



AN AMENDMENT TO
**THE COMPREHENSIVE PLAN
AND THE POLICY PLAN
FOR FAIRFAX COUNTY, VIRGINIA
2007 EDITION**

GENERAL LOCATION: Countywide

PARCEL LOCATION: Countywide

PLANNING AREA AND DISTRICT: All

SUPERVISOR DISTRICT: All

ADOPTED: September 24, 2007 **ITEM NO.** S07-CW-2CP

FOR ADDITIONAL INFORMATION CALL (703) 324-1380

MAP NOT APPLICABLE

AMENDMENT TO THE POLICY PLAN (2007 EDITION)

The following changes to the Policy Plan have been adopted by the Board of Supervisors. To identify changes from the previously adopted Plan, new text is shown with underline and deleted text shown with ~~strikethrough~~.

MODIFY: Fairfax County Comprehensive Plan, 2007 Edition, *Glossary*, as amended through 3-12-2007, pages 1 and 16.

“GLOSSARY

The Glossary contains an alphabetical listing defining terms as they are used in the context of the Comprehensive Plan. These terms are not intended to be the same definitions as used in the County's Zoning Ordinance. Rather, they are intended only to explain terms used in the Plan.

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AFFORDABLE DWELLING UNITS (ADU): Sale or rental housing units to serve households with incomes up to ~~70%~~ percent of the Area Median Income (AMI) for the Washington Metropolitan Statistical Area (MSA) median which are required to be included in certain housing developments of 50 or more units pursuant to Article 2, Part 8 of the Fairfax County Zoning Ordinance. In return for provision of this housing, additional development density is granted. Eligible occupancy, sales prices and rents of ADUs are controlled for a certain period of years. The FCRHA or nonprofit housing groups have a right to purchase a portion of the ADUs in a development.

AFFORDABLE HOUSING: For purposes of the Policy Plan, housing ~~which that~~ is affordable to households with incomes that are ~~70%~~ 120 percent or less of the Area Median Income (AMI) for the Washington Metropolitan Statistical Area (MSA) ~~median family income~~. ~~(See the Housing Countywide Objectives and Policies section for an example of affordable rent and affordable home sales price).~~ Affordable housing includes units created under the Affordable Dwelling Unit (ADU) program that are affordable to households with incomes that are 70 percent or less of the AMI. Affordable housing also includes units produced through the Workforce Housing initiative, which is designed to encourage proffers of rental and for sale units that are affordable to households at various income limits up to 120 percent of the AMI. Affordable housing may also include other units produced through federal, state or local programs by the private, non-profit and/or public sectors. The MSA median family income Area Median Income for the Washington Metropolitan Statistical Area is determined periodically by the U.S. Department of Housing and Urban Development.

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WORKFORCE HOUSING: Rental or for-sale housing units that are affordable to households with maximum income limits up to and including 120 percent of the Area Median Income (AMI) for the Washington Metropolitan Statistical Area, as determined periodically by the U.S. Department of Housing and Urban Development. The intent of the Workforce housing initiative is to encourage this and other types of affordable housing in the County’s planned Mixed-Use Centers. Workforce Housing should be provided in accordance with the guidelines specified in Appendix 1 of the Housing Section of the Policy Plan. In return for proffered Workforce housing units, additional development density or intensity will be made available. Workforce housing should be subject to administrative requirements that are set forth in the Zoning Ordinance and are similar to those of the Affordable Dwelling Unit program.”

MODIFY: Fairfax County Comprehensive Plan, 2007 Edition, *Policy Plan*, Housing Section, as amended through 8-5-2002, pages 2-4.

“COUNTYWIDE OBJECTIVES AND POLICIES

A key recommendation of the Fairfax County Affordable Housing Task Force (1986) was the need for an annual numerical production objective to signify the commitment of the County and its citizens to provide affordable housing. This objective should increase public awareness regarding the issue of affordable housing and stimulate public and private efforts to create more affordable housing options and opportunities. Also, it should be a useful yardstick by which to measure the performance of the entire community in responding to this critical housing need.

The affordable housing objective set forth below is a community objective that involves the private, non-profit and public sectors. It will not be achieved by the County Government and Housing Authority alone. It is anticipated that the affordable housing units needed to meet this annual objective will be derived from federal, state and County housing assistance programs, commitments from developers, and other public and private efforts to create affordable housing.

Affordable housing, for the purposes of the Comprehensive Plan, is defined as housing that is affordable to households with incomes which are ~~70-up to 120 percent or less~~ of the Area Median Income (AMI) for the Washington Metropolitan Statistical Area (MSA) median family income, as determined periodically by the U.S. Department of Housing and Urban Development. One of the Fairfax County programs designed to produce affordable housing is the Affordable Dwelling Unit (ADU) Program, which produces units that are affordable to households with incomes that are 70 percent or less of the AMI.¹ ~~[For example: Using the 1996 MSA median family income of \$68,300 for a~~

¹ As an example, using the 2007 Area Median Income (AMI) of \$94,500 (adjusted for family size), a household of four making 70 percent of AMI has an income of \$66,150. Using the generally accepted guideline of paying no more than 30 percent of gross income for rent, an affordable rent for a two- or three-bedroom apartment would be \$1,654 (including utilities). Using the generally accepted guideline of the purchase price of being 2.5 times a household’s annual income, an affordable purchase price would be \$165,375. For updated AMI information, please see www.fairfaxcounty.gov/rha/adu/aduprogram.htm or call the Department of Housing and Community Development at (703) 246-5101 or (703) 385-3578 (TTY).

~~family of four, this definition of affordability would correlate to an affordable rent of no more than \$1,195 (including utilities) for a two- or three-bedroom apartment and a home sales price of less than \$119,525. These estimates are based on generally accepted guidelines of paying no more than 30 percent of gross income for rent and of the purchase price of a home being equal to 2.5 times a household's annual income.] The affordable housing objective set forth below is a community objective that involves the private, non-profit and public sectors. It will not be achieved by the County Government and Housing Authority alone. It is anticipated that the affordable housing units needed to meet this annual objective will be derived from federal, state and County housing assistance programs, commitments from developers, and other public and private efforts to create affordable housing. The adoption and implementation of an ordinance requiring the provision of affordable housing will be a critical factor in achieving this annual objective.~~

For developments subject to the Affordable Dwelling Unit (ADU) Program, notwithstanding specific Plan text or map provisions regarding unit type and/or density, the density range provisions of the Affordable Dwelling Unit Adjuster and the unit types permitted by the zoning district regulations in affordable dwelling unit developments shall apply. The Affordable Dwelling Unit Adjuster provisions state that the lower and upper end of the density ranges shall be increased by a maximum percentage based on the type of unit being constructed, twenty (20) percent for single family detached and attached dwelling units and by ten (10) percent for non-elevator multiple family dwelling unit structures or elevator multiple family dwelling unit structures which are three (3) stories or less. The Zoning Ordinance provisions for affordable dwelling unit developments which include alternative unit types and reduced minimum yard and lot size requirements shall not necessarily be considered incompatible with adjacent development, provided that the flexibilities allowed in the Ordinance are accomplished on the subject parcel in a fashion that creates compatible transitions to adjacent developments.

Workforce Housing is an initiative of Fairfax County to encourage more affordable housing in the County's high-density Mixed-Use Centers, including Tysons Corner Urban Center, Transit Station Areas, Suburban Centers, and Community Business Centers. Workforce Housing units are typically smaller in size than market rate units and are targeted to households with incomes above those required by the Affordable Dwelling Unit Program.

For the purposes of the Comprehensive Plan, Workforce Housing is defined as rental or for-sale housing that is affordable to households with specified maximum income limits, adjusted for household size. Workforce Housing units provided in for-sale developments in all construction types or in rental developments in steel and concrete construction² should be affordable to households with income up to and including 120 percent of the AMI, adjusted for household size. Workforce housing units in rental developments in wood and masonry construction³ should be affordable to households with maximum income limits of up to and including 100 percent of the AMI, adjusted for household size. Workforce units should be divided into groupings or tiers that are affordable to

² I.e. Building Construction Types 1, 2, 3 & 4, as specified in the Virginia Uniform Statewide Building Code.

³ I.e. Building Construction Type 5, as specified in the Virginia Uniform Statewide Building Code.

households with various maximum income limits from up to 80 percent of AMI to up to 120 percent of AMI, adjusted for household size, as outlined in Appendix 1 of the Housing Section.

A Workforce Housing Program within the Zoning Ordinance should contain provisions regarding the production, control and administration of proffered Workforce Housing units. The provisions should be similar to those of the Affordable Dwelling Unit Program. Until such time as the Workforce Housing Program provisions of the Zoning Ordinance are in place, proffered Workforce housing units should be administered and controlled under interim guidelines generally comparable to those of the Affordable Dwelling Unit Program.

Objective 1: The County should increase the supply of affordable housing units each year by an amount that is equal to at least 12 percent of the total housing production in the County for the previous year. These units should serve the full range of incomes of households needing affordable housing and should include units for the disabled and handicapped.

Policy a. In cases where additional intensities can be supported by existing or planned infrastructure and public facility systems, provide bonus densities in exchange for affordable housing. Affordable housing can be in the form of housing units, free land dedicated to the Fairfax County Redevelopment and Housing Authority, or in limited circumstances, cash contributions to the Housing Trust Fund.

Policy b. Expand affordable housing in the County through the application of the Affordable Dwelling Unit Program, as set forth in the Zoning Ordinance and the Comprehensive Plan.

Policy c. Ensure Workforce Housing is provided in the County's Mixed-Use Centers, including Tysons Corner Urban Center, Suburban Centers, Community Business Centers and Transit Station Areas, where the Areas Plans envision mixed-use or high-density residential development above the baseline recommendation for development and offer a bonus incentive for the production of Workforce housing. The expectation is that in such areas Affordable Dwelling Units and/or Workforce Housing will constitute a minimum of 12 percent of all residential units in all building construction types. For further guidance, see the Guidelines for Provision of Workforce Housing in the Housing Section Appendix 1.

NOTE: Subsequent Policies will be relettered.

Objective 2: The County should encourage the provision of affordable housing (as defined in the Glossary) in all parts of the County.

Policy a. Expand housing opportunities in or near ~~mixed-use~~ Centers as a way of providing the opportunity for persons employed in the County to live near their jobs.

Policy b. Promote the development of multifamily housing in both ~~mixed-use~~ Centers and existing residential areas, as appropriate, in an effort to diversify the housing stock and expand lower cost housing options. For additional guidance, refer to the Locational Guidelines for Multifamily Residential Development contained in the Appendix to Countywide Land Use.

ADD: Fairfax County Comprehensive Plan, 2007 Edition, *Policy Plan*, Housing Section, as amended through 8-5-2002, pages 7-8, a new Appendix 1, as follows:

“APPENDIX 1

GUIDELINES FOR PROVISION OF WORKFORCE HOUSING

It is a policy of the Board of Supervisors of Fairfax County that Workforce Housing should be provided in the County’s Mixed-Use Centers, including Tysons Corner Urban Center, Suburban Centers, Community Business Centers and Transit Station Areas, where the Area Plans envision mixed use or high-density residential development above the baseline recommendation for development. The following guidelines should apply in the development of Workforce Housing.

1. Proposals for development that are above the baseline recommendation(s) in the Area Plans should include a minimum of 12 percent of all residential units in all building construction types as affordable housing (Affordable Dwelling Units and/or Workforce Housing) as defined in the Glossary of the Fairfax County Comprehensive Plan.

For proposals that are exempt from the Affordable Dwelling Unit Program, the 12 percent policy should be met by proffered Workforce Housing. As an alternative, the 12 percent policy may be met by any combination of proffered Affordable Dwelling Units and/or Workforce Housing units. For proposals that are not exempt from the Affordable Dwelling Unit Program, the number of Affordable Dwelling Units and the Workforce housing units combined should be equal to 12 percent of the total number of residential units in the proposed development.

Flexibility may be granted regarding the provision of Workforce Housing to the extent that consideration may be given to proposals whereby units available within the same Transit Station Area or Mixed-Use Center may be purchased by the developer of new construction and proffered as Workforce units to meet the requirements of these guidelines, as long as Guidelines 8 and 9 below are met.

2. The provision of Workforce Housing does not exempt an applicant from meeting the requirements of the Affordable Dwelling Unit Program, if applicable.

3. Workforce Housing should be subject to administrative requirements that are set forth in the Zoning Ordinance or interim guidelines generally comparable to those of the Affordable Dwelling Unit Program.
4. To encourage the provision of Workforce Housing, development proposals may realize a bonus of up to one additional market rate unit for each proffered Workforce Housing unit as long as a minimum of 12 percent of the total number of units proposed is affordable housing (i.e. Affordable Dwelling Units and/or Workforce Housing). In a mixed-use development, the bonus may be realized as non-residential square footage that is equal to the square footage of the Workforce Housing provided.

Maximum Number of Units according to Plan Recomm. ¹	Percent of Bonus Density	Available Bonus Units	Total Number of Units	Number of Workforce Units Expected	Percentage Workforce Units out of Total Number of Units	Ratio of Bonus Units to Workforce Units
100	12%	12	112	14	12.5%	.85:1
100	13%	13	113	14	12.4%	.93:1
100	14%	14	114	14	12.3%	1:1
100	15%	15	115	15	13.0%	1:1
100	16%	16	116	16	13.8%	1:1
100	17%	17	117	17	14.5%	1:1
100	18%	18	118	18	15.2%	1:1
100	19%	19	119	19	15.9%	1:1
100	20%	20	120	20	16.6%	1:1

5. The maximum achievable bonus for the provision of Workforce Housing is 20 percent in terms of additional residential density (dwelling units per acre) or non-residential intensity (floor area ratio).
6. In accordance with guidance in the Land Use section of the Policy Plan, for developments providing affordable housing, the additional density/intensity achieved with the inclusion of applicable bonus market rate units should not be counted toward the maximum allowable density (dwelling units) or floor area ratio (FAR) designated in the Area Plan recommendation(s). Building height above the maximum designated in the Area Plan recommendation(s) should only be considered if necessary to accommodate the inclusion of bonus market rate units.=
7. In all cases, a minimum of 12 percent of all residential units should be Affordable Dwelling Units and/or Workforce Housing regardless of the degree to which the density available in the Plan recommendation(s) is achieved or the bonus provisions are utilized.

¹ Maximum residential Plan recommendation may be expressed as a density range or a floor area ratio (FAR). A FAR recommendation would need to be converted to a number of units to ensure the 12% affordable housing goal is met.

8. Workforce Housing should meet the following minimum unit sizes:
 - Efficiency: 450 square feet
 - 1-bedroom: 600 square feet
 - 2-bedroom: 750 square feet
9. The size (in square feet) of the market rate units created with the bonus provision should be within 10 percent of the square footage of the Workforce Housing units with the same number of bedrooms.
10. Workforce Housing should be available to households of varying income levels up to 120 percent of the Area Median Income (AMI) for the Washington Metropolitan Statistical Area (MSA) adjusted for household size, as determined periodically by the U.S. Department of Housing and Urban Development.

Workforce housing provided in “for-sale” developments of all construction types or in rental developments built in steel and concrete should be allocated to three equal groupings or tiers as follows:

- The first tier should be priced so as to be affordable to households making up to and including 80 percent of the AMI, adjusted for household size.
- The second tier should be priced so as to be affordable to households making up to and including 100 percent of the AMI, adjusted for household size.
- The third tier should be priced so as to be affordable to households making up to and including 120 percent of the AMI, adjusted for household size.

However, development proposals may voluntarily designate that more than one-third of the units be provided for households with maximum income limits below 80 percent of the AMI.

Workforce housing in rental developments in wood and masonry building construction types should be allocated to two equal groupings or tiers as follows:

- The first tier should be priced so as to be affordable to households making up to 80 percent of the AMI, adjusted for household size.
- The second tier should be priced so as to be affordable to households making up to 100 percent of the AMI, adjusted for household size.

However, development proposals may voluntarily designate that more than one-half of the units be provided for households with maximum income limits below 80 percent of the AMI.