

MEMORANDUM

To: Chairman Cunningham and Members of
the Planning Commission

From: Paul Nabti, Planning Division Chief

Subject: 2035 Comprehensive Plan:
Housing Guiding Principle



**Meeting
Date:** September 24, 2018

The Planning Commission first reviewed the draft Goals, Outcomes and Actions for the Housing Guiding Principle of the Comprehensive Plan in November, 2017. A second review, which included modifications based on a preliminary report from the Mayor's Committee on Housing took place in February, 2018.

While the Planning Commission reviewed the first full draft of the 2035 Comprehensive Plan from May through July of 2018, and the second draft in September, these reviews did not include discussion of the Housing Guiding Principle within the Land Use Chapter. This section of the plan had not been finalized for either of these drafts in anticipation of a final report with recommendations from the Mayor's Committee on Housing.

The recommendations for the final report, as provided in Attachment 3, have been incorporated into the plan, as provided in Attachments 1 and 2A through 2C. Additional modifications to the Housing Guiding Principle have been incorporated based on feedback from the Planning Commission at previous meetings and general comments received on the public release of the first draft of the plan. A summary of comments received on this Guiding Principle, including specific comments received from the Housing Committee (separate from the report recommendations) is provided in Attachment 4.

The Housing Guiding Principle is supported by four goals. Following is a brief description of the intent of each of these goals:

1. **Support housing types that are currently underrepresented:** This goal is intended to enable the market to provide a variety of housing choices, particularly for housing products that are underrepresented in the City's housing stock.
2. **Ensure availability of housing that is affordable:** This goal is intended to promote housing at price points that are not typically provided by the market. This is accomplished through a variety of policies that support development of new units as well as preservation of existing units.
3. **Provide housing options for older adults and persons with disabilities:** This goal is intended to encourage a greater variety and an increase in supply of accessible housing options.

4. **Support residential improvements of existing units:** This goal is intended to encourage renovation of existing housing units to more modern standards by leveraging tools, such as the Fairfax Renaissance Housing Corporation loans, as well as enforcement.

The recommendations from the Housing Guiding Principle are supported by specific language proposed in other portions of the Land Use Chapter. In particular, discussion on three property yards in the City that are owned by Fairfax County, and the Social and Civic Network Place Type description, are provided (Attachment 2A and 2B) in support of Action H2.1.4. This action recommends alternative means for accommodating new housing units that are affordable, including using publicly owned land and partnering with the types of organizations that typically occupy land designated as Social and Civic Network. The Housing portion of the Implementation Matrix (Attachment 2C) is also included. This matrix has been reviewed by the Planning Commission for all other Guiding Principles.

Attachments:

1. Comprehensive Plan - Housing Guiding Principle
2. Comprehensive Plan – other applicable pages
 - a. Property yard discussion sites
 - b. Social and Civic Network Place Type
 - c. Implementation Matrix (Housing)
3. Housing Committee Final Report
4. Comment Matrix (Housing)

Housing

In order to function equitably and inclusively, the City of Fairfax must prioritize the availability of housing units for people of widely varying income levels, ages and circumstances. While the City has great variety among its approximately 9,000 housing units, several types or characteristics of housing are underrepresented among the current housing mix. This includes housing that is affordable, housing that is designed for older adults, and other types of in-demand housing units. In-demand housing consistently changes based on market trends. While the City is primarily built-out, a variety of new housing types can be accommodated through redevelopment on a relatively limited basis to reflect market demands.

Particular attention should be paid to housing that is affordable, which has emerged in the planning process as a priority among many residents. Proactive strategies would ensure that existing housing units that are affordable are preserved and that new units that are

Guiding Principle:

In 2035, Fairfax is a city with... a choice of housing types that meet the needs of our community at all stages of life.

affordable are added to the City's overall housing unit mix. In addition to housing that is affordable, housing that is designed for older adults and people with disabilities – and specifically housing that is both affordable and appropriate for those populations – should likewise be prioritized due to the City's relatively high proportion of older adults and the current lack of dedicated housing for them and for people with disabilities. Such strategies should focus on both rental housing and owner-occupied housing for these groups.

Prioritizing additional housing units in underrepresented market segments, and improving the functionality of existing housing units and accommodating in-demand housing types, would help to ensure that the City is as welcoming as possible to current and potential residents, regardless of socioeconomic status or age.



Housing Goal 1

Support housing types that are currently underrepresented.

A variety of housing types provides more options for residents with differing needs and at varying stages in their lives. Figure 12 compares the mix of housing unit types in the City with select areas of Fairfax County. While there is no ideal mix of housing types, this illustrates some of the unit types that may be underrepresented in the current housing mix. For example, the City of Fairfax has a lower ratio of townhomes compared to many surrounding communities in Fairfax County. Aside from the type of units, consideration should be given to the age and quality of each unit type. While the vast majority of multifamily housing, for example, was built in the 1960s and is now outdated, there are relatively few modern multifamily rentals and condominiums.

OUTCOME H1.1: Continued development of housing types which are underrepresented in the City's existing stock of housing units.

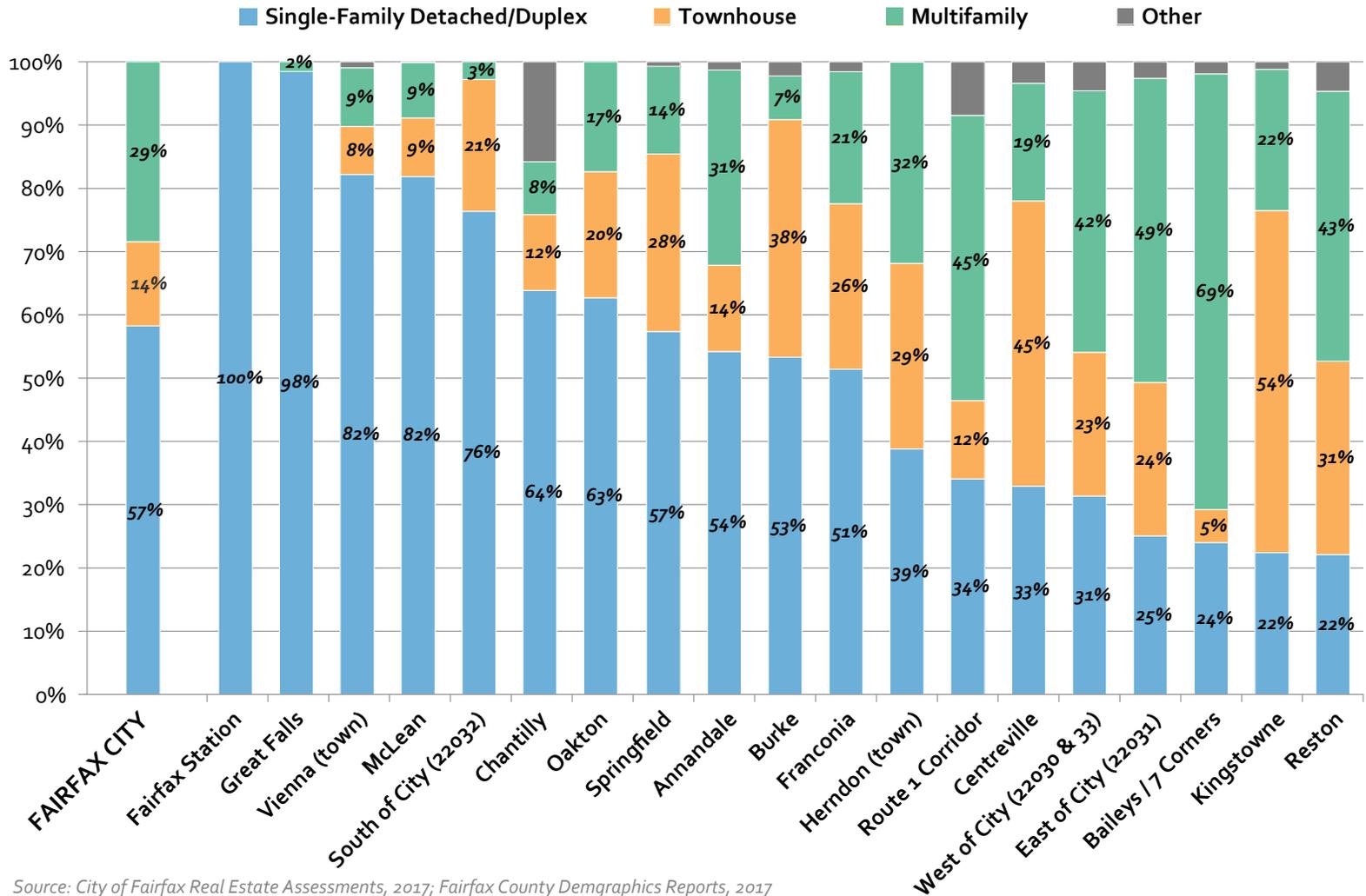
ACTION H1.1.1 Create a housing policy that can best provide for the types of housing units that are most in demand for a full income range of households.

ACTION H1.1.2 Support development of housing types that are not heavily represented in the City's housing stock.

OUTCOME H1.2: Expansion of housing opportunities that increase supply while maintaining existing neighborhood character.

ACTION H1.2.1 Research changes to the zoning regulations to expand opportunities for accessory dwelling units, while ensuring they do not negatively impact the surrounding neighborhood.

FIGURE 12 HOUSING UNITS BY TYPE



Source: City of Fairfax Real Estate Assessments, 2017; Fairfax County Demographics Reports, 2017

Housing Goal 2

Ensure availability of housing that is affordable.

During the Comprehensive Plan outreach process, affordable housing was the primary issue that rose to the forefront of the housing discussion. In addition, Code of Virginia Section 15.2-2223 states that the Comprehensive Plan “shall include the designation of areas and implementation of measures for the construction, rehabilitation and maintenance of affordable housing, which is sufficient to meet the current and future needs of residents of all levels of income in the locality.” There are a number of tools available to encourage the establishment of new affordable residential units as well as to preserve existing “naturally occurring affordable housing” that is affordable to families earning below the region’s median household income.

OUTCOME H2.1: Affordable housing units have been added to the City’s housing stock through redevelopment and strategic investments.

ACTION H2.1.1 Consider regular funding streams to maintain a robust housing affordability program and dedicated housing trust fund that could be used to rehabilitate and preserve existing housing that is affordable or to help leverage other funding streams for new construction.

ACTION H2.1.2 Provide regulatory and financial incentives to increase the supply of affordable housing, including amending the City’s Zoning Ordinance to include an Affordable Dwelling Unit ordinance.

ACTION H2.1.3 Pursue a contractual partnership with the Fairfax County Department of Housing and Community Development to administer elements of a housing affordability program for the City of Fairfax.

ACTION H2.1.4 Consider alternative means of accommodating new dedicated affordable housing units, such as leveraging vacant or underutilized public land, supporting or partnering with private, non-profit, or faith-based organizations, and co-locating affordable housing with public construction.

OUTCOME H2.2: Preservation of and reinvestment in the City’s existing supply of affordable multifamily rental housing units.

ACTION H2.2.1 Facilitate partnerships between existing property owners and nonprofit organizations to preserve and ensure long-term affordability of existing multifamily complexes.

ACTION H2.2.1 Promote the use of the Low Income Housing Tax Credits, tax abatements, low-interest loans, the PACE (Property Assessed Clean Energy) Program, and other funding sources available to reinvest in and upgrade existing multifamily complexes.

Housing

Goal 3

Provide housing options for older adults and persons with disabilities.

Housing that is designed for older residents and persons with disabilities was another issue that rose to the forefront of the housing discussion during the Comprehensive Plan's initial public outreach sessions. Given the relatively high concentration of older adults in the City as compared to surrounding jurisdictions, demand for such units from existing City residents could be strong. Housing should be suitable for a range of choices, such as aging in place, accessory dwelling units, dedicated senior housing, and assisted living/nursing care. In addition, options should be available for people with a variety of disabilities.

OUTCOME H3.1: A range of accessible housing types with appropriate levels of support and care is available for older adults and persons with disabilities that incorporate the concept of universal design.

ACTION H3.1.1 Express preferences regarding housing units that are appropriate and/or in demand for seniors and those with disabilities and incorporate features of universal design, at a range of price points.

ACTION H3.1.2 Encourage development of congregate living facilities where appropriate.

ACTION H3.1.3 Review provisions within the City's Zoning Ordinance to identify and amend provisions that impede the ability to construct or modify housing containing minimal physical barriers for people of all ages and abilities, including but not limited to standards of universal design.

Housing Goal 4

Support residential improvements of existing housing units.

Home renovations and expansions allow existing housing units in the City to keep up with modern expectations including characteristics such as floor area, layout, technological amenities and sustainable infrastructure. The Fairfax Renaissance Housing Corporation has assisted in such housing improvement projects throughout the City since 2000. In addition, the City has engaged in other programs, such as Solarize NOVA, to encourage residents to consider sustainable elements in home renovations.

OUTCOME H4.1: A greater number of renovated housing units.

ACTION H4.1.1 Continue to encourage property owners to undertake residential reinvestment projects that can collectively modernize the City's housing stock.

ACTION H4.1.2 Encourage energy-efficient retrofits that reduce water use and heating and cooling costs.

ACTION H4.1.3 Continue to enforce compliance with building and property maintenance codes to prevent deteriorated, unsafe, and unhealthy housing conditions.

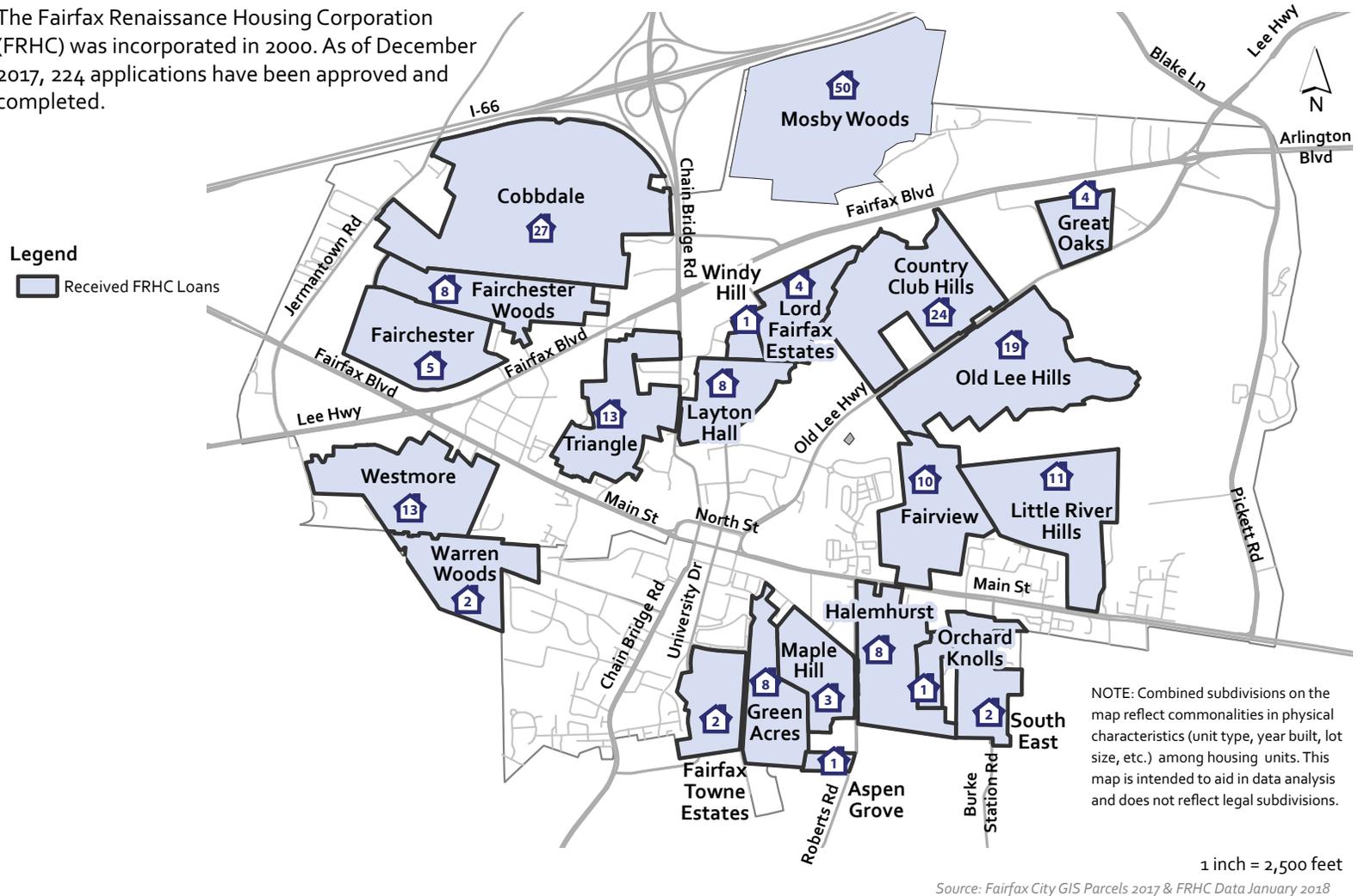
OUTCOME H4.2: Expanded City-sponsored residential improvement programs.

ACTION H4.2.1 Work with Fairfax Renaissance Housing Corporation (FRHC) to provide a longer interest-free period for homeowners demonstrating financial need.

ACTION H4.2.2 Continue to explore modifications to the FRHC program to encourage greater participation.

FIGURE 13 RESIDENTIAL IMPROVEMENT PROJECTS WITH FAIRFAX RENAISSANCE HOUSING CORPORATION (FRHC) LOANS

The Fairfax Renaissance Housing Corporation (FRHC) was incorporated in 2000. As of December 2017, 224 applications have been approved and completed.



Fairfax County Property Yards

Fairfax County currently owns and manages three property yards within the City, located on West Drive, Main Street, and Jermantown Road. The County may consider some of these locations for closure in order to provide more efficient services from a consolidated, centralized location. The City is in discussions with Fairfax County to pursue a first right of refusal agreement should the County choose to vacate any of these locations and dispose of the properties. The Parks and Recreation Strategic Plan includes a recommendation to reclaim the property yards for open space. The Mayor's Housing Committee report also identifies these properties as target locations for potential affordable housing partnerships between the City and non-profit entities.

7. West Drive

The two properties that make up the West Drive property yard site encompass 4.2 acres and present a logical extension of the adjacent Providence Park. Their inclusion in the park area would also make Providence Park large enough to host a potential future elementary school in place of the Green Acres site, should that site be desired for other uses. If the City does not acquire this site, it is most suitable for residential development, including single-family detached, single-family attached, or multifamily units. Residential development should provide logical transitions to adjacent uses, particularly along the eastern property line where it abuts existing single family uses.



8. Jermantown Road

If this 15 acre property discontinues its function as a property yard and the City does not acquire it, single-family detached residential uses are an appropriate use, consistent with surrounding uses. If the City does acquire this site, it is appropriate for open space uses and its adjacency to transit service makes it a candidate site for a potential affordable housing partnership.

9. Main Street

This 2.45 acre parcel is bound on two sides by roads, Main Street and Burke Station Road. One potential reuse if the County chooses to relocate from this site would be a relocation of some of the City's public works services, currently located at the Property Yard on Pickett that has flooding issues and diminishing space. The Parks and Recreation Strategic Plan also specifically recommends identification of new potential park sites in the southeast portion of the City. While this site is relatively small, open space uses would provide an amenity in a portion of the City that is deficient. With direct access to transit service and proximity to commercial uses, this site is also an appropriate candidate for an affordable housing partnership. Any multifamily housing development on the site should provide logical transitions to adjacent single-family residential uses in the form of lower building heights and substantial setbacks. If the City does not purchase this property, appropriate uses include single-family detached, single-family attached, or commercial corridor.



SOCIAL AND CIVIC NETWORK

Definition

The Social and Civic Network Place Type, identified in blue on the Future Land Use Map, includes public and private schools, libraries, places of worship, post offices, and other public facilities. In order to support the recommendations of the Housing Guiding Principle in this chapter, residential uses may be considered in conjunction with other uses in the Social and Civic Network Place Type, provided such residential uses are considered affordable through restricted rental rates or sales prices. There are no specific corresponding Link + Place Street Types for this category because the varying types of Social and Civic Network land uses are appropriate in a variety of conditions. There is no zoning district specifically related to this Place Type. More information on the zoning districts for which uses in this Place Type are permitted or constitute a special use is provided in the Principal Use Table in the Zoning Ordinance. In order to support the recommendations of the Housing Guiding Principle in this chapter, residential uses may be considered in conjunction with other uses in the Social and Civic Network Place Type, provided such residential uses are considered affordable through restricted rental rates or sales prices.

Physical Characteristics

New development of, or modifications to, existing social and civic uses located in any Residential Neighborhoods should complement the character of the surrounding properties and provide transitional screening where necessary. Any new, or modifications to, existing social and civic uses located in an Activity Center should reflect the typical context of the center. New buildings should be oriented towards the existing street network and provide additional pedestrian connections to surrounding uses as recommended in the Multimodal Transportation Plan Chapter of the Comprehensive Plan.



Action

Lead Responsibility

Initiation

Completion

HOUSING

Goal 1: Support housing types that are currently underrepresented.

OUTCOME H1.1: Continued development of housing types which are underrepresented in the City's existing stock of housing units.

H1.1.1	Create a housing policy that can best provide for the types of housing units that are most in demand.	CDP, HS	Immediate	Ongoing
H1.1.2	Support development of housing types that are not heavily represented in the City's housing stock.	CDP, HS	Ongoing	Ongoing

OUTCOME H1.2: Expansion of housing opportunities that increase supply while maintaining existing neighborhood character.

H1.2.1	Research changes to the zoning regulations to expand opportunities for accessory dwelling units, while ensuring they do not negatively impact the surrounding neighborhood.	CDP	Immediate	Ongoing
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Goal 2: Ensure availability of housing that is affordable.

Metrics: • Number of housing units that are affordable, including those dedicated to older adults and persons with disabilities

- 241 units dedicated to older adults;
- 111 units dedicated to persons with disabilities; and
- 372 additional units of housing that is affordable by 2035

OUTCOME H2.1: Affordable housing units have been added to the City's housing stock through redevelopment and strategic investments.

H2.1.1	Consider regular funding streams to maintain a robust and dedicated housing trust fund that could be used to rehabilitate and preserve existing housing that is affordable or to help leverage other funding streams for new construction.	HS, Finance	Immediate	Ongoing
H2.1.2	Provide regulatory and financial incentives to increase the supply of affordable housing, including amending the City's Zoning Ordinance to include an Affordable Dwelling Unit ordinance.	CDP, HS	Ongoing	Ongoing
H2.1.3	Pursue a contractual partnership with the Fairfax County Department of Housing and Community Development to administer elements of a housing affordability program for the City of Fairfax.	CDP, HS	Ongoing	Ongoing
H2.1.5	Consider alternative means of accommodating new dedicated affordable units, such as leveraging vacant or underutilized public land, supporting or partnering with private, non-profit, or faith-based organizations, and co-locating affordable housing with public construction.	CDP, HS, ED	Immediate	Ongoing

Action	Lead Responsibility	Initiation	Completion
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OUTCOME H2.2: Preservation of and reinvestment in the City’s existing supply of affordable multifamily rental housing units.

H2.2.1	Facilitate partnerships between existing property owners and nonprofit organizations to preserve and ensure long-term affordability of existing multifamily complexes.	CDP, ED, HS	Immediate	Ongoing
H2.2.2	Support the use of the Low Income Housing Tax Credits and other funding sources available to reinvest in and upgrade existing multifamily complexes.	CDP, HS	Immediate	Ongoing

Goal 3: Provide housing options for older adults and persons with disabilities.

OUTCOME H3.1: A range of accessible housing types with appropriate levels of support and care is available for older adults and persons with disabilities that incorporate the concept of universal design.

H3.1.1	Express preferences regarding housing units that are appropriate and/or in demand for seniors and those with disabilities and incorporate features of universal design, at a range of price points.	CDP, HS	Immediate	Ongoing
H3.1.2	Encourage development of congregate living facilities where appropriate.	CDP	Immediate	Ongoing

Goal 4: Support improvements of existing residential units.

OUTCOME H4.1: A greater number of renovated housing units.

H4.1.1	Continue to encourage property owners to undertake residential reinvestment projects that can collectively modernize the City’s housing stock.	CDP	Ongoing	Ongoing
H4.1.2	Encourage energy-efficient retrofits that reduce water use and heating and cooling costs.	CDP	Immediate	Ongoing
H4.1.3	Continue to enforce compliance with building and property maintenance codes to prevent deteriorated, unsafe, and unhealthy housing conditions.	CDP, Code	Ongoing	Ongoing

OUTCOME H4.2: Expanded City-sponsored residential improvements programs.

H4.2.1	Work with Fairfax Renaissance Housing Corporation (FRHC) to provide a longer interest-free period for homeowners demonstrating financial need.	CDP	Immediate	Ongoing
H4.2.2	Continue to explore modifications to the FRHC program to encourage greater participation.	CDP	Ongoing	Ongoing

City of Fairfax



Mayor's Advisory Committee on Housing Report

August 7, 2018



CITY OF FAIRFAX

DAVID L. MEYER, MAYOR

September 19, 2018

TO: Members of the Fairfax City Council

SUBJECT: REPORT OF THE MAYOR'S ADVISORY COMMITTEE ON HOUSING

Attached is the final report of the Mayor's Advisory Committee on Housing. The Committee, appointed in May 2017, conducted a comprehensive review of the types and quantity of affordable and senior/disability housing in our City, as well as the projected need for additional affordable and senior/disability housing by 2030 and beyond.

The relationship between the availability of high-quality, affordable and senior/disability housing and the vitality of our local and regional economy is clearly recognized by all jurisdictions in our region. This report provides valuable information regarding the City's current affordable and senior/disability housing stock and recommends challenging but achievable goals for the City of Fairfax. The Committee encourages the Planning Commission and the City Council to adopt these goals and include them in the Comprehensive Plan that the Council will adopt in the near future.

I extend my appreciation to the citizen members of the Committee who volunteered countless hours over the past year to create this report. I also extend my thanks to Michael DeMarco and Jonathan Stehle for serving as Council representatives to the Committee, and to Louise Armitage for her invaluable staff support.

David L. Meyer, Mayor

Mayor's Advisory Committee on Housing

2017 – 2018

The Honorable David L. Meyer, Mayor, City of Fairfax

The Honorable Michael DeMarco, Councilmember, Fairfax City Council

The Honorable Jonathan Stehle, Councilmember, Fairfax City Council

Betsy Bicknell

James M. Gillespie

Robert M. Reinsel

Dorothy Sorrell

Carolyn Sutterfield

Lisa Whetzel

Molly Jacobson, Ad Hoc Member

Louise Armitage, City Staff

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“Fairfax City is a vibrant, livable 21st century community with a strong, sustainable economy that supports walkable, safe and convenient access to the natural and built environment”.

2035 Comprehensive Plan Vision

Stable, safe, and quality housing in areas of opportunity is essential not only for individual and family success but also for the success of the local economy.

Fairfax City is very much an area of opportunity, with a steadily increasing area median household income (AMI) of \$110,300 in 2018 (up from \$100,584 in 2014). The City’s proximity to Washington, D.C., its good government, its low unemployment and crime rates, and the excellent reputation of its public schools make it an attractive place to live. If the vision cited above is to be realized by 2035, the City must work to ensure the availability of housing for people of all ages and incomes.

While economic development and bringing revenue into Fairfax are major City goals, potential businesses and employers will consider whether employees can afford to live near and/or easily travel to their places of work. Although Fairfax City has a good supply of mid-range and high-end single family housing, the supply of housing that is affordable to households with income below 75 % AMI (\$82,725) is extremely limited. Locating housing that is affordable in the City of Fairfax is a challenge for our teachers, public safety, healthcare workers, service sector and restaurant employees and for those who are retired and/or living with a disability.

Housing affordability is defined in the *Code of Virginia* 15.2-2201 as “housing that is affordable to households with income at or below the area median income, provided that the household pays no more than 30% of its gross income for housing <and utility> costs”. According to the Center for Housing Research at Virginia Tech, the George Mason Center for Regional Analysis and the 2019 Fairfax County Communitywide Housing Strategic Plan, there is currently a housing gap of 31,630 rental units in the Fairfax region for residents who pay more than 30% of household income for housing costs, and a projected demand for 18,622 additional housing units over the next fifteen years for households earning below 80% AMI. Extrapolating from that data based upon the two percent ratio of the City’s population to that of Fairfax County, two percent of the identified housing shortfall is the targeted metric for this report.

Older adults currently comprise over 16% of the population of the City of Fairfax and are our fastest growing age segment. The current dearth of affordable housing options for older adults and persons with disabilities in the City of Fairfax will only intensify. The Committee utilized data from the Fairfax Area Long Term Care Coordinating Council and Center for Housing Research at Virginia Tech, to project need for the number of housing units for older adults and persons with disabilities.

In *Benchmarking the Creative Class in Arlington*, Terry Holzheimer notes that housing costs directly affect the attractiveness of a community. Diversity among economic classes contributes to a vibrant, thriving community. The City of Fairfax would derive immense benefit from a diverse and inclusive community with sufficient housing stock at all price points and for people.

COMMITTEE RECOMMENDATIONS

1. Promote preservation of existing affordable housing units through real estate tax abatement, low interest loans or use of low income tax credits to rehabilitate properties.
2. Support changes to the City's Zoning Ordinance that will advance integration of housing at all price points for people of all ages including adoption of an Affordable Dwelling Unit Zoning Ordinance.
3. Provide one- half penny of the real estate tax rate annually to sustain a robust and dedicated housing trust fund that could be used to rehabilitate and preserve existing affordable housing or to help leverage other funding streams for new construction.
4. Set specific targets for the creation of housing units to meet identified need based upon two percent of the county and regional analyses, consistent with our population ratio.
 - Create 632 new units of housing that is affordable
 - 241 of these units of housing dedicated to older adults
 - 111 of these units of housing dedicated to persons with disabilities, and
 - 372 additional units of housing that is affordable by 2035.
5. Commit public land that is vacant or underutilized and suitable for residential development for construction of affordable housing. Bridging the affordability gap for households below 80% AMI can only be achieved through public investment of land and/or dollars necessary to ensure housing options are available to all people at all income levels.
6. Establish a contractual relationship with Fairfax County to administer components of the City's Housing Affordability Program.
7. Partner with the private, non-profit and faith-based sectors to grant or provide long-term land lease for development of affordable and workforce housing with public financing.
 - Encourage and facilitate through zoning and other means creation of housing that is affordable on property owned by our faith- based communities.
8. Seek right of first refusal for the County property yards on Jermantown and Burke Station Roads and on West Drive, for possible development of housing that is affordable.
9. Consider co-location of housing that is affordable with new construction of public facilities such as the Community Center or firehouse under consideration.
10. Support creation of a variety and continuum of housing options for older adults and persons with disabilities.
11. Incorporate elements of universal design to ensure accessibility in all new housing for our aging population and "visitability" that would eliminate barriers for persons with disabilities.
12. Incorporate the Committee's recommendations into the Comprehensive Plan.

FORMATION OF THE HOUSING COMMITTEE

The Mayor's Advisory Committee on Housing was convened by Mayor David Meyer and first met in May 2017. The Committee is comprised of the following persons: Betsy Bicknell, Jim Gillespie, Bob Reinsel, Dorothy Sorrell, Carolyn Sutterfield, Lisa Whetzel and Councilmen Michael DeMarco and Jon Stehle, with staff support from Louise Armitage. Planning staff and City resident, Molly Jacobson, attended on an ad hoc basis. The Mayor's charge to the Committee was:

- To evaluate the city's existing stock of affordable and senior/disability housing;
- To consider how to add to and preserve the existing stock of housing that is affordable,
- To establish a set of metrics for growing the stock of housing that is affordable for families, older adults and persons with disabilities over the next twenty years to meet the community's needs, and to
- To make recommendations for the City's 2035 Comprehensive Plan.

PRINCIPLES OF HOUSING AFFORDABILITY

An affordable place to live is the cornerstone for self-sufficiency and a significant component and stabilizing force for all human services concerns. The housing affordability guideline cited in the *Code of Virginia* applies to both renters and homeowners, though affordability is harder to calculate for homeowners due to variables like mortgage rates, credit scores, condominium fees, down payments and real estate taxes.

The 30% threshold was established as one way to measure the level of housing costs that would leave enough for a typical household to afford other necessities such as food, clothing, transportation and healthcare. A household that spends more than 30% of its income on housing is often referred to as "cost burdened" while a household spending 50% or more of its income on housing is "severely cost burdened".

In 2013, staff examined the principles and practices other jurisdictions use to ensure that their residents have an affordable place to live. A range of housing choices to accommodate households of all income levels, sizes and needs are integral elements of the Comprehensive Plans in neighboring jurisdictions. These jurisdictions have instituted policies, ordinances or operations principles that promote housing affordability. The principles common to other jurisdictions in Northern Virginia and endorsed by the Committee are:

- Affordable housing is a vital resource and a priority
- Efforts to create and preserve a supply of affordable housing must be promoted
- Affordable housing is key to help prevent and end homelessness
- Support for older adults and persons with disabilities should be balanced with a safety net for working families with children
- Integration of affordable housing is essential to a vibrant community

- Affordable housing should be located in transit and amenity rich areas
- Affordable housing should be located near employment centers
- Housing affordability is best attained through a flexible partnership of government, non-profit agencies and private developers.

OVERVIEW OF HOUSING IN THE CITY OF FAIRFAX

In May 2013, just prior to creating the Housing Affordability Task Force, the City Council asked Planning staff to analyze the City’s owner and rental housing stock to include comparisons with other jurisdictions. This action was, in part, a response to citizen advocacy surrounding the impending redevelopment and anticipated loss of several market rate affordable apartment complexes in the City.

Prior to 2015, there was no reference to housing that is affordable in the Comprehensive Plan. The rationale for this was a belief that the City had an abundance of affordable housing with its existing stock of older, lower-priced homes. For more than twenty years, priority was placed upon development of “move up housing” to provide a range of housing options to residents. This focus was driven by concern that, as the income of families in the City rose, they would leave the City if a progression of more expensive housing units were not available.

As in a number of other Northern Virginia jurisdictions, single-family detached housing and owner-occupied family households are the most prevalent housing and household types in the City of Fairfax.

- Of the more than 9,000 housing units, 71% are single-family. 54% of those are detached houses while the remaining single-family houses are duplex and townhouse units. Most of the City’s single-family housing was built in the 1950s and 1960s.
- Apartments and condominiums comprise 29% of housing units in the City. Close to 90% of the 1,400 walk-up garden style units were built more than 40 years ago.

By contrast in the Northern Virginia region,

- 17% of the total multifamily inventory—both condominiums and apartments-- in Fairfax County has been added in the last ten years.
- 50% of housing units in Fairfax County are single-family detached.
- 60 % of the housing stock of Alexandria and Arlington are multifamily units
- 40 % of housing stock of Falls Church is multifamily housing

Housing prices in Northern Virginia generally relate to proximity to Washington, D.C. and the highest median prices of units sold are in Alexandria, Arlington and Falls Church. The jurisdictions with higher percentages of single-family detached housing tend to have higher percentages of owner- occupied housing. In the City of Fairfax,

- 68% of single family housing is owner-occupied,
- Single-family houses built from 1986 and thereafter have smaller lot sizes, greater square footage and more modern amenities.

- Housing built subsequent to 1986 costs substantially more; the cost of condominiums has doubled

In 2017, the median housing sales price in the City of Fairfax was \$510,448 compared with \$495,000 in Fairfax County.

The City’s average apartment unit rents were generally similar to older apartment complexes in Fairfax County, though rental units built in Fairfax County in the past five years had monthly rental costs several hundred dollars greater. Looking at the average rent among ten Fairfax County apartment complexes closest in proximity to the City (thereby minimizing discrepancies due to land values), monthly rents ranged from \$1,621 to \$2,284 for one-bedroom units and \$1,830 to \$2,790 per month for two-bedroom units. Lower average rents in the City of \$1,441 for one-bedroom units and \$1,679 for two-bedroom units are reflective of a combination of the age of the units and fewer amenities offered by the properties.

	Yr. Built	Total Units	1-br	2-br	3-br	1-br	2-br	3-br
Cardinal Court	1959	60	16	26	18	\$1,308	\$1,639	\$1,806
Cavalier Court	1964	129	60	49	20	\$1,480	\$1,665	\$2,101
Churchill Mews	1965	20			20			\$2,285
Copperfield Square	1963	77	17	42	18	\$1,544	\$1,732	\$2,155
Eaves Fairfax City	1987	141	69	67	5	\$1,694	\$2,226	\$3,069
Fairfax Gardens	1959	38	18	20		\$1,121	\$1,273	
Fairfax Square	1964	502	184	192	126	\$1,572	\$1,772	\$2,434
Gainsborough Court	1965	248	74	116	58	\$1,512	\$1,710	\$2,122
Layton Hall Apts.	1961	110	24	72	14	\$1,331	\$1,530	\$1,905
West Wood Oaks	1971	54	12	42		\$998	\$1,186	

Source: CoStar, August 2018.

AFFORDABILITY IN THE CITY OF FAIRFAX

Market rate rental costs in the City of Fairfax are generally affordable to households with annual income at or above 80 percent of median family income, (\$88,240), while households earning less than 80 percent AMI face significant difficulty locating housing at market rate rent.

While the Area Median Income (AMI) in the City has risen to \$110,300, nearly thirty percent of city households earn only half that amount. Thirty-three percent of students in City schools are eligible for the free and reduced lunch program based upon household income. 712 students qualify for free lunch because their household income is less than 130 % of the federal poverty

guideline, e.g., \$32,630 for a family of four. 208 students qualify for reduced lunch based upon 185 % of federal poverty guidelines or \$46,435 annual income for a family of four.

The City also has the highest percentage among Northern Virginia jurisdictions of residents earning less than \$25,000 per year (12.5%), most likely attributable to a higher proportion of older residents with fixed incomes than the average for Northern Virginia.

- 47% of City of Fairfax residents were housing cost-burdened, with housing and utility costs that exceeded 30 percent of household income.

The lack of affordable housing aggravates poverty and is the leading cause of homelessness. The City has been active in the Fairfax-Falls Church Ten Year Plan to Prevent and End Homelessness, however, preventing and ending homelessness is possible only if there is an increasing supply of affordable housing of all types.

The recent demolition of 110 units at Oak Knolls Apartments, the only City complex that offered efficiency units, along with the confluence of the expected losses of 38 units at Fairfax Gardens, 110 units at Layton Hall (which offers three bedroom apartments especially advantageous for families), and sale and expected conversion of 60 units at Cardinal Court Apartments to more expensive market-rate housing will decimate the City's affordable rental housing stock. This phenomenon is occurring throughout Northern Virginia, and each of our surrounding jurisdictions is taking steps to mitigate its impact.

Westwood Oaks is the City's only apartment complex with dedicated affordable units. Initially built as Suburbia of Fairfax utilizing federal low income housing tax credits, the non-profit Community Preservation and Development Corporation (CPDC) spent \$6.7 million four years ago to purchase and renovate 54 apartments, guaranteeing rents would remain affordable. Also, many Westwood Oaks residents have Housing Choice Vouchers to offset their rental costs.

The Housing Choice Voucher Program (Section 8) offers significant federal government subsidy to qualifying low to moderate income families; with a voucher, eligible households do not pay more than 30% of their income for housing and utilities. Fairfax County administers the Housing Choice Voucher program for the city, however, there is an approximately nine -year waiting list for a voucher and the application list is closed to new applicants so this is not a viable option for households needing to reduce housing costs.

A Spring 2017 report written by the United Ways of Virginia outlines facts and figures about a population of financially-strained households known as A.L.I.C.E. (Asset Limited, Income Constrained, Employed, [Alice report](#)).

Of the 8,467 households in Fairfax City, 33% are considered to be A.L.I.C.E. households, meaning that despite working and earning well above the federal poverty level, these households do not earn enough to cover basic life necessities.

As a result, A.L.I.C.E. households are forced to choose which of these necessities they will have to forgo. Older adults are the age group with the second highest number of A.L.I.C.E. households

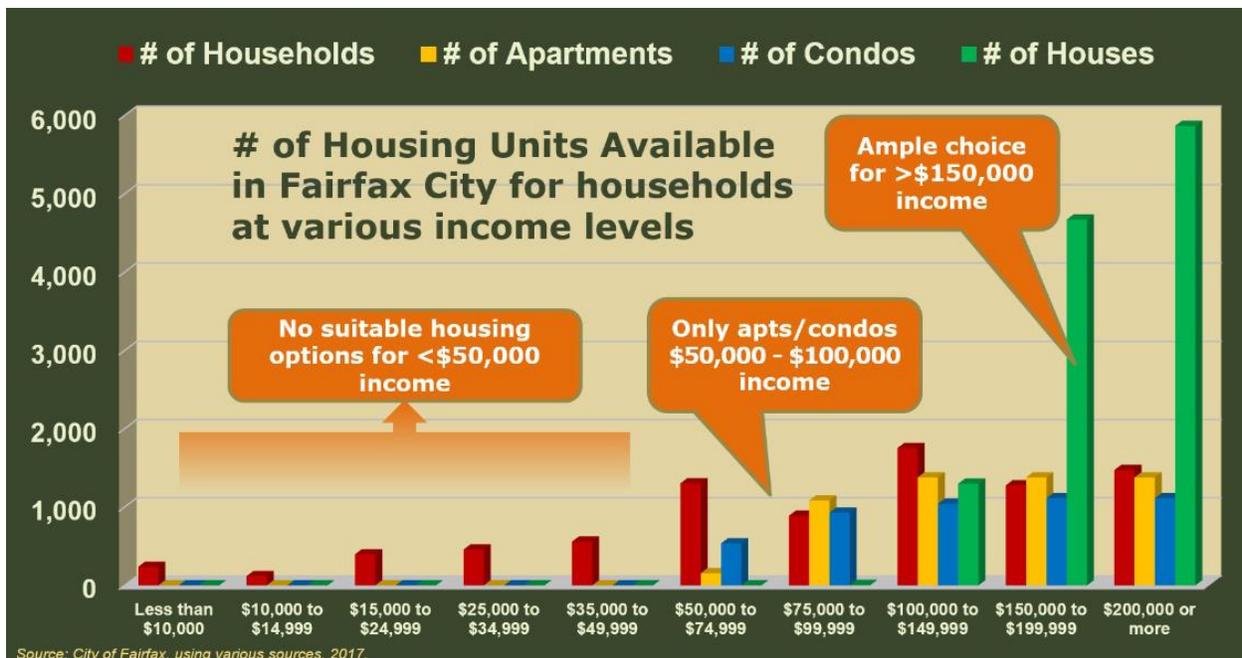
(32%) in Virginia; older adults are having to work longer or work in retirement because their pensions do not account for the rising cost of living.

WHO CAN AFFORD TO LIVE HERE?

The Housing Affordability Index (HAI), <http://www.housingvirginia.org/sourcebook/housing-affordability-index-50-ami/> developed by the Center for Housing Research at Virginia Tech in partnership with Housing Virginia, collects standardized housing and income data for all jurisdictions in Virginia. These are specific to housing-related costs only and do not factor transportation costs. In Fairfax City, for households making 50% of median income, the overall HAI in 2017 was 51.6%, with home ownership requiring 56.5% of household income and rentals requiring 40.2% of income—both clearly well over the 30% affordability standard.

The Housing Wage in Fairfax City, or the hourly wage (or combined household wage) needed to afford a fair market rental, is \$33.58 or an annual income of \$69,840. This means that at the minimum wage of \$7.25 an hour, 185 hours a week of work (4.6 full time jobs) are needed to afford an apartment rental unit (National Low Income Housing Coalition’s *Out of Reach Report Virginia*). Employees at local businesses and the individuals that care for children and older community members cannot afford to live here without working multiple jobs or by overcrowding-- to the detriment of their health and family time in order to make ends meet.

Utilizing census data and real estate listings, Planning Staff created this schematic demonstrating the lack of housing that is affordable to households with income less than \$75,000.



For Fairfax City, the Department of Housing and Urban Development (HUD) labels as *low income* a family of four earning \$66,000 to \$88,000 annually and *very low income*, a family of four that earns \$55,150 a year. Below is a chart developed by the Department of Housing and

Urban Development which defines household income levels at various points of the Area Median Income (AMI) including the 60 and 80 percent thresholds referenced in the City's Housing Policy, followed by a chart listing the number of housing units in the City of Fairfax believed to be affordable to households at 60 and 80 % AMI which are called Naturally Occurring Affordable Housing—affordable, primarily because they are old.

FY2017 HUD Income Limits										
Area Median Income	HUD Income Category	% of AMI	Persons in Household							
			1	2	3	4	5	6	7	8
\$110,300	Low Income (adjusted by HUD)	80%	\$52,550	\$60,050	\$67,550	\$75,050	\$81,100	\$87,100	\$93,100	\$99,100
	80% AMI	80%	\$61,770	\$70,590	\$79,420	\$88,240	\$95,300	\$102,360	\$109,420	\$116,480
	60% AMI	60%	\$46,330	\$52,940	\$59,560	\$66,180	\$71,470	\$76,770	\$82,060	\$87,360
	Very Low Income	50%	\$38,650	\$44,150	\$49,650	\$55,150	\$59,600	\$64,000	\$68,400	\$72,800
	Extremely Low Income	30%	\$23,200	\$26,500	\$29,800	\$33,100	\$35,750	\$38,400	\$41,050	\$43,700
<i>HUD annual income limits & supporting documentation found here: www.huduser.gov/portal/datasets/il.html HUD adjustment for 80% Low Income calculation explained here: www.huduser.gov/portal/datasets/il/2017/2017ILCalc3080.pdf </i>										
HUD Family Size Adjustment			70%	80%	90%	100%	108%	116%	124%	132%
Monthly Rental Estimates for 60% and 80% AMI										
Area Median Income	Income Category	Rent as % of Income	Monthly Rent by Household Size							
			1	2	3	4	5	6	7	8
\$110,300	80% of Area Median Income	30%	\$1,544	\$1,765	\$1,986	\$2,206	\$2,383	\$2,559	\$2,736	\$2,912
	60% of Area Median Income	30%	\$1,158	\$1,324	\$1,489	\$1,655	\$1,787	\$1,919	\$2,052	\$2,184
CITY OF FAIRFAX AVAILABLE NOAH (Naturally Occurring Affordable Housing) INVENTORY										
Income Category	Household Size	Number of Bedrooms			Total Units					
		1	2	3						
80% of Area Median Income	1	232	20	0	252					
	2	416	481	0	897					
	3	487	562	48	1,097					
	4	487	562	126	1,175					
	5	487	562	272	1,321					
	6	487	562	272	1,321					
	7	487	562	276	1,325					
	8	487	562	276	1,325					
60% of Area Median Income	1	18	0	0	18					
	2	42	20	0	62					
	3	232	20	0	252					
	4	416	198	0	614					
	5	416	481	0	897					
	6	487	496	30	1,013					
	7	487	562	68	1,117					
	8	487	562	126	1,175					

One way people of low to moderate income have managed to live in the communities where they work is to rent a room in a house, or have a house-share arrangement where multiple non-related adults and families rent rooms. While this makes for a more affordable living arrangement, it may be in violation of local zoning ordinances and can contribute to neighborhood problems such as parking and health problems from over-crowding. Respondents to the 2016 Community Survey tended to blame George Mason students for this phenomenon, though students are not the only demographic looking for shared housing that is affordable.

SENIOR (AND DISABILITY) HOUSING

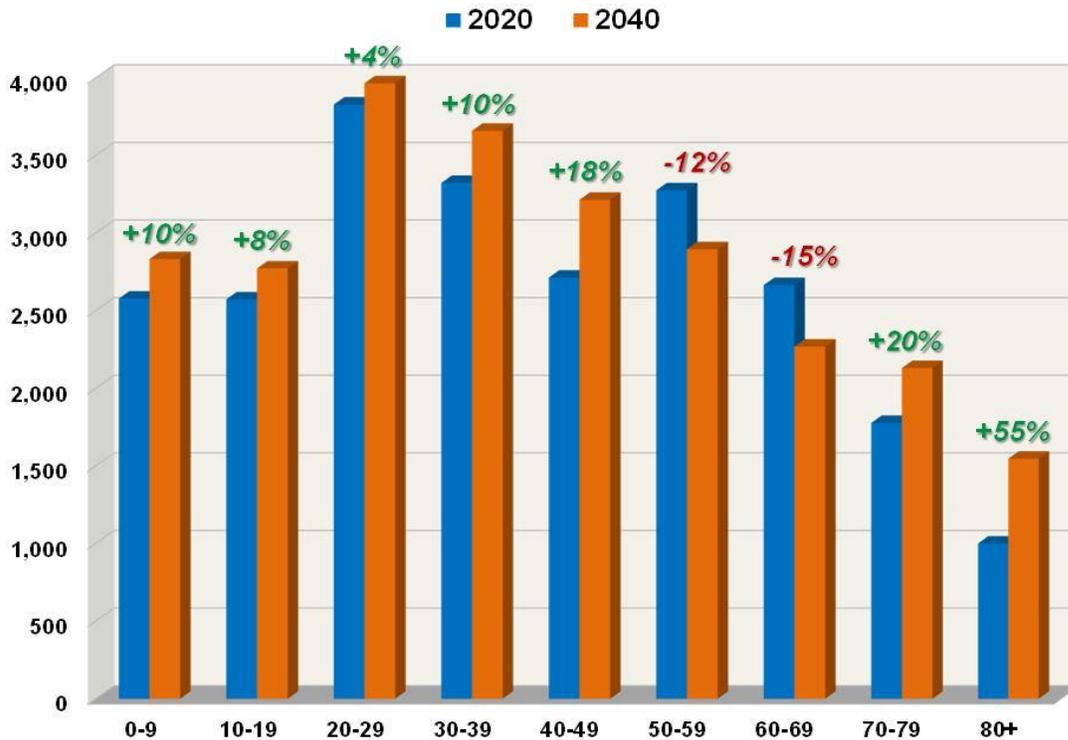
Older adults are the fastest growing segment of population in our region and constitute over sixteen percent of the City's population. A common response to discussion of housing for older adults is that this group already tends to be homeowners not subject to market challenges that burden lower-income workforce members. However older homes often require costly repairs which are beyond the means of many of our older adults in the City. While older adults overwhelmingly state a preference for aging in place, many challenges exist where there are accessibility obstacles requiring costly modifications. Another negative consequence of aging in place is the potential social isolation of older adults who are no longer able to drive independently-- a walkable community (or one served by transportation) close to shopping and other amenities should be the goal in housing for older adults.

A 2012 report from the Center for Housing Policy, "[Housing an Aging Population: Are We Prepared?](#)," details some of the challenges that may arise: "Thanks to changes in lifestyle and technology, both men and women are living longer. While about one-quarter of older households aged 65-74 include someone with a disability, the proportion climbs to nearly two-thirds among households with a member 85+. An older population with health and mobility issues will drive demand for home modifications, services to help residents age in place, and housing options that facilitate the delivery of services and help prevent premature entry into nursing homes.

The preface to this report cites the 2035 Comprehensive Plan to create a "vibrant, livable community". A livable community, as defined by the AARP Public Policy Institute, is "one that is safe and secure, has affordable and appropriate housing and transportation options, and has supportive community features and services. Once in place, those resources enhance personal independence; allow residents to age in place; and foster residents' engagement in the community's civic, economic, and social life." AARP created a "Livability Index" based upon the concepts listed above. The City of Fairfax has a composite score of 59, with category rankings ranging from a high 93 for Engagement to a low of 24 for Housing, pointing to the need for additional affordable, accessible housing options for older adults.

While many of the older adults in the City of Fairfax report household income above the Area Median Income, some of this data is distorted if an older adult is living with his or her children. While in general, it is not necessary to incentivize construction of housing for older adults able to pay fair market value, it is important to prioritize the need for this housing with developers since such a large and growing proportion of our community is comprised of older adults

Population Projections by Age Group, City of Fairfax, 2020-2040



Source: Weldon Cooper Center for Public Service, June 2017.
 Note: Projections do not include newly-built or yet-to-be-approved housing units.

Several actions can increase the supply of affordable and accessible options for housing older adults and/or persons with disabilities. Striving for visitability and accessibility in all new construction ensures that older adults will have available housing options. Visitability elements include:

- No-step or only one step entrance
- Doors and hallways wide enough to navigate in a wheelchair
- First floor bathroom with structural reinforcements to install grab bars and entrances wide enough for a wheelchair

An accessible home would add to these features a first-floor bedroom making “main-level living” a possibility for the lifetime for the owner.

Housing Support for Older Adults and Persons with Disabilities

In 2014, the City increased the rental housing subsidy available for low to moderate income seniors or persons with disabilities earning up to \$40,000 per year from \$400 per year to \$2,000 (or ten percent of annual rent) per year. A generous program of real estate tax forgiveness also assists eligible seniors and persons who are disabled to reduce their housing costs.

Equally important are policies to expand alternative housing choices for older adults. The City should help foster a diverse range of housing types, including accessory dwelling units (granny

flats), high-density rental developments, supportive housing, assisted living residences, continuing care retirement communities, and congregate housing. Accessory Dwelling Units such as elder cottages, granny flats and family/caregiver suites are one mechanism of increasing housing stock for older adults and persons with disabilities. Currently, the City of Fairfax Zoning Code offers a provision for accessory dwelling units:

ACCESSORY DWELLING UNIT (*City Code §110-3.5.5.D.1*) A dwelling, including separate kitchen, sleeping, and bathroom facilities, that is attached as part of a principal, single-family dwelling and is subordinate in size to the dwelling.

**B19037 AGE OF HOUSEHOLDER BY HOUSEHOLD INCOME IN THE PAST 12 MONTHS
US CENSUS ACS, 2012-16**

Total:	Householder Age							
	Under 25		25-44		45-64		65+	
# of Households	285		2,618		3,661		1,912	
Less than \$10,000	84	29.5%	54	2.1%	47	1.3%	79	4.1%
\$10,000 to \$14,999	11	3.9%	20	0.8%	9	0.2%	21	1.1%
\$15,000 to \$19,999	28	9.8%	4	0.2%	35	1.0%	74	3.9%
\$20,000 to \$24,999	10	3.5%	76	2.9%	39	1.1%	97	5.1%
\$25,000 to \$29,999	18	6.3%	107	4.1%	41	1.1%	50	2.6%
\$30,000 to \$34,999	18	6.3%	75	2.9%	79	2.2%	61	3.2%
\$35,000 to \$39,999	20	7.0%	38	1.5%	91	2.5%	82	4.3%
\$40,000 to \$44,999	33	11.6%	48	1.8%	34	0.9%	51	2.7%
\$45,000 to \$49,999	0	0.0%	97	3.7%	57	1.6%	85	4.4%
\$50,000 to \$59,999	17	6.0%	192	7.3%	240	6.6%	150	7.8%
\$60,000 to \$74,999	7	2.5%	152	5.8%	408	11.1%	169	8.8%
\$75,000 to \$99,999	0	0.0%	303	11.6%	391	10.7%	267	14.0%
\$100,000 to \$124,999	39	13.7%	371	14.2%	398	10.9%	184	9.6%
\$125,000 to \$149,999	0	0.0%	268	10.2%	396	10.8%	130	6.8%
\$150,000 to \$199,999	0	0.0%	401	15.3%	544	14.9%	250	13.1%
\$200,000 or more	0	0.0%	412	15.7%	852	23.3%	162	8.5%
Under \$75,000		86%		33%		30%		48%

Publicly-Supported Affordable Senior Housing

Residents of the City of Fairfax are eligible to live in seven of the eight affordable senior housing communities owned and developed by the Fairfax County Redevelopment and Housing Authority. One of these, Little River Glen, is literally on the border of the City. However, all have lengthy waiting lists for admission.

<https://www.fairfaxcounty.gov/housing/sites/housing/files/assets/documents/fcrp/seniorhousing072017.pdf>

WORKFORCE HOUSING

An imbalance in available housing exists for households with income between 80 – 120% AMI who are “priced out” of both rental and for-sale housing markets that are near major employers and transit hubs. For example, an Assistant College Professor with two children earns approximately \$85,000 per year and could afford to purchase a 2-3 bedroom house ranging from \$280,000 to \$300,000; an option nearly impossible to locate in the City of Fairfax. While housing prices plummeted in 2008-9, they have largely since rebounded.

Planning staff met with the Committee in 2017 to discuss certain metrics by which the unmet demand for either rental or ownership of housing at various prices could be quantified. Staff noted that connecting price-point demand to housing is inexact, and attempts to tie housing affordability to the City’s job base are complicated. Job base data do not account for dual-income families and their effect on purchasing ability.

The majority of those who work for the City of Fairfax cannot afford to live here. To attract and sustain a high quality workforce, creative housing options should be considered such as:

A program called the Magnet Housing Program developed by Fairfax County which consists of seven centrally located, one to four bedroom apartment complexes that are available for two-year rental at markedly reduced costs to employees of Fairfax County Public Schools, County Fire and Rescue and Police, and nurses and other allied health professionals.

https://www.fcps.edu/sites/default/files/media/pdf/magnet_housing_marketing_document.pdf

The Residences at Government Center is a workforce housing development located on 8.8 acres of publicly-owned land on the campus of the Fairfax County Government Center, leased for \$1 per year to the developer who constructed the buildings at no cost to the County government using federal Low Income Housing Tax Credits designated for persons earning between 50% and 100% of the Area median Income. There are 270 one and two- bedroom rental units of housing affordable for Fairfax County’s low and moderate-income public and private sector workforce.

<https://www.fairfaxcounty.gov/housing/communitydevelopment/residences>

Housing Costs Are Increasingly Out of Reach for Working Households

The average monthly rent in Fairfax was **\$1,764** in 2015.

You need an income of at least **\$70,560** to afford the typical rent.



Teacher
Starting Salary—\$47,046
Would need to work **11 years** before earning enough to rent the average one bedroom unit.

Many **public sector workers** who serve the Fairfax community **cannot afford to live here.**



Police Officer
Starting Salary—\$50,264
Would need to work **5 years** before earning enough to rent the average one bedroom unit.



Public Health Nurse
Starting Salary—\$51,254
Would need to work **6 years** before earning enough to rent the average one bedroom unit.

Sources: U.S. Census Bureau, 2015 American Community Survey; Economic, Demographic and Statistical Research; Fairfax County Department of Neighborhood and Community Services 10

HOUSING AFFORDABILITY INITIATIVES IN THE CITY TO DATE

In May 2013, in response to citizen advocacy surrounding the anticipated loss of a considerable number of affordable apartments due to redevelopment, the City Council convened the Housing Affordability Task Force to develop a “menu” of options that might be implemented to increase affordability. Options presented by the Task Force included:

- a change in the existing Comprehensive Plan to prioritize affordability in new multifamily construction,
- preservation of existing affordable units,
- loans and tax incentives to rehab existing housing and
- implementation of a policy to secure additional affordable units in new construction.

In September 2015, the City Council adopted a Housing Affordability Policy that would seek, through proffer negotiation, a voluntary commitment of no less than six per cent of all new rental housing units that would be affordable to households earning up to sixty per cent of the Area Median Income (AMI). The policy also established a mechanism for a voluntary monetary contribution in lieu of committed affordable units for condominiums and single-family houses.

The 2016 Virginia General Assembly (Senate Bill 549) nullified the proffer system in the City of Fairfax on which the Housing Affordability Policy was based for any projects submitted after July 2016. That left the City with the following agreements in place prior to that date:

- Layton Hall, 2.5% of new units set aside for households up to 70% AMI and 2.5% affordable to households with income up to 80% AMI;
- Scout on the Circle, 3% of units for households up to 60% AMI and 3% at 70% AMI;
- Novus Gateway, 6% units affordable to households with income up to 60 % AMI.

Another element of the City's Housing Affordability Policy pertained to new condominiums. With cost-prohibitive monthly condominium fees and real estate taxes, efforts to attract nonprofit agencies willing to purchase recently constructed condominiums at a markedly reduced sales price were unsuccessful. The City accepted \$825,000 of cash in lieu of affordable units from the two recently constructed condominiums complexes, The Enclave and Mount Vineyard; these funds have been placed in a Housing Trust Fund.

AFFORDABILITY INITIATIVES IN SURROUNDING JURISDICTIONS

While the lack of affordable housing remains problematic throughout our region, Affordable Dwelling Unit (ADU) Zoning Ordinances have successfully increased the pool of new affordable housing for both rental and ownership in surrounding jurisdictions for more than twenty years.

Loudoun, Arlington, Falls Church and Fairfax County all enacted Affordable Dwelling Unit Zoning Ordinances in the mid-1990s. ADU's codify the requirement that a certain amount – between 6 and 12.5 percent – of new construction for rent or sale be set aside as affordable to households earning between 50% and 120% AMI in exchange for bonus density development.

With the high cost of land as the single greatest impediment to creating housing that is affordable, another principal method for increasing the stock of affordable units in our neighboring jurisdictions is to provide publicly-owned land for development by nonprofit, private or government entities. The appendix includes many examples of housing in our region created on publicly-owned land as well as other initiatives in surrounding jurisdictions.

The third initiative is to allocate public funds to a Housing Trust Fund; for example, Fairfax County commits one half cent of their real estate tax revenue to affordable housing while the City of Alexandria commits 6/10 of a cent of their real estate tax revenue and a penny of the meals tax to affordable housing.

COMMITTEE PROPOSED HOUSING INITIATIVES

ENACT AFFORDABLE DWELLING UNIT (ADU) ZONING ORDINANCE

In January 2015, Delegate David Bulova sponsored legislation before the Virginia General Assembly to include the City of Fairfax in the *Code of Virginia* §15.2-2304 which permits

localities to enact an Affordable Dwelling Unit (ADU) program by providing increases in density to the applicant in exchange for the applicant providing affordable housing.

In furtherance of the purpose of providing affordable shelter for all residents of the Commonwealth, the governing body of any county where the urban county executive form of government or the county manager plan of government is in effect, the Counties of Albemarle and Loudoun, and the Cities of Alexandria and Fairfax may by amendment to the zoning ordinances of such locality provide for an affordable housing dwelling unit program. The program shall address housing needs, promote a full range of housing choices, and encourage the construction and continued existence of moderately priced housing by providing for optional increases in density in order to reduce land costs for such moderately priced housing.

Unfortunately, City staff was not prepared to implement an Affordable Dwelling Unit Ordinance when the City's rewritten Zoning Ordinance was presented to the City Council for adoption in 2016. Last year, the City contracted with a consultant to draft an ADU consistent with that of Fairfax County, with which the City hopes to contract for administration of its components. The initial draft of a City Affordable Dwelling Unit Ordinance has been received.

PROVIDE STEADY REVENUE STREAM TO HOUSING TRUST FUND

Housing Trust Funds were begun forty years ago to support housing affordability through construction, acquisition or preservation of affordable housing. In response to the Housing Affordability Policy established by the City Council in September 2015, the developers of two condominium communities, The Enclave and Mount Vineyard, together proffered \$825,000 to a City Housing Fund in lieu of providing committed affordable housing units.

While specific guidelines for allocation of the funds has not been determined, these funds are typically used in partnership with the private sector, faith communities and non-profit agencies to provide capital subsidies for construction of units, rehabilitation of existing units, or purchase of units to preserve or improve affordability or accessibility.

The Committee recommends that the City Council allocate one-half cent of the real estate tax annually to provide a steady stream of dedicated revenue necessary to sustain a robust fund.

DEVELOP STRATEGIES TO PRESERVE EXISTING AFFORDABLE HOUSING

The most effective means of providing housing that is affordable is to preserve existing affordable units. Yet earlier City Councils were resistant to preservation of existing affordable multifamily complexes, evidenced by their rejection of an offer by the Virginia Housing Development Authority to purchase and revitalize Oak Knolls, and by spurning earlier interest by Wesley Housing in the purchase of Cardinal Court Apartments.

Recommendations from the 2013 Housing Affordability Task Force included promoting dialog with existing property owners to offer tax abatement or encourage utilization of federal tax credits to renovate their properties in order to preserve affordability.

Certainly some of the City's affordable housing stock is dilapidated but this is more a function of its age and lack of adequate maintenance than how newly renovated affordable housing units would appear. A good example is West Wood Oaks, a committed affordable complex, which was purchased and beautifully renovated and well-maintained by CPDC, a non-profit agency.

The Alliance for Housing Solutions asserts that preservation of existing housing units, rather than creation of new units, is a more feasible way to maintain an affordable housing stock. The City should explore ways to support improving existing housing stock through tax incentives or home improvement loans or grants with a payback period greater than the two-year provision in the Renaissance Housing Program.

PARTNER WITH THE NON-PROFIT COMMUNITY

With the high cost of land in Northern Virginia, creating additional housing that is affordable is a challenge. City partnerships with non-profit organizations and faith-based communities committed to maintain housing affordability are sought; these groups are best positioned to leverage public funds --specifically federal Low Income Housing Tax Credits-- for acquisition or rehabilitation of housing units.

Last year, the City was approached by the owner of Cardinal Court, a 60 unit City apartment complex with rents generally affordable to households between 70-80% AMI. The owner expressed interest in negotiating the sale of Cardinal Court to the City or another entity that could keep the rents affordable. City staff connected the non-profit Cornerstones (formerly Reston Interfaith), with the owner of Cardinal Court with hope that mutually agreeable terms for the sale of the complex could be negotiated. Unfortunately, the owner was unwilling to accept the terms of purchase presented by Cornerstones, or to delay the sale of the complex for six months to meet the ten-year ownership requirement for financing through the federal Low Income Housing Tax Credit program.

EXPLORE AND SUPPORT FAITH-BASED INITIATIVES

Fairfax Presbyterian Church

This City church has had a long commitment to social justice as an active participant with the affordable housing advocacy group, VOICE (Virginians Organized for Interfaith Community), and an original participant in the FACETS Hypothermia Prevention Program. Fairfax Presbyterian Church has been exploring a partnership with Habitat for Humanity and Homestretch to build eight to ten townhouses on church property. The church presbytery would retain ownership of the land. In addition, Fairfax Presbyterian Church hopes to raise \$400,000 in their capital campaign which would be committed to Homestretch to offset the purchase costs of the units to make them affordable to households with income at an AMI lower than 70%, which is the Habitat for Humanity target.

Two other churches have initiated conversations with City staff about how they might contribute to expanding the availability of housing affordability in the City.

Examples of creative use of church-owned buildings and/or land are noted in the appendix. First Baptist Church of Clarendon reinvented its building to preserve the steeple and reconstruct the church and provide 116 rental apartments of which 70 are committed affordable. Three faith communities in the Falls Church/McLean area (Lewinsville Presbyterian Church, Immanuel Presbyterian Church, and Temple Rodef Shalom) founded Chesterbrook Residences assisted and congregant living on church-owned land. <http://www.chesterbrookres.org/>

In Alexandria, a 75- to 81-unit affordable rental complex with underground parking is proposed to be developed by Wesley Housing on part of the Fairlington Presbyterian Church property on King Street.

ALLOCATE PUBLIC LAND

The single greatest impediment to housing affordability in our region is the high cost of land. To offset this cost burden, many localities have provided public land for affordable housing. The index includes examples of projects in our region. The City recently considered co-locating affordable senior housing units with the joint Sherwood Community Center/Willard Health Department proposal.

The Committee recommends making city-owned land available for development of affordable housing and consideration of co-location of housing that is affordable when the City undertakes construction of any public facility. An example in Alexandria called The Station at Potomac Yards co-located 64 committed affordable condominium units at no cost to the City with a newly built four bay fire station. <https://www.thestationatpotomacyardsapts.com/>

The City Council has also initiated conversation with the Fairfax County Board of Supervisors regarding the three county-owned property yards within the City with hope of securing right of first refusal.

CONTINUED PARTNERSHIP WITH FAIRFAX COUNTY

The Housing Committee endorsed the proposal under consideration to contract with Fairfax County Housing and Community Development to administer components of the City's Housing Affordability Program.

This is consistent with the City's contracts with Fairfax County for health and human services programs, through which a breadth of services are provided at a significantly reduced cost to the City because of the County's economies of scale.

Currently Fairfax County administers the Housing Choice Voucher Program (Section 8) for the City of Fairfax and is the recipient of the City's share of federal funds through the Community Development Block Grant (CDBG) and HOME programs. (With a population of less than 50,000, the City of Fairfax is not eligible to receive these federal funds directly.)

The City Council has met with the Fairfax County Board of Supervisors regarding the potential for a contractual relationship with the County's Department of Housing and Community Development. City staff has had several discussions with county staff to that end.

EVALUATE SCATTERED SITE VERSUS CONGREGANT HOUSING

Consideration should be given to scattered site housing where housing that is affordable is dispersed among market rate housing. This mitigates the potential for NIMBY (Not in My Backyard) resistance. However, stand-alone congregant housing that is affordable may best maximize use of the Low Income Housing Tax Credit or offer a more efficient arrangement for management of affordable units by a non-profit agency.

CONSIDER REPURPOSING VACANT COMMERCIAL SPACE

Fairfax County is considering changes to its Comprehensive Plan to permit conversion of unused commercial space to provide affordable housing. Some of the impediments to this concept include the need to upgrade plumbing and other potentially costly changes to make the space suitable for residential use in accordance with the building code.

Office space conversion was recommended to the Planning Commission by the Housing Affordability Task Force in 2013. Initially there was reluctance to consider conversion of office space for residential use because of the loss of the commercial tax base. However, the Planning Commission was willing to consider this possibility if the space were to be designated for affordable housing. However, two factors make this a less viable option for the city: the commercial vacancy rate is only 12% as opposed to Fairfax County where there are 18 million square feet of vacant office space; and there is no completely vacant space in the city appropriate for consideration.

The former Landmark Mall in Alexandria and Cordell Place in Montgomery County are examples of commercial space converted to provide permanent supported housing for persons formerly homeless. <https://mcch.net/cordell-place/>

METRICS

Planning staff met with the Committee to discuss certain metrics by which the unmet demand for either rental or ownership of housing at various prices could be quantified. Staff noted that connecting price-point demand to housing is inexact, and attempts to tie housing affordability to the City's job base are complicated. Job base data do not account for dual-income families and that effect on purchasing ability.

Staff distributed the chart below of income-based housing inventory that estimates home purchasing/renting ability for various income ranges.

- The chart depicts the lack of housing affordable to households with incomes less than \$75,000 a year.
- Building and preserving rental units is the best strategy to accommodate persons with income in the \$50,000 to \$75,000 income range (45% to 68% AMI).

- Townhouses, duplexes and detached houses are generally only affordable to households earning more than \$150,000 annually.

Income Range	Households		Income Midpoint	How Much Rent Can I Afford?	# of Apartments In City Below This Rent Range	How Much House Can I Afford?	# of Condos In City Below This Rent Range	# of Houses In City Below This Rent Range
	#	%						
Less than \$10,000	237	2.8%	\$8,500	\$193	0	\$0	0	0
\$10,000 to \$14,999	119	1.4%	\$12,500	\$283	0	\$0	0	0
\$15,000 to \$24,999	398	4.7%	\$20,000	\$453	0	\$0	0	0
\$25,000 to \$34,999	457	5.4%	\$30,000	\$680	0	\$66,969	0	0
\$35,000 to \$49,999	559	6.6%	\$42,500	\$964	0	\$117,911	0	0
\$50,000 to \$74,999	1,304	15.4%	\$62,500	\$1,417	155	\$199,307	536	0
\$75,000 to \$99,999	889	10.5%	\$87,500	\$1,984	1,085	\$301,191	930	5
\$100,000 to \$149,999	1,753	20.7%	\$125,000	\$2,835	1,379	\$453,832	1,041	1,299
\$150,000 to \$199,999	1,279	15.1%	\$175,000	\$3,970	1,379	\$657,599	1,113	4,672
\$200,000 or more	1,473	17.4%	\$230,000	\$5,218	1,379	\$881,485	1,113	5,869
TOTAL	8,467							
Median Income			\$105,297	\$2,388	1,375	\$372,242	1,035	278

Source of income estimates: US Census American Community Survey, 2011-2015.

Most of the research to project future housing needs has been conducted of the Fairfax region, inclusive of the City of Fairfax. As noted in the introduction, there is currently a gap of 31,630 units of affordable housing for low/moderate income households with projection of need for 18,622 additional units affordable to households below 80 % AMI by 2032.

Extrapolating from the Virginia Tech, George Mason and Fairfax County data cited below, two percent of the County's identified housing shortfall is consistent with the city's population ratio to the county and is our targeted metric.

Based upon this data, the Housing Committee projects current need for

- 632 additional units of housing that is affordable

Among this total of affordable units, the Committee recognizes the specific need for

- 241 housing units for older adults,
- 111 housing units for persons with disabilities, and
- 372 units of affordable housing for the general population.

Housing Projections for Future Needs

Since the 1950's, Fairfax County has grown from a small community to a vibrant, highly dense area. As the population of the county continues to increase, housing will remain a critical component to individual and family well-being, strong communities, and local economic growth. Over the next fifteen years, the county is projected to add approximately 62,000 households at various income levels. Ensuring that all residents have access to housing that is affordable will be a key ingredient in maintaining the strength and vibrancy of our county.

Number of additional housing units needed by the year 2032 for households with similar income levels

Michael has been working for an engineering firm for 10 years. He lives in Fairfax county with his three girls.



Household Income Approximately \$109,000- \$130,000 per year

Can afford rent between \$2,700- \$3,300/month as a family of four

10,000

Rachel and Tom, parents of two children, both have entry or mid level jobs as a teacher and policeman living in Fairfax County.



Household Income Approximately \$70,000-\$109,000 per year

Can afford rent between \$2,200- \$2,700/month as a family of four

8,000

Jackie is a nurse with two teenage children living in Fairfax County. Her mom, who is in poor health and cannot live alone, also lives with her.



Household Income Approximately \$54,000-\$70,000 per year

Can afford rent between \$1,400- \$2,200/month as a family of four

4,500

Steven and Lily are restaurant workers living and raising two children in Fairfax County.



Household Income Approximately \$33,000-\$54,000 per year

Can afford rent between \$800- \$1,400/month as a family of four

4,500

Lucy is 70 years old and worked for many years in retail. After her recent retirement, she lives in Fairfax County with her husband who has a disability.



Household Income Approximately \$0-33,000 per year

Can afford rent between \$0- \$600/month single OR \$0- \$800/month family of four

4,000

Drafted by: Fairfax County, Countywide Service Integration & Planning Management
Data Source: Fairfax County, Department of Housing and Community Development Estimates

CONCLUSION

The Community Survey of City residents conducted by the George Mason University Center for Social Science Research in 2016 for the purpose of gathering data for the Comprehensive Plan, identified housing that is affordable followed by senior housing as the most significant housing concerns of our community. <http://www.fairfaxva.gov/home/showdocument?id=7104>

In its publication, *Housing for a Diverse and Sustainable Community*, the Alliance for Housing <https://www.allianceforhousingolutions.org/> identifies teachers, first responders and health care workers, those in retail, hospitality and service industries, young people launching careers and families and persons on fixed income such as older adults and persons with disabilities as populations in need of housing affordability. These are all segments of our population that support and sustain economic development and keep our economy resilient.

Many city businesses rely upon service workers whose incomes fall between 30 – 50% AMI. As noted in the chart on page 15, there is no housing that is affordable to this workforce, critical to our nursing homes, restaurants and retail establishments, in the City of Fairfax. There are very few opportunities (155 apartment units) for households that earn up to 75% AMI, an annual household income over \$83,000. This includes much of our municipal and healthcare workforce.

The redevelopment of multifamily complexes such as Oak Knolls, Fairfax Gardens, Cardinal Court and Layton Hall have/will result in a significant loss of affordable housing in the City and the displacement of citizens who currently live, attend school, worship, work and shop in our city – and also will place some residents at risk of homelessness.

With the expectation of exponential growth beyond the current 16% of older adults comprising the City's population, planning for a range of housing options at a variety of price points is critical as this population often has mobility and sensory impairments limiting accessibility. With fixed incomes, this is often a population which is severely housing cost burdened.

Historically, some resistance to creating and preserving affordable housing in the City of Fairfax was due, in part, to a belief that housing in the City was the lowest cost in the region with a concomitant sentiment that housing that is affordable is cheaply constructed, poorly maintained and lowers property values for neighbors. Another thread of resistance to housing that is affordable has been the assumption that the performance of school students, as measured by standardized test, would decline --further lowering property taxes. In his 2013 overview to City Council, Planning Director Brooke Hardin demonstrated that there is no significant difference in housing costs between the City of Fairfax and our surrounding area.

Housing affordability is a significant factor in economic development according to the Center for Regional Analysis at GMU. The lack of affordable housing near business and transit hubs forces long distance commutes between housing and jobs, thus savings in housing costs in outer suburbs are erased by transportation costs. Resulting commuting patterns negatively impact communities. With the high cost of housing in or near the City of Fairfax, many workers must live outside of the area and commute to their places of employment, contributing to traffic congestion and wear and tear on our roads.

The Urban Land Institute cites the lack of affordable housing near employment as responsible for problems with recruiting and retention of employees. More than half of employers cite an inadequate supply of price-appropriate housing according to the Urban Land Institute. Having housing that is affordable enables employees to live where they work and support the local economy.

According to Robert Schwaninger, Chairman of the Fairfax County Redevelopment and Housing Authority, affordable housing is “a foundational element of economic resilience...it improves the local tax base and stabilizes family units... It is a vital resource that benefits us all.”

Michelle Krocker, Director of the Northern Virginia Affordable Housing Alliance <https://nvaha.org/> and member of the City’s 2013 Housing Affordability Task Force, asserted: *We Know What to Do about Housing Affordability*. These are the questions she suggests we should be asking:

- What tools have been adopted by your jurisdiction?
- If policies are in place, are there limitations on implementation; could the policies be modified or expanded to be more effective?
- What are the obstacles (legal, regulatory, NIMBY) faced by a jurisdiction in adopting a particular strategy or tool?
- Can we use this comparative analysis to push for greater regional response to unmet housing needs?
- Do we have the political will to address this issue that threatens our viability as a region?

In September, Cindy Petkac, formerly of the City’s Planning staff, met with the Housing Committee to solicit input for the Comprehensive Plan update, consistent with their public outreach efforts with other City Boards and Commissions. Ms. Petkac noted that respondents to the Plan’s Community Survey placed a priority on housing that is affordable, especially through preservation of existing affordable housing stock.

The strong consensus of the Housing Committee was that housing options should be available for persons of all ages and abilities at a broad income range of households, however, there are currently no viable options for households which earn 75% AMI and less. A list of the Committee’s recommendations for the Comprehensive Plan is included in the appendix.

Fairfax City has long taken pride in its “small town feel” comprised of single-family homes and an accessible city government. With rising land and building costs, single family homes are no longer affordable to working people and as a result, we have seen an increase of townhouses and multifamily buildings —both for rent and ownership. Preserving community—living and interacting with one another in a particular environment offers many positive outcomes:

- Interactions will increase;
- Commutes will be shorter; people will have more time with family and for community activities;
- Traffic and pollution will decrease, and the

- Opportunity to attract employers who value employees who can easily get to work.

The Committee recognizes the changing market forces that have exacerbated a need for housing affordable to households earning markedly less than the region's median income. To meet this need, the City should commit to a policy that:

- Promotes preservation of existing affordable units
- Encourages the development of new affordable units
- Provides affordable housing options for older adults and persons with disabilities
- Provides a revenue stream to support a Housing Trust Fund

Housing that is affordable shouldn't be an afterthought. When affordable housing is constructed in an appealing way, it shows that the community and its leaders care about the area being a great place to live.

Housing can and must serve people of all ages and life stages. Homes can be designed to be suitable for all users. Existing homes can be modified to better enable people to age in place. (AARP)

APPENDIX – COMPREHENSIVE PLAN RECOMMENDATIONS

Committee recommendations for affordable housing and housing appropriate for older adults and people with disabilities in Fairfax City, as specified in the Land Use content areas of the draft 2035 Comprehensive Plan.

LAND USE

Housing Guiding Principle—The Committee supports “a choice of housing types that meet the needs of our community at all stages of life.”

Housing Goal 1—The Committee supports “development of housing types that are not heavily represented in the current housing inventory in order to provide a greater variety of options for a full income range of households.” We encourage City officials to seek opportunities to integrate new housing at price points for people of all ages.

Action H1.1.2. The committee recommends eliminating the reference to “development of new higher-end townhouses and single-family detached housing units.” It is the committee’s opinion that developers need no special incentives to create luxury housing in the City. Instead we need to incentivize the creation of more affordable and appropriate housing options for potential home buyers such as young working families or older adults seeking to downsize, as well as renters at all ages and income levels.

Action H1.2.1. The committee supports “changes to the zoning regulations to expand opportunities for accessory dwelling units, while ensuring they do not negatively impact the surrounding neighborhood.” Contained accessory units within existing housing stock would not only accommodate older relatives moving in with City residents, but also could allow an older homeowner to continue living in part of his or her current home while deriving needed rental income from the rest of the house or providing living quarters to a resident caretaker.

Housing Goal 2—The committee strongly supports “ensuring the availability of housing units that are affordable for individuals and families below the regions’ median household income.” As noted in the current Comprehensive Plan, amended in 2013, “market forces have exacerbated a need at the other end of the housing spectrum—for housing that is affordable to those earning less than the region’s median income. ... Almost all new housing construction within the past three decades has added stock to the upper housing price ranges, altering the balance of housing units at various price points.”

Actions H2.1.2 and H2.1.3. The committee also endorses these Actions, which call for “regulatory and financial incentives to increase the supply of such housing” and “leveraging publicly owned property for such housing.”

Outcome H2.2 and Action H2.2.2—In addition, the committee supports “preservation of and reinvestment in the City’s existing supply of affordable multifamily rental housing units,” particularly through **Action H2.2.2**, which calls for using the Low Income Housing Tax Credit, the Property Assessed Clean Energy (PACE) program, or other funding sources “to reinvest in and upgrade existing multifamily complexes.”

Housing Goal 3—The committee supports providing “older adults and people with disabilities with housing options in the City that are suitable for a range of living choices, such as aging in place, dedicated housing for older adults, or assisted living/nursing care.”

As noted in the 2012 amended Comprehensive Plan, “Census figures demonstrate that growth in the elderly population has been more dramatic in the City than elsewhere in Northern

Virginia. The development of additional senior housing ... is necessary to meet the housing needs of the increased elderly population.... Housing for senior citizens can include either assisted-living units or independent-living units, or developments that offer a mix of both types, ... with features such as main-floor bedrooms and accessible design features that cater specifically to the needs of older adults.”

The 2012 Comp Plan went on to specify that “a range of senior housing types is needed, including independent and assisted-living opportunities, rental and purchase options, and styles from one-floor units with covered parking to cottages in small-lot communities.... Generally, townhouses are not easily accessible for the elderly.... The City should work with potential developers of senior housing to meet those needs.”

Outcome H3.1 and Action H3.1.1. The committee encourages “incorporating the concept of ‘universal design’ (UD)” in new construction for older adults and people with disabilities, expanding the criteria of “visitability” described above to include such UD adaptations as a main-level bedroom and full bath, lever door and faucet handles, no-step-entry showers, electric switches no higher than 48” off the floor, and bathroom walls reinforced for installation of grab bars when needed.

Housing Goal 4—As a complement to new housing in the City, the committee supports the goal of “residential improvements of existing housing units,” both as a way to preserve affordable options for renters and entry-level buyers, and as a way to modernize and make current housing safer, healthier, and more energy efficient for all residents.

Our recommendations also align with **Neighborhoods Goal 1**: “Preserve and enhance the existing character of established neighborhoods.” We support that and **Outcomes N1.2 and N1.3**, “Diverse mix of housing types that provide ample choices for residents at all stages of life,” and “Rehabilitation and maintenance of existing, aging housing stock.”

RESOURCES

Lisa Sturtevant, *A Guidebook for Increasing Housing Affordability in the Greater Washington Region, Local Resources and Strategies for Housing Production and Preservation*, Housing Leaders of Group of Greater Washington. June 2017

Welcome to the Neighborhood: A Practitioner’s Guide to Inclusionary Housing, Housing Virginia, September 2017

Tiffany Manuel, *You Don’t Have to Live Here: Why Housing Messages are Backfiring and 10 Things We Can Do About It*. <https://www.enterprisecommunity.org/resources/you-dont-have-to-live-here>

National Low Income Housing Coalition’s *Out of Reach Report Virginia*

George Mason University’s Center for Regional Analysis report entitled, *Housing the Region’s Future Workforce*

http://cra.gmu.edu/pdfs/studies_reports_presentations/Housing_the_Regions_Future_Workforce_2012.pdf

United Ways of Virginia A.L.I.C.E. (Asset Limited, Income Constrained, Employed) Report Spring 2017

Northern Virginia Affordable Housing Alliance, *Northern Virginia's Preservation Challenge*
https://nvaha.org/wp-content/uploads/2018/06/NVAH001_1806_PreservationReport_WEBFINALv2.pdf

Virginia Center for Housing Research, A Report for Virginia's Housing Policy Advisory Council
https://www.vchr.vt.edu/wp-content/uploads/2017/11/HPACReport_AddressingtheImpactofHousingforVirginiasEconomy.pdf

Fairfax County 2019 Community Housing Strategy
<https://www.fairfaxcounty.gov/housing/sites/housing/files/assets/documents/communitywide%20housing%20strategic%20plan/communitywide%20housing%20strategic%20plan%20final.pdf>

Fairfax County Long Term Care Coordinating Council, Understanding the Housing needs of Fairfax Residents with Disabilities and Older Adults and Recommendations on Affordable and Accessible Housing
http://www.nami-northernvirginia.org/uploads/2/4/4/0/24403592/housing_needs_recommendations_adopted_january_11_2017_final.pdf

AARP Public Policy Institute <https://www.aarp.org/livable-communities/housing/>

Alexandria

Alexandria has addressed housing affordability with public housing units, tax relief and restrictive covenants to achieve affordability. In 2005, one cent (reduced in 2008 to 6/10 of one cent) of the city's real estate taxes was allocated for housing affordability and this year, a penny of the meals tax has been designated for affordable housing. In all commercial and some residential developments, a voluntary contribution based upon gross floor area (GFA), is expected from the developer.

Office of Housing, City of Alexandria: www.alexandriava.gov/housing/info.

Alexandria Housing Development Corporation: www.housingalexandria.org. Among AHDC's four current affordable properties is construction of North Henry Apartments, a partnership between AHDC and the Carpenter's Shelter that will comprise a new, purpose-built shelter facility topped by 97 units of AHDC-managed affordable housing, including 10 units reserved as permanent supportive housing units for former shelter residents.

Virginia Housing Development LLC: <http://www.vhdlc.us>. VHDLLC is the development arm of the Alexandria Redevelopment and Housing Authority (ARHA). Among its projects was redevelopment of the former five-block James Bland public housing project in the Parker Gray

Historic District into a mixed-income community of new triplex and multifamily units that blend into the vernacular architecture of the district.

Arlington

Arlington County has made a particularly strong commitment to housing affordability, allocating about 5 % of its General Fund annually to create, preserve or enable housing that is affordable. Arlington County has pledged there will be no net loss of committed affordable housing units. In addition, Arlington collects commercial impact fees based on gross floor area of all new construction which provides a substantial investment to their Affordable Housing Investment Fund. Arlington also requires that a high percentage of affordable units be family-friendly, that is, having two to three bedroom apartments.

AHC, Inc.: www.ahcinc.org/our-housing/. Founded in 1975 as Arlington Housing Corporation, AHC develops and operates affordable and mixed-income rental apartment communities in Virginia, Maryland, and D.C. The 74 apartments at Hunter's Park at Cherrydale are an example of (www.huntersparkapts.com) AHC-built and –managed affordable senior housing in Arlington.

Arlington Partnership for Affordable Housing: <https://apah.org>. APAH develops, acquires, and preserves rental properties in Arlington County. Its 14 current properties house more than 1,300 families, individuals, young professionals, senior citizens, and persons with disabilities.

Fairfax County

Fairfax County commits one half penny of the real estate tax, (\$12.5 million) to affordable housing each year. The County has pledged that 12 % of the total housing production in the county will be affordable. Between 2006 and 2009, one penny of the real estate tax proceeds was placed in a housing fund that provides money to leverage loans for capital construction and preservation of existing housing projects. The fund provides debt service for the purchase of two large apartment complexes with committed affordable units. Fairfax County also operates a number of Rental Assistance Demonstration (RAD), formerly known as public housing, subsidized senior housing, a rental program for individuals at 38% AMI and magnet housing for police, firefighter, teachers and the county workforce.

Department of Housing and Community Development: www.fairfaxcounty.gov/rha/. The County manages a long list of rental properties for low-income households, older adults, and people with disabilities. Unfortunately, waiting lists for many of these are currently closed.

The Affordable Housing Partnership Program (www.fairfaxcounty.gov/rha/ahpp.htm) provides funds to nonprofit and for-profit housing developers to develop and preserve affordable ownership and rental housing.

Falls Church

The City of Falls Church, which is exempted from the ban on proffers because of their proximity to the Metro system, requires that 6.25 percent of all new housing must be affordable to persons at or below 60% AMI. Falls Church has also committed city-owned land for construction of an affordable group home, facilitated a lottery for employee ownership of workforce condominium housing and helped to preserve Winter Hill, an affordable senior housing community. Falls

Church has also received significant concessions from assisted living facilities to offset this costly housing arrangement for older adults and persons with disabilities.

Virginia

Housing Virginia: www.housingvirginia.org. This partnership of public and private organizations is committed to the idea “that all Virginians should have access to high quality, affordable housing in suitable locations.” The website includes a research library, a messaging toolkit, examples of Best Practices, and a downloadable 40-page guidebook, “Welcome to the Neighborhood: A Practitioner’s Guide to Inclusionary Housing.”

Virginia Housing Development Authority: www.vhda.com. The nonprofit VHDA “helps Virginians attain quality, affordable housing through public-private partnerships with local governments, community service organizations, lenders, Realtors, developers, and others.”

National Housing Research

Harvard Joint Center for Housing Studies: www.jchs.harvard.edu. JCHS advances understanding of housing issues and informs policy through research, education, and public outreach programs, helping government, business, and civic sector leaders to effectively address the needs of their communities. Its latest publication, available online, is “The State of the Nation’s Housing 2017.”

National Housing Conference: www.nhc.org. NHC educates decision makers and the public about housing policies and practices that support thriving communities with quality homes that are affordable and accessible to all and seeks to advance policy, research, and communications initiatives that effect positive change. On November 29, the next NHC conference, “Solutions for Affordable Housing,” will explore the federal housing policy landscape under a new administration and Congress.

The FrameWorks Institute: <http://frameworksinstitute.org>. This independent research organization, which seeks to advance communications capacity in the nonprofit sector, recently worked with national housing policy organizations on ways to help advocates frame housing as a cross-cutting issue that affects and intersects with public health, educational equity, inclusive communities, and other social justice issues (<http://frameworksinstitute.org/housing.html>).

EXAMPLES OF AFFORDABLE HOUSING OPTIONS

Publicly-Supported Affordable Senior Housing

1. The Fallstead at Lewinsville Center: <http://www.wesleyhousing.org/properties.html>



This is an example of a public-private partnership between Fairfax County and the non-profit, Wesley Housing. Fairfax County had previously retrofitted a former elementary school in McLean, Lewinsville, to provide 22 affordable independent senior housing apartments co-located with adult day health, a senior center and two child care centers. On this County-owned land, Wesley Housing is constructing 82 affordable senior units while Fairfax County is separately constructing a new building on the site to house the Adult Day Health Center, Adult Respite Center and two child care centers.

2. Hunter's Park at Cherrydale, Arlington <https://www.huntersparkapts.com/>



Affordable senior living in Arlington for those who are 62 and older designed with active seniors in mind convenient to Metro Bus, Shopping and restaurants. with emergency pull cords in the spacious bathrooms.

Workforce Housing

1. Magnet Housing Program:

https://www.fcps.edu/sites/default/files/media/pdf/magnet_housing_marketing_document.pdf



2. The Residences at Government Center:

<https://www.fairfaxcounty.gov/housing/communitydevelopment/residences>



Faith-Based Initiatives

1. The Views at Clarendon: <https://skaengineers.com/projects/views-clarendon-v-point-apartments>



The First Baptist Church of Clarendon, in Arlington, reinvented its building to preserve the steeple, reconstruct the church and provide 116 rental apartments, 70 of which are committed affordable, with an underground parking garage and a child care center.

<https://newsroom.arlingtonva.us/release/presbyterian-church-site-to-be-transformed-into-gilliam-place/>

Arlington County approved both a plan to redevelop the Arlington Presbyterian Church site on Columbia Pike into an affordable housing apartment complex, and about \$18 million in loans to help the Arlington Partnership for Affordable Housing (APAH) buy the site and build the housing, locking in the apartments' affordability for 60 years. The redevelopment also will have ground floor retail/civic uses and a three-floor parking garage.



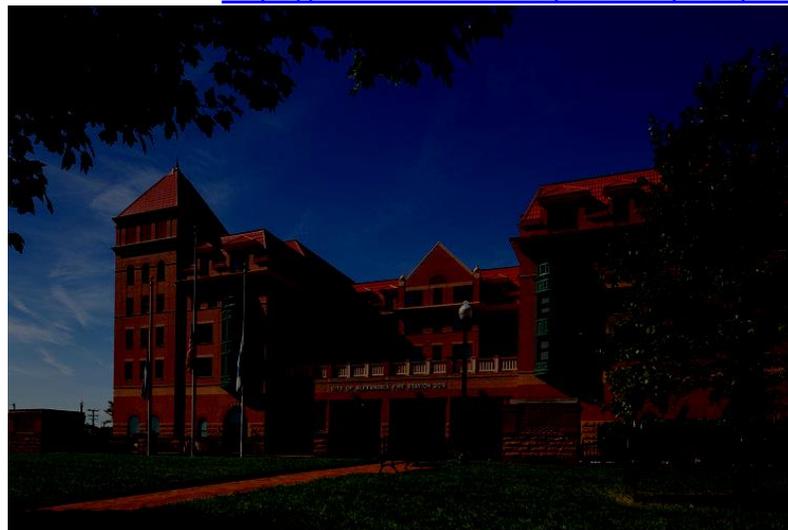
Allocating Public Land

1. Arlington Mill Residences: <https://housing.arlingtonva.us/affordable-housing/arlington-mill/>



Arlington County provided public land in a long term ground lease to construct at no additional cost to the county, 135 one to three bedroom committed affordable housing units co-located with a community center, senior nutrition, child development center and human services offices

2. The Station at Potomac Yards: <https://www.thestationatpotomacyardapts.com/>



The City of Alexandria provided “air rights” over a four bay fire station constructed with noise and vibration mitigation in order to provide 44 committed affordable condominium units and 20 workforce units combined with first floor retail space. There was no additional cost to the City for the construction of these units.

Heading	Comment/Recommended Change	Method	Date	Comments/Response
Housing	The importance of affordable housing comes through loud and clear. I also understand that the Mayor’s Committee on Affordable housing has made a number of suggested word changes. I also like the concept of making clear that affordable housing is more than providing housing for our public servants and those that serve us in the community but also for seniors and those with disabilities.	letter	7/11/2018	Noted.
Housing	Give equal emphasis to the development of high end and low income housing development	letter	7/22/2018	The housing guiding principle is supported by four goals, including one goal targeted toward market rate housing and one goal targeted to housing that is affordable.
Housing	Reference: Page 51 - Do not contract with Fairfax County Department of Housing and Community Development to administer the City of Fairfax Affordable Housing Program	letter	7/22/2018	Contracting administrative services has been determined to be the most efficient mechanism for administering a housing program for a jurisdiction the size of the City of Fairfax.
Housing	Reference: Page 51 - Do not amend the City's zoning ordinance to include an affordable dwelling unit ordinance	letter	7/22/2018	This action was added to support the recommendation for an affordable dwelling unit ordinance from the 2013 Affordable Housing Policy supported by City Council.
Housing	Make Home Owners Associations eligible for low cost financing for upgrades to common areas under the Renaissance Corporation program.	letter	7/22/2018	Action 4.2.2 has been modified to encourage expansion of the FRHC program. Specific measures are subject to FRHC board review.

Heading	Comment/Recommended Change	Method	Date	Comments/Response
Housing	<p>The City needs to have a more proactive plan for where it will provide and designate where affordable housing will be built in the future with the emphasis on multi-family rentals. The Draft Comprehensive Plan provides a broad set of strategies for expanding housing choices for people of different income levels. Affordable housing units have in the past most often been associated with multi-family construction. However, the Future Land Use Map only recognizes where multifamily housing currently exists but does not designate any new areas for that purpose. Many parcels in the City will probably be redeveloped, and the Future Land Use Map also plans for higher-intensity development at the nodes and Activity Centers. The Future Land Use Map should identify these potential sites which could include property owned by churches, nonprofits such as the American Legion, and City and County parcels. There also should be a plan for how the housing will be financed and what partnerships are needed to make this happen. Furthermore, tax relief should be considered as a strategy to preserve existing market-affordable housing. Therefore, we support and think that there should be emphasis on the following: Action H3.1.2: Amend the City's Zoning Ordinance to include an Affordable Dwelling Unit ordinance. It is critical that the City implement this action and approve an ADU ordinance as soon as possible. Action H3.1.1: Consider a contractual partnership with the Fairfax County Department of Housing and Community Development to administer elements of a housing affordability program for the City of Fairfax. Outcome H2.2: Preservation of and reinvestment in the city's existing supply of affordable rental housing units. Action H2.2.1: Facilitate partnerships between existing property owners and nonprofit organizations that manage dedicated affordable housing properties to preserve and ensure long-term affordability of existing multifamily complexes. Action H2.2.1: Support the use of the Low-Income Housing Tax Credits and other funding sources available to reinvest in and upgrade existing multifamily complexes.</p>	Letter	7/23/2018	Noted. These actions remain or have been modified in the current draft.
Housing	<p>The City has already experienced or has approved significant development of higher-end housing in the past few years. Market signals already strongly encourage building this type of expensive housing and discourage building the rental housing that people earning 60-80% of Area Median Income can afford. Therefore, we feel that Action H1.1.2 is not necessary and should be removed: "Support development of new higher-end townhouses and single-family detached housing units."</p>	Letter	7/23/2018	This action has been modified to support development of housing types "that are not heavily represented in the City's housing stock".
Housing	<p>explain the purpose of showing the difference in quantity of housing types in Figure 12.</p>	staff		Revised
Housing	<p>Add explanation of the significance of spending 30% of income on housing.</p>	staff		Revised

Heading	Comment/Recommended Change	Method	Date	Comments/Response
Housing Intro text	“The City has a relatively high proportion of residents aged 65+, compared to surrounding jurisdictions, and there is currently a lack of safe and accessible housing for this population or for people with disabilities. Older adults may <u>say they</u> plan to “age in place” in their current homes, but illness, death of a partner, economic setbacks, and the design challenges inherent in our older single-family housing may make that option impractical. <u>Too many of our older neighbors have been forced to leave Fairfax City to find the housing and services they need.</u> The City's new housing strategies should therefore prioritize appropriately designed multi-family housing, both rental and owner-occupied, that will allow these citizens to “age in community,” if not in the same house.	e-mail	6/8/2018	This is addressed through modified Action H3.1.1.
Housing Intro text	Last sentence should read: “The city is primarily built out, but as redevelopment takes place a variety of new housing types can be accommodated on a relatively limited basis to reflect market demands.”	Housing Committee	6/4/2018	Revised.
Housing Intro text	Second paragraph: “...In addition to housing that is affordable, housing that is designed for older adults and people with disabilities—and specifically housing that is affordable and appropriate for those populations—should likewise be prioritized in the City’s housing strategies due to the City’s relatively high proportion of older adults and the current lack of dedicated housing for them and for people with disabilities.”	Housing Committee	6/4/2018	Revised.
Housing Goal 1	Goal 1, second sentence: “As shown in Figure 12, The City of Fairfax has a lower ratio of multifamily and townhouse homes... ”	Housing Committee	6/4/2018	The relative proportion of multifamily units compared to other areas is not as distinct for multifamily as it is for townhomes. The relative proportion of newer multifamily units is discussed separately in this paragraph.
Housing Goal 1	Eliminate the clause “While the City has a relatively high share of multifamily housing,” and start the next section as follows: “The vast majority of the City’s multifamily housing was built in the 1960s. The razing or reconfiguring of these complexes in response to a demand for more modern multifamily rentals, condominiums, and residential housing types, such as higher-end townhomes, has meant the significant loss of affordable housing in the City.”	Housing Committee	6/4/2018	Discussion of housing that is affordable is provided under goal 2.
Housing Goal 1	Add the following sentence at the end: “ Demand for all single-family homes, including existing inventory in established neighborhoods, as well as higher-end homes in newer neighborhoods, remains steady. ”	Housing Committee	6/4/2018	Townhomes and multifamily homes are discussed as examples only. This paragraph is not meant to be all-inclusive in order to allow interpretation to adjust over time.
Housing Goal 1	Action H1.1.2: “Support development of new multifamily rentals and condominiums and townhouses. ”	Housing Committee	6/4/2018	See revised Action 1.1.2.
Housing Goal 2	“During the outreach process for the Plan, affordable housing was the number-one issue that rose to the forefront of the housing discussion (senior housing was number two). ”	Housing Committee	6/4/2018	Revised.
Housing Goal 2	Action H2.1.2 should read: “Provide regulatory and financial incentives to increase the supply of housing that households with incomes up to 60% of AMI, can obtain at 30% of household income. ”	Housing Committee	6/4/2018	Staff does not recommend providing specific target incomes because varying programs and policies may target different income ranges.
Housing Goal 2	Add Action H2.1.3: “Change zoning code and/or land use map to make it easier to construct housing on institutional property, and prioritize using Fairfax County property, when it becomes available, for multifamily rental housing that is affordable and accessible.”	Housing Committee	6/4/2018	See the added Action 2.1.4, property yard parcel discussion on page 39, and the Social and Civic Network Place Type definition on page 34.

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Housing Goal 2	Action H2.2.1 should read: "Support the use of the federal Low Income Housing Tax Credits, Commercial PACE Program , and other funding sources available to reinvest in and upgrade existing multifamily complexes."	Housing Committee	6/4/2018	Revised.
Housing Goal 3	We believe that Action H.3.1.1 would be better suited under Housing Goal 4 (see below). Add to Goal: "...for people of all ages and abilities." In last sentence, change "accessibility measures" to "accessibility/visitability measures."	Housing Committee	6/4/2018	Goal 3 and associated description consolidated with Goal 2.
Housing Goal 3	Action H3.1.3: Add after "...containing minimal physical barriers for residents, including but not limited to universal design (UD)." (We believe that addressing UD here is better than in Housing Goal 5.)	Housing Committee	6/4/2018	Action 3.1.3 revised.
Housing Goal 4	Edits recommended: "Support the City's Housing Affordability Program and Trust Fund.", "...will require a dedicated effort to leverage third-party expertise and the City's resources in order to produce the desired result.", "...accommodate housing that is affordable, effectively administering a housing affordability program, and optimally..., Outcome H4.1 should read:"A Housing Affordability Program and Trust Fund that supports ongoing efforts to increase and maintain the City's stock of housing that is affordable."	Housing Committee	6/4/2018	Goal 4 consolidated with Goal 2. See revised Action 2.1.1.
Housing Goal 4	Add Action H4.1.2 (moved from H3.1.1): "Pursue a contractual partnership with the Fairfax County Department of Housing and Community Development to administer elements of a housing affordability program for the City of Fairfax."	Housing Committee	6/4/2018	Revised. See Action 2.1.3.
Housing Goal 5	Edits recommended: "Provide older adults and persons with disabilities housing options in the City that are suitable for a range of living choices, such as aging in place, accessory dwelling units, dedicated housing, or assisted living/nursing care.", "In addition to affordable housing as described above, housing designed for older residents and persons with disabilities was another issue....,"	Housing Committee	6/4/2018	Goal statements have been simplified in concert with the goal statements throughout the plan. This descriptive text for Goal 3 has been modified per this comment.
Housing Goal 5	Rewrite Outcome H5.1 as follows:A range of accessible housing types with appropriate levels of support and care are available for older adults and persons with disabilities. (We eliminated the reference to UD and incorporated that under Action H3.1.3).	Housing Committee	6/4/2018	Based on the revised format of the Goals for this Guiding Principle, staff believes this now an appropriate locations to reference universal design.
Housing Goal 6	We recommend discussing whether to include multifamily residences in this Goal. These residences would benefit from the stated Action items, i.e., modernization, energy efficiency, and the prevention of deterioration and unsafe and unhealthy housing conditions.	Housing Committee	6/4/2018	The FRHC program has recently been expanded to include townhomes and multifamily condominiums. Action 4.2.2 has been revised to encourage other potential modifications to the program to increase participation.
Neighborhoods Goal 1	Edits recommended: There is relatively little undeveloped land available in the City for new housing or neighborhoods. But as new development does occur, consideration should be given to encouraging a mix of housing types, including housing that is affordable, consistent with the Section on Housing.	Housing Committee	6/4/2018	The purpose of this goal is to preserve the character of existing neighborhoods, rather than encourage new development or inclusion of new housing types.
Land Use Goal 1	Edits recommended: "Ensure that new development and redevelopment complement surrounding areas and contribute to an attractive, accessible, affordable , and economically viable place."	Housing Committee	6/4/2018	Staff does not recommend this change because this sentence is intended to focus on broad characteristics. Affordability is one of many issues that contribute these characteristics.