



Housing Solutions Save the Commute

Workforce Housing Summit

John L. Payne, A.I.A.

Fairfax County Department of Housing

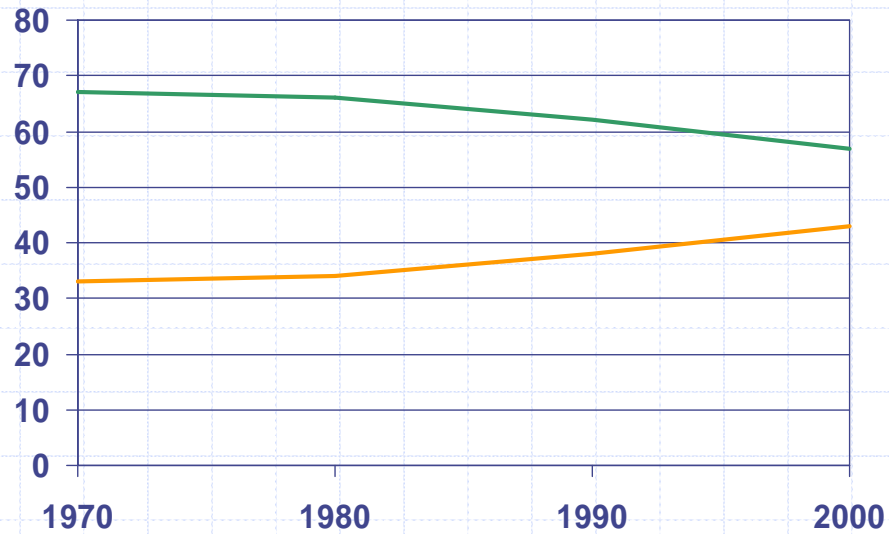
Housing Solutions

- Median household income slow increase
- Average home price grew
- Average rent increased
- Costs of utilities and fuel grew
- Costs of health care grew

Housing Solutions



Percent of Jobs in Fairfax Held by Resident vs In-Commuters



Housing Solutions

- Environmental issues
- Zoning restrictions
- Cost of land
- Cost of production
- Cost of transportation

Housing Solutions

- Affordable and Workforce Housing Program and Policies
- One Penny for Housing
- Magnet Housing

Housing Solutions

- PPEA
- Ten Year Plan to End Homelessness
- Surplus Land
- Affordable Housing Partnerships

Housing Solutions

- Residential Studio Units
- Commercial and Industrial Zone Housing



Housing Solutions

- Magnet Housing program provides affordable housing opportunities for workforce in the County.
- Help individuals from a job to a career.
- Program was piloted in 2004 with Fire and Rescue Department for new recruits.
- Program expanded to include Police, newly recruited critical area teachers, and bus drivers, public health nurses and other County employees.



Westcott Ridge



Housing Solutions

- 48 Affordable Dwelling Units have been purchased for Magnet Housing.
- Fire and Rescue and Police limit stay for trainees in units for two years; other programs limit stay until participants' incomes exceed 70 percent AMI.
- Rents are set at approximately 50 percent AMI.

Housing Solutions

- 13 units purchased at Legato Corner; four for newly hired critical field teachers and nine for County employees (with priority to public health nurses).

Housing Solutions



Housing Solutions

- 15 town homes—Glenwood Mews-- constructed for Inova Health Systems to be used as recruitment tool.
- Priority will be given to new/existing Inova employees in nursing/allied health field who sign a contract with Inova to work with them for two years.

Glenwood Mews



Housing Solutions

- Constructing Living and Learning Campus on County surplus land.
- 30 efficiency units.
- Training space for partners and/or County.

West Ox Facility



Housing Solutions

- Evaluated all of the County surplus land and School Board surplus land for opportunity for affordable housing development.
- List of 741 Board of Supervisor properties was narrowed down to nine sites. Eight sites have been identified from the School Board surplus land, which will be conveyed to the Board of Supervisors.
- Public-Private Education Facilities and Infrastructure Act of 2002 (PPEA) Request for Proposals will be utilized for the development of some of the sites.

Housing Solutions

High Rise Affordability Panel recommendations include:

- 12 percent of units produced in high-rise/high density developments be affordable/workforce housing;
- Two phase approach recommended to achieve goal.

Housing Solutions

Summary of policies and actions currently underway:

- Increase in land available for residential mixed development
- Affordable Housing Partnership Loan Fund

Housing Solutions

- Increase incentives for the development of mixed income
- Preservation of existing housing
- Wedgewood and Crescent Apartments,
- Ten year plan to end and prevent homelessness