



PRINCE WILLIAM
COUNTY

Affordable Dwelling Unit Update

DSS Advisory Board

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Outline

- Comprehensive Plan - New Housing Chapter Overview
- Discussion/Feedback
- Next Steps



Housing Chapter Guiding Principles

- Quality, price-appropriate housing
- Attainability
- Housing that is directly tied to public policy priorities



Housing Chapter Policies

- Preserve and enhance existing neighborhood communities
- Establish new diverse mixed income housing communities
- Develop implementation tools for both residents and the development community
- Enhance mobility strategies that address the intrinsic relationship between housing and mobility



Housing Chapter Policies - Continued

- Promote sustainable neighborhoods that support County-wide environmental goals
- Ensure that developments result in equitable healthy communities
- Identify regulatory changes needed to support the implementation of these housing policies



Affordable Housing Tools

- Develop implementation tools for both residents and the development community
- Ensure the construction and financing of affordable and workforce housing to meet the projected demands of 33% affordable and 42% workforce housing as shown in the table below:

	Housing Units in 1000s			
	2025	2030	2035	2040
Affordable Dwelling Units (80% AMI or less)	58.6	63.4	66.5	69.0
Workforce Dwelling Units (81% to 120% AMI)	74.6	80.7	84.6	87.8

Affordable Housing Supplement



- ***Affordable Share*** – 10% affordable and/or workforce housing with up to 20% desirable if developers leverage other financial tools (LIETEC etc.)
- ***Income Level*** – 50% of the proffered units available at or below 80% of AMI and 50% of the proffered units available up to 120% AMI

Incentives from: Affordable Housing Supplement

- Reduce or eliminate in lieu of voluntary monetary contributions for mitigation of offsite development impacts for affordable units
- Density increases proportionate to twice the amount of affordable/workforce units provided
- Flexibility in the types of units allowed in the zoning district
- Modifications of development standards such as height, setback, and/or lot coverage
- Modifications of Design and Construction Standards Manual (“DCSM”)

Remaining Policy Levers

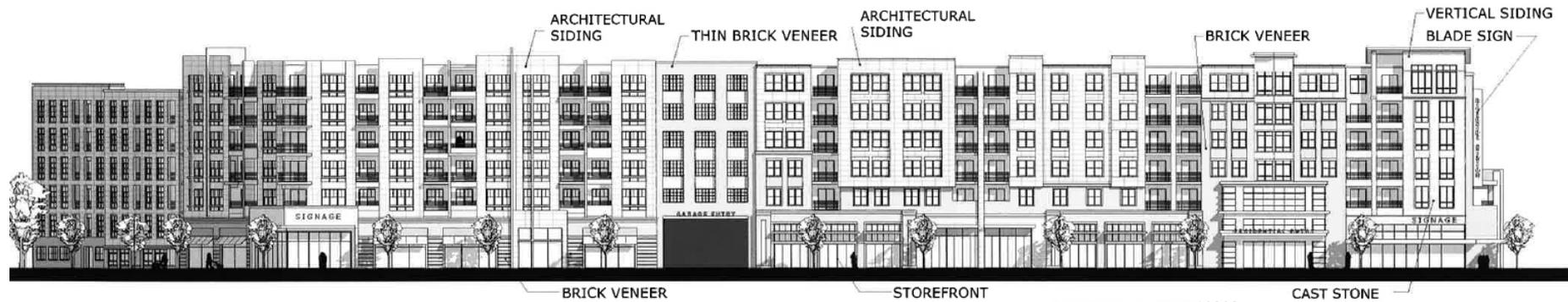
- ***Applicability*** – to every residential and mixed use project (particularly in activity centers near transit and if displacing existing naturally occurring affordable housing)
- ***Affordability Term*** – Determined on a per project basis
- ***Alternatives*** – Reduce or eliminate in lieu of voluntary monetary contributions for mitigation of offsite development impacts for affordable units

Riverside Station – Land Bays A and B

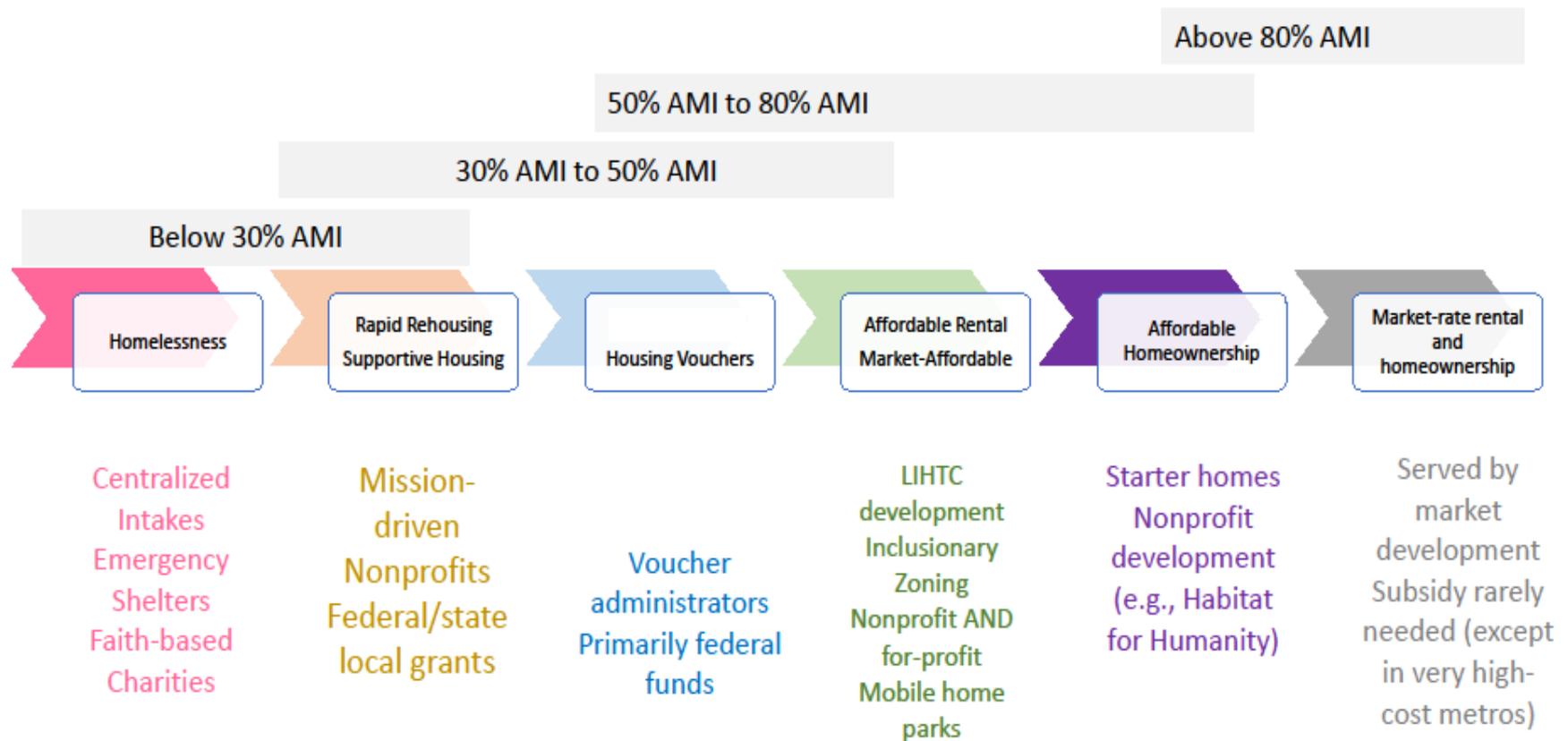
- Land Bay A - #REZ2022-00007 - A maximum of 330 dwelling units
- Land Bay B - #REZ2022-00008 - A maximum of 640 dwelling units
- Proffer Statement subjects both land bays to an Affordable Dwelling Units set-aside yielding approximately 78 Affordable Dwelling Units together
- Approximately 50 units per acre – bottom of T-6

Affordable Dwelling Units (ADU). A total of eight percent (8%) of the multifamily dwelling units shall be available for rent as follows:

Portion of total of 8% ADU	Household Earnings as Percentage of Area Median Income
2%	60%
2%	70%
2%	80%
2%	100%



Affordable Housing Tools



Affordable Dwelling Unit Ordinance

Action Strategies

- Other tools to bring to bear on affordable housing:
 - Affordable Dwelling Unit ordinance (Phase I)
 - Incentive Zoning (Phase II)
 - Accessory Dwelling Units (Phase II)
 - Additional PMR Housing Types (Phase II)
 - Review of PWC zoning ordinance for additional barriers to affordable Housing (Phase II)
- How will we monitor compliance and continued affordability?

Next Steps (Phase I)

- Consultant assistance for Affordable Dwelling Unit Ordinance (Phase I):
 - Kickoff Presentation to DORAC – 07/27/23
 - Stakeholder/Public Meeting – Early/Mid September.
 - Draft Affordable Dwelling Unit Ordinance- September.
 - DORAC review of Draft Ordinance – Before PC Work Session.
 - Planning Commission Work Session – 09/27/23
 - Planning Commission Hearing – 11/08/23
 - BOCS Hearing – 12/12/23