~~workforce dwelling unit WDU~~ and approval of the sales price for the unit by the County Executive. ~~Notwithstanding the foregoing, After the first thirty (30) 30 days of the ninety (90) 90~~ day period referenced in this paragraph, the ~~Board FCRHA~~ may elect to purchase up to one-half (1/2) of the ~~workforce dwelling units WDUs~~ offered ~~pursuant to~~ under this paragraph by giving written notice of its election to do so for those units then available within the ~~ninety (90) 90-day~~ day period, which notice ~~shall~~ must provide for an all-cash closing within ~~thirty (30) 30~~ days from the end of the ~~ninety (90) 90-day~~ day period, ~~provided as long as a RUP has been issued prior to~~ before closing.

- D. After the expiration of the ~~sixty (60) 60~~ days of the ~~ninety (90) 90-day~~ day period(s) referenced in Paragraphs B and C above, the ~~workforce dwelling units WDUs~~ not sold are to be offered for sale to nonprofit housing groups, as designated by the County Executive, subject to the established ~~workforce dwelling unit WDU~~ prices and the requirements of the applicable proffered conditions. The nonprofit housing groups ~~shall~~ must have a ~~thirty (30) 30-day~~ day period within which to commit to purchase the units. This ~~thirty (30) 30-day~~ day period begins on the date of receipt of written notification from the owner, sent by registered or certified mail, advising them that a particular ~~workforce dwelling units WDU~~ is or will be ready for purchase. The notice ~~shall~~ must state the number of bedrooms, floor area and amenities for each unit offered for sale. Such written notice may be sent by the owner any time after the commencement of the ~~ninety (90) 90-day~~ day period referenced in Paragraphs B and C above. If a nonprofit housing group elects to purchase a particular ~~workforce dwelling unit WDU~~, they it ~~shall~~ must so notify the owner in writing and an all-cash closing ~~shall~~ must occur within ~~thirty (30) 30~~ days from the end of the ~~thirty (30) 30-day~~ day period, ~~provided as long as a RUP has been issued prior to~~ before closing.
- E. After the expiration of the time period(s) referenced in Paragraphs B, C, and D above, ~~the any~~ ~~workforce dwelling unit WDU~~ not sold may be offered to the general public as a for-sale unit,<sup>s</sup> subject to established ~~workforce dwelling unit WDU~~ prices and the requirements of the proffered conditions.
- F. A schedule of County-wide cost factors and the cost calculation formula used to determine sales prices will be established and may be amended periodically by the County Executive, based upon a determination of all ordinary, necessary, and reasonable costs required to construct the various ~~workforce dwelling unit WDU~~ prototype dwellings by private industry in Fairfax County, after consideration by the County Executive of written comment from the public, the DHCD, and other information that may be available, such as the area's current real estate market and economic conditions.
- G. ~~The s~~ Sales prices will include, among other costs, a marketing and commission allowance of one and one-half (1 1/2) percent of the sales price for the ~~workforce dwelling unit WDU~~, provisions for builder-paid permanent mortgage placement costs and buy-down fees, and closing costs, except pre-paid expenses required at settlement, but will not include the cost of land associated with the ~~workforce dwelling unit~~. ~~Workforce dwelling units shall be distributed among each of five (5) income range tiers, as follows: 2% of the total number of dwelling units as WDUs serving up to 60% of Area Median Income (AMI) for the Washington D.C. Metropolitan Area as specified annually by the Department of Housing and Urban Development (HUD); 3% serving up to 70% AMI; 5% serving up to 80% AMI, 5% serving up to 100% AMI and 5% serving up to 120% AMI. Nothing provided herein will preclude an owner/developer from providing a higher percentage of~~

~~workforce dwelling units for households in the lower income tiers.~~ WDU. The distribution of for-sale WDUs among income affordability tiers must be in accordance Guidelines for the Provision of WDUs in the Policy Plan or, as applicable, the recommendations in the Area Plans.

- H. There will be a semiannual review and possible adjustment in ~~workforce dwelling unit~~ WDU sales prices that will be applied to the ~~workforce dwelling unit~~ WDU sales prices initially established by the County Executive adjusted according to the percentage change in the various cost elements as indicated by the U.S. Department of Commerce's Composite Construction Cost Index and/or such other comparable index or indices selected by the County Executive.

### **8. Administration of Rental Workforce Dwelling Units**

- A. ~~The Board~~ On October 30, 2018, the Board delegated its authority to administer and regulate rental WDUs to the FCRHA. The FCRHA may adopt reasonable rules and regulations to assist in the regulation and monitoring of the rental of workforce dwelling units WDUs, which may include giving a priority to persons who live or work in Fairfax County. The regulation and monitoring of rental workforce dwelling units WDUs be by the DHCD FCRHA on behalf of the Board.

For the initial rentals of units, the owner ~~shall~~ must send the ~~Board~~ FCRHA a Notice of Availability and Rental Offering Agreement in a form prescribed by the DHCD, to advise that a particular ~~workforce dwelling unit~~ WDU or units are or will be completed and ready for rental. The ~~Board or its designee~~ FCRHA has an exclusive right to lease up to one-third (1/3) of the rental ~~workforce dwelling units~~ WDUs. Such Notice of Availability and Rental Offering Agreement ~~shall~~ must be submitted to ~~and executed by the DHCD prior to~~ before the issuance of the first RUP for any dwelling within the development. The notice ~~shall~~ must state the number of bedrooms, floor area, amenities, and rent for each unit offered for rental. Such written notice may be sent by the owner at any time after the issuance of a building permit for the ~~workforce dwelling units~~ WDU(s) that ~~are~~ is being offered for rental. If the ~~Board~~ FCRHA elects to assume control for a particular ~~workforce dwelling units~~ WDU, the ~~Board~~ FCRHA ~~shall~~ must so notify the owner in writing within ~~thirty (30)~~ 30 days from the execution of the notice by the ~~Board~~ FCRHA. At the owner's option, the ~~Board~~ FCRHA may lease additional rental units at the ~~workforce dwelling unit~~ WDU rent or market rent as appropriate.

The remaining two-thirds (2/3) of the rental ~~workforce dwelling units~~ WDUs within a development are to be offered to persons who meet the established income criteria.

- B. Any ~~workforce dwelling units~~ WDUs required pursuant to the proffered conditions that are not leased by the ~~Board~~ FCRHA are to be leased for a minimum ~~six (6)~~ 6-month period with a maximum renewable term of lease for ~~one (1)~~ 1 year to tenants who meet the eligibility criteria established by the DHCD. The lease agreements for such units ~~shall~~ must include conditions that require the tenant to occupy the unit as his or her domicile, that prohibit the subleasing of the unit, that require continued compliance with the applicable eligibility criteria, and that require the tenant to annually verify under oath, on a form approved by the DHCD, his or her annual income and such other facts that the landlord may require in order to ensure that the tenant continues to meet the applicable eligibility criteria. WDUs not leased by the FCRHA may not be subleased.
- C. Eligible tenants must continue to meet the income criteria established by the DHCD ~~in order~~ to continue occupancy of the ~~workforce dwelling unit~~ WDU. However, a tenant who no longer meets

such criteria may continue to occupy a ~~workforce dwelling units~~ WDU until the end of the lease term. ~~Workforce dwelling units not leased by the Board may not be subleased.~~

- D. By the end of each month, the owner of a development containing rental ~~workforce dwelling units~~ WDUs leased to individuals other than the ~~Board~~ FCRHA must provide the DHCD with a statement verified under oath that certifies the following as of the first of such month:
- (1.) The address and name of the development and the name of the owner.
  - (2.) The number of ~~workforce dwelling units~~ WDUs by bedroom count and floor area, other than those leased to the ~~Board~~ FCRHA, which are vacant.
  - (3.) The number of ~~workforce dwelling units~~ WDUs by bedroom count and floor area that are leased to individuals other than the ~~Board~~ FCRHA. For each such unit, the statement ~~shall~~ must contain the following information:
    - (i) The unit address, bedroom count and floor area.
    - (ii) The tenant's name and household size.
    - (iii) The effective date of the lease.
    - (iv) The tenant's (household) income as of the date of the lease.
    - (v) The current monthly rent.
  - (4.) That to the best of the owner's information and belief, the tenants who lease ~~workforce dwelling units~~ WDUs meet the eligibility criteria established by the DHCD.
  - (5.) The owner will provide the DHCD with a copy of each new or revised annual tenant verification obtained from the renters of ~~workforce dwelling units~~ WDUs pursuant to ~~under~~ Paragraph B above.
- E. Countywide and Tysons rental prices will be established by the County Executive such that rental ~~workforce housing~~ WDUs ~~is~~ are affordable to households, as set forth in this policy. The distribution of WDUs among affordability tiers must be in accordance with the following income tiers: 2% of the total number of dwelling units as WDUs serving up to 60% of Area Median Income (AMI) Guidelines for the Washington D.C. Metropolitan Area as specified annually by the Department of Housing and Urban Development (HUD); 3% serving up to 70% AMI; 5% serving up to 80% AMI, 5% serving up to 100% AMI and 5% serving up to 120% AMI. The Guidelines for the Provision of Workforce Dwelling Units in the Policy Plan or, as applicable, the recommendations in the Area Plans.

Nothing ~~provided herein~~ in these WDU Policies ~~shall~~ may preclude an owner/developer from providing a higher percentage of ~~workforce dwelling units~~ Workforce Dwelling Units or from providing required units to serve households in the lower income tiers than those required. The base figures ~~shall~~ must be adjusted by the following factors for different ~~workforce dwelling unit~~ Workforce Dwelling Unit sizes based on the number of bedrooms in the dwelling unit:

**Number of Bedrooms Adjustment Factor**

Efficiency (0 bedroom)	70%
1 Bedroom	85%
2+ Bedrooms	100%

The WDU maximum rents are calculated based on the AMI, adjusted for unit size, and household size. The 2020 AMI for a household of four is \$126,000 as set by the US Department of Housing and Urban Development.

The maximum rents are calculated by multiplying the AMI by the income tier served by the household size adjustment factor and dividing the product by 12, then multiplying the result by 25 percent and rounding up to the nearest dollar.

The example below shows the maximum rent for an efficiency at 60 percent of the AMI.

1.  $\$126,000 \times 60\% \times 70\% = \$52,920$
2.  $\$52,920/12 = \$4,410$
3.  $\$4,410 \times 25\% = \$1,103$

Monthly Rent (Excluding Utilities)

<u>Unit Size (Number of Bedrooms)</u>	<u>Household Size Adjustment Factor</u>	<u>60% AMI</u>	<u>70% AMI</u>	<u>80% AMI</u>
<u>Efficiency</u>	<u>70%</u>	<u>\$1,103</u>	<u>\$1,286</u>	<u>\$1,470</u>
<u>1 Bedroom</u>	<u>85%</u>	<u>\$1,339</u>	<u>\$1,562</u>	<u>\$1,785</u>
<u>2 Bedroom</u>	<u>100%</u>	<u>\$1,575</u>	<u>\$1,838</u>	<u>\$2,100</u>
<u>3 Bedroom</u>	<u>115%</u>	<u>\$1,811</u>	<u>\$2,113</u>	<u>\$2,415</u>
<u>4 Bedroom</u>	<u>130%</u>	<u>\$2,048</u>	<u>\$2,389</u>	<u>\$2,730</u>

~~Nothing provided herein shall preclude an owner/developer from providing~~ an owner/developer may provide a higher percentage of workforce dwelling units WDU or from providing required units to serve households in the lower income tiers than those required. The base figures shall be adjusted by the following factors for different workforce dwelling unit sizes based on the number of bedrooms in the dwelling unit:

- F. There will be a semiannual review and possible adjustment in ~~workforce dwelling unit~~ WDU rental prices that will be applied to the ~~workforce dwelling unit~~ WDU rental prices established by the County Executive, adjusted according to the percentage change in the various cost elements as indicated by the U. S. Department of Commerce's Composite Construction Cost Index and/or such other comparable index or indices that are selected by the County Executive. In setting adjusted rental prices, the County Executive may establish different rental classifications and prices that reflect the age and condition of the various rental developments within Fairfax County.

**9. Term of Price Control of Workforce Dwelling Units**

- A. For for-sale ~~workforce dwelling units~~ WDUs, the price for subsequent resale ~~shall~~ will be controlled for a period of ~~thirty (30)~~ 30-years after the initial sale. However, upon any resale, conveyance, and/or transfer to a new owner of such ~~workforce dwelling unit~~ WDU within the initial

~~thirty (30)~~ 30-year period of control, the prices for each subsequent resale and/or transfer to a new owner ~~shall~~ will be controlled for a new ~~thirty (30)~~ 30-year period commencing on the date of such resale, conveyance, and/or transfer of the ~~workforce dwelling units~~ WDU. Each initial ~~thirty (30)~~ 30-year control period and each renewable subsequent ~~thirty (30)~~ 30-year control period may be referred to as a sales price control period. For any ~~workforce dwelling unit~~ WDU that is owned for an entire ~~thirty (30)~~ 30-year control period by the same individual(s), the sales price control term ~~shall~~ will expire at the end of that period and the first sale of the unit after such expiration ~~shall~~ must be in accordance with the provisions of ~~this~~ these WDU Tysons Policies.

- B. For rental ~~workforce dwelling units~~ WDU, the ~~price of subsequent rental~~ rents will be controlled for a period of ~~fifty (50)~~ 50 years from the date of issuance of the RUP for each ~~workforce dwelling unit~~ WDU in the development.
- C. For condominium conversion ~~workforce dwelling units~~ WDU, regardless of the length of time the unit was offered as a workforce rental unit, the initial term of price control for the first sale of the unit after the conversion from a rental unit ~~shall~~ must be for a period of thirty (30) years from the date of the initial sale. Subsequent resale of such units ~~shall~~ must be administered under the provisions of Paragraph A above.

#### **10. Initial Sale and Re-Sale of Workforce Dwelling Units**

- A. The initial sale of a ~~workforce dwelling unit~~ WDU, including the initial sale of a condominium conversion unit, ~~shall~~ must be for a sales price that is approved by the County Executive and ~~shall~~ must be made only to a person or household that meets the applicable income qualifications for the occupancy of a ~~workforce dwelling unit~~ WDU and have been issued a Certificate of Qualification by the Director of the DHCD. It is a violation of the proffered conditions associated with a ~~workforce dwelling unit~~ WDU to purchase a unit or to sell it or otherwise transfer or pledge it as security for an amount higher than the approved sales price during any period of price control.
- B. The owner of each unit to be resold, conveyed, or otherwise transferred to another owner ~~and or to be converted from a rental for the conversion of rental workforce dwelling units~~ to a condominium ~~workforce dwelling units~~ must provide the DHCD with written notification sent by certified mail that ~~workforce dwelling unit~~ the WDU is being offered for resale, conveyance, or conversion. The ~~Board FCRHA~~ has the exclusive right to purchase such unit at a purchase price that does not exceed the control price of the unit at that time. The DHCD ~~shall~~ must notify the owner in writing within ~~thirty (30)~~ 30 days after receipt of the written notification from the owner advising whether ~~or not~~ the ~~Board FCRHA~~ will enter into a contract to purchase the unit on the form approved by the DHCD and subject to certain conditions, such as acceptable condition of title and acceptable physical and environmental conditions. An all-cash closing ~~shall~~ must occur within ~~ninety (90)~~ 90 days after receipt by the DHCD of the written notification of the owner offering the unit for sale, conveyance, or conversion, ~~in the event that~~ if all such conditions of the contract are satisfied.

If the ~~Board FCRHA~~ does not elect to purchase an available for-sale ~~workforce dwelling unit~~ WDU, for the first ~~sixty (60)~~ 60 days thereafter that each such individual ~~workforce dwelling unit~~ WDU is offered, the for-sale unit is to be first be offered exclusively through the DHCD to persons who meet the DHCD's criteria, and who have been issued a Certificate of Qualification by the DHCD. Upon the expiration of the ~~sixty (60)~~ 60-day period, the unit may be offered for sale to the general public to persons who meet income requirements of these WDU policies hereunder and at the current controlled price.

- C. Units offered for sale ~~shall~~ must not be offered for a price greater than the original selling price plus a percentage of the unit's original selling price equal to the increase in the U. S. Department of Labor's Consumer Price-Urban Area Index or such other index selected by the County Executive, plus the lesser of the current fair market value or the actual original cost of certain improvements as determined by the DHCD in accordance with applicable regulations to be (a) substantial and appropriate replacements or improvements of existing housing components and/or (b) structural improvements made to the unit between the date of original sale and the date of resale, plus an allowance for payment of closing costs on behalf of the subsequent purchaser that are paid by the seller. Those features deemed to be substantial and appropriate replacements or improvements of housing components and structural improvements are as set forth by the DHCD. No increase in sales price is allowed for the payment of brokerage fees associated with the sale of the unit, except that with respect to units purchased and resold by the Board FCRHA, an increase of one and one half (1-1/2) percent of the resale price is allowed for marketing and transaction costs, and with respect to resale by other owners, an increase of one and one-half (1-1/2) percent of the sales price is allowed as a fee to be paid to a real estate broker or agent licensed to conduct residential real estate transactions in the Commonwealth of Virginia who meets the qualifications determined by the DHCD and who serves as a dual agent for both the qualified buyer and the seller in the resale of the ~~workforce dwelling unit~~ WDU in accordance with sales procedures approved by the DHCD. The one and one-half (1-1/2) percent fee ~~shall~~ must be paid to such real estate broker or agent by the seller at the time of settlement of the resale of the ~~workforce dwelling unit~~ WDU as part of the disbursement of settlement proceeds.
- D. For the initial sale of a ~~workforce dwelling unit~~ WDU after the expiration of the term of price control established for the unit, the Board FCRHA has the exclusive right to purchase the unit. The owner of each such unit ~~shall~~ must provide the DHCD with written notification sent by registered or certified mail that the unit is for sale. If the Board FCRHA elects to purchase such unit, the DHCD ~~shall~~ must so notify the owner in writing within ~~thirty (30)~~ 30 days of receipt of the written notification from the owner and the all cash closing ~~shall~~ must occur within ~~sixty (60)~~ 60 days thereafter.

In all instances, whether or not the Board FCRHA elects to purchase such unit, one-half (1/2) of the amount of the difference between the net sales price paid by the purchaser at such sale and the owner's purchase price plus a percentage of the unit's selling price equal to the increase in the U.S. Department of Labor's Consumer Price-Urban Area Index, plus the lesser of the current fair market value or the actual original cost of certain improvements as determined by the DHCD in accordance with applicable regulations to be (a) substantial and appropriate replacements or improvements of existing housing components and/or (b) structural improvements made to the unit between the date of the owner's purchase and the date of resale is to be contributed to the Fairfax County Housing Trust Fund to promote housing affordability in Fairfax County as part of the disbursement of settlements proceeds. Notice of such equity interest of the Fairfax County Housing Trust Fund may be evidenced by a document recorded among the land records of Fairfax County, Virginia, encumbering any ~~workforce dwelling unit~~ WDU. Net sales price ~~shall~~ must exclude closing costs such as title charges, transfer charges, recording charges, commission fees, points, and similar charges related to the closing of the sale of the property paid by the seller. All amounts necessary to pay and satisfy any and all liens, judgments, deeds of trust, or other encumbrances on the unit, other than the equity interest of the Fairfax County Housing Trust Fund, ~~shall~~ must be paid by the seller out of proceeds of the seller from such sale, as determined in accordance with this paragraph, or ~~shall~~ must be paid otherwise by the seller. In no event ~~shall~~ may any such amounts required to

be paid by the seller reduce the amount, as determined in accordance with this paragraph, which is to be contributed to the Fairfax County Housing Trust Fund pursuant to this paragraph.

### **11. Financing Control and Foreclosure of Workforce Dwelling Units**

- A. The total aggregate amount of principal and accrued interest for all financing secured by an individual for-sale ~~workforce dwelling unit~~ WDU must not exceed the owner's purchase price (as adjusted in accordance with ~~this Tysons Policy~~ these WDU Policies). Any financing in excess of the owner's purchase price, as adjusted, ~~shall~~ must not be secured by any interest in the applicable individual for-sale ~~workforce dwelling unit~~ WDU.
- B. In developments containing WDUs, WDU covenants are required to be recorded in the Fairfax County land records pursuant to the covenant provisions in section 12. The WDU covenants required ~~pursuant to~~ under the WDU Tysons Policies ~~shall~~ must be senior to all instruments securing financing, and the covenants ~~shall~~ must be binding upon all assignees, mortgagees, purchasers, and other successors in interest, except that the covenants may be released for an individual for-sale ~~workforce dwelling unit~~ WDU in the event of foreclosure by an Eligible Lender, as such term is defined in Paragraph C below, as and only to the extent provided for in ~~these WDU Policies~~ these WDU Policies. In the event of foreclosure of a development comprised solely of rental multiple family dwelling units, where such development contains ~~workforce dwelling unit~~ WDU, the covenants ~~shall~~ must not be released.
- C. An Eligible Lender is defined as an institutional lender holding a first-priority purchase money deed of trust on an individual for-sale ~~workforce dwelling unit~~ WDU or a refinancing of such institutionally financed purchase money deed of trust by an institutional lender, ~~provided that such~~ The refinancing does of a WDU may not exceed the outstanding principal balance of the existing purchase money first trust indebtedness on the unit at the time of refinancing. An Eligible Lender ~~shall~~ must have the right to foreclose on a rental project or a ~~workforce dwelling unit~~ WDU, and the covenants on an individual ~~workforce dwelling unit~~ WDU may terminate upon such foreclosure by the Eligible Lender or upon the sale of the ~~workforce dwelling unit~~ WDU by a trustee on behalf of the Eligible Lender to a bona fide purchaser for value at a foreclosure sale if all the requirements set forth in ~~this Tysons Policy~~ these WDU Policies, the applicable proffers or development conditions, the covenants, ~~and/or~~ and all other applicable regulations with respect to such foreclosure sale are satisfied. Such requirements include, but are not limited to, providing the County Executive and the ~~Board FCRHA~~ Board FCRHA with written notice of the foreclosure sale proposed and the Right to Acquire, as such term is defined in ~~these WDU Policies~~ these WDU Policies ~~is Tysons Policy~~.
- D. No sale, pledge of a security interest in, or other transfer or foreclosure of a ~~workforce dwelling unit~~ WDU will affect the validity of the covenants, except as set forth in ~~these WDU Policies~~ these WDU Policies ~~is Tysons Policy~~.
- E. Each Eligible Lender and any other lender secured by an interest in the ~~workforce dwelling unit~~ WDU is required to provide written notice of a foreclosure to the County Executive and the DHCD at least ~~ninety (90)~~ 90 days prior. At any time during such ~~ninety (90)~~ 90-day period, the ~~Board FCRHA~~ Board FCRHA or a nonprofit agency designated by the County Executive ~~shall~~ must have the Right to Acquire any individual for-sale ~~workforce dwelling unit~~ WDU. The Right to Acquire entitles the ~~Board FCRHA~~ Board FCRHA or a nonprofit agency designated by the County Executive to acquire the ~~workforce dwelling unit~~ WDU (s) at or before any foreclosure sale for which such notice has been given upon

payment in full of the outstanding indebtedness on the ~~workforce dwelling unit~~ WDU owed to the lender, including principal, interest, and fees that together in the aggregate do not exceed the amount of the owner's purchase price, as adjusted in accordance with this Policy, and other reasonable and customary costs and expenses (the Outstanding First Trust Debt), with no owner, prior owner, or other party, whether secured or not, having any rights to compensation under such circumstances.

- F. In the event that neither the ~~Board FCRHA~~ nor the nonprofit agency designated by the County Executive exercises the Right to Acquire and the individual for-sale ~~workforce dwelling unit~~ WDU is sold for an amount greater than the Outstanding First Trust Debt, the remaining amount in excess of the Outstanding First Trust Debt ~~shall~~ must be paid to the Fairfax County Housing Trust Fund to promote housing affordability in Fairfax County as part of the disbursement of settlement proceeds.

## **12. Covenants and Deed Notification**

- A. In developments containing ~~workforce dwelling units~~, covenants that ~~are applicable~~ apply to the ~~workforce dwelling units~~ WDUs and that run in favor of the ~~Board FCRHA~~ and are in the specific form prescribed by the Director of the DHCD providing, among other things, that the ~~workforce dwelling units~~ WDUs are subject to the provisions of ~~these WDU this Tysons Policies~~ and/or any other policies established through the proffered conditions, ~~shall~~ the covenants must be recorded upon approval of the site plan ~~and/or~~ simultaneously with the recordation of the final subdivision plat or, in the case of a condominium, recorded simultaneously with the condominium declaration.
- B. The covenants ~~shall~~ must be senior to all instruments securing financing, and the covenants ~~shall~~ must be binding upon all assignees, mortgagees, purchasers, and other successors-in-interest.
- C. In developments containing for-sale ~~workforce dwelling units~~ WDUs, at the time of the initial sale of an individual ~~workforce dwelling unit~~ WDU, the owner/applicant ~~shall~~ must provide in the sales contract for each ~~workforce dwelling unit~~ WDU offered for sale a copy of the recorded covenant ~~running with the land~~ in favor of the ~~Board FCRHA~~. The owner/applicant ~~shall~~ must include in the deed for each ~~workforce dwelling unit~~ WDU sold an express statement that the ~~workforce dwelling unit~~ WDU is subject to proffered conditions setting forth specific terms and conditions and the covenants recorded pursuant to ~~these WDU is Tysons Policies~~ with a specific reference to the deed book and the page where such covenants are recorded, and ~~s~~Such deed may also attach a copy of the covenants. At the time of the initial sale and any resale of an individual ~~workforce dwelling unit~~ WDU, the owner/applicant ~~shall~~ must also include in the deed for each ~~workforce dwelling unit~~ WDU sold an express statement that the total aggregate amount of indebtedness that may be secured by the ~~workforce dwelling unit~~ WDU is limited and that other terms and conditions apply, including, but not limited to, a right for the ~~Board FCRHA~~ or a nonprofit agency designated by the County Executive to acquire the ~~workforce dwelling unit~~ WDU on certain terms in the event of a pending foreclosure sale.
- D. In the case of a rental project, ~~prior to~~ before the issuance of the first ~~Residential Use Permit~~ RUP for the development and the offering for rent of any ~~workforce dwelling units~~ WDUs, the owner ~~shall~~ must record a covenant running with the land in favor of the ~~Board FCRHA~~ and which is on the specific form prescribed by the DHCD that provides that the ~~workforce dwelling units~~ WDUs are subject to proffered conditions setting forth specific terms and conditions, that no such unit may be

rented for an amount that exceeds the limits set by the County Executive, that the covenant ~~shall~~ must be senior to all instruments securing permanent financing, and that the covenant ~~shall~~ must be binding upon all assignees, mortgagees, purchasers and other successors in interest.

### **13. Occupancy of Workforce Dwelling Units**

- A. Before an individual may purchase a ~~workforce dwelling unit~~ WDU, he or she must obtain a Certificate of Qualification from the Director of the DHCD. Before issuing a Certificate of Qualification, the DHCD will make the determination that the applicant meets the criteria established by the DHCD for low- and moderate-income persons applicable to ~~for-sale workforce dwelling unit~~ WDUs.
- B. Before an individual may rent a ~~workforce dwelling unit~~ WDU, he or she must meet the eligibility criteria established by the DHCD for persons of low and moderate income. The landlord/owner is responsible for determining that the tenant meets the eligibility criteria applicable to tenants in rental ~~workforce dwelling units~~ WDUs.
- C. Except for circumstances specifically set forth in these ~~WDUs Tysons Policies~~, it is a violation of these ~~WDUs Tysons Policies~~ for someone to sell a ~~workforce dwelling unit~~ WDU to an individual who has not been issued a Certificate of Qualification by the DHCD.
- D. Except for circumstances specifically set forth in these ~~WDUs Tysons Policies~~, it is a violation of these ~~WDUs Tysons Policies~~ for someone to rent or continue to rent a ~~workforce dwelling unit~~ WDU to an individual who does not meet or fails to continue to meet the income eligibility criteria established by the DHCD.
- E. Purchasers or renters of ~~workforce dwelling units~~ WDUs must occupy the units as their domicile and ~~shall~~ must provide an executed affidavit on an annual basis certifying their continuing occupancy of the units. Owners of for-sale ~~workforce dwelling units~~ WDUs must forward such affidavit to the DHCD on or before June 1 of each year that they own the unit. Renters ~~shall~~ must provide such affidavit to their landlords/owners by the date that may be specified in their lease or that may otherwise be specified by the landlord/owner.
- F. In the event the renter of a ~~workforce dwelling unit~~ WDU fails to provide his or her landlord/owner with an executed affidavit as provided for in the preceding paragraph within ~~thirty (30)~~ 30 days of a written request for such affidavit, then the lease will automatically terminate, become null and void, and the occupant will must vacate the unit within ~~thirty (30)~~ 30 days of written notice from the landlord/owner. It is a violation of these ~~WDUs Tysons Policies~~ for an owner of a ~~workforce dwelling unit~~ WDU to fail to provide the executed affidavit required by Paragraph E above.
- G. ~~Except as specifically provided for in this Tysons Policy, in~~ In the event a renter of a ~~workforce dwelling unit~~ WDU no longer meets the eligibility criteria established by the DHCD, as a result of increased income or other factors, then at the end of the lease term, the occupant will vacate the unit.
- H. ~~In the event~~ If a renter fails to occupy a ~~workforce dwelling unit~~ WDU for a period in excess of ~~sixty (60)~~ 60 days, unless such failure is approved in writing by the DHCD, a renter will be in default ~~shall occur~~. The lease ~~shall~~ will automatically terminate, ~~become null and void~~ and the

occupant ~~will~~ must vacate the unit within ~~thirty (30)~~ 30 days of written notice from the landlord/owner.

- I. Notwithstanding the provisions of Paragraphs F, G, and H above, if the landlord/owner of a rental project ~~shall~~ immediately designates an additional comparable unit as a ~~workforce dwelling unit~~ WDU to be leased under the controlled rental price and requirements of ~~this~~ these WDU Tysons Policies, the renter of such unit referenced in Paragraphs F, G, and H above may continue to lease such unit at the market value rent.

**THIS BOARD POLICY for the Countywide and Tysons Corner Urban Center Workforce Dwelling Unit Administrative Guidelines is effective on this ~~22<sup>nd</sup> day of June, 2010~~ 23<sup>rd</sup> day of February, 2021.**

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**NANCY VEHR**

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**Jill Cooper**  
Clerk to the Board of Supervisors