

Department of Housing and Community Development
Department of Planning and Zoning

Briefing on New Fairfax County Workforce Housing Program



December 14, 2007

Fairfax County Affordable Housing Advisory Committee

Workforce Housing Program

Timeline

- **October 2005:** High-rise Affordability Panel appointed by Board of Supervisors to recommend policy to foster production of affordable housing in high-rise development
- **February 2006:** Board adopts general policy statement and guiding principles; instructs Panel to develop implementation recommendations
- **April 2007:** Panel recommends proffer-based incentive system to the Board to achieve 12 percent affordable/workforce housing. Recommends allowing up to one bonus market unit for every workforce unit delivered as key incentive. Implementation via the Comprehensive Plan and, for administration, the Zoning Ordinance.

Workforce Housing Program

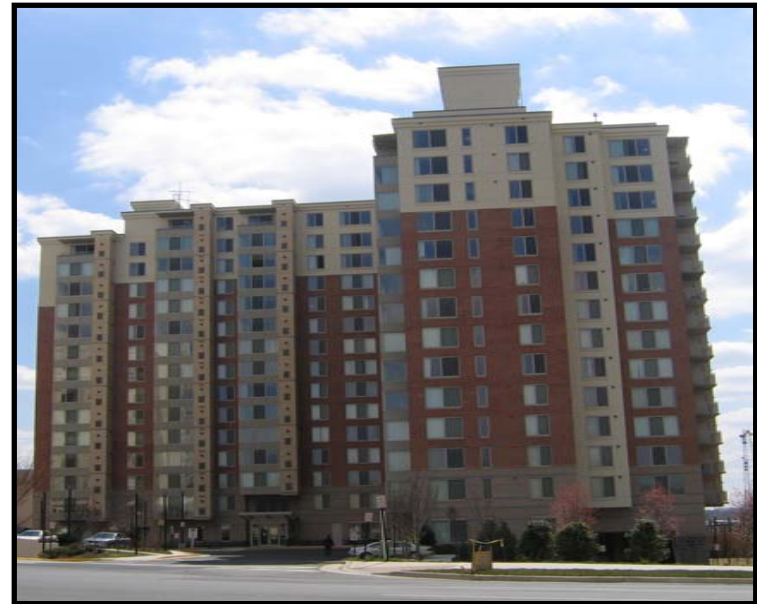
Timeline (continued)

- **July 26, 2006:** Planning Commission public hearing on Policy Plan amendment to implement Panel's recommendations; PC recommends approval
- **September 19, 2007:** Planning Commission public hearing on proposed Zoning Ordinance and Board Workforce Housing Implementation Policy; PC recommends approval
- **September 24, 2007:** Board holds Public Hearing and approves Workforce Housing Policy Plan Amendment
- **October 15, 2007:** Board holds Public Hearing and approves Zoning Ordinance amendment and Implementation Policy

Workforce Housing Program

Comprehensive Plan – Policy Plan Amendments

- Added guidance that Workforce Housing should be provided in Mixed-Use Centers where high-density development is already planned
- Added expectation that 12 percent of all residential units in the County's Mixed-use Centers will be affordable/workforce housing



Workforce Housing Program

Comprehensive Plan – Policy Plan Amendments

➤ Glossary:

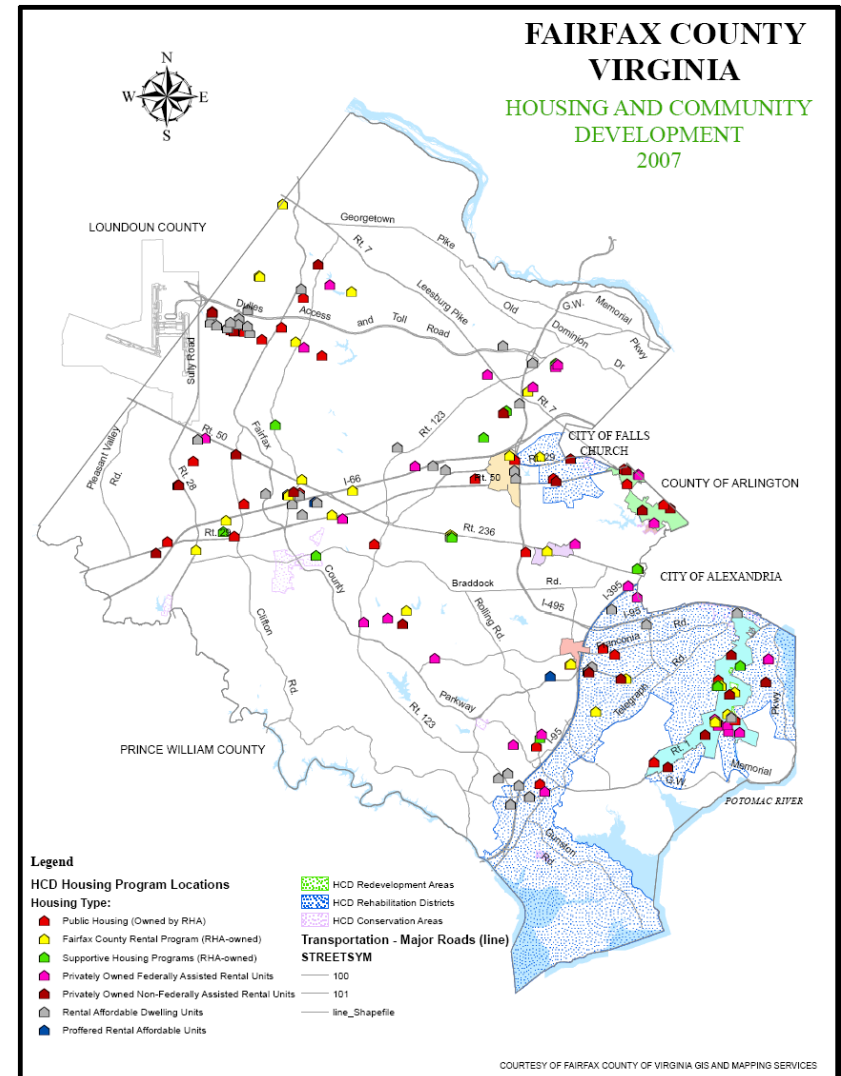
- Expanded definition of “affordable housing” to include incomes earning up to 120 percent of AMI. Includes ADUs and Workforce Housing Units.
- Created definition of “workforce housing”: rental or for-sale housing units that are affordable to households up to 120 percent of AMI, with the intent to encourage affordable housing in the County’s planned Mixed-Use Centers.



Workforce Housing Program

Comprehensive Plan – Policy Plan Amendments (continued)

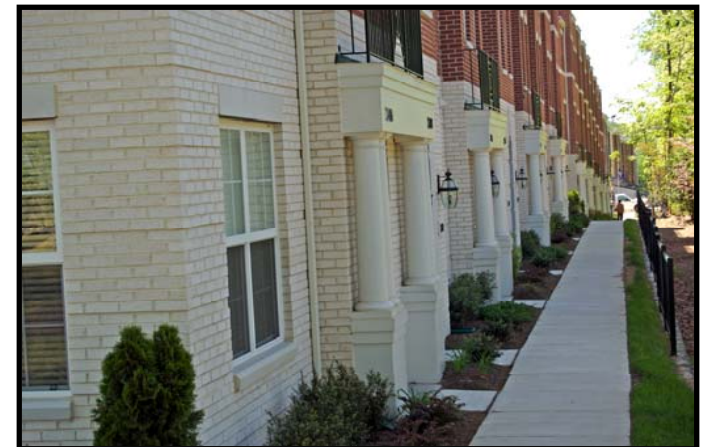
- Added policies identifying Affordable Dwelling Unit program and Workforce Housing initiative as ways to achieve 12% affordable housing objective



Workforce Housing Program

Comprehensive Plan – Policy Plan Amendments (continued)

- Added 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%*



Workforce Housing Program

Zoning Ordinance Amendment and Board Policy

- Zoning Ordinance amended to provide for density bonus in Planned Development Districts
- Board adopted policy providing for administration of Workforce Housing Units in a manner similar to Affordable Dwelling Units
 - Board policy provides for price control periods, unit specifications, occupancy and other administrative elements of the Workforce Housing Program
 - Developers may proffer to Board policy (preferred) or develop mutually acceptable alternative

Workforce Housing Program

Status Report

- The ADU Program has produced 2,167 units *since 1990* (as of October 2007)
- Since June 2006 through October 2007, **731 Workforce Housing Units** have been proffered through Board-approved rezoning actions
- First units anticipated to be delivered in the next 12 to 24 months

END

- Questions
- Comments

