

Department of Planning and Zoning

Status Report on Proposed Changes to the Policy Plan Regarding Workforce Housing



September 14, 2007

Housing Committee of the Fairfax County Board of Supervisors

Workforce Housing Policy Plan Amendment

Timeline

- **October 2005:** Panel of experts appointed by Board of Supervisors to recommend policy to foster production of affordable housing in high-rise development
- **February 2006:** Board adopted Panel-recommended general policy statement and guiding principles; instructed Panel to develop more detailed recommendations for implementation
- **April 2007:** Panel forwarded recommendations to Board; key recommendations included a policy approach instead of a regulatory approach and provide an opportunity to achieve bonus density for providing Workforce Housing; at April 30, 2007 meeting, Board directed staff to prepare proposals as to how to implement Panel's recommendations, including drafting proposed Policy Plan language
- **July 26, 2006:** Planning Commission held public hearing on proposed Policy Plan amendment to implement Panel's recommendation to adopt new guidance to create Workforce Housing and assist in meeting 12 percent production goal for affordable housing. PC recommended to Board approval of proposed language recommended by DPZ staff.
- **August & September 2007:** DPZ and HCD staff members brief Board members regarding proposed Policy Plan changes related to Workforce Housing
- **September 24, 2007:** Board of Supervisors' Public Hearing on proposed Workforce Housing Policy Plan changes

High-rise Affordability Panel Members

Lee Rau, Chair

*Commissioner, Hunter Mill District
Fairfax County Redevelopment and Housing Authority (FCRHA)*

Walter Alcorn

*Commissioner, At-Large
Fairfax County Planning Commission*

Bill Berry

The Berry Companies

Jim Edmondson

Unidev, LLC

Conrad Egan

*Chair and Commissioner, Providence District
FCRHA*

Carson Lee Fifer, Jr.

McGuireWoods

Rick Hausler

*President
KSI, Inc.*

Chris Lessard

The Lessard Architectural Group

Jan Maxwell

Chevy Chase Bank

Michael Scheurer

Virginia Housing Development Authority

Barry Schwartz

WCI/Renaissance Communities

Key Policy Plan Changes

- Add definition of Workforce Housing To Glossary
- Add guidance that Workforce Housing should be provided in Mixed-Use Centers where high-density development is already planned
- Add policies identifying Affordable Dwelling Unit program and Workforce Housing initiative as ways to achieve 12% affordable housing objective
- Add a new Appendix to Housing Section with guidelines for development of Workforce Housing including:
 - ❖ Provision to achieve bonus density for providing Workforce units
 - ❖ Set minimum unit sizes and establish link to size of bonus units
 - ❖ Establish income tiers for for-sale units and rental units
 - ❖ *for-sale units - up to 80%, 100% & 120% AMI*
 - ❖ *rental units - steel and concrete : up to 80%, 100% & 120%*
wood and masonry : up to 80% & 100%

Companion Zoning Ordinance Amendment

- Provides administrative requirements for proffered Workforce Housing Units
- Administration requirements are comparable to Affordable Dwelling Unit program requirements
- Planning Commission public hearing scheduled for September 19, 2007
- Board of Supervisors' public hearing scheduled for October 15, 2007