Housing Impacts

MERRIFIELD SUBURBAN STUDY

ABDI HAMUD, DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT
Affordable and Workforce Housing

- The Board of Supervisors established the Affordable Dwelling Unit (ADU) Program and Workforce Housing Policy to produce much needed affordable housing in Fairfax County.

- The ADU program serves households earning up to 70% of the Area Median Income (AMI) and the Workforce Housing Policy serves households earning up to 120% percent of the AMI.
Area Median Income

- The AMI is established annually by the US Department of Housing and Urban Development for the Washington Metropolitan Statistical Area.

- The 2018 AMI for Fairfax County is $117,200 for a household of four.
  - 50% of the AMI = $58,600
  - 70% of the AMI = $82,050
  - 80% of the AMI = $93,800
The ADU Program requires developers to set aside 12.5% of all new residential units in single family detached and attached developments.

In multifamily developments, the ADU Program requires between 5 to 6.25% of new residential units as ADUs.
Workforce Housing

- The Board adopted the Workforce Housing Policy to provide affordable and/or workforce housing in mixed-use centers or high-density residential development which are exempt from the ADU Program requirements.

- The Workforce Housing Policy is a proffer-based incentive system designed to encourage the voluntary development of new housing affordable to a range of incomes.
Workforce Housing

- Proposals for which workforce housing guidelines apply should include a minimum of 12% of all residential units as affordable housing (ADUs and/or Workforce Housing).

- “For Sale” development or rental development built in steel and concrete should be allocated to three equal groupings:
  - Tier 1: Households making up to 80% of the AMI
  - Tier 2: Households making up to 100% of the AMI
  - Tier 3: Households making up to 120% of the AMI
Merrifield Suburban Center

Areawide Recommendations, Area I Plan, 2017 Edition, pages 10-11:

- Residential development should provide for ADUs and/or WDUs to attain the high end of the development range in areas planned for mixed-use with residential units;

- Less preferable, affordable housing can also occur through the provision of units elsewhere within Merrifield;

- Only if the provision of affordable housing is not feasible, a contribution to the Fairfax County Housing Trust Fund could be made;

- Recommendations do not include the intensity (FAR) bonus that is granted for ADUs/WDUs.
Health and Human Service Impacts

MERRIFIELD SUBURBAN STUDY

ANNA RICKLIN, HEALTH DEPARTMENT
ELISA LUECK, NEIGHBORHOOD AND COMMUNITY SERVICES
Overview

- Planning and land development shape and impact community health and livability

- Impacts are both direct and indirect

- Our decisions can help promote community health
Existing policy promotes health and quality of life for all.

1. Fairfax County Comprehensive Policy Plan – p.6
2. Community Health Improvement Plan – p.20
3. Economic Success Strategic Plan – Goal 2, Obj. 2.11
4. One Fairfax Policy
Community demographics

See handout
AARP Livability score

Livable communities have diverse features that satisfy the needs of people of all ages, incomes and abilities.

AARP's Livability Index:  
www.aarp.org/livabilityindex
Transportation is a health issue

Transportation factors impact safety and chronic diseases

Concern for older adults, children, people with disabilities

Existing Comprehensive Plan language calls for multi-modal transportation options in Merrifield, which can promote physical activity
### Safety - Pedestrian and Bicycle Involved Crashes in Merrifield, 2013-2018 - Source: VDOT

<table>
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Safety

Current and future need to improve pedestrian and cyclist safety

- Dedicated, connected facilities for walking and biking improve health

Crash Map
Transportation – other health considerations

- Providing **transportation options** can reduce the long term impacts of traffic stress on heart disease, anxiety, quality of life ([CDC](https://www.cdc.gov)).

- Improving **transit efficiency** reduces burden on transit users, improves access to jobs and services.

- HHS collaborates with FCDOT.
Parks and Recreation improve health

Use of park and recreation facilities **directly impact** physical and mental health

Accessible, affordable parks and recreation facilities are a **critical element** of a healthy, livable community for people of all ages and abilities, *as noted in the Comp. Policy Plan*.

- **HHS works with the Park Authority and supports their recommendations for increased park and open space**
Air and Noise Pollution impact health

Roadway air and noise pollution can exacerbate heart, respiratory, and mental illness\textsuperscript{1,2}

\textsuperscript{1.} CDC
\textsuperscript{2.} Close proximity to roadway and urbanicity associated with mental ill-health in older adults.
Air and Noise Pollution – health considerations

- Place new residential and institutional uses **away from highways** to minimize air and noise impacts on residents, visitors, and patients, especially children\(^1,2\)

- **Preserve trees** and other natural buffers, consider choice of building materials ([Green Cities, Good Health](#))

- HHS collaborates with the Dept. of Planning and Zoning

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Household Resources and health

Lower income and high cost of living can impact health by contributing to chronic stress and reducing access to healthy foods, healthcare, childcare, and other needs (MWCOG).**

1. Uneven Opportunities – How Conditions for Wellness Vary Across the Metropolitan Washington Region
Household Resources – impact and considerations

Area housing cost increases could displace some residents or increase the number of households with housing cost burden

- Ensure new development includes affordable units for families, seniors, and disabled

- Explore other means of preserving or promoting affordable housing
Conclusion

- Planning and land development decisions impact community health and livability for current and future residents

- We have the opportunity to promote health and human services as we plan for future uses in Merrifield