



CITY OF **FALLS** **CHURCH**

Affordable Living Policy Updated



Building Better Lives

**Approved By City Council
January 14, 2019**

CITY OF FALLS CHURCH
300 Park Avenue, Falls Church, Virginia 22046

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***AFFORDABLE LIVING POLICY UPDATE
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Affordable Living Policy Workgroup Member Biographies

Ayan Addou	Ms. Addou is a Northern Virginia Strategic Housing Officer with the Virginia Housing Development Authority's Community Outreach Division. Based in Falls Church, Ayan works with VHDA's partners throughout the Northern Virginia geographic area to provide technical assistance for grant opportunities and other VHDA resources that may support local initiatives.
Craig Cheney, Co-Chair	Mr. Cheney is former Chair and current member of the City of Falls Church Human Services Advisory Board. He is also the past Chair and member of the Falls Church City School Board. He is a resident of the City of Falls Church.
Marybeth Connelly	Ms. Connelly is a City Council member and Vice-Mayor.
Stephen Erick	Mr. Erick is a teacher at Mary Ellen Henderson Middle School.
Brenda Heffernan	Ms. Heffernan is the Chair of the City of Falls Church Housing Commission. She has been a resident of the City of Falls Church since 2007.
Lindy Hockenberry	Ms. Hockenberry serves on the City of Falls Church Planning Commission. She was formerly Vice Mayor and member of the Falls Church City Council. She retired from the Falls Church school system. She is a resident of the City of Falls Church.
Marion Jones	Ms. Jones has been a longtime advocate of both elderly and affordable housing in the City of Falls Church. She has lived in the City for twenty years and has worked to help maintain housing, and specifically rental, affordability for some of the City's most vulnerable populations.
Ross Litkenhous	Mr. Litkenhous is a City Council Member.
Tori McKinney, Co-Chair	Ms. McKinney is a past member of the City of Falls Church Housing Commission. She also volunteers with the Falls Church City schools and is a Realtor with Keller Williams. She is a resident of the City of Falls Church.
Joshua Shokoor	Mr. Shokoor is an experienced small business leader, organizational efficiency expert and affordable housing advocate. He currently works as a full-time Data and Communications Analyst for non-profit FCHC a Virginia Community Development Corporation. He is also a member of the Housing Commission.
Shelly Skomra	Ms. Skomra is a teacher at Thomas Jefferson Elementary School.
Eileen Williams and John Williams	Mr. and Mrs. Williams are the parents of an adult with intellectual disabilities who grew up and resides in the City of Falls Church. They lead a support group for City of Falls Church parents of children with special needs.
Bob Young	Mr. Young is Vice-Chair of the Economic Development Authority and a member of the selection Committee for the West Falls Church Economic Development Project. He is the owner of nine Teacher Workforce Units in the City and the founding president of the Falls Church Education Foundation. He has also served on numerous task forces in the city such as Streetscape and Storm Water Management. He is a resident of the City of Falls Church.

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Affordable Living Policy Update

2018

Statement of Core Principles and Intent

This update to the 2013 City of Falls Church Affordable Housing Policy (now called the Affordable Living Policy) outlines the City's strategy to address the diverse housing needs of its current and future populations by encouraging and actively supporting a mix of housing types and price levels. The preservation and creation of affordable housing as a key component of affordable living is integral to the principles espoused in the City's overall Comprehensive Plan and in line with the core values of *Inclusiveness and Social Sustainability* which call for a "diverse housing stock for all income levels."

The *Affordable Housing Policy* was renamed the *Affordable Living Policy* in order to reflect the reality that housing is interconnected with other areas of life. Housing affects transportation, education, health outcomes, economic development, and the environment. In Falls Church, there is a gap between what many households can afford and available rental and ownership homes. These households include recent graduates, government workers, health care workers, service providers, and more. Additionally, stable housing can influence education outcomes. Workers in the City are moving to far out suburbs negatively affecting commute times, the environment, transportation infrastructure, and quality of life. Housing plays a role in where businesses decide to locate and a lack of affordable housing can put a jurisdiction at a competitive disadvantage. Commercial development can broaden the tax base and reduce the burden on individual homeowners.

The intent of this Affordable Living Policy is to outline policies that will integrate affordable living options into both existing residential neighborhoods as well as new mixed development designed for residential and commercial use. The Policy seeks to provide an adequate stock of affordable living options in proximity to employment, schools, transportation, and community centers. A central tenet of this policy is to establish and monitor long-term targets for the preservation and expansion of affordable living solutions. Ensuring that there are affordable homes for rent and for sale ensures the inclusiveness and sustainability of Falls Church.

The U.S. Department of Housing and Urban Development (HUD) Area Median Income (AMI) is the midpoint of a region's (the Washington D.C. Metro area) income distribution – half of families in a region earn more than the median and half earn less than the median. Falls Church and other localities use these incomes to assess housing affordability for housing programs.

For example, to participate in the City's Affordable Dwelling Unit (ADU) Rental Program, a two-person household would need an annual income between 50% to 80% of AMI which currently translates to a minimum of \$46,880 and a maximum of \$75,008 to afford a 2-bedroom ADU apartment rent of \$1,324.

Further explanation of the HUD AMI limits and definitions can be found in Appendix D or at: <https://www.huduser.gov/portal/datasets/il/il2018/2018summary.odn>.

Housing is considered to be affordable when the household pays no more than thirty percent (30%) of gross income for all housing costs including utilities.

Target income groups for affordable living are up to eighty percent (80%) of Area Median Income. Target income groups for affordable workforce living are up to one hundred twenty (120%) of Area Median Income.

The provision of affordable living options is not an entitlement, but a partnership effort, based on the coordination and participation of several key stakeholders including: the City government; private sector developers; public institutions at the federal, state, and local levels; non-profit organizations; City businesses; and recipients.

Two priorities have been identified for the Affordable Living Policy. The first priority is to preserve the current stock of committed affordable living options (housing kept affordable through regulation) and to the extent possible, preserve the current stock of market rate affordable living options (housing which is affordable due to market forces) within the City. Of note is that over the past five years the City has experienced a net loss of 183 affordable housing units.

The second priority is to create additional affordable living solutions. This may be accomplished through changes in zoning regulations, provision of tax incentives and/or subsidies, partnerships with non-profit organizations, and partnerships with private for-profit and non-profit housing developers for the provision of Affordable Dwelling Units. As time and funds permit, the City will restart the First Time Homebuyer Program to provide assistance in the form of down payment and closing cost loans to persons who either live or work in the City and meet eligibility criteria, using the proceeds of the Affordable Housing Fund.

While maximizing opportunities for affordable living options, every attempt will be made to create and preserve affordable living options for people in need including low-income households, seniors, people with disabilities or special needs, and the homeless. The Policy recognizes both the specific requirements of each of these groups and the limited City resources to attend to them. Therefore, the City will periodically assess ways to maximize affordable living options while still addressing the needs of specific groups.

It is important to consider all options for increasing the supply of affordable living options in the City. Strategies include developing committed affordable living options that are inclusionary and distributed within developments and throughout the City as well as standalone affordable properties. Another option is to allow for condominium developments with reduced amenities and/or reductions in parking minimums in order to reduce development costs. This would bring the City closer to its affordable living creation goals, particularly homeownership.

***Vision Statement
Adopted by City Council
on April 10, 2017***

In the year 2040, the City of Falls Church is a welcoming and inclusive community – a special place in the heart of Northern Virginia. Involved citizens are key to the City’s long-term success as a leader in education, environmental sustainability, multi-modal transportation, and vibrant economic development. By investing in neighborhoods, community services and facilities, schools, and parks the City preserves small-town character and history while honoring a deep commitment to progress and a growing community. The continual rejuvenation of robust commercial areas supports the City’s high quality of life for all citizens.

When the opportunity arises with major new developments, the City will encourage new forms of affordable living offering a range of options to meet the needs of households at varying income levels and with varying sources of income such as a mixed use dedicated housing development that includes affordable living options for the elderly and disabled.

Tangible Support for Affordable Living

The City Council shall consider, on an annual basis, dedicating revenue to the Affordable Housing Fund (AHF). The City needs a dedicated pool of resources in order to take action when opportunities arise to preserve and create affordable living options.

Reporting

The City management will prepare an annual report, by January 1, detailing the current status of meeting the goals of this Policy in creating additional affordable living solutions. The report will quantitatively analyze changes to the stock of affordable living options, arranged by income level, type of solution, priority population group and other relevant factors. The report will be posted on the City of Falls Church website for public review.

As part of the HUD FY 2016-2020 Consolidated Plan, every five years the City prepares a comprehensive assessment that identifies demographic and economic changes, unmet community needs, and changes in the provision of basic services, including housing. The assessment includes carrying out community forums, conducting surveys, and gathering input from developers and services providers. The results of the five-year assessment, combined with the annual status report on affordable living, will be used by the City to periodically fine tune its affordable living strategy and targets.

Within the context of the City's comprehensive planning process and preparation of Area Development Plans, the City Council will assign the City management the task of reviewing the City's zoning code and development incentives. The goal of this review is to identify zoning and incentive measures that promote affordable living options in the City and to prepare legislation for subsequent adoption by City Council. These zoning modifications and incentives will cover all priority population groups and all types of living

Risk of ADU Loss

*In 2013 there were two properties that were considered market rate affordable for many years (**Merrill House apartments and Lee Square apartments**). These homes became no longer affordable as the market demand for rentals skyrocketed driving up rents and resulting in a net loss of 274 (**Lee Square 115 units and Merrill House 159 units**) affordable homes.*

In addition, the City will lose (by conversion to market rate) ADU homes as homeowner covenants expire. Four covenants have already expired. This year control periods are set to expire for two additional ADU homes.

*Although the City has had an influx of new ADUs in the past few years as new developments came on line (i.e., **West Broad Residences and Lincoln at Tinner Hill**), a loss of 96 affordable homes could happen at the Fields where their tax credits are due to expire.*

These cases demonstrate the need to preserve affordable market rate homes in the City before they are lost. City funding to the AHF would be used for keeping homes affordable or creating new affordable homes.

options. Businesses based in the City are encouraged to become partners in this effort, as a means to identifying affordable living solutions for their employees.

A central tenet of this policy is to establish and monitor long-term targets for the preservation and expansion of affordable living solutions in the City. The following table summarizes the baseline set in 2012 when this Policy was originally established, sets ten-year targets through 2022, and illustrates some strategies and tools available to achieve them. It provides a barometer of how well the City is doing. City Council may choose to establish new goals through such mechanisms as the Comprehensive Plan.

Affordable Homes – Falls Church - updated June 2018
Based on households with incomes less than 60% AMI

Measure	2012 Stock	Target and Timeframe	2017 Stock	Strategies and Tools to Meet the Targets
Preserve current stock of affordable market rate rental units in the City	224 units	Preserve 224 units through 2022	27 units	Advocacy, purchase of existing units, provide incentives such as tax credits, use Affordable Housing Fund (AHF) for investments, partner with organizations to sustain or expand number of units
Preserve current stock of affordable committed rental units in the City	221 units	Preserve 221 units through 2022	239 units	Advocacy, purchase of existing units, provide incentives such as tax credits, use AHF for investments, partner with organizations to sustain or expand number of units, secure state and federal financial support
Preserve current stock of affordable owned units in the City	25 units	Preserve 25 units through 2022	21 units	Advocacy, purchase existing units, provide incentives such as tax credits, use AHF for investments, partner with organizations to sustain or expand number of units
Increase the number of affordable housing units in the City	470 units	Increase the 2012 stock by 150 units by 2022	287 units	Redevelopment, provide a density bonus, special zoning exceptions, reduce development fees, tax incentives, include as part of City planning process and Area Development Plans, use AHF for investments, partnership with developers, community organizations, etc., at least 8 to 10% of newly developed units will be committed affordable or a cash contribution equivalent

Affordable Dwelling Units in New Development

The development of new multi-family apartment buildings or condominiums presents a key opportunity for increasing the stock of affordable living options, and specifically affordable dwelling units (ADUs), in the City. For the purpose of this Policy, an Affordable Dwelling Unit (ADU) is any home, either for-purchase or for-rent, the cost of which is affordable to households with incomes under 80 percent of the Area Median Income and which were provided by developer contributions. One intent of this Policy is to encourage developers and to help the City attain (or surpass) the target for increasing the number of ADUs. City management will take in to consideration the following parameters when partnering with developers to meet the goal of encouraging affordable living in the City:

- The City will encourage applicants for development approval to provide increased amounts of ADUs (above the 6% that was targeted in the 2013 policy) by using incentives and additional methods. How much affordable living is provided in any case will depend on a variety of factors to each project such as rental or sale of units, size, location and other characteristics.
- For rental ADUs, the City will establish AMI thresholds into two tiers, the first tier ranging from 30% to 50% AMI (low-income) and the second tier ranging from 51% to 80% AMI (moderate income), recognizing that the percentage of low-income ADUs may be lower than 6% because of the higher cost to the developer. This is acceptable in order to provide living options for underserved rental populations.
- For ownership ADUs, the City will allow a higher AMI threshold ranging up to 120%. The development of condominiums is encouraged to provide increased ownership options.
- When the City Council finds it is in the City's best interest to accept a financial contribution offered by a developer in lieu of new homes, the City will ensure that such cash contribution reflects the difference between the fair market value of the homes and their value when managed as affordable homes. The decision of whether the City receives the ADUs, a financial contribution, or a combination thereof, is at the sole discretion of City Council. Proportionately more ADUs or financial contributions should be provided when the City provides additional concessions. (For example, if the City allows greater density, the expectation is that the City will gain an additional percentage of the final allowable homes or cash payment.) In all instances, the City will seek a win-win agreement that balances the project's financial feasibility with substantive consideration for concessions to the developer. All financial contributions will be deposited to the Affordable Housing Fund.
- In order for the City to increase long term affordable housing stock, the City will encourage developers to provide ADUs for the life of the project with which they are associated, unless other circumstances are more advantageous for the City.

Regional Cooperation

In some cases, a regional collaboration with other jurisdictions may be the best alternative for achieving the City's affordable living objectives. The Policy directs the City to work with developers, government entities, and other interested parties to maximize access to affordable living options for City residents and workforce in the surrounding jurisdictions through reciprocal agreements.

Education and Awareness

The City will raise awareness of the intrinsic value of having a mix of living options that serve all economic strata of residents within its borders. The Affordable Living Policy supports overall City goals to attract the businesses that residents want, to maintain a world class school system, and to provide the finest City services. Moreover, the policy recognizes that individuals employed in the businesses, schools, and government often struggle to live near their places of work. In addition to securing investments in affordable living, it is incumbent upon the City to inform the population about the contribution that affordable living makes to the overall health of the community.

Persons interested in acquiring affordable housing need to have access to information on the current affordable housing stock, upcoming opportunities, available programs to facilitate access to affordable living, and the qualifications for the various programs. The City will use available media and technology to ensure that information regarding the policy and programs is available on an on-going basis to interested citizens and developers.

Summary of Recommendations

1. Develop committed affordable living options that are inclusionary and distributed within developments and throughout the City as well as standalone affordable properties.
2. Allow for condominium developments with reduced amenities and/or reductions in parking minimums in order to reduce development costs.
3. With major new developments, encourage new forms of affordable living options such as a mixed use dedicated housing development that includes affordable living options for the elderly and disabled.
4. Encourage applicants for development approval to provide increased amounts of ADUs (above the prior 6% in this policy) by using incentives and additional methods. How much affordable living is provided in any case will depend on a variety of factors to each project such as rental or sale of units, size, location and other characteristics.
5. For rental ADUs, the City will establish AMI thresholds into two tiers, the first tier ranging from 30% to 50% AMI (low-income) and the second tier ranging from 51% to 80% AMI (moderate income), recognizing that the percentage of low-income ADUs may be lower than 6% because of the higher cost to the developer. This is acceptable in order to provide living options for underserved rental populations.
6. For ownership ADUs, the City will allow a higher AMI threshold ranging up to 120%. The development of condominiums is encouraged to provide increased ownership options.
7. When the City Council finds it is in the City's best interest to accept a financial contribution offered by a developer in lieu of new homes, the City will ensure that such cash contribution reflects the difference between the fair market value of the homes and their value when managed as affordable homes.
8. In order for the City to increase long term affordable housing stock, the City will encourage developers to provide ADUs for the life of the project with which they are associated, unless other circumstances are more advantageous for the City.
9. In some cases a regional collaboration with other jurisdictions may be the best alternative for achieving the City's affordable living objectives. The Policy directs the City to work with developers, government entities, and other interested parties to maximize access to affordable living options for City residents and workforce in the surrounding jurisdictions through reciprocal agreements.
10. The City Council shall consider, on an annual basis, dedicating annual revenue to the Affordable Housing Fund (AHF). The City needs a dedicated pool of resources in order to take action when opportunities arise to preserve and create affordable living options.

11. City Council will assign the City management the task of reviewing the City's zoning code and development incentives. The goal of this review is to identify zoning and incentive measures that promote affordable living options in the City and to prepare legislation for subsequent adoption by City Council.
12. The City will use available media and technology to ensure that information regarding the policy and programs is available on an on-going basis to interested citizens and developers.

Policy of Non-Discrimination on the Basis of Disability.

The City of Falls Church does not discriminate on the basis of disability in employment or in the admission, access to, or treatment in its services, programs or activities. Cindy Mester, with the City of Falls Church, 300 Park Avenue, Falls Church, Virginia, has been designated to coordinate compliance with the ADA non-discrimination requirements. The City of Falls Church is committed to the letter and spirit of the Americans with Disabilities Act. This document will be made available in an alternate format upon request. Call 703-248-5005 / TTY 711



Appendix A

Programs, Services, and Funding for Affordable Living

The following overview summarizes the types of affordable housing programs and levels of services provided by the City of Falls Church, as of June 2018.

Affordable Dwelling Unit (ADU) Program provides eligible low- and moderate-income households the opportunity to rent or purchase homes at a subsidized price. Currently, 54 rental ADUs are located at Pearson Square Apartments, Lincoln at Tinner Hill Apartments, Northgate Apartments and West Broad Residences. A total of 21 purchased ADUs are located at Byron, Broadway, Whittier and the Spectrum. By 2021, 15-30 ADUs will be added as new developments are constructed. Priority for placement is given to seniors, persons with disabilities, and people who live and/or work in the City of Falls Church. Units were provided by developer contributions through special exception negotiations.

Affordable Housing Fund (AHF) provides resources to maintain existing affordable housing and to develop additional affordable housing opportunities in the City for households with gross income less than 120% of the median income for the Washington Metropolitan statistical area. Resources for the AHF are currently generated through cash contributions from developers. Non-profit, for-profit and government organizations are awarded grants for site-specific projects based on a public, rolling application process.

City Owned Apartments Four apartment units owned by the City are leased to a nonprofit for low-income families.

Emergency Assistance Program helps residents who have experienced temporary setbacks by providing one-time financial assistance to cover unexpected emergencies, including rental assistance. Funding provided by the City of Falls Church.

Year	City Funds	Households
FY18	\$5,919	15
FY17	\$3,447	9
FY16	\$1,398	4
FY15	\$2,224	10
FY14	\$1,547	4

Rent Relief Program is available to income eligible City residents 65 years of age or older or who are permanently and totally disabled. Funding is provided by the City of Falls Church with an annual maximum benefit of \$1,700 as of 2018.

Year	City Funds	Households
FY18	\$10,200	6
FY17	\$9,916	6
FY16	\$12,600	8
FY15	\$10,900	7
FY14	\$10,400	7

Real Estate Tax Relief Program is available to income eligible City residents 65 years of age or older, or permanently and totally disabled persons, in order to help ease the burden of real estate taxes. Currently the amount of exemption depends on the household's income and assets. The exemption ranges from \$1,000 - \$4,000 which is provided in the form of either a tax deferral that comes due when the property is eventually sold or tax relief in which the taxes for that year are reduced.

Year	City Funds	Households
FY17	\$263,242	81
FY16	\$290,141	71
FY15	\$274,048	56
FY14	\$224,912	63

Tenant/Landlord Dispute Resolution is offered by HHS staff to all City homeowners and tenants. In FY17, the program handled 61 cases from City residents and in FY16, 81 cases.

The following overview summarizes programs and services provided to City residents through outside organizations. Some of the programs are funded through U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) and Home Investment Partnership Program (HOME) grant funds. Others are funded by the City's Community Services Fund, which provides local funding to nonprofit organizations seeking City support for human service programs and activities serving City residents.

Falls Church Community Services Council is a non-profit organization that provides: emergency rental assistance, a food pantry, transportation, furniture, heating assistance, medical prescriptions, and clothing.

Year	CDBG Funds		Community Service Funds	
	Funding	Households (financial assistance only)	Funding	Households (HH)
FY18	\$3,000	7	\$15,000	Pending
FY17	0	0	\$15,000	32 HH food; 3 HH delivery of furniture; 7 HH emergency assistance
FY16	\$4,000	7	\$14,000	36 HH food; 4 HH delivery of furniture
FY15	\$2,947	5	\$10,000	30 HH food; 2 HH delivery of furniture
FY14	\$3,249	9	13,000	50 HH food; 6 HH delivery of furniture

FCHC Virginia Community Development Corporation is a non-profit provider of affordable housing that owns and operates 80 units in the Winter Hill neighborhood of Falls Church. Priority is given to seniors, persons with disabilities and Housing Choice Voucher holders. The City provides support through CDBG, Community Services Fund, in-kind services.

Year	CDBG Funding	Households
FY18	\$37,308	80
FY17	\$36,589	80
FY16	\$34,433	80
FY15	\$24,633	80
FY14	0	0

Housing Choice Voucher (HCV), formerly Section 8, is the federal government's major program for assisting low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing. HCVs are administered to City residents by Fairfax County. Currently, demand for the program is so high that the waitlist has been closed since 2007, and the time spent on the list prior to receiving aid has been seven to eight years for high priority households.

Kensington of Falls Church provides a subsidized assisted living program. The City of Falls Church receives a total annual credit of approximately \$94,000 to supplement the basic fees, care costs, and other services of one or more eligible residents and/or their family members at this assisted living facility.

Sunrise of Falls Church provides assisted living services for seniors or persons with disabilities. Six beds are set aside for Falls Church seniors with low income and twelve beds are set aside for persons with moderate income.

Teacher Workforce Units (TWU) are set-aside reduced-rent apartments at the Read Building for persons with low to moderate incomes (between 60% and 80% AMI but not exceeding 100% of AMI). Priority is given to Falls Church Public Schools employees for the nine one bedroom units.

The Fields of Falls Church is affordable 96-unit apartment buildings for moderate income households (51% to 80%) built with tax credits which are due to expire in 2026.

The Weatherization Assistance Program (WAP) enables low-income families to reduce their energy bills by making their homes more energy efficient. State funds are used to improve the energy performance of dwellings of families in need, using the most advanced technologies and testing procedures available in the housing industry.

The following City grant funded nonprofit organizations provide services specifically to the homeless population.

Friends of Falls Church Emergency Shelter is a 12-bed facility that provides temporary emergency housing from harsh winter weather from November 15 through March 31. City funding is provided through Community Services Funds.

Year	Community Services Funds	Persons Served
FY18	\$20,000	35
FY17	\$22,000	30
FY16	\$16,000	36
FY15	\$18,000	42
FY14	\$20,000	46

Homestretch is a non-profit provider of transitional housing for homeless families. The program provides assistance for utilities and a variety of adult and children services including intensive case management, employment services, job training, childcare, credit counseling, money management, financial literacy, and tax preparation. City funding is provided through the Community Services Fund and HUD HOME funds. The households assisted from each fund are not duplicated.

Year	HOME Funds		Community Services Fund	
	Funding	Households	Funding	Households
FY18	\$23,724	7	\$16,000	3
FY17	\$22,790	7	\$16,000	2
FY16	\$20,637	8	\$16,000	2
FY15	20,000	8	\$16,000	3
FY14	\$22,522	8	\$10,400	2

Appendix B

Affordable Housing in the City and Surrounding Areas

*Affordable Units – Falls Church - updated June 2018
Based on Households with incomes less than 60% AMI*

	RENTAL- Market Rate				
Building	Studios	1 Bedroom	2 Bedroom	3 Bedroom	Total
Broadfalls	-	-	-	-	0
Columbia West	-	19	8	-	27
Lee Square	-	-	-	-	0
Merrill House	-	-	-	-	0
Oakwood Apartments	-	-	-	-	0
The Read Building	-	-	-	-	0
Roosevelt Towers	-	-	-	-	0
Total at 60% AMI	0	19	8	-	27
Total at 80% AMI					111*
	RENTAL- Committed				
Fields	-	42	47	7	96
Pearson Square	-	7	8	-	15
Read Building	-	9	-	-	9
Lincoln at Tinner Hill	-	10	4	-	14
West Broad Residences	2	10	6	-	18
Northgate	-	-	7	-	7
Winter Hill	-	80	-	-	80
Total	2	158	72	7	239

Total Affordable Housing Rental Units affordable to households at or under 60% AMI	266
Total Affordable Housing Rental Units affordable to households at or under 80% AMI	350*

	HOMEOWNERSHIP – Affordable Dwelling Units <i>Committed</i>			
	ADU Project	Year Occupied		Number of Households Served
	Whittier Park	1999		5
	Broadway	2004		4
	Byron	2006		4
	Spectrum	2008		8
	Total			21

* Total Includes units at 60%

Appendix B (continued)

Affordable Housing Development in the Washington Capital Region

Jurisdiction	What is the percentage of ADUs being asked for when negotiating with developers desiring to build in your community?
City of Alexandria	The City does not have inclusionary zoning through which developers are required to provide a predetermined percentage of units as ADUs as part of by-right development. However, if developers choose to pursue bonus density and/or height, Sec 7-700 requires that one third of the incremental increase in density/height be committed to affordable housing.
Arlington County	The answer varies based on what type of entitlement process the developer is seeking, as well as if they are seeking bonus density. If the developer is submitting a Site Plan, the developer chooses whether to provide a cash contribution or to provide affordable units using a percent of the increased gross floor area (GFA) above 1.0 Floor Area Ratio (FAR). Some other options that apply only to specific areas of the County include: -If the Developer is seeking a Unified Commercial Mixed-Use Development Special Exception Use Permit, these properties may obtain up to 1.5 FAR in bonus density by providing affordable housing equal to 10% of the bonus density if that amount is more than 4,000 square feet in Gross Floor Area (GFA). -If the developer is pursuing the Neighborhoods Form Based Code, we require 20% to 35% of the net new units to be affordable.
Fairfax County	The ADU program requires developers to set aside between 5 percent and 6.25 percent of new residential units as ADUs in multifamily developments up to four stories. The ADU program requires developers to set aside up to 12.5 percent of all new residential units in single-family detached and attached developments that include 50 or more units. There is a density bonus option: For single family detached and attached dwelling unit developments, there may be a potential density bonus of up to 20%, provided that not less than 12.5% of the total number of dwelling units are provided as affordable dwelling units. However, it gets even more specific based on the height and other factors of the building.
City of Gaithersburg	The City requires 15%.
Loudon County	For Single Family Attached and Single Family Detached types, 12.5% of the units must be provided as ADUs. For Multi Family types, 6.25% of the units must be provided as ADUs.
Prince William County	Does not have the Affordable Dwelling Unit Program to include Manassas Park and City of Manassas.
Washington D.C.	D.C. has mandatory inclusionary zoning (IZ) in most areas of the District, which requires 8-10% of the square footage to be set aside as affordable. In addition as part of land dispositions, the District requires ADUs, typically at 20 – 30% of the square footage, pursuant to the District's Land Disposition Act.

- <https://arlingtonva.s3.dualstack.us-east-1.amazonaws.com/wp-content/uploads/sites/31/2014/06/2nd-to-last-link.pdf>
- <https://housing.arlingtonva.us/development/land-use-zoning-tools/>
- <https://www.alexandriava.gov/housing/info/default.aspx?id=74592>
- <https://www.countyoffice.org/gaithersburg-md-housing-authorities/>
- <https://www.fairfaxcounty.gov/housing/affordable-housing>
- <http://www.pwcgov.org/government/dept/housing/pages/default.aspx>
- <https://www.loudoun.gov/index.aspx?nid=2768>
- dhcd.dc.gov – under Services, click on 'Inclusionary Zoning Affordable Housing

Appendix C

Stakeholder - Roles and Responsibilities

City Council – The City of Falls Church operates under the Council-Manager form of government as provided by the City Charter. Political authority is vested in the seven-member City Council, which enacts ordinances and resolutions, approves City budgets, sets tax rates, and establishes policy. In formulating decisions and policy, the Council Members act as a group. Any policy decisions concerning housing would be made by this body.

City of Falls Church Housing Commission – Maintains awareness of housing needs and opportunities; proposes housing policy initiatives and changes; investigates and conciliates fair housing complaints; mediates conflicts relating to the Virginia Residential Landlord & Tenant Act; offers reconciliatory services in conflicts relating to other housing laws; and advises the City Council on the use of Federal Housing and Community Development Funds.

City of Falls Church Human Services Advisory Council – Reviews human services policies and resources to point out deficiencies in services, service overlaps, and/or potential program improvements for City Council consideration; oversees the Community Services Fund grant process; and approves applications for Rent Relief.

City Manager – The City Manager is appointed by City Council and is responsible for administrative and operational activities of the City and for preparing the City's budget.

Housing and Human Services (HHS) – Housing and Human Services provides housing programs and human services to help build better lives for City residents and their families. HHS administers all City housing programs, which include referrals for housing counseling, housing search assistance, property owner and tenant mediation, fair housing investigation, and administration of the Affordable Dwelling Unit program.

Non-Profit and For-Profit Housing Developers – Non-profit organizations in the community construct affordable housing as part of their overall mission or are able to purchase, develop, and/or operate affordable housing solutions for eligible City residents. They also advocate for the housing needs of their constituents. For-Profit developers work in partnership with the City to offer market rate affordable housing as part of their overall mission to construct rental or owned residential and commercial property.

Appendix D

Glossary

Affordable Dwelling Unit (ADU) Program

A housing unit for which the rental and/or sale price is regulated. ADUs are affordable rental and for-sale housing for income-eligible citizens. This program enables eligible non-homeowners the opportunity to purchase a home below market rate or to rent an apartment from a participating apartment complex at a rent below that of similar units at the complex.

Affordable Housing

Housing is considered to be affordable when the household pays no more than thirty percent (30%) of gross income for all housing costs including utilities. Target income groups for affordable housing are up to eighty percent (80%) of Area Median Income. Target income groups for affordable workforce housing are up to one hundred twenty (120%) of Area Median Income.

Affordable Market Rate Housing

Housing units with lower rent in the private market that do not receive City assistance and for which the owners have made no commitment to retain as affordable in the future. Housing is considered affordable when rent or mortgage, plus utilities, is no more than 30% of a household's gross income and is affordable to households with income up to 80% of the Area Median Income.

Area Median Income (AMI)

The application of City sponsored assistance and incentives covered by this policy are for households with incomes at or below 120% of the median income for the Washington D.C. Metropolitan Statistical Area as defined by HUD. Workforce Income is a term defined by the metropolitan region.

Low-Income

- Households whose incomes do not exceed 50% of the median income for the area with adjustments for smaller and larger families.

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Moderate-Income

- Households whose incomes are from 51 to 80% of the median income for the area with adjustments for smaller or larger families.

Workforce-Income

- Households whose incomes are from 81 to 120% of the median income for the area with adjustments for smaller or larger families.

Committed Affordable Housing

Affordable housing that is (1) wholly owned by nonprofits, excepting any units that serve households with incomes below 80% of median family income; or (2) guaranteed by agreement with the federal, state, or City government to remain affordable to low and moderate income households for a specified period of time; or (3) whose owner received government subsidy to assist with the purchase/renovation/construction (e.g. Affordable Housing Fund loan).

Consolidated Plan

In order to receive federal Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) housing funds, the City of Falls Church must develop a comprehensive Consolidated Plan that describes both the community's comprehensive needs and the strategies that will be used to address those needs for the next five years. The current Consolidated Plan covers the period of 2016 to 2020.

HUD

U.S. Department of Housing and Urban Development

Incentives

City support for increased commercial density in the form of reduction or waiver of permit, development and infrastructure fees; design concessions; financial concessions; amendments to the zoning ordinance; tax incentives and other actions deemed appropriate to stimulate production of affordable and accessible units.

Owner Occupied Housing

Housing that is currently occupied by homeowners.