



FAIRFAX COUNTY

FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY

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March XX, 2008

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 feels that land use and the Comprehensive Plan play a key role in affordable housing, and recommends that the Board of Supervisors consider adding a countywide minimum affordable housing expectation to the Policy Plan, similar to that in the Merrifield Suburban Center Plan.

As you will recall, the Merrifield Suburban Center Plan contains language on affordable housing which sets forth an expectation that Affordable Dwelling Units (ADUs) will be provided that:

- “For those areas planned for residential development, the provision of ADUs should be a condition for attaining the high end of the development range. Developments below the high end of the range should also provide ADUs or contribute to the [Housing] Trust Fund...”; and
- “For those areas planned for mixed-use with residential units, such as the town center and the transit station area, ADU and bonus units should be provided for the residential component as a condition for attaining the high end of the area’s mixed-use potential. The amount of ADU and bonus units should utilize the ADU Ordinance formula.”

The purpose of this language was to foster the development of ADUs in developments that were exempt from the requirements of the ADU program in the Zoning Ordinance. The Affordable Housing Advisory Committee recommends that this model be applied countywide with a minimum expectation that 5 percent of the units produced will be ADUs. The Advisory Committee believes that such a policy, applied in concert with the Board’s new Workforce Housing Program, will contribute to achieving the overall Fairfax County Policy Plan Housing Objective that affordable housing constitute 12 percent of all new residential construction.

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; Verdiana 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