

**FAIRFAX COUNTY PLANNING COMMISSION
HOUSING COMMITTEE
THURSDAY, DECEMBER 10, 2020**

PRESENT: Julie M. Strandlie, Mason District, Chairman
Candice Bennett, At-Large, Vice Chairman
John A. Carter, Hunter Mill
Walter C. Clark, Mount Vernon District
Timothy J. Sargeant, At-Large
Evelyn S. Spain, Sully District

ABSENT: None

OTHERS: Phillip A. Niedzielski-Eichner, Providence District
John C. Ulfelder, Dranesville District
Peter F. Murphy, Springfield District
Mary D. Cortina, Braddock District
Tom Fleetwood, Director, Department of Housing and
Community Development (HCD)
Barbara Byron, Director, Department of Planning and Development (DPD)
Graham Owen, Planning Division (PD), DPD
Meghan Van Dam, PD, DPD
Leanna O'Donnell, PD, DPD
Kelly Atkinson, PD, DPD
Abdirazak Hamud, HCD
Teresa Lepe, HCD
Judith Cabelli, HCD
Keisha Strand, Senior Deputy Clerk, Department of Clerk Services

ATTACHMENTS:

- A. PRESENTATION ON DRAFT TEXT OF PLAN AMENDMENT 2020-CW-2CP, HOUSING ELEMENT AND WORKFORCE DWELLING UNIT (WDU) POLICY
- B. SUMMARY OF DRAFT POLICY REVISIONS FOR PLAN AMENDMENT 2020-CW-2CP, HOUSING ELEMENT AND WDU POLICY

//

The Planning Commission Housing Committee conducted a wholly electronic meeting using Fairfax County's videoconferencing system because the COVID-19 pandemic made it unsafe to physically assemble a quorum in one location or to have the public present. The meeting was accessible to the public via Channel 16, live online video stream, and live audio over the phone. Testimony from the public could be provided through a phone call, recorded video, or submission of written testimony by mail or electronic means.

//

Chairman Strandlie called the meeting to order at 7:30 p.m. from the Mason District office, 6507 Columbia Pike, Annandale, VA 22003.

The attending Commissioners attended the meeting from the following locations:

- Candice Bennett participated from the Lee District office, 6121 Franconia Road, Alexandria, VA 22310;
- John A. Carter participated from the Hunter Mill District office, 1801 Cameron Glen Drive, Reston, VA 20190;
- Walter C. Clarke participated from the Mount Vernon District office, 2511 Parkers Lane, Mt. Vernon, VA 22306;
- Timothy J. Sargeant participated from his home residence located in the Mount Vernon District, but was not present until 8:03 p.m.;
- Evelyn S. Spain participated from the Sully District office, 4900 Stonecroft Boulevard Chantilly, VA 20151;
- John C. Ulfelder participated from the Dranesville District office, 397 Herndon Pkwy, Suite 110, Herndon, VA 20170;
- Phillip A. Niedzielski-Eichner participated from the Providence District office, 3001 Vaden Drive, 2nd Floor, Fairfax, VA 22031;
- Mary D. Cortina participated from the Braddock District office, 9002 Burke Lake Road Burke, VA 22015; and
- Peter F. Murphy participated from Conference Room 11 in the Fairfax County Government, located at 12000 Government Center Parkway, Fairfax, VA 22035.

//

Chairman Strandlie relinquished duties of the virtual Chair and the virtual gavel to Vice Chairman Bennett.

//

Commissioner Strandlie MOVED THAT THE COMMITTEE CERTIFY THAT EACH MEMBER'S VOICE MAY BE ADEQUATELY HEARD BY EACH OTHER MEMBER OF THE COMMISSION.

Commissioner Niedzielski-Eichner seconded the motion, which carried by a vote of 5-0. Commissioner Sargeant was not present for the vote.

Commissioner Strandlie MOVED THAT THE PLANNING COMMISSION CERTIFY THAT THE STATE OF EMERGENCY CAUSED BY THE COVID-19 PANDEMIC MAKES IT UNSAFE FOR THE PLANNING COMMISSION TO PHYSICALLY ASSEMBLE FOR

UNSAFE PURPOSES FOR THE PUBLIC TO PHYSICALLY ATTEND ANY SUCH MEETING. AND THAT AS SUCH, FOR AS USUAL PROCEDURES WHICH REQUIRE THE PHYSICAL ASSEMBLY OF THIS COMMISSION AND THE PHYSICAL PRESENCE OF THE PUBLIC, CANNOT BE IMPLEMENTED SAFELY OR PRACTICALLY. I FURTHER MOVE THAT THE PLANNING COMMISSION MAY CONDUCT THIS MEETING ELECTRONICALLY THROUGH THE COUNTY'S VIDEO CONFERENCING SYSTEM AND THAT THE PUBLIC MAY ACCESS THIS MEETING BY WATCHING CHANNEL 16, OR ITS LIVE-STREAM, OR LISTENING TO ITS LIVE AUDIO.

Commissioner Niedzielski-Eichner seconded the motion, which carried by a vote of 5-0. Commissioner Sargeant was not present for the vote.

Commissioner Strandlie MOVED THAT THE COMMITTEE CERTIFY THAT ALL OF THE MATTERS ON THE AGENDA TODAY CONCERN THE EMERGENCY, OR ARE NECESSARY FOR CONTINUITY IN FAIRFAX COUNTY GOVERNMENT, OR BOTH.

Commissioner Niedzielski-Eichner seconded the motion, which carried by a vote of 5-0. Commissioner Sargeant was not present for the vote.

//

Chairman Strandlie assumed the Chair and recognized Graham Owen, Planning Development (PD), Department of Planning and Development (DPD), and Abdirazak Hamud, Department of Housing and Community Development.

Mr. Owen and Mr. Hamud gave a PowerPoint presentation on the draft text of Plan Amendment 2020-CW-2CP, Housing Element and Workforce Dwelling Unit (WDU) Policy, a copy of which is included in Attachment A, which covered the following topics:

- Affordable and Workforce Housing concepts, policies, and strategies;
- Workforce Dwelling Unit (WDU) policy history, background, and challenges;
- The current WDU income limits and rent rates;
- The establishment, efforts, and goals of the WDU Policy Task Force;
- The current WDU policy and recommendations changes to the policy of the WDU Policy Task Force;
- Current examples of the implementation of the current WDU policy and how that would differ under the recommended policy;
- The proposed draft text, appendices, and supporting documents within Plan Amendment 2020-CW-2CP; and
- The timeline for review, public hearings, and approval of Plan Amendment 2020-CW-2CP.

There was a discussion between Mr. Owen; Mr. Hamud; Tom Fleetwood, Director, HCD; Barbara Byron, Director, DPD; Meghan Van Dam, PD, DPD; Leanna O'Donnell, PD, DPD; Kelly Atkinson, PD, DPD; Teresa Lepe, HCD; Judith Cabelli, HCD; and multiple Committee members on the following:

- The efforts of the WDU Task Force and the Planning Commission's role in coordinating with the task force;
- Clarification on the role the Virginia General Assembly played in shaping the County's affordable housing policy;
- Clarification on the implementation and effectiveness of current efforts to achieve the County's current goals regarding affordable housing and workforce housing;
- Clarification on the impact of permitting density bonuses with a development on WDU commitments;
- The cost incurred by developers for including WDUs with a development;
- The impact of Plan Amendment 2020-CW-2CP on the number of WDUs within developments located within transit station areas, such as Reston and Tysons;
- The possibility of further modifying the recommended changes to the WDU policy prior to the Planning Commission and Board of Supervisors' public hearing for Plan Amendment 2020-CW-2CP;
- The role of the WDU policy on the County's goals regarding affordable housing;
- The possibility of conducting a tour of an affordable housing development for Commissioners;
- Clarification on the number of affordable housing units and WDUs that had been implemented to date and the number planned for development;
- Clarification on the sales price and rent rates for affordable housing and WDUs;
- Clarification of the density bonus afforded to developments that included a certain amount of WDUs;
- Clarification on the established policy for income ranges for WDUs and affordable housing within the County and the extent to which those ranges would change under Plan Amendment 2020-CW-2CP;
- Clarifications on how the proposed changes to the WDU policy in Plan Amendment 2020-CW-2CP would expand opportunities to more citizens and how those changes would impact developments with existing site-specific WDU commitments;
- Clarification on the timeframe for implementation of the policy changes outlined in Plan Amendment 2020-CW-2CP if it were to be approved;
- Clarification on how the bonus density was calculated in Tysons for developments that committed to a certain amount of WDUs and the impact of the existing income tiers on those commitments;
- Clarification on how the WDU Task Force came to their conclusion regarding the recommended income tiers for WDUs;
- The unique challenges associated with implementing WDUs and affordable housing in the Annandale area in conjunction with other development efforts;
- Clarification on how market rate residential units differed from WDUs reserved for residents at the higher tiers of the minimum income requirements under the current policy;
- Clarification on how baseline market rate residential units were priced and how that process affected the price for WDUs;
- Clarification on County efforts to provide affordable housing opportunities for individuals at the lowest income tier;

- Concerns that the bonus density afforded to developers that included WDU commitments was not sufficient;
- Concerns with how the existing WDU and affordable housing policies had been implemented in developments throughout Tysons and Reston; and
- The efforts by staff to share research data regarding WDUs and affordable housing with the Planning Commission.

//

Chairman Strandlie thanked staff for their participation and adjourned the meeting.

//

The meeting was adjourned at 9:06 p.m.
Julie M. Strandlie, Chairman

An audio recording of this meeting is available in the Planning Commission Office,
12000 Government Center Parkway, Suite 552, Fairfax, Virginia 22035.

Approved: 12/01/2022

Jacob Caporaletti

Jacob Caporaletti, Clerk
Fairfax County Planning Commission

County of Fairfax
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 16th day of May 2023, by

Bobby Lee Vaught

Notary Seal

Signature of Notary

Notary registration number: 8050601

Commission expiration: 07/31/2027



