



3-2-1 Concept for Affordable Housing Contributions by Nonresidential Development

G-7 Committee

January 30, 2014



Background

- 2010 direction to present the Board with an evaluation of a possible change to the Policy Plan to “modify the County’s workforce housing policy to encourage monetary contributions to affordable and workforce housing from future nonresidential development.”





3-2-1 Concept

Concept crafted by:

- Affordable Housing Advisory Committee ad hoc subcommittee
 - Included advocates, building industry, Planning Commissioners, current and former FCRHA Commissioners, CRAAG and others
- Joint Committee of the Redevelopment and Housing Authority and Planning Commission Housing Committee



3-2-1 Concept

- Economic vitality is tied to housing affordable to workers from the full spectrum of the economy
- By 2030, Fairfax County will need more than 50,000 new units affordable to households earning up to 120 percent of the Area Median Income
- Current tools of Affordable Dwelling Units Program and Workforce Housing Policy will supply 1 percent of the total housing need in 2030.

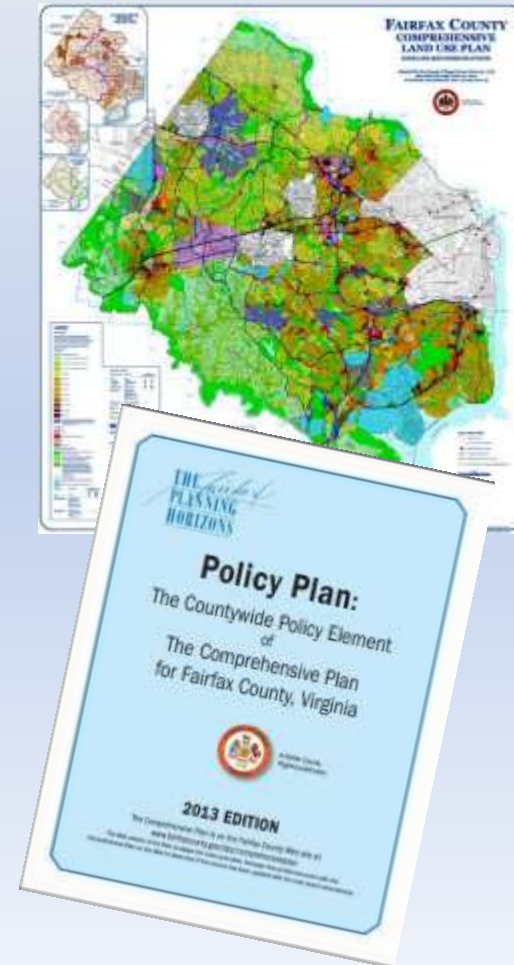




3-2-1 Concept

Planning Commission recommendation:

- Transmit the concept to the Housing Committee of the Board of Supervisors. Following that committee's consideration, request the Board of Supervisors to authorize a Plan Amendment to begin formal review of the concept.





3-2-1 Concept

Plan guidance triggered by zoning application:

- \$3 per nonresidential square foot in Tysons (in effect) and within $\frac{1}{4}$ mile of any other Transit Station Area (TSA)
- \$2 per nonresidential square foot between a $\frac{1}{4}$ to $\frac{1}{2}$ mile radius of any TSA
- \$1 per nonresidential square foot beyond $\frac{1}{2}$ mile radius in TSA's, in Suburban Centers and Community Business Centers





3-2-1 Concept

- Contributions could occur over a period of time
- Contributions could be in the form of land or affordable units in lieu of a cash contribution
- Ground floor retail not included in calculation
- Contribution amount would be adjusted annually based on the CPI



3-2-1 Concept

- Funds deposited in Housing Trust Fund
- Funds contributed by \$3 and \$2 tiers should be used to develop affordable housing in the areas the funding was generated, or secondly in other \$3 and \$2 tier areas
- Housing should serve households earning 80% of the Area Median Income and below.





Next Steps

- BOS Housing Committee: February 4, 2014 at 3 p.m. in the Fairfax County Gov't Center Rooms 9 and 10