



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

November 11, 2008

Conrad E. Egan
Co-Chairman

James M. Scott
Co-Chairman

Pamela Barrett
Kevin H. Bell
William L. Berry
Marlene W. Blum
Michael Bodaken
Karen Cleveland
Joshua David
Susan F. Dewey
Carson Lee Fifer, Jr.
John K. Freeman
John E. Gallagher
William W. Hanks
Carol A. Hawn
Gerald Hopkins
Mark S. Ingrao
David R. Jeffers
Michelle Krockner
Elisabeth Lardner
William H. Lauer
Rodney Lusk
Clark L. Massie
R. Michael Mohler
Ilyrong Moon
Craig Nickerson
Michael Scheurer
Marcus Simon
Knox Singleton
Scott Sterling
Patricia Szego
Kerrie B. Wilson

The Honorable Catherine M. Hudgins
Chairman, Housing Committee
Fairfax County Board of Supervisors
12000 Bowman Towne Dr.
Reston, VA 20190

Dear Supervisor Hudgins:

On behalf of the Fairfax County Affordable Housing Advisory Committee, we wish to thank you and your colleagues on the Board of Supervisors for your continued outstanding leadership in preserving and promoting the development of affordable housing in Fairfax County.

The Board's approval of the new Workforce Housing Policy was a critical step in addressing Fairfax County's current and future need for housing that is affordable to working households earning a range of low and moderate incomes. As you are aware, the Workforce Housing Policy represented the implementation of many of the key recommendations of the High-Rise Affordability Panel, chaired by Hunter Mill District Redevelopment and Housing Authority Commissioner Lee Rau. The work of the High-Rise Panel, and the leadership of the Board, has resulted in the commitment of 845 Workforce Dwelling Units through approved rezoning actions as of the end of Fiscal Year 2008.

However, a very important recommendation of the High-Rise Panel has not yet been addressed: that affordable and workforce housing be designated as a Permitted Use in Commercial, Industrial, and Mixed-Use Districts. The Panel, in its final recommendations to the Board of Supervisors, specifically recommended the following: "Through a mechanism such as the Special Exception process or the development of a by-right prototype, Affordable and Workforce Housing should be permitted in commercial, industrial, and mixed-use districts, under certain conditions and restrictions. In addition, employers with campus-type facilities in commercial and industrial districts should be allowed to use a portion of their land to provide Affordable/Workforce Housing for their employees. In either case, the Panel recommends that the affordable/workforce component of any residential development permitted in commercial or industrial districts should not count against the planned density or intensity of the property, within reasonable limits."

This High-Rise Panel, during its deliberations, reached a consensus that this recommendation was likely to produce the most significant numbers of affordable and workforce housing over the long term. The Affordable Housing Advisory Committee

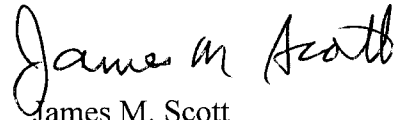
Fairfax County Affordable Housing Advisory Committee
3700 Pender Drive, Suite 300
Fairfax, Virginia 22030-6039
Tel. 703-246-5100 • Fax 703-246-5115 • TTY 703-385-3578

urges the Board of Supervisors to direct staff to move forward with developing recommendations to implement this most important recommendation of the High-Rise Panel.

Sincerely,



Conrad E. Egan
Co-Chairman



James M. Scott
Co-Chairman

Attachment

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



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

November 11, 2008

Conrad E. Egan
Co-Chairman

James M. Scott
Co-Chairman

Pamela Barrett
Kevin H. Bell
William L. Berry
Marlene W. Blum
Michael Bodaken
Karen Cleveland
Joshua David
Susan F. Dewey
Carson Lee Fifer, Jr.
John K. Freeman
John E. Gallagher
William W. Hanks
Carol A. Hawn
Gerald Hopkins
Mark S. Ingraio
David R. Jeffers
Michelle Krockner
Elisabeth Lardner
William H. Lauer
Rodney Lusk
Clark L. Massie
R. Michael Mohler
Ilyrong Moon
Craig Nickerson
Michael Scheurer
Marcus Simon
Knox Singleton
Scott Sterling
Patricia Szego
Kerrie B. Wilson

Mr. Peter F. Murphy, Jr., Chairman
Fairfax County Planning Commission
12000 Government Center Parkway
Suite 330
Fairfax, VA 22035

Dear Chairman Murphy:

On behalf of the Fairfax County Affordable Housing Advisory Committee, we wish to thank you and the Planning Commission for the important role you continue to play in promoting affordable housing in Fairfax County.

The Planning Commission's support of the creation of the new Workforce Housing Policy – and the subsequent approval of that policy by the Board of Supervisors – will be a critical step in addressing Fairfax County's current and future need for housing that is affordable to working households earning a range of low and moderate incomes.

The Affordable Housing Advisory Committee has identified another opportunity for the Planning Commission and the Board of Supervisors to further encourage the creation of new affordable housing: we recommend that the Comprehensive Plan be amended to ensure that new rezoning actions in revitalization and similar areas include both Workforce Housing and Affordable Dwelling Units (ADUs), similar to the policy previously approved for Merrifield.

As you are aware, the Workforce Housing Policy includes the expectation that at least 12 percent of the units produced in new developments in the County's mixed-use development areas be affordable/workforce housing. In the view of the Affordable Housing Advisory Committee, the Comprehensive Plan should now be amended to ensure that, as in Merrifield, future approvals in similar areas result in at least 5 percent ADUs and 7 percent workforce housing. Without such policy, it is unlikely that significant numbers of ADUs will be provided in other high-density areas of Fairfax County.

A similar letter was sent to Chairman Connolly.

Sincerely,

Conrad E. Egan
Co-Chairman

James M. Scott
Co-Chairman

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

Fairfax County Affordable Housing Advisory Committee
3700 Pender Drive, Suite 300
Fairfax, Virginia 22030-6039
Tel. 703-246-5100 • Fax 703-246-5115 • TTY 703-385-3578