

Chapter Ten • Housing

Chapter 10

Housing



Introduction

There are a number of housing issues that affect City of Falls Church residents. These issues include a lack of developable land for new housing units; high demand for units and additions to existing homes; renovations to the existing housing stock; new large homes built on lots where smaller homes previously existed; limited housing options for low- and moderate-income persons, senior citizens and special needs populations; and the high cost of the existing and planned housing stock. All of these issues are discussed within this chapter.

The City's Housing and Human Services Division is responsible for developing, administering, monitoring, and evaluating housing and human services programs for the City. The Division's primary focus is to provide needed services to residents with low and moderate incomes. However, certain services related to fair housing, tenant/landlord issues, and child and adult protective services are provided without regard to income. The Division also monitors the City's compliance with the Americans with Disabilities Act (ADA). Please refer to the [2000 Fairfax-Falls Church Community Assessment](#), the [City of Falls Church Consolidated Plan: Fiscal Years 2006-2010](#), the [Affordable Housing Policy](#), and the [Affordable Dwelling Unit Ordinance](#) for more information on housing and human services.



Inventory of Existing Conditions

Housing Stock

The quantity of housing in the City of Falls Church has increased significantly during the past four decades, more than doubling since 1950. Between 1950 and 1960 the total number of housing units increased by 37.1 percent, and between 1960 and 1970 the number of units increased by 30 percent. Since 1970; however, the number of new housing units has decreased significantly, primarily due to the lack of available land within the City.

In 2003 the City Council approved the Special Exception (SE) Ordinance, which allows for mixed-use development on commercially-zoned property through a legislative process that includes the consideration of a variety of criteria. Through the implementation of this ordinance and potentially through other legislative vehicles, the City expects to

realize a substantial increase in residential condominium, and possibly apartment, development over the next five to 25 years. Approximately 500 residential condominium units are currently under construction within the City.

In 2004 the City estimated its housing stock at approximately 5,000 dwelling units. The City's housing consists



primarily of single-family detached dwelling units (45 percent) and multifamily units (40 percent). Attached units or townhouses account for approximately 11 percent of the City's total housing stock. **Figure 10-1** describes the number and percentage of housing units by type in 2004.

Figure 10-1 • Housing Units by Type, 2004

Type	Number	Percent of Total
Single-Family Detached	2,223	44.5
Single-Family Attached (Townhouses and Duplexes)	552	11.1
Total Multifamily	2,006	40.2
Condominiums	564	11.3
Apartments	1,442	28.9
Total	4,992	100.0

Source: City of Falls Church 2004 Reassessment Statistics-Taxable Property, Financial Services Department.

The Cherry Hill Townhouses (194 units) and Whittier Townhouse units (75) account for 52 percent of all townhouses in the City. Other townhouse developments range in size from six units to thirty-four units on small infill sites. The 1,923 apartments and condominiums are primarily concentrated in eight medium to large projects including the Oakwood Country Club Apartments (576 units), Broadfalls (113 units), Lee Square (115 units), Roosevelt Towers (191 units), Merrill House (159 units), Park Towers (97 units), Westbrook Common (96), and The Broadway (80 units). Three other medium to large scale mixed-use with condominium projects have been approved, but construction is not completed. They include the Spectrum (191 units), the Byron (90 units), and 500 South Maple Avenue (230 units). The remaining units are located in smaller garden style apartment and condominium complexes. **Figure 4-1** of the Land Use and Economic Development Chapter lists the all of the City's townhouse, apartment, and condominium projects and their relative densities.

Housing Trends

Between 1970 and 2000, the predominant form of new housing constructed within the City was townhouses. This phenomenon was partially due to market demands, but was also due to a shortage of vacant parcels in the City that were large enough to construct single-family detached subdivisions. The small number of single-family detached homes built in the past 30 years are individual homes built on infill lots and small subdivisions built on large estate type lots. Due to the strong demand for housing in general in this area, and particularly for larger homes, and the lack of available land to build new homes, a trend has begun to renovate or enlarge existing single-family detached housing stock. Another fairly recent trend is to tear down small homes and rebuild much larg-

er dwellings. Between the beginning of 2000 and the end of 2005 approximately 110 original structures were demolished. Applications for new, larger homes were submitted for most of these lots. This trend is expected to continue along with many additions to original homes.

Despite the historical lack of land, the City is beginning to see an increase in the number of new dwelling units due to the planned development of several mixed-use projects, each containing a residential component and approved through the Special Exception ordinance. It is anticipated that approximately 1,050 additional multifamily condominium or apartment units will be constructed in the City by 2010. Five hundred ten of these homes are planned to be built within three mixed-use projects that are currently under construction and the remainder could be built within the City Center area. This trend could continue beyond 2010.

Ownership/Rentals

Between 1970 and 2000, a surging economy and new construction boosted the percentage of homeowners throughout Northern Virginia. Of the more than 460,000 housing units added during the past two decades, close to 80 percent are owner-occupied. In 2000, 65 percent of all Northern Virginia households were owner-occupied, up from 51 percent in 1970. The same is true in Falls Church, where home ownership rates increased from half of the occupied units in 1970 to close to 61 percent in 2000. The percentage of renter-occupied units in the City in 2000 was 39 percent.

Age of Housing

The housing stock in Falls Church is older than in most jurisdictions within the region. The median age of the housing stock in Falls Church is 45 years. In the region, only Arlington County, where 51.5 percent of the housing was built in 1959 or earlier (compared to 51.2 percent in Falls Church), has a larger share of inventory that is older.

In Falls Church, almost 33 percent of the City's housing stock, or 1,419 units, was built prior to 1950. Approximately 75 percent, or 3,493 units, was built in or before 1970 and approximately 72 percent, or 3,398 units, was built before 1970.

Mobility

Data from the US Census reveals that the City's population is a mix of relatively mobile/short tenured persons and persons who have lived in the City for an extended period of time. The 2000 US Census reported that over 45 percent of Falls Church residents over the age of five moved into the City between 1995 and 2000. This same turnover rate was found in both 1980 and 1990, signifi-

ing a consistent trend of a large number of people moving in and out of the City every five years. The large number of federal government workers who are stationed overseas for periods of time and come back and forth to this area, has some effect on this statistic. On the other hand, one of five households in the City of Falls Church has been living at its current address for 25 years or more.

Housing Values and Rental Costs

Housing values in the City of Falls Church and in the Northern Virginia area have been steadily increasing. In 2000 the median housing value (including single-family detached, condominium, and townhouse units) in the City was \$277,100, up from \$226,000 in 1990. The City's 2000 median owner-occupied housing value ranked first in the Northern Virginia area, first in the Commonwealth of Virginia, and 23rd in the United States.

In addition, between 1990 and 2000, the median contract rent (rent that does not include utility payments) in Falls Church rose approximately 21 percent from \$769 in 1990 to \$927 in 2000. This increase, although substantial, was fairly small in relation to others in Northern Virginia and to the national increase of 39 percent. See Figure 10-2 for a comparison of 1990 and 2000 median housing values for Falls Church, its surrounding jurisdictions, and the nation, and **Figure 10-4** for a comparison of 1990 and 2000 median rents in the region.

Figure 10-2 • Median Owner-Occupied Housing Value Comparison, 1990 and 2000

Jurisdiction	Median Housing Value 2000 (\$)	Median Housing Value 1990 (\$)	Percent Change 1990-2000
Falls Church City	277,100	226,000	23
Alexandria City	252,800	228,600	11
Arlington County	262,400	231,000	14
Fairfax City	192,100	184,300	4
Fairfax County	233,300	213,800	9
United States	119,600	79,100	51

Source: US Census, 2000

During the past two decades there has been a trend to expand and remodel existing single-family detached homes. These new larger and more modern homes, coupled with general housing price inflation in this area, are raising the average assessed value of single-family detached homes within the City.

Since the 2000 US Census was completed, housing values in the City have increased significantly. The City's 2004 real estate assessment revealed that the average assessed value of a single family detached unit is \$527,026; the average assessed value of a small townhouse is \$324,940; the average assessed value of a medi-

um to large townhouse is \$515,213; and the average assessed value of a condominium is \$191,435. This figure for condominiums does not include any of the new units that were completed in 2004 or later.

Figure 10-3 • Average Assessed Housing Values by Type, January 2004

Unit Type	2004 Average Assessed Value (\$)
Single-Family Detached Units	527,026
Small Townhouses	324,940
Medium to Large Townhouses	515,213
Condominiums	191,435

Source: City of Falls Church 2004 Reassessment Statistics-Taxable Property, Financial Services Department.

Figure 10-4 • Regional Comparison of Monthly Rent, 1990, 2000, and 2002

Jurisdiction	Average Rent 2002 (\$)	Median Rent* 2000 (\$)	Median Rent 1990 (\$)	Percent Change 1990-2000
Falls Church City	1,107	927	769	21
Alexandria City	1,155	823	667	23
Arlington County	1,236	871	678	28
Fairfax City	1,146	878	729	20
Fairfax County	1,157	922	748	23
Northern Virginia	N/A	N/A	696	N/A
United States	N/A	519	374	39

Source: U.S. Census Bureau, 1990 and 2000, and MWCOG for 2002 average rent data

*Median contract rent: rent that does not include utility payments.

Demographic Information

The following demographic statistics have an impact on housing needs within the City of Falls Church. Population, age, household, and income characteristics affect the quantity, type, and diversity of housing that are needed within the City. See **Chapter 2** for more detailed demographic information.

Population

In 2000, there were 10,377 people living in the City of Falls Church. There were also 4,471 households with an average size of 2.31 persons. The Washington Metropolitan Washington Council of Governments projects a 2010 population of 12,300 and a 2025 population of 14,900.

Household Size

In 2000 approximately 33 percent of the City's households were one- person households. This percentage remained constant from 1980 to 2000, and is a large shift from 1970 when 17 percent were single-person households. The City ranks 43rd on the national ranking of one-person households. This relatively high ranking could be partially attributable to the fairly high percentage of persons age 65 and older, which was 12 percent of the total

population in 2000. A high percentage of single-person households can increase the demand for smaller single-family detached housing units, townhouses, apartments, and condominiums.

Age

The percentage of older adults is increasing within the City. In 2000 the typical Falls Church resident was nearly ten years older than the City resident of 1960. The ratio of youth (persons ages 0 to 19) to older adults (ages 65 and older) has dropped from seven youth for every one elderly person in 1960 to two to one in 2000. This suggests that older adults are moving into the City or that many residents are choosing to remain in the City as they age. In 2000 persons 65 years of age or older accounted for 12 percent of the City's total population. Aging persons with diminished physical capabilities create a need for specialized housing programs, including rental and home maintenance assistance, and the provision of elevator units, single-story housing units, assisted living units, and nursing units. See [Demographics](#) chapter for more information.

Income and Ethnicity

Between 1990 and 2000 the City's per capita income ranking rose from 4th to 3rd in the United States, and in 2000 the City ranked first in the State of Virginia in this category. The City's 2000 median household income (\$74,924) and median family income (\$97,225) also ranked high nationally. In addition, while the City's median household income increased in 2000, the number of persons living below the poverty level decreased from 493 in 1990 to 432 in 2000. The poverty threshold for a four-person family in 2002 was \$18,556.

Those persons with moderate incomes, those with very low incomes, and those living below the poverty level have difficulty finding suitable housing in the City of Falls Church. These classifications are defined by the US Department of Housing and Urban Development's (HUD) Adjusted Median Family Income (HAMFI) standards as displayed in Figure 10-5.

Housing Affordability and Need

Among the challenges confronting the City today is ensuring that an ample range of affordable housing opportunities exist for a diverse mix of people including young families with children, single persons, young professionals, and older persons. However, due to the rapid increase in land values and the greater demand for land, Falls Church is faced with limited affordable housing development opportunities.

Affordable Housing Supply

Rental Units

Figure 10-5 shows the number of Falls Church City households that fit into each Housing and Urban Development (HUD) income category in 2000 and the number of rental units that are affordable to those households within the City, meaning that 30 percent or less of household income is spent on housing expenses. This table also displays the gap between the number of eligible households and the number of affordable units. The gap represents the percentage of resident households that are paying more than 30 percent of their income on housing. This data shows that the primary affordable housing gap exists in the extremely low-income category. It is important to note that although the City may contain a certain number of housing units that are affordable to each income group, it does not mean that these units are available for particular income groups to occupy. Unless a unit is income controlled, it will not necessarily be made available to low or medium income households.

Figure 10-5 • 2000 Affordable Rental Housing Stock (by Income Category)

HUD Income Category	Income Level-		Affordable	
	Percent of National Adjusted Median Family Income*	Households	Affordable Units**	Unit (Gap)/ Surplus
Extremely				
-Low Income	0-30% (\$26,100)	204	97	(107)
Low-Income	31-50% (\$42,700)	179	130	(49)
Moderate				
-Income	51-80% (\$68,320)	1,317	1,582	265

*This figure is the US Housing and Urban Development Departments Adjusted Median Family Income, which is adjusted periodically. A percentage range of the current figure is used to divide families into income categories.

**These figures represent the number of units within the City that those in each income category could afford at a rent or cost that is not more than 30 percent of their income.

Note: 2004 HUD adjusted median family income was \$85,400.

Source: City of Falls Church Housing and Human Services Division

For Sale Units

Figure 10-6 displays the income that would be necessary to purchase different housing types in the City, and Figure 10-7 displays the income necessary to rent various housing types in the City. Figure 10-7 reveals that a household would need an annual income of \$148,704 to purchase a single-family detached home at the City's 2004 assessed value of \$527,026 and an annual income of \$58,272 to purchase a condominium at the 2004 average assessed value of \$191,435. A much higher annual income will be required to purchase any of the City's condominiums constructed after 2000.

As **Figure 10-7** shows, an annual income of \$50,000 is required to rent an efficiency apartment at the average City rent, and an annual income of \$61,120 or more is required to rent an average three-bedroom unit, based on the HUD guidelines for percentage of income spent on housing.

Figure 10-6 • Income Necessary to Purchase Different Unit Types, 2004

Unit Type	2004 Average Assessed Value (\$)	Income Needed to Purchase Unit Type (\$)*
Single-Family Detached Units	527,026	148,704
Townhouses	449,996	136,992
Condominiums	191,435	58,272

*The numbers for income to afford the average assessment value assume that there is an 7% mortgage rate, a tax rate of \$1.08 per \$100.00 of assessed value, a 10% down payment, **and the owner is not spending more than 30 percent of their income on the mortgage.**

Source: City of Falls Church, Housing and Human Services Division

Figure 10-7 • Income Necessary to Rent Various Size Apartments, 2004

Unit Type	Average Rent in City (\$)	Minimum Income Required to Rent (\$)
Efficiency/Studio	1,250	50,000
1	1,079	43,160
2	1,330	53,203
3	1,528	61,120

*These figures are somewhat skewed by the highest rents in the City's Oakwood Country Club Apartments, and particularly because this complex contains a disproportionate number of efficiency apartments.

Source: Rental survey conducted by the Housing and Human Services Division, January, 2004.

Affordable Housing

Nine percent of the City's rental housing stock is income-assisted housing or housing owned by a nonprofit organization that rents exclusively to families with low and moderate incomes. For instance, the Falls Church Housing Corporation (FCHC), a non-profit, tax-exempt organization, owns and operates 88 units (in two complexes) that are specifically designated as affordable for low- and moderate-income households: 80 units at the Winter Hill Complex for senior and disabled persons, and eight units at the Virginia Village complex. In addition, the KSI Management in partnership with the Wesley Housing Development Corporation owns Westbrook Common, which is housing specifically designated for persons with low- and moderate-incomes.

Affordable Housing for Families

Aside from rental complexes that are specifically affordable for persons with low and moderate incomes there are developments containing market-rate ownership units that have reserved a small percentage of their units for persons with low-income. Overall, there are 41 units that have been designated by developers as Affordable Dwelling Units (ADUs) within six developments contain-

ing market-rate units: four within the Courts of Falls Park; six within the Whittier townhouse complex; four in the Broadway mixed-use condominium project; and four in the Byron project. The City expects that there will be eight additional ADUs in the planned Spectrum project and 15 ADUs in the 500 South Maple Avenue project.

The City does not have public housing. However, the City participates in the HUD Housing Choice Voucher Program (formerly Section 8), a program administered by the Fairfax County Redevelopment and Housing Authority that offers rental-housing subsidies to households with low- and moderate-incomes. Voucher recipients may use a voucher to rent an apartment that meets the HUD Fair Market Rent criteria. Within Falls Church, there are two apartment complexes offering rents that meet the HUD criteria - Westbrook Commons and Virginia Village – and there are some units in Lee Square, Broad Falls, and Columbia West that also meet the criteria.

In 2004 32 of the City's voucher recipients were using City certificates to live here and 18 were using certificates to live in Fairfax County, representing a total of 50 of Fairfax County program's 2,983 vouchers. As of March 2004 there were 218 City households on the waiting list for vouchers from Fairfax County. There were also 128 persons on the waiting list for Winter Hill, apartments for seniors. Thirteen of the 128 households were City residents. The wait time to get into Winter Hill is generally three to four months for City residents or persons who work in the City and four to five years for non-City residents.

Affordable Housing for Seniors

According to the 2000 US Census, the City has the second highest median age of all Northern Virginia jurisdictions despite the fact that the number of persons 65 years of age or older actually decreased from 1990 to 2000. A total of 12.2 percent of the City's residents were 65 years of age or older in 2000 compared to 15 percent in 1990.

HUD data included in the FY2006-2010 Consolidated Plan show that seniors in general have lower incomes than other age groups and a higher poverty rate. Over 60 percent of elderly renters pay more than 30 percent of their income on housing and almost 30 percent pay more than 50 percent of their income on housing. Assisted living and nursing care facilities within the D.C. area are expensive, not just for those with low-incomes, but also for the majority of seniors and their families. Those elderly persons seeking assisted living care who can afford to pay market rates have a range of choices in the private market outside of the City; however, within the City, the supply of assisted living units is very small within only one facility. Social workers with the Fairfax County Department of Family Services report extreme difficulty in finding beds for low-income clients.

The Sunrise Retirement Home located on North Washington Street has an agreement with the City that includes six set-aside beds for seniors with low incomes and 12 set-aside beds for seniors with moderate incomes. Winter Hill Apartments, which has units for elderly and wheel chair bound elderly, also provides housing for persons with disabilities and elderly households that have low incomes.

Affordable Housing for Special Needs Persons

The Fairfax-Falls Church Community Services Board (CSB) operates ten community group homes for adults with mental retardation, one of which is owned by and located in the City. This group homes serves six adults with mental disabilities and low incomes. The CSB also operates a 12-bed intermediate care facility that provides more intensive staff support to residents. In addition, the CSB's Residential Support Program utilizes apartments, townhouses, and single-family homes allowing a greater level of independence and coordination of community support networks. Long-term placements of CSB consumers under the Supervised Family Living program provide housing in individual or family residences that offer training and care.

Housing for Homeless Persons

The City of Falls Church contracts with the Fairfax County Department of Human Development (DHD) for homeless services. Under this arrangement all emergency shelter and transitional housing services available to Fairfax County residents, with the exception of three transitional housing units administered by the Department of Housing and Community Development, are available to City residents. One shelter, The Falls Church Winter Emergency Overflow Shelter, operates within the City and has a total of 12 beds – ten for men and two for women. This shelter and is operated by the Friends of the Falls Church Winter Overflow Shelter. The shelter is open from December through March.

Fair Housing

The City has provided in-kind contributions to the Northern Virginia Community Housing Resources Board (CHRB). Through its support of and membership in the CHRB, the City of Falls Church has played an important role in educating the public and the housing industry on fair housing issues. The CHRB provides educational materials and fair housing training to both home seekers and housing industry professionals.

The City has a Fair Housing Ordinance that offers protection to the same classes of persons protected by state and federal laws. The City participates in a regional fair housing testing program through a contract negotiated by the Northern Virginia Regional Commission. Fair hous-

ing testing has been completed most recently in 1999, 2001, and 2003. The Housing Commission is charged by ordinance to review all fair housing complaints.

Affordable Housing Initiatives and Programs

In 2000 the City adopted its first Affordable Housing Policy and in 2001 the City adopted its first voluntary Affordable Dwelling Unit (ADU) Ordinance. Many of the goals and strategies in this Plan are reflective of those found in the ADU Policy. The Ordinance allows for a density bonus and utility fee deferral in Mixed-Use Redevelopment and multi-family development projects in exchange for the provision of affordable dwelling units or a cash contribution to the City's Affordable Housing Fund. A density bonus of up to 20 percent is offered on a sliding scale for providing up to 12.5% of affordable units with the total project.

In 2002 the City developed a special exception vehicle to allow for residential uses to be mixed in with commercial uses in areas zoned for commercial use. This process allows for the negotiated voluntary proffer of affordable units or cash contributions to the City's Affordable Housing Fund. All of the mixed-use redevelopment that has occurred within the City since 2000 has been accomplished through this vehicle and affordable dwelling units have been voluntarily proffered in several mixed-use projects. The special exception ordinance does provide some other incentive for the creation of affordable units in that it allows for the deferral of utility fees to the City in exchange for affordable units or contributions to the City's Affordable Housing Fund. The Affordable Dwelling Unit Ordinance should be reviewed and potentially revised to create a direct link between the provision of affordable dwelling units and increased height, such that the City can receive affordable housing contributions as part of special exception projects seeking height bonuses.

The City's Real Estate Tax and Rent Relief program provides rent relief or a reduction and/or deferral of property taxes for qualified applicants. In addition, the City has allocated Community Development Block Grant funds to assist families with low and moderate incomes in the rehabilitation of their homes.

Future Trends and Projections

It is anticipated that by 2010, approximately 1,100 new dwellings will be constructed in the City, most of which will be condominiums and possibly some rental apartments. Additions to existing detached housing, demolition and replacement of small housing, and renovations will also continue to occur within the City, slowly increasing the City's average residential housing value. By 2025,

it is anticipated that approximately 1,600 new dwellings (over 2010 figures) will be constructed within the City, the majority of which will be condominiums.

The percentage of senior citizens is expected to continue to increase within the City and within the region, increasing the demand for housing that meets the needs of this population. Special consideration must be paid to the high cost of assisted living facilities and nursing care, which can affect seniors and their families, and not just those with low incomes.

The need for affordable housing will continue within the City and the region. As noted in this chapter, there is a deficit of affordable rental housing for households with extremely low and low incomes and a gap in owner housing for families with moderate and middle incomes. These gaps will continue until more affordable housing is created. Persons on the Housing Choice Voucher Program waiting list will also continue to seek affordable housing within the City.

Land available for the creation of new affordable housing, as well as opportunities to acquire existing housing for the purpose of maintaining them as affordable units is limited. However, the redevelopment of a number of properties within the commercial corridors with a mixture of uses could potentially create additional for sale and rental housing opportunities. Several mixed-use projects have been approved that include a small number of for sale affordable units and several more are under consideration that could include for sale and rental units.

Another issue that will probably arise in the next few years is that of aging rental housing units in the City being renovated into luxury apartments or converted to condominiums, thus displacing a lot of low- to medium-income residents. The City must work with developers to try to maintain a certain portion of these units as affordable and to provide housing relocation assistance. Both

the maintenance of non-regulated affordable housing units and relocation assistance are currently voluntary, but in instances where the redevelopment is not by-right or in the case of a site plan, the City should negotiate for these benefits. Displacement is already protected to some degree through regulations that protect tenants and offer relocation assistance during condominium conversions. The City's Voluntary Relocation Guidelines were also established to minimize the displacement of households living in properties proposed for demolition, substantial rehabilitation, conversion, termination of subsidy or set-asides, or sale that require an empty building. The guidelines provide suggestions as to tenant notification periods, plans to retain tenants, relocation payments and services to be offered and timely return of security deposits. Buildings being converted to condominiums are subject to the notification periods and payments detailed in the Virginia Condominium Act.

Market and demographic factors indicate that attention in the next few years should be given to 1) rental assistance and tax relief programs to reduce the burden of housing costs for low-income households; 2) rehabilitation programs for existing single and multifamily housing; 3) continued services to elderly households; and 4) assessment of all new residential development to identify specific affordable housing development opportunities.

The City's housing goals and strategies are to be achieved through a variety of means. The goals and strategies within the matrix below describe methods for implementing the suggested changes. The "Required Action" and "Responsible Party(ies)," columns of the matrix provide additional guidance to the City in areas which will require additional actions or resources to achieve the housing goals and strategies.

VISION: The City will meet the housing needs of its current and future population by encouraging a variety and mix of housing types and price levels, which will be integrated with and complement existing neighborhoods, as well as integrated into new areas designated for mixed-uses. Existing housing for all income levels will be preserved and fair and equal housing opportunities will be promoted.

GOAL 1. Encourage the preservation and improvement of the City’s existing housing stock.

Strategies	Explanation	Required Actions	Responsible Party(ies)
A. Encourage residents and owners to maintain their properties.	The majority of the City’s single-family detached housing stock is in good repair; however, there are exceptions.	Publicize community resources about housing rehabilitation programs.	Housing Division
B. Ensure that zoning regulations, building codes and tax policies are consistent with and promote the City’s affordable housing policies.	The City’s Zoning Ordinance provides limited flexibility in terms of providing for alternative housing types and densities. Minimum lot sizes and floor areas are not conducive to building smaller, less expensive dwellings. The City has adopted an Affordable Dwelling Unit ordinance and an accessory dwelling unit provision, but the functionality of both of these is questionable. Exemptions and deferral of real estate taxes are currently also offered to elderly and disabled persons with low incomes and has been granted to a non-profit housing provider.	Review the City’s tax relief program. Consider revisions to the zoning ordinance in relation to minimum lot and house sizes and the practicality of the accessory dwelling unit provision. Review the effectiveness of the Affordable Dwelling Unit (ADU) ordinance as it relates to getting units or funds through the development process and consider other options for implementing the ordinance.	Housing Division, Planning Division, and Zoning Division

GOAL 2. Encourage a mix of residential housing types that can meet the current and future needs of residents of all levels of income, while benefiting community character.

Strategies	Explanation	Required Actions	Responsible Party(ies)
A. Seek to create new rental apartments in the City.	No new rental units have been built in the City in over 30 years. This type of housing is essential to attract younger persons and other populations to either stay or move into the City.	Encourage developers to consider constructing rental housing in certain key locations, primarily in the City Center.	Planning Division and Housing Division
B. Continue to seek the creation of affordable housing and/or the acceptance of funds for the creation of units in redevelopment projects within the City.	Redevelopment projects can include changes in use or new construction on a previously developed site. Redevelopment may occur in the areas designated as "target redevelopment sites" within the land use chapter or in other areas. The City strives to maximize affordable housing development options throughout the City. The City currently negotiates with applicants on a variety of proffers through the special exception and rezoning processes. Affordable housing is just one component of these negotiations.	Continue to negotiate with applicants for affordable housing or contributions to the Affordable Housing Fund during the special exception or other applicable review process of development projects. Apply guidelines to all new units that are consistent with the ADU Ordinance. Determine whether units or funds would be more beneficial to the City as a general policy and on a case by case basis. Incorporate an affordable housing component into any new zoning tools that may be created within the City. Consider promoting the development of accessory structures as another means of providing affordable housing.	Planning Division, Housing Division, City Manager
C. Identify methods to reduce construction costs in order to encourage the development of housing available to residents of all incomes.	Land acquisition costs, development fees, and other costs increase the cost of housing in the City for all households.	Encourage developers to reduce construction costs in the development of new housing using alternative lower cost building materials and techniques.	

GOAL 3. Encourage the creative preservation, construction, and rehabilitation of housing affordable to persons with low and moderate incomes.

Strategies	Explanation	Required Actions	Responsible Party(ies)
<p>A. Encourage the preservation of the existing multifamily housing stock and the replacement of affordable rental units lost to condominium conversions.</p>	<p>There has been a significant loss of rental housing in the City since 1980. Much of this loss (over 300 units) has been due to the conversion of apartments to condominiums. New units are needed and the existing multifamily housing stock must be adequately maintained. At least one large development is in need of rehabilitation, such that the maintenance of existing affordable units is at risk.</p>	<p>Build new rental housing affordable to renters with low and moderate incomes through non-profit partnerships, such as with the Falls Church Housing Corporation or Wesley Housing Development Corporation, to develop and operate such projects.</p> <p>Develop incentives for developers to create new affordable rental units.</p> <p>Work with existing multi-family unit owners on maintaining the current level of affordable units and in voluntary relocation assistance as part of condominium conversions.</p> <p>Continue rental assistance programs for persons with low and moderate incomes.</p> <p>Work with surrounding jurisdictions and regional bodies such as NVRC and MWCOG to conduct a regionwide housing assessment.</p>	<p>Housing Division, Falls Church Housing Corporation, and Planning Division</p>
<p>B. Assist homeowners with low and moderate incomes, using federal, state and/or local resources.</p>	<p>Persons with low and moderate incomes may not be able to afford necessary home maintenance, rehabilitation and repairs and will be in need of additional assistance to accomplish these activities.</p>	<p>Promote community awareness of the availability of funds to assist homeowners.</p>	<p>Housing Division</p>
<p>C. Strive to create up to 12.5 percent of all new medium-high density housing units as affordable dwelling units that are in compliance with the ADU Ordinance.</p>	<p>The City's Affordable Housing Policy and Affordable Dwelling Unit Ordinance provides that developers may receive additional density for residential development in exchange for providing up to 12.5 percent of the units as affordable.</p>	<p>Negotiate with developers during the development process to maximize the percentage of affordable units.</p>	<p>Planning Division, City Manager, and Housing Division</p>
<p>D. Work cooperatively with regional organizations on long-range plans to increase the affordable housing stock in the Northern Virginia area.</p>	<p>The City has participated in the MWCOG Housing Directors' committee where regional discussions regarding affordable housing occur.</p>	<p>Continue to attend regional meetings that address this issue and work to develop cooperative strategies.</p>	<p>Housing Division</p>
<p>E. Support and collaborate with nonprofit organizations in efforts to develop and operate affordable housing.</p>	<p>The FCHC currently owns 80 apartments in the Winter Hill complex for subsidized housing for low-income, elderly, or handicapped families and two of the four-unit apartment buildings at Virginia Village in 1996.</p>	<p>Continue to meet and work with non-profit organizations on creating more affordable housing opportunities in the City.</p>	<p>Housing Division and Planning Division</p>

GOAL 4. Continue to create supportive and affordable housing for special needs populations.

Strategies	Explanation	Required Actions	Responsible Party(ies)
<p>A. Encourage the creation of supportive and accessible housing for persons with disabilities and senior citizens.</p>	<p>City residents with disabilities are served primarily by the Fairfax-Falls Church Community Services Board (CSB), whose surveys have repeatedly indicated large numbers of persons waiting to be served through residential programs. The City maintains two existing special needs group homes, but there are currently no City-sponsored programs or facilities for persons with mental illness. In addition, the City has provided no options for persons seeking residential addiction rehabilitation. There is also a lack of housing that meets the needs of senior citizens in terms of access and affordability.</p>	<p>Promote nonprofit partnerships to develop affordable housing and residential programs for these populations.</p> <p>Create senior accessible types of facilities along with more affordable assisted living facilities within the City.</p> <p>Support programs that enable seniors to stay in their single-family homes as long as they care to stay in them.</p>	<p>Housing Division and Planning Division</p>
<p>B. Cooperate with regional efforts to reduce the incidence of homelessness within the City.</p>	<p>The City currently allows homeless shelters in commercial zoning districts and within institutions, such as churches in residential zoning districts. Current activities help to alleviate some of the City's immediate need for shelter space, but no single jurisdiction has the resources to address this regional problem.</p> <p>The City also participates in the Fairfax-Falls Church Continuum of Care Committee that deals with homelessness issues on a more regional level.</p>	<p>Remain active on regional bodies that work to address homelessness from all angles and on a broader scale.</p> <p>Participate in the annual Point-In-Time Homeless Survey.</p> <p>Review the Fairfax-Falls Church Needs Assessment data and the 2000 Census data to help determine needs.</p> <p>Follow up on the 2000 Grier Report (Task Force on Homelessness Report).</p> <p>Support local non-profits and churches that develop and operate supportive housing and shelters for the homeless.</p>	<p>Housing and Human Services Division</p>

GOAL 5: Require the provision of fair and equal housing opportunities in the City.

Strategies	Explanation	Required Actions	Responsible Party(ies)
<p>A. Continue to enforce the City's Fair Housing Ordinance.</p>	<p>The City's Fair Housing Ordinance was revised and reenacted in 1991 to make it substantially equivalent to federal and state fair housing law and should be reviewed again and revised if necessary.</p>	<p>Maintain additional and ongoing testing for racial discrimination as well as discrimination against other protected classes as funding becomes available. When discrimination is detected, owners and managers of housing can be trained by the City to promote voluntary compliance with its Fair Housing Ordinance.</p> <p>Educate owners and developers of residential properties to further fair housing principles.</p> <p>Continue the fair housing program and enforce the City's Fair Housing Ordinance.</p>	<p>Housing and Human Services Division and City Attorney</p>

