



# LAND USE STRATEGIES CHAPTER

## Housing Content Area

**Housing 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.

**Housing Goal 1. Housing types that are not heavily represented in the current housing inventory are supported in order to provide a greater variety of housing options for a full income range of households.**

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.
- Action H1.1.2. Support development of new higher-end townhouses and single-family detached housing units.

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.

**Housing Goal 2. Ensure the availability of housing units that are affordable for individuals and families 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. Leverage the affordable housing trust fund.
- Action H2.1.2. Provide regulatory and financial incentives to increase the supply of housing that is affordable as defined in the affordable housing ordinance.
- Action H2.1.3. Leverage publicly-owned property for housing that is affordable or mixed use development that includes housing that is affordable.

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 that manage dedicated affordable housing properties to preserve and ensure long-term affordability of existing multifamily complexes.
- Action H2.2.2. Support the use of the Low Income Housing Tax Credit and other funding sources available to reinvest in and upgrade existing multifamily complexes such as through PACE (Property Assessed Clean Energy).

**Housing Goal 3. Provide 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.**

Outcome H3.1. A range of accessible housing types are available for older adults and people with disabilities that incorporate the concept of universal design with appropriate levels of support and care.

- Action H3.1.1. Express preferences regarding housing units that are appropriate and/or in demand for older adults and those with disabilities.
- Action H3.1.2. Utilize affordable housing trust fund to assist with aging in place with income threshold.
- Action H3.1.3. Encourage development of shared housing opportunities through congregate living facilities.

**Housing Goal 4. Support residential improvements of existing housing units.**

Outcome H4.1. A greater number of renovated housing units.

- Action H4.1.1. Continue to encourage homeowners to undertake residential reinvestment projects that can collectively modernize the City's housing stock.
- Action H4.1.2. Encourage energy efficiency retrofits that reduce water use and home 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.
- Action H4.1.4. Incentivize reinvestment in multifamily complexes.

Outcome H4.2. Expanded City sponsored residential improvement programs.

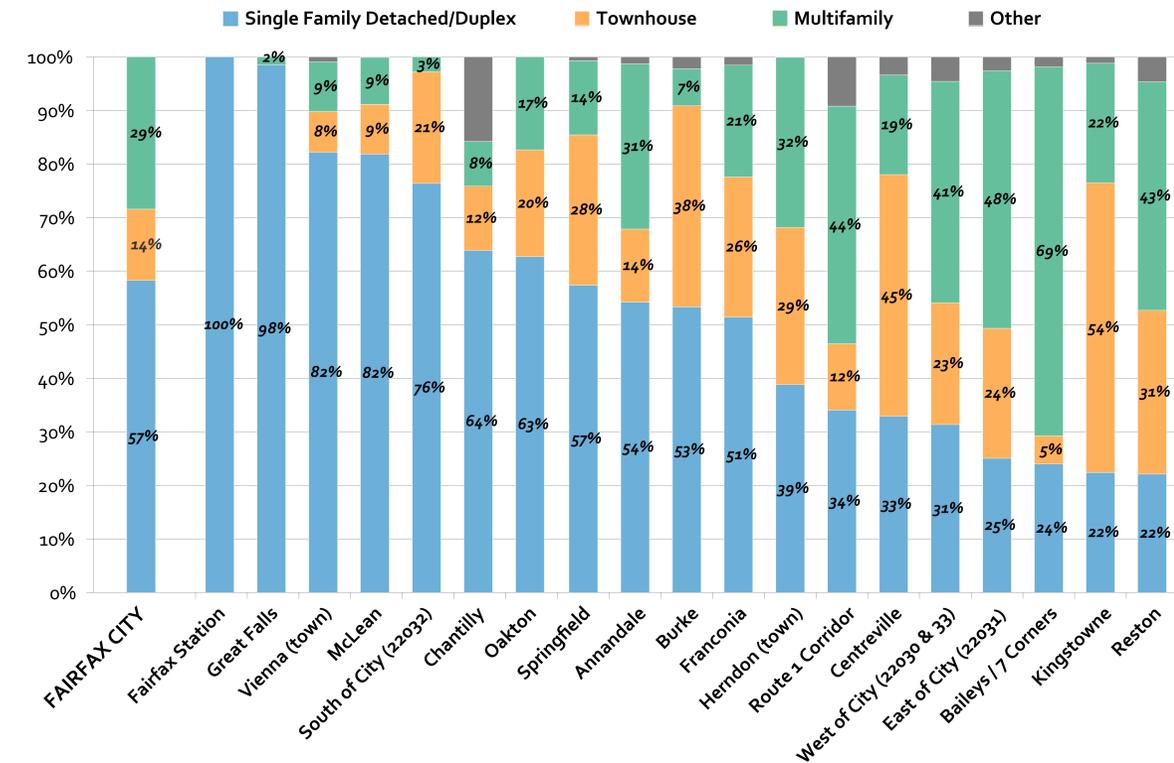
- Action H4.2.1. Expand flexibility of FRHC program to encourage greater participation by homeowners of duplexes.

**Metrics:**

- Number of new housing units by type and assessed value
- Total number of housing units affordable to households with incomes up to 80% of the area median income (AMI)
- Number of building permits issued for the rehabilitation of existing housing units
- Number of loans approved by FRHC by housing type (single family or duplex) and neighborhood

**FIGURE 18: Housing Units by Type**

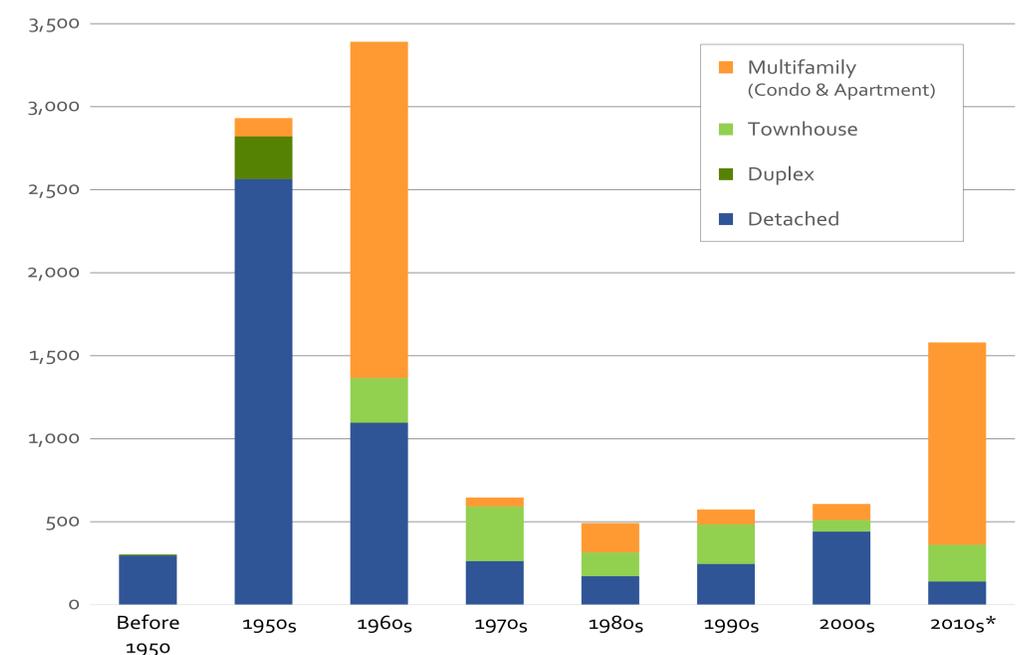
Fairfax City and Select Areas of Fairfax County



Source: City of Fairfax Real Estate Assessments, 2016 Fairfax County Demographics Reports, 2015

**FIGURE 19: Housing Units by Type and Decade Built**

Fairfax City



Note: Includes housing units existing and approved as of March, 2017. "2010s" includes housing units under construction, as well as projects that have been approved by City Council, but for which construction has not begun.

Source: Fairfax City Real Estate Assessments