

***Presentation to
Reston Study Task Force
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About the Fairfax County Redevelopment and Housing Authority (FCRHA)

- The Department of Housing and Community Development (HCD) administers the county's affordable housing development, preservation and resident assistance programs.
- HCD acts as the staff to the FCRHA to fulfill its mission to initiate and provide opportunities for Fairfax County residents to live in safe, affordable housing and to help develop, preserve, and revitalize communities through fiscally responsible and open processes.

Impact in the Community: Fast Facts

- Nearly 20,000 people live in housing provided by the Fairfax County Redevelopment and Housing Authority and Fairfax County
- Countless more live in privately-owned housing developed using FCRHA financing
- Approximately 35 percent of all households served in FCRHA/HCD programs include a person with a disability
- Approximately 75 percent of households experiencing homelessness and placed in long-term affordable housing are served by FCRHA resources
- In FY 2020, 736 individuals identified as experiencing homelessness in Human Services Region 3, 666 were served in shelter and 184 people were served by street outreach.

Why Having a Range Of Price and Age-Appropriate Housing Matters in Fairfax County

Housing serves as a platform for individual and family well being

Economic self sufficiency and upward mobility

Student achievement and academic success

Physical and mental health and well being

Housing is the basis for inclusive and diverse communities

Equitable access to opportunities and services, regardless of race and socioeconomic status

Communities in which everyone can prosper

Housing supports sustainable local economic growth

Housing opportunities to encourage people to both live and work in the community

Short commutes, easier to attract and retain workers

Communities that are world class places to live, work and play

Housing Supports Sustainable Economic Growth

Hard data and anecdotes from businesses and workers demonstrate that more housing options:

- Helps people both live and work in the community, leading to shorter commutes and less traffic
- Makes it easier to attract and retain workers
- Reduces income segregation, which is associated with slower overall economic growth
- Broadens County's tax base



2020 LIHTC Area Median Income (AMI)

4 Person Area Median Income = \$126,000

LIHTC Income Limits	30% AMI	40% AMI	50% AMI	60% AMI
1 Person	\$26,460	\$35,280	\$44,100	\$52,920
2 Person	\$30,240	\$40,320	\$50,400	\$60,480
3 Person	\$34,020	\$45,360	\$56,700	\$68,040
4 Person	\$37,800	\$50,400	\$63,000	\$75,600

LIHTC Rent Limits	30% AMI	40% AMI	50% AMI	60% AMI
Efficiency	\$661	\$882	\$1,102	\$1,323
1-Bedroom	\$703	\$945	\$1,181	\$1,417
2-Bedroom	\$850	\$1,134	\$1,417	\$1,701
3-Bedroom	\$982	\$1,310	\$1,638	\$1,965

Housing that is Affordable – A Critical Challenge

- Need 15,000 net new homes for families at 60 percent of AMI and below in the next 15 years
- About 30,000 low-moderate income renters are paying more than a third of their incomes for housing
- Almost 71,000 households in the county earning \$50,000 or less
- Rising rents and stagnant incomes mean the Fairfax County housing market is increasingly out of reach for lower income people
- Lack of housing affordable to a range of incomes poses major challenges to attracting and retaining businesses

Communitywide Housing Strategic Plan

Twofold Goal: New Production and Preservation

New Production Goal: Produce at least 5,000 new affordable units by 2034. The 5,000-unit recommendation is a floor not the ceiling.

Preservation Goal: No Net Loss of Affordability.

Communitywide Housing Strategic Plan Cont.

Recommendations to the Board on Resources to Achieve Goals:

- **New Production:** Increase the Affordable Housing Fund the equivalent of one additional cent on the real estate tax rate (in addition to the current half penny). Also use transfer of county land for affordable housing purposes, and co-location.
- **Preservation:** The Board reaffirmed its commitment to no net loss of existing market affordable units to be achieved through public financing and land use policy and prioritization of current funding of a half a penny in the Penny for Affordable Housing Fund.

Recommendations to Surpass the 5K by 15 Goal and Achieve No Net Loss:

- Explore innovative land use policies, regulatory toolbox, and financing mechanisms

Preservation Task Force

- The Board established the Preservation Task Force in 2020 to develop policy recommendations for creative and sustainable affordable housing preservation strategies consistent with the One Fairfax Initiative and best practices.
- Key issues addressed in the work of the task force include:
 - Definitions for the types of preservation that can occur in communities;
 - Typology of properties at risk, including small-to-large sized properties, and characteristics to guide prioritizing properties or neighborhoods in need of timely action; and
 - A comprehensive set of preservation strategies that includes recommended policies and tools to achieve the goal of no net loss of affordability of market affordable and committed affordable housing.

LIHTC Committed Affordable Housing in Reston

Property	# of Units	Ownership
Cedar Ridge	195	FCRHA
	30	FCRHA
	180	Fairfax County
	16	FCRHA
	57	FCRHA
	23	FCRHA
	240	FCRHA
	48	Private
	102	Private
	240	Private



New Production and Preservation in Reston

Construction

Projects	Project Type	No. Units	Status
New Lake Anne House	Preservation by Replacement	240	Anticipated Completion Summer 2022
TOTAL		845	



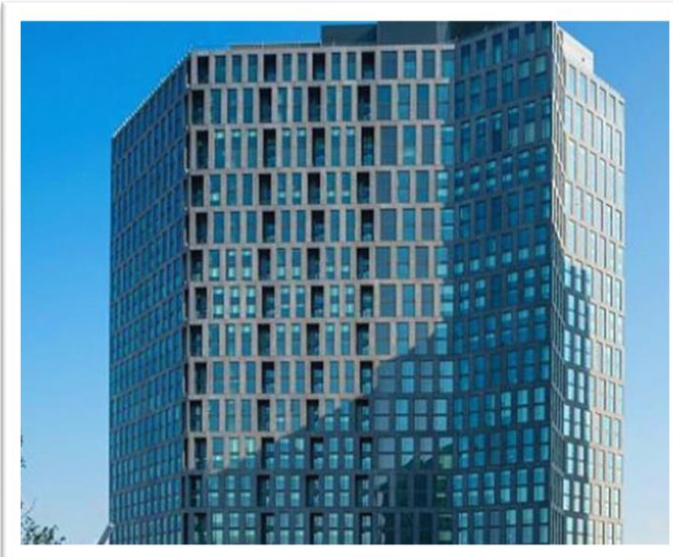
Pre-Design

Projects	Project Type	No. Units	Status
Stonegate Village	Preservation	240	Pre-Design
TOTAL		514	



Affordable and Workforce Dwelling Unit Programs

- **Affordable Dwelling Unit Program**
 - Mandatory under the Zoning Ordinance
 - Applies to wood-frame and multifamily construction four stories or less
 - A total of **2,903 units** have been produced (1,429 rental and 1,474 for-sale)
- **Workforce Dwelling Unit Policy**
 - Proffer-based incentive system under the Comprehensive Plan
 - Applies to mid-rise and high-rise construction
 - A total of **1,704 units** have been produced (1,679 rental and 25 for-sale)



ADUs and WDUs in Reston

Property	# of Units
Aperture (ADUs and WDUs)	50
Avant at Reston Town Center	44
BLVD at Reston Station	88
Exo	42
Hunters Woods at Trails Edge	18
Lincoln at Wiehle Station	39
Lofts at Reston Station (For-Sale)	3
Signature at Reston Station	81
Sunrise Square (For-Sale)	4
Tall Oaks (For-Sale)	2
VY Reston Heights	46
Total Units	417

WDU Rental Policy – Recently Adopted Changes

	Previous WDU Policy – Rental Units	Newly Adopted WDU Policy – Rental Units		
Countywide WDU Policy	<p>4% at 80% AMI 4% at 100% AMI <u>4% at 120% AMI</u> 12% WDU commitment</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 <u>4% at 80% AMI</u> 8% WDU commitment</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>		
Tysons WDU Policy	<p>2% at 60% AMI 3% at 70% AMI 5% at 80% AMI 5% at 100% AMI <u>5% at 120% AMI</u> 20% WDU commitment</p> <p>A density bonus of <u>20%</u> may be applied for meeting the 20% WDU commitment (projects outside ¼ mile radius from Metro stations).</p>	<p>The developer would elect <i>either</i> Option 1 or Option 2:</p> <table><tr><td>Option 1 2% at 60% AMI 3% at 70% AMI <u>8% at 80% AMI</u> 13% WDU commitment</td><td>Option 2 <u>10% at 60% AMI</u> 10% WDU commitment</td></tr></table> <p>A density bonus of <u>20%</u> may be applied for meeting the 13% or 10% WDU commitment (projects outside ¼ mile radius from Metro stations).</p>	Option 1 2% at 60% AMI 3% at 70% AMI <u>8% at 80% AMI</u> 13% WDU commitment	Option 2 <u>10% at 60% AMI</u> 10% WDU commitment
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Reston Adopted Comp Plan – Affordable and Workforce Housing

Robert Simon's Goal #2: “That it be possible for anyone to remain in a single neighborhood throughout his life, uprooting being neither inevitable nor always desirable. By providing the fullest range of housing styles and prices—from high rise efficiencies to six-bedroom townhouses and detached houses—housing needs can be met at a variety of income levels, and at different stages of family life. This kind of mixture permits residents to remain rooted in the community—if they so choose—as their particular housing needs change. As a byproduct, this also results in the heterogeneity that spells a lively and varied community.” – Gulf Reston, Inc. (1970). A Brief History of Reston, Virginia

Reston Planning Principle #4: "Reston will continue to offer a mix of urban and suburban life styles...Residential neighborhoods will continue to provide a variety of housing types and sizes serving all income levels. Appropriate transitions will be provided between new development and all residential neighborhoods" – Reston Plan pages 10-11

Reston Adopted Comp Plan – Affordable and Workforce Housing

Community-wide Recommendations

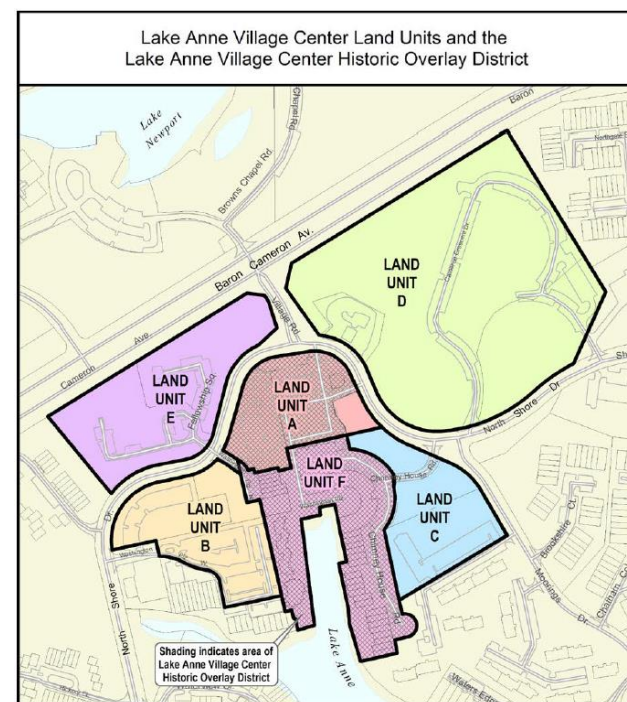
- Affordable Dwelling Units expected where applicable (Type V Construction)
- Workforce Dwelling Units expected with development above the baseline for development consistent with the WDU Policy; the Village Centers, and the TSAs
 - Countywide Policy of 12% WDUs shifting to 8% but at 80% of AMI and below

Reston Neighborhoods

- Site-specific plan recommendations: Hunters Woods at Trails Edge – 20% affordable housing
- Guidelines for Multifamily Redevelopment: Proposals should preserve current affordable housing and contribute and contribute additional affordable housing

Village Centers

- Lake Anne Village Center: Preservation (by replacement) of existing affordable housing when redevelopment is pursued



Reston Adopted Comp Plan – Affordable and Workforce Housing

Transit Station Areas

Proposals seeking up to 1.0 FAR should meet 12% WDU commitment. Proposals above 1.0 should provide greater WDUs as intensity increases, as shown below:

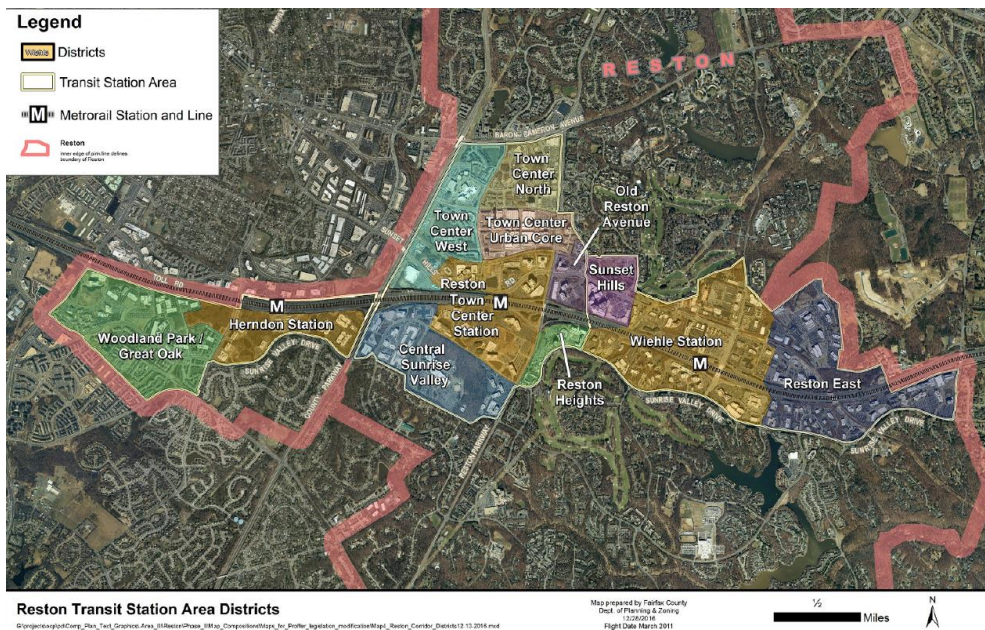
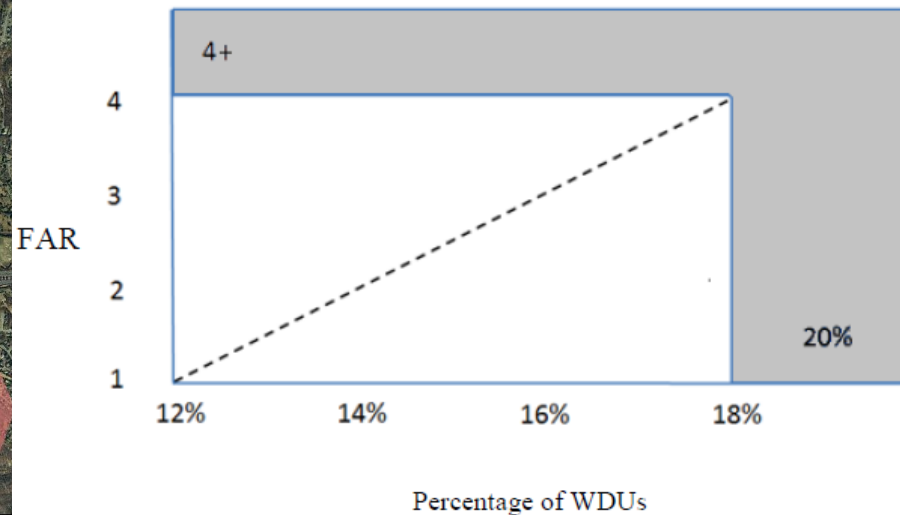


Figure 36. Percentage of Workforce Dwelling Units

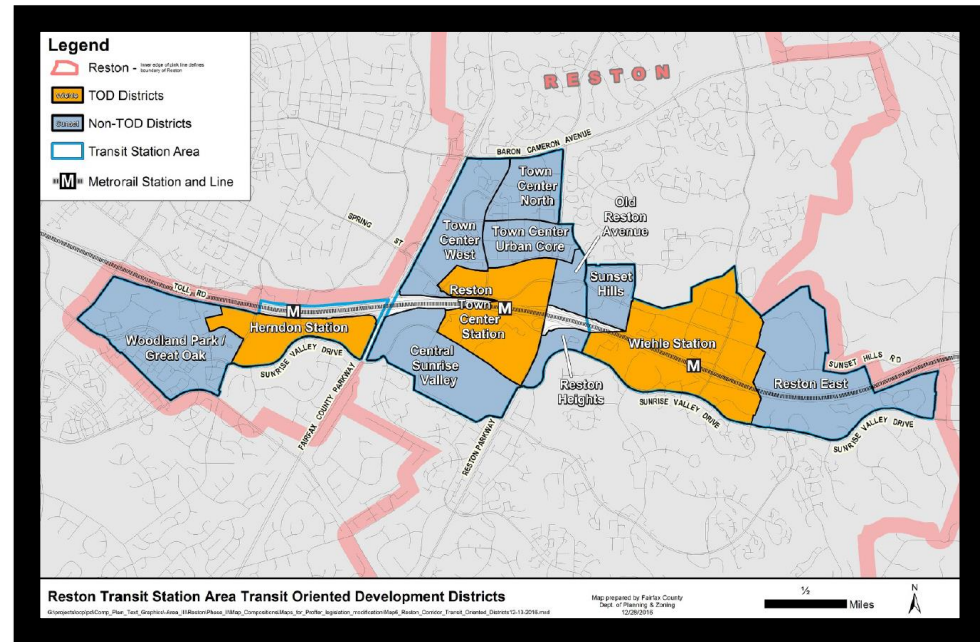


Reston Adopted Comp Plan – Affordable and Workforce Housing

TOD District Intensity

Bonus Intensity up to 0.5 FAR above the District Recommendations may be considered for proposals that achieve two or more of the following:

- Contribute land or building space for a major public facility (such as a crossing the Toll Road or contribution towards a crossing, a school, or large urban park)
- Provide additional TDM measures to proportionally reduce trips relative to the FAR being requested beyond standard District recommendations
- Provide firm commitments for WDUs at 60-70% of the AMI, or more WDUS on a proportional basis than the FAR being requested
- Achieve a higher standard of site design via parcel consolidation resulting in a logical assemblage of parcels that realizes TOD objectives





Questions

➤GOAL: New Production and Preservation

Construction

Projects	Project Type	No. Units	Status
Murraygate	Preservation	200	Complete – Dec 2020
North Hill	New - PPEA	279	Anticipated to Complete – Fall 2022
Arden	New - Finance	126	Anticipated to Complete – Summer 2022
New Lake Anne House	New - Finance	240	Anticipated to Complete – Summer 2022
Arrowbrook	New - Finance	274	Anticipated to Complete – December 2022
TOTAL		845	



➤GOAL: New Production and Preservation

Design

Projects	Project Type	No. Units	Status
Stonegate Village	Preservation	240	Pre-Design
One University	New - PPEA	240	Anticipated to Close - Summer 2021
Oakwood	New - PPEA	150	Anticipated to Close - Summer 2021
Autumn Willow	New - PPEA	150	Tax Credits – Summer 2021
West Ox/Route 50	New - PPEA	30	Unsolicited PPEA Oct 2020
Little River Glen IV	New - HCD	60	Tax Credits – Summer 2021
Little River Glen Renovation	Preservation	120	Tax Credits – Summer 2021
TOTAL		1,264	



Discussion Items

- 0.5 FAR TOD District Bonus: Available with 60-70% AMI commitment
 - WDU Policy Plan Amendment lowers the AMIs served under rental program from 60%-120% AMI to 60-80% AMI
 - Should the tiers for bonus TOD intensity be re-examined?
- WDU Bonus (inside TOD and elsewhere) - current countywide maximum of 20% without additional incentive for greater commitment levels or lower income tiers (except as noted above)