



FAIRFAX COUNTY

FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY

3700 Pender Drive, Suite 300
Fairfax, Virginia 22030-7444

V I R G I N I A

Telephone: (703) 246-5010 ♦ Fax: (703) 246-5115
TTY: (703) 385-3578

January 12, 2007

The Honorable Gerald E. Connolly
Fairfax County Board of Supervisors
12000 Government Center Parkway, Suite 530
Fairfax, Virginia 22035-0079

Dear Chairman Connolly:

The Fairfax County Affordable Housing Advisory Committee believes that residential studio units could be an important addition to the affordable housing stock of the county. We understand that the Department of Planning and Zoning is developing an amendment to the Fairfax County Zoning Ordinance for the Board's consideration that would facilitate the development of residential studio units (RSU)/single room occupancy (SRO) housing. We urge that the proposed amendment be advertised for public hearing no later than April 2007.

The Advisory Committee passed the following resolution at its June meeting:

The Affordable Housing Advisory Committee recommends that the Board of Supervisors direct the Department of Planning and Zoning to expeditiously develop an amendment to the Zoning Ordinance enabling the development of the RSU/SRO housing model in Fairfax County for Board authorization for public hearing by the end of April 2007.

As you know, RSU/SRO developments are difficult to classify in the current Zoning Ordinance language. The current Ordinance language classifies RSU/SROs as either a hotel use or as "efficiency" multi-family housing. This lack of clarity has had a limiting effect on the development of RSU/SROs in Fairfax County. Indeed, the only RSU/SRO housing in the County is the Fairfax County Redevelopment and Housing Authority's own 20-unit Coan Pond Residences, located at FCRHA headquarters. The Committee's position is that RSU/SRO housing should be identified as a single, distinct use in the Zoning Ordinance, subject to appropriate limitations.

Thank you for your attention to this matter and for your continued outstanding leadership on affordable housing in Fairfax County.

Sincerely,


Conrad E. Egan
Co-Chairman, Fairfax County Affordable Housing Advisory Committee

cc: Fairfax County Board of Supervisors; Fairfax County Redevelopment and Housing Authority; Fairfax County Planning Commission; Fairfax County Affordable Housing Advisory Committee; Anthony Griffin, County Executive; Verdina Haywood, Deputy County Executive; Robert Stalzer, Deputy County Executive; Paula C. Sampson, Director, Department of Housing and Community Development; James P. Zook, Director, Department of Planning and Zoning