



PRINCE WILLIAM COUNTY

HOUSING



Draft: January 25, 2022

Intent

Housing is a key component to achieve the County's vision of being a community of choice for all residents. This chapter addresses affordability concerns and ensures that the implicit connections with mobility, environment, health, and equity are addressed to support the building of healthy equitable communities.

The region is facing an unprecedented demand for new housing, which significantly impacts our County. Understanding the diverse needs of the community and the ongoing demographic drivers provides guidance for the development of new residential communities. The vision to include a diversity of housing styles and price points to promote equitable sustainable communities for residents during all phases of their life and across all income bands is the priority.

As such the guiding principles of the chapter include:

- Quality, price-appropriate housing - housing that costs 30 percent of the household's annual gross income or less, that meets the needs of all current and future residents.
- Implicit in this idea of attainability is the idea that a range of housing options (type, size, tenure, cost) should exist in the local market for a range of household income bands and preferences to support existing and new residents regardless of income.
- Housing is directly tied to public policy priorities such as economic development, education, transportation, environment, and health.

To achieve this vision, seven guiding policies are included in the chapter:

- Preserve and enhance existing neighborhood communities.
- Establish new diverse mixed income housing communities that address the demand for additional housing, the demand for a variety of housing, and the demand for affordable housing.
- Develop implementation tools for both residents and the development community to provide for the construction and financing of affordable dwelling units to reduce housing disparities in the county.
- Enhance mobility strategies that address the intrinsic relationship between housing and mobility in order to reduce transportation costs in terms of both time and money and encourage multi-modal options that enhance the environment resulting in a greater quality of life of the residents.
- Promote sustainable neighborhoods that support county wide environmental goals including reducing energy costs for residents.
- Ensure that developments result in equitable healthy communities that provide all neighborhoods the same services, amenities, open space, and recreational components in a quality setting; and
- Identify regulatory changes needed to support the implementation of these housing policies including universal design and accessibility enhancements.

The importance of preserving and improving our existing neighborhood communities is key to supporting County residents. By identifying where infrastructure improvements are needed, in

aging communities, and promoting thoughtful, context sensitive, infill developments will ensure that our established neighborhoods are not only maintained but thrive. Many of these stabilized communities provide for naturally occurring affordable housing opportunities. The first policy promotes safe, secure, and accessible communities that provide the opportunity for residents to safely age in place, offers options for upward mobility and homeownership opportunities for those seeking to remain in their community and protects residents from gentrification and involuntary displacement. Housing costs that exceed the recommended 30% of gross income result in a cost burdened lifestyle for individuals and/or families resulting in limited resources for other household necessities such as food, clothing, transportation, and medical care. Severe cost burdened is generally defined as households paying more than 50% of their gross income on housing costs.

To reduce the number of people living a cost burdened lifestyle is an on-going goal. The greatest need for affordable housing in the County is clustered in the 30% AMI level and below. In addition, the County currently has a lack of housing priced to meet the needs of households making above 100% AMI. It is a goal, of the housing chapter, to ensure quality housing stock is available across all income bands to provide viable alternatives and opportunities, including upward mobility, for all segments of the County's population. Another focus area addressed is often referred to as the "missing middle housing" which describes homes between detached single-family and large multi-family buildings, such as live/work units, bungalows, and small-scale multi-family buildings. These types of infill opportunities add variety to the housing supply, support walkable places, and blend in with single-family neighborhoods.

The primary tool for implementing the housing chapter vision is the adoption of an Affordable Dwelling Unit Ordinance ("ADU") designed to holistically meet the needs of the County for mixed income communities with housing opportunities across all cost bands. The development of an ADU ordinance is included as an action strategy in this chapter.

An ADU ordinance and other funding programs are typically implemented using the Area Median Income ("AMI") thresholds for the Washington Metropolitan Statistical Area (MSA) adjusted for household size, which is determined periodically by the US Department of Housing and Urban Development ("HUD"). The AMI thresholds are utilized as a tool for identifying affordability and as parameter for housing programs and funding requirements. The income bands typically fall into the following categories:

- 30% AMI or lower—Extremely Low Income
- 31% to 50% AMI – Very Low Income
- 51%- 80% AMI – Low income
- 81%-100% AMI – Moderate income
- 101% - 120% – Above median income
- 121%+ – High income

The mobility policy further supports the affordability and quality of life goals by ensuring that the housing policies address the intersection of a resident's mobility needs with their housing needs. It is generally recommended the combined cost of housing and commuting should not exceed 42% of a households' gross income. On average, transportation is the second largest

household expenditure after housing, and transportation costs are directly impacted by the location of housing, specifically proximity to employment, schools, and other essential service destinations. The importance of encouraging transit-oriented communities that will bring jobs and housing together – walkable multimodal communities with easy access to desired services is a key to developing vital communities. Residents benefit by incentivizing the creation of connected communities where affordable housing is co-located with affordable transportation. While mobility policies are primarily addressed in the mobility chapter (provide future link) the policies contained here are specifically related to the intrinsic relationship between housing and mobility.

The mobility policy aims to equitably improve access to transportation options and reduce transportation costs in terms of both time, money, and the impact on the environment. The County recognizes the significant environmental, economic, and quality of life benefits gained by bringing housing near transit. Focusing growth in transit-oriented communities, provides the opportunity to be intentional about weaving equity into all planning decisions and to work to make the transit-oriented communities more affordable and accessible to everyone. This policy lays the groundwork for more housing near transit at affordable prices.

Additionally, understanding the regional focus on transit-oriented communities and equity will help us achieve multiple, interconnected goals by expanding housing opportunities, maximizing our investment in transit, supporting greener travel options that contribute to our climate goals, and addressing inequities in access to housing, transportation, education, and job opportunities.

Establishing sustainable environmental growth practices, as related to the housing initiative, aligns directly to the goals of the Adopted Strategic Plan for the County which identifies quality sustainable developments practices as a Countywide priority. The focus on sustainable values for all housing communities enhances the environment, reduces greenhouse emissions, results in lower utility costs for residents, boosts property values and encourages open space recreational opportunities improving the quality of life for residents on many levels.

Further, addressing the important relationship between quality housing and health provides the incentive to prioritize the importance of building healthy communities in an equitable manner. Stable quality housing, that people can afford, is at the core of ensuring access to economic, social, and educational opportunities. National research bears out the correlation – having quality healthy homes that are affordable correlates to better mental health, less stress on our children, and greater economic mobility. Bringing together quality housing and health goals provide a strong catalyst for change. A goal that resonates with the residents of the County.

The final policy in the housing chapter identifies the regulatory changes needed to successfully implement the housing chapter policies. Housing is a foundational element of economic resilience and competitiveness in local communities, it improves the local tax base, stabilizes family units, and communities' benefit from the associated public investments helping to ensure that equitable opportunities are available for individuals and families of all income levels. Price appropriate housing is more than assistance, it is a valuable economic resource that benefits the entire community.

Housing Policy 1: Existing Neighborhood Policy

Preserve and improve existing neighborhoods, with a focus on maintaining the character of the neighborhood.

ACTION STRATEGIES:

- H1.1:** : Encourage context sensitive residential infill projects that both maintains the character of the neighborhood and supports the goal to increase the overall housing supply in the County.
- H1.2:** Identify and quantify aging housing stock, to support the conservation of stabilization of neighborhoods and encourage rehabilitation and other initiatives that will spur new investment, revitalize, and promote the preservation of these communities. These initiatives facilitate the preservation of “naturally-occurring” or unsubsidized affordable housing and discourages gentrification which would result in the involuntary relocation of residents.
- H1.3:** Create connected communities that strive to ensure a mix of uses including employment, services, recreational, and diverse housing types, across all Area Medium Income (“AMI”) income bands to accommodate the needs of all residents.
- H1.4:** Preserve and expand existing accessible and age in place housing including affordable multi-family, older homes, income restricted properties, and transit-accessible housing to help keep housing costs low and stabilize residents at-risk of displacement.
- H1.5:** Support housing for individuals with special needs and/or low-income elderly by encouraging small-scale community residences within residential neighborhoods.
- H1.6:** Support, where feasible, the construction of accessory dwelling units to increase the County’s housing options, including affordable housing, within existing communities. Update the Zoning Ordinance and the Design and Construction Manual (“DCSM”), as required to address the desired outcome for viable accessory units that are context sensitive and address off-site parking needs. An accessory dwelling unit generally takes three forms:
- Re-purposed space: (e.g., above a garage or in a basement).
 - Stand-alone unit: separate from the primary home.
 - Attached: addition to the primary home.
- H1.7:** Continue to incentivize the utilization of programs to enhance neighborhoods and resident’s homes such as:
- Continue a County-administered community housing rehabilitation program in the form of loans and grants that targets qualified low-income owner-occupants, providing rehab assistance to bring eligible

properties up to HUD (Housing and Urban Development) Housing Quality Standards.

- Create, identify and/or seek public and private funding sources to assist the County in upgrading housing to meet current safety standards, including visitability.
- Promote more widely, Prince William County's rehabilitation tax incentive program and expand the program to be used for more housing types, to decrease reliance on multi-family housing and increase greater variety of housing. (Is this legal, check with CAO) Joan
- Increase the acquisition and rehabilitation of affordable units using the Housing Preservation and Development Fund to supplement or leverage HUD (Housing and Urban Development) and other existing funds.
- Utilize the Virginia Housing tax credits and Neighborhood Housing Rehabilitation Program ("NHRP") to support low- and moderate-income owner-occupied households of the elderly, individuals with disabilities, and projects proposed for rehabilitation which are consistent with the Comprehensive Plan and Zoning Ordinance.
- Maintain the Federal Veterans Affairs Supportive Housing (VASH) and Non-Elderly Disabled (NED) Vouchers programs that will assist individuals with disabilities and/or veterans in finding affordable and accessible housing.

H1.8: Age restricted multi-family development should include affordable dwelling units with accessibility options for the elderly or individuals with disabilities.

H1.9: Continue the operation and improve the effectiveness of the County's neighborhood initiatives for providing on-going assistance and encouragement to maintain clean, safe neighborhoods in compliance with County codes. Identify geographic areas of special concern having characteristics such as zoning ordinance and building code violations, traffic safety issues, and aged or deteriorating infrastructure – areas in need of new or repaired sidewalks, curbs, gutters, street pavement or other infrastructure and supporting facilities and services in order to provide equitable improvements. Consider initiating a repair, and replacement program for these areas through appropriate private or public means or identifying as a Capital Improvement project.

H1.10: Continue the voluntary joint program between representatives of property owners' associations and other community organizations in the County and appropriate code enforcement personnel to increase communication and coordination of these entities in matters pertaining to neighborhood preservation, enhancement, local public health opportunities and social service programs to support residents as needed. The County should maintain a voluntary online database of HOAs and volunteer groups with current contact information.

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- H1.11:** Continue to promote the formation and use of neighborhood watch and other crime prevention programs as well as close neighborhood liaisons with local law enforcement agencies and other neighborhood initiatives.
- H1.12:** Preserve, and conserve historically significant residential buildings and related structures, in accordance with the Cultural Resources Plan to honor both their historical significance and the value added to providing a variety of housing opportunities. Consider adaptive reuse options and opportunities.
- H1.13:** Retain existing below market rental housing through acquisition, rehabilitation assistance, and other subsidies.
- H1.14:** Facilitate the retention of existing mobile home parks which are identified in the Comprehensive Plan as appropriate for mobile home use. (Fairfax county)

Housing Policy 2: Creating New Diverse Housing Communities

Promote a diverse housing mix throughout the County by encouraging a range of housing sizes and types that meet the needs of residents at all income levels throughout all stages of life.

ACTION STRATEGIES:

- H2.1:** Foster a healthy balance of high quality and attractive housing types to serve an increasingly diverse population and diverse workforce. Encourage developments that provide for affordable, new market rate mixed income renter and owner-occupied housing.
- H2.2:** To increase housing supply, support housing at transit supported densities and support opportunities to create vertical mixed-use centers with a distinct sense of place.
- H2.3:** Encourage developments designed to meet the needs adequately and appropriately for independent living and assisted living communities. Encourage residential developments, including single level living units with smaller minimum lot requirements in more residential zones, to support affordability, size, location, service, and accessibility needs.
- H2.4:** Encourage developers to provide affordable efficiency apartments, that incorporate accessible design components, as part of the multi-family mix to accommodate single individuals, elderly, and populations with special needs.
- H2.5:** Encourage residents to provide 10% universal design housing choices in all projects, including “visitable” units which allow for barrier-free access into the first floor and first floor restroom. Promote the development and funding of housing units within new development with universal design to increase housing options accessible for special need populations and for seniors to safely age in place.
- H2.6:** Encourage geographic dispersion of affordable housing throughout the County, particularly in areas where existing supply is low.
- H2.7:** Explore the concept of expanded rural communities based on the design concept of hamlets and villages as an alternative to large-lot residential zoning and permit clustered housing developments to both increase housing options and preserve open space.
- H2.8:** Encourage both public and private partnerships and the participation of for-profit and non-profit organizations in the housing delivery process.
- H2.9:** Continue to implement Crime Prevention Through Environmental Design (“CPTED”) strategies with new and redeveloped projects that include unobstructed pedestrian friendly sidewalks, well-lit parking

areas, building entrances, and yards, and well-maintained landscaping and common areas.

H2.10: Adopt innovative alternative housing forms in zoning ordinance for applicable infill utilization within the County such as the incorporation of multiplex, quadplex, triplex, duplex, and accessory dwelling units in new and/or infill projects.

H2.11: Research the feasibility of incorporating innovative new housing design options in the zoning ordinance to address the needs and desires of specific populations (e.g., modular design units, tiny houses, mobile homes, shipping containers, and other similar options) to address lifestyle preferences, cost, and environmental benefits.

H2.12: Identify and address the need for specific housing forms to meet the need for temporary and transitional housing. Establish parameters to address a variety of options to fill the void of transitional, temporary, and similar special need circumstances for residents within the community. Evaluate the housing needs and associated zoning ordinance changes to successfully address transitional and temporary housing. To support residents in transitioning forward to a stable living environment consideration should be given to the following:

Transitional Housing

- Temporary Emergency Shelters – (For people experiencing homelessness, recent fires, extreme house damage, or people surviving abuse/neglect)
- Single Room Occupancy Residences
- Recovery Homes
- Temporary Family Health Care structure

Temporary Housing

- Hotels/motels
- Adaptive re-use of buildings, religious institutions, or public facilities
- Long term stays residences
- Temporary transitional housing for individuals who have survived abuse/neglect
- Housing for young adults who have aged out of foster care (Utilize program like Fostering Futures (available until age 22). Affordable supportive housing or group housing options would benefit this population)
- Lodging Homes, bed and breakfast
- Homesharing

- H2.13:** Take maximum advantage of federal and state funding for assisting income-eligible County renters in achieving home ownership utilizing the First Time Homebuyer Program.⁷
- H2.14:** With the cooperation and involvement of the private sector, provide relocation assistance and/or other protective measures as may be appropriate to residents of dwelling units that are proposed to be demolished, converted to non-residential uses, or converted from rental to fee ownership. At the time of rezoning, the Applicant should consider identifying measures that assists occupants in finding suitable housing before demolition or conversion occurs, and other protective and ownership sharing opportunities and incentives for the displaced.

Housing Policy # 3: Affordable Dwelling Units

Encourage the provision of affordable housing for all segments of the County's population with emphasis on households with incomes at or below 80% of the Area Median Income ("AMI"). The Area Median Income (AMI) for the Washington Metropolitan Statistical Area ("MSA") adjusted for household size, is determined periodically by the US Department of Housing and Urban Development.

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- 30% AMI or lower—Extremely Low Income
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- 51%- 80% AMI - Low income
- 81%-100% AMI - Moderate income
- 101% - 120% - Above median income
- 121%+ - High income

ACTION STRATEGIES:

H3.1: Develop and implement an Affordable Dwelling Unit ("ADU") ordinance to establish greater housing options for the community. Encourage applicants to incorporate affordable housing units in development projects involving residential uses—especially in proximity to mass transit facilities and employment centers and include measures to maintain the unit's affordable status.

H3.2: Prevent and reduce homelessness/ housing insecurity by:

- Opening homeless navigation centers in eastern and western Prince William County.
- Support permanent supportive housing for persons with disabilities who are experiencing homelessness.
- Support community partnership efforts to increase the range of diverse, affordable housing options.

H3.3: Create a source of public subsidy funds (Federal, state or county) in order to develop new affordable housing – or to preserve existing housing – at rents or prices that are affordable to the community's low-income and moderate-income residents. Consider subsidy options such as:

- Low-interest loan, grant, or tax credit,
- Subsidy in the form of reduced land costs,
- Support landlords by incentivizing them to rent to people experiencing homelessness and/or people with disabilities,
- Permit increase in the allowable density,
- Developer proffer contributions – consider options to waiver residential impacts for ADUs

- Subsidy to offset infrastructure costs

H3.4: Identify affordability strategies, programs, and best practices options to support the private marketplace in their work to produce the majority of the affordable housing supply in a manner that still enables capital providers to meet their risk/return objectives.

H3.5: Preserve Naturally Occurring Affordable Housing (NOAH), lower-cost rental homes that do not receive a direct government subsidy. Support landlords and these communities to provide viable alternative affordable options for residents. Landlords are not required to limit rents to make NOAH affordable, however the rents are relatively affordable to low-income households due to landlord choice, rather than regulatory requirement. While NOAH provides homes to many who need it, the lack of rent regulation means that the landlord can increase the rent at any moment (unless there is rent control and strong tenant protections). Research options to encourage the preservation of NOAH (i.e., programs that allow tenants or non-profit organizations to purchase these homes using a subsidy and, in exchange, restrict the rents to make them permanently affordable to lower-income residents).

Housing Policy 4: Intersection of Mobility and Housing

Strategically locate diverse housing types near transportation and employment centers to build equitable comprehensive multimodal communities and reduce associated transportation expenses for cost burdened residents.

Action Strategies:

Transit Oriented Development- ("TOD")

- H4.1:** Increase internal transit options to provide additional bus stops and bus routes within the County to address the commuting needs of residents between place of employment and housing. Consider autonomous bus routes for increased flexibility and increase response to demand needs. Research subsidized fare options for low-income residents.
- H4.2:** Support future housing growth in designated activity centers at transit supportive densities, with a variety of housing types to meet regional housing targets, to reduce traffic congestion and reduce commuting costs for residents, especially for residents when housing costs result in a cost burdened lifestyle.
- H4.3:** Promote mixed-use development targeting new residential construction with commercial revitalization to facilitate the connectivity of housing and services for residents of the County. Promote mixed-use, well connected, and walkable resilient neighborhoods that result in minimal carbon emissions.
- H4.4:** Reduce auto-dependent development patterns by creating compact connected communities that increase walkability and multi-modal options resulting in a reduction in transportation and environmental impacts.
- H4.5:** Prioritize connectivity infrastructure investments to provide more multimodal choices for all neighborhoods and communities to provide greater opportunities for residents to reach desired places of employment.
- H4.6:** Track the number of dwelling units built annually within ½ mile of transit to measure progress towards the goal of providing 75% of new housing with multimodal access.
- H4.7:** Assign a high priority to those identified improvements necessary to mitigate the impacts of or reduce the volume of unsafe traffic in identified neighborhoods in state or County capital improvement programs, management plans, and budgets.
- H4.8:** Increase the availability of vehicle electric charging stations in the county including in residential communities and specifically ADA accessible spaces.

- H4.9:** Enhance and implement the County streetscape program in coordination with the U.S. Forest Service, the Virginia Department of Forestry, the National Arbor Day Foundation, the Virginia Department of Transportation, development applications and local property owner associations to improve quality of life for residents, encourage walkability, and encourage private investment. Add six linear street miles into the street tree program annually. Maintenance of trees to ensure proper lighting and avoid sight line reduction is essential.
- H4.10:** New residential development within a mile of existing or proposed school sites should implement safe routes to school connectivity. The County should consider prioritizing in capital improvement project decisions, sidewalk gaps in existing neighborhoods that are within a mile of existing or proposed school sites.
- H4.11:** Residential developments should provide inter- and intra-development pedestrian paths to link adjoining subdivisions and form a cohesive residential area and alternatives for a more efficient transportation network and enhanced recreational opportunities.
- H4.12:** Where appropriate, discourage dead end streets and cul-de-sacs to facilitate neighborhood connectivity, encourage short block for improved walkability, allow on-street parking, and locate parking lots behind buildings to improve aesthetics and walkability.
- H4.13:** Seek federal, state, and private funding for the provision of infrastructure to encourage telework options in the County for all residents. Encourage the construction of live/work units that incorporate separate outside entrance into the unit. Live/work housing units provide an alternative to traditional employment commuting needs and allows greater flexibility in location.

Housing Policy 5: Sustainability/Environmental Growth Policy

Foster environmentally sustainable housing communities with a variety of housing types, densities, locations, and affordability to promote a safe and livable environment for all residents.

ACTION STRATEGIES:

H5.1: Ensure that all elements of the built environment - including land use, transportation, housing, energy, and infrastructure - work together to provide sustainable, green places for living, working, and recreating, with a high quality of life.

H5.2: Promote mixed-use, well connected, and walkable neighborhoods that are resilient communities with lower carbon emissions. Consider enhanced Design and Construction Standards Manual ("DCSM") requirements to mitigate impacts from the construction and infrastructure projects especially on water quality.

- Encourage compact growth to improve the environmental performance of site and building development.
- Redevelopment of existing sites allows for the adoption of modern stormwater controls, especially on sites characterized by a high proportion of impervious surface cover.
- A compact form of infill development or redevelopment can reduce stormwater runoff and heat island effect by using green infrastructure, green roofs, and other green cover, as well as building design and orientation to reduce urban temperatures.

H5.3: Promote construction design options to build sustainable, green neighborhoods. Explore funding opportunities, design implications, and practical solutions to reduce residents' energy cost burden and encourage the housing industry to build environmentally sustainable housing.

H5.4: Establish energy-conserving building design standards and incentivize implementation of these standards into all housing developments. Energy-efficient affordable housing focused on sustainability and the reduction of utility costs benefits renters and homeowners. To avoid rising rents and homeowner costs consider the following: (SP)

- Model design of projects using the Earth Craft Gold certification or comparable program for resource and energy efficiency;
- Incorporate high-efficiency toilets, showerheads, and faucets in bathrooms including accessible units;
- Utilize a photovoltaic solar array to reduce building energy load and a solar thermal hot water heater to preheat water and stabilize utility bills;
- Install Energy-efficient LED lighting;
- Incorporate Energy Star style appliances, HVAC and water heating systems;

- Enhance insulation and air sealing to eliminate transfer of air between units and the outside environment;
- Utilize native and draught-tolerant plantings in the landscaping;
- Reduce impervious areas; and
- Utilize reflective roofing that creates a cooler environment around the building; require high-albedo (reflective) surfaces on rooftops and in paved areas where appropriate and encourage green roofs to reduce the urban heat island effect.

- H5.5:** Encourage state-of-the-practice sustainability features such as net-zero/carbon-positive buildings, biophilic design and on-site energy generation. Focus on affordable housing to create opportunities where the building produces as much energy as the residents consume reducing utility costs. Utilize multiple energy efficient designs including solar energy panels.
- H5.6:** Streamline County approval of solar panels installed at private homes and businesses.
- H5.7:** Support coordination between County and state departments and agencies and utility companies to improve outreach and access to funding that supports home/improvement and maintenance, including energy efficient audits, upgrades and retrofits, weatherization assistance, solar panel installation, and age in place maintenance and construction.
- H5.8:** Utilize modular building designs, with strict specifications, that are constructed in factory settings to reduce construction time, reduce carbon emissions, generate less waste, and that have less impact on the environment and therefore foster more energy efficient construction as compared to traditional construction.
- H5.9:** Increase percentage of renewable energy utilized by the County to support reduction of greenhouse gas emissions. Implement Metropolitan Washington Council of Governments (“MWCOG”) targets to reduce greenhouse gas emissions from all sources within the County to 50% of 2005 level by 2030, and to be carbon-neutral by 2050.
- H5.10:** Reduce auto-centric development patterns to reduce transportation costs and environmental impacts. Support future housing growth at transit supportive densities, with a variety of housing types, especially in designated activity centers and corridors. Track the number of new dwelling units proposed and/or built inside and outside of activity centers as a measure of sustainability growth and to enhance funding opportunities.
- H5.11:** Research, together with the Service Authority, the adoption of an infrastructure program like the Smart Meter Installation Project which reduces trucks on the roadway, carbon footprint, and eliminates monthly visits from meter readers in residential communities.
- H5.12:** Identify areas of environmental discrimination to reduce negative impacts to

underserved communities. To promote equitable developments, ensure priority to underserved communities for open space acquisition and tree saving/replanting efforts.

- H5.13:** Support cultural and civic facilities (libraries, museums, state and local parks, landmarks, and County facilities), as disaster preparedness and relief centers that provide emergency social services in times of distress (cooling station, food distribution, or hurricane or tornado relief shelter).
- H5.14:** Incorporate adaptive reuse to provide viable housing alternatives to solve the housing deficient. Cost-effective infill and adaptive reuse design strategies should be utilized to retrofit single-use commercial sites such as retail strips, malls, and office parks into mixed use developments in a sustainable and resilient manner.
- H5.15:** Incentivize the adaptive reuse of historic buildings and existing structures to accommodate the evolution of communities, maintain building diversity, preserve naturally occurring affordable space, and retain embodied energy of structures.
- H5.16:** Conduct an economic analysis study to determine “exchange rate” for density for green building and/or affordable housing in order to establish a cost/ benefit analysis with these programs and to understand both the short- and long-term benefits of sustainable initiatives to the community.

Housing Policy 6: Building Healthy Equitable Communities

Design a community's-built environment in a manner that positively influences the physical and mental health of its residents based on the guiding principles of equity, quality, stability, accessibility, affordability, and location. Equity, with respect to building healthy neighborhoods, refers to providing all residents the same on-site quality amenities with access to housing, services, food, transportation, employment, on-site open space/ recreational opportunities.

ACTION STRATEGIES:

- H6.1:** Develop strategies for equitable development, that strive to increase affordable housing supply especially for marginalized individuals and families that spend more than 30 percent of their income on housing, across all income bands, which reduces the share of their budget available for food, medical care, and other necessities.
- H6.2:** Encourage and incentivize a diverse range of housing options that are affordable, accessible, and safe to meet the needs of residents during all phases of life, specifically addressing housing insecurities in the community and the needs of special populations.
- H6.3:** Support community partnership efforts to increase range of diverse, affordable inclusive housing options. (SP) Inclusive housing necessitates a better variety of housing to match the needs and income levels of a varied workforce, resulting in lower foreclosures rates and reducing the phenomenon of being cost burdened.
- H6.4:** Ensure that public health needs are recognized and addressed through intentional design of safe, healthy communities that provide for access to services including healthcare and healthy foods, physical activity, and recreational opportunities and that focuses on environmental justice.
- H6.5:** Open homeless navigation centers in eastern and western PWC to increase the County's ability to respond to emergent needs of people experiencing homelessness.
- H6.6:** Promote age-friendly communities where affordable and diverse housing options are available for older adults and multi-generational families with an emphasis on quality-of-life goals like:
- Transportation networks that serve populations that may not yet or no longer hold a valid driver's license, and
 - Mixed use developments that increase access to a robust network of community services, including childcare, educational, cultural and recreational opportunities and access to local employment opportunities.
- H6.7:** Encourage design choices and options (i.e., universal design elements and increased accessibility options) in new developments and redevelopment projects to achieve permanent supportive housing for persons with special

needs. Encourage incorporating design elements in housing developments that can readily be modified for use by persons with special needs.

- H6.8:** Encourage housing developments to incorporate out-side entrance features to reduce excessive long hallways and provide for greater air circulation, especially in multi-family projects, and in transitional and temporary housing options.
- H6.9:** Recognizing the direct positive link between health and recreational opportunities, neighborhood communities should have equitable access to on-site recreational amenities including parks, trails, and open spaces. Consider prioritizing open space acquisition and development to meet the needs of the communities without or with limited recreational spaces and facilities. Consider retrofitting existing neighborhoods that have limited access to parks, trails and transit.
- H6.10:** Prioritize the development of new on-site community-oriented public facilities to incentivize the development of high-quality walkable communities to serve residents equitably.
- H6.11:** Develop local/regional policy initiatives that highlight the benefits of the collaboration of housing and health. Partner with community health systems on affordable housing investments. Encourage greater collaboration/expanded dialogue between the healthcare sector and affordable housing programs.
- H6.12:** Develop stronger transportation connectivity throughout the County to reduce geographical barriers to access needed treatment and support services.
- H6.13:** To help reduce food insecurity and support healthy eating, encourage applicants of development projects, to include an analysis that demonstrates multi-modal accessibility to food and food assistance programs to reduce establishing new housing communities in areas considered a food desert- areas with limited access to food sources.
- H6.14:** Encourage and seek federal, state, and private funding to increase broadband options, especially in affordable and elderly housing areas, to increase service options like medical telehealth. Ensure that technology needs are incorporated in the design process to focus on improving equity in the areas of technology, employment, and education.
- H6.15:** Analyze the need for programs like Richmond's Lead Safe Program - HOMES (a lead base paint remediation program) through partnership with the Federal American Recovery Act to continue to monitor and eradicate unsafe conditions.
- H6.16:** Establish plans for enhanced emergency management preparation strategies and solutions to address public health and other emergencies specifically regarding potential impact on the housing needs of the community during unforeseen emergencies.

- H6.17:** Research life expectancy data, based on where a resident lives, to ascertain recommendations and changes needed to support equitable and healthy communities. Living close to community assets, such as high-performing schools, transit, open or green spaces, and healthy food retailers, encourages interaction with these health-promoting resources which reinforces health benefits and supports equitable communities.

Housing Policy 7: Regulatory Changes for Housing

Support innovation and streamline processes to meet housing goals.

ACTION STRATEGIES

- H7.1:** Modify the zoning ordinance, as needed, to encourage housing variety, affordability, and diversity.
- H7.2:** Create a source of public (Federal state or local) subsidy funds to incentivize affordable housing development.
- H7.3:** Develop programs and options to support affordable housing goals. To develop new housing or to preserve existing housing at rents or prices that are affordable to low-and moderate-income residents and workers, it may be necessary to consider some type of subsidy or incentive such as a low-interest loan, grant or tax credit, a subsidy in the form of reduced land costs, an increase in the allowable density, or a reduction in development approval requirements –or a combination of the above.
- H7.4:** Research creating an Affordable Housing Trust Fund (“AHT”) that could provide loans or grants. Consider different sources to capitalize the AHT (i.e., through developer proffer contributions, real estate transfer taxes, taxes, or fees on short-term rentals, proceeds from the sale of County-owned property, or even a dedicated revenue source from an annual budget appropriation. Examples of funding areas might include:
- Emergency rental assistance;
 - Gap financing for new construction of affordable units;
 - Repairs/rehabilitation of older affordable homes/units;
 - Weatherization program to lower utility costs;
 - Down payment and closing assistance;
 - Foreclosure prevention; and
 - Lead abatement program.
- H7.5:** Research and apply for grants (i.e., COG’s Housing Affordability Planning Program (“HAPP”)), which provides grants to local governments and non-profit developers engaged in the planning, approval, or development of housing around transit stations to support the mobility action strategies.
- H7.6:** Develop and maintain a housing affordability tracker (dashboard) to provide a snapshot of progress with respect to diversity, equity, affordability, and variety. Research establishing a Housing Innovation Lab. (i.e., track committed affordable units built by affordability level within the county, number of units constructed under the Low-Income Housing Tax Credit (“LIHTC”), number of committed affordable units in the pipeline but not yet constructed).

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- H7.7:** Explore Board's options to rezone low density areas, where housing supply is low, to provide alternatives to accommodate future population growth as by the Metropolitan Washington Council of Governments by 2040. Consider waiving mitigation of residential impacts (i.e., monetary contribution for schools) for affordable units).
- H7.8:** Adopt new development policies in low-density areas to allow different tiers and types of development to occur in rural villages or hamlets to cluster future growth. Evaluate and assess the development feasibility and environmental impacts of rezoning areas in low density areas to accommodate future housing and population growth.
- H7.9:** Encourage the creation of accessory dwelling units as a means of increasing the supply and distribution of affordable housing.
- H7.10:** Research feasibility of extending Homestead and other Tax Relief programs for Elderly, Military Veterans and Disabled Persons.
- H7.11:** Coordinate land-use regulations and transportation policies for reduction in vehicles miles traveled and greenhouse gas emissions that meet Countywide targets established by the Board of County Supervisors and the County Sustainability Program.
- H7.12:** Develop a process to expedite review of plans for 100% affordable housing projects, for projects that meet the intended level of service, that provide higher quality design, adequate open space, on-site recreations, and landscaping to support equitable quality developments.
- H7.13:** Utilize the National Housing Trust Fund (HTF) an affordable housing production program that complements existing Federal, state, and local efforts to increase and preserve the supply of decent, safe, and sanitary affordable housing for extremely low-income and very low-income households, including homeless families.
- H7.14:** The county should maximize the use of federal and state housing assistance programs.
- H7.15:** Enforce fair housing and nondiscriminatory practices in the sale and rental of housing to all residents.
- H7.16:** Research appropriate viable options for homesharing opportunities and the associated regulatory changes that may be required.

Housing Glossary

Accessible Housing: An accessible home is one which enables an individual to do what he or she needs and desires to do as independently as possible. For some, access may be as simple as adding grab bars and a tub seat in the bathroom. For wheelchair users, access may require ramping entrances, widening doorways, lowering counters, adding lever or loop-style hardware to doors and drawers, and modifying storage areas. (PWCP)

Accessory Building: An accessory building shall mean a subordinate building located on the same lot as the principal building, and the use of which is customarily associated with and incidental to the use of the principal building. An accessory building shall not dominate a principal building in area, extent, or purpose. An accessory building that is attached to and is an integrated part of (by location, materials, and architectural design) a principal building shall be governed by the regulations of this chapter for principal buildings. (PWZO)

Accessory Dwelling Unit: An Accessory Dwelling Unit is an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence.

Accessory Structure: Accessory structure shall mean a subordinate structure located on the same lot as the principal use, and the use of which is customarily associated with and incidental to the principal use, except for off-site septic systems allowed pursuant to [section 23-40\(b\)](#) of the County Code. (PWZO)

Accessory Use: Accessory use shall mean a use incidental to, and customarily associated with, the principal use of the lot. (PWZO)

ADU Ordinance, Affordable Dwelling Unit Ordinance: An ADU Ordinance would require developers to set aside a portion of the units for rent or purchase by families with low to moderate incomes. In exchange, the County would give developers a bonus density, i.e., the approval to build above the median of the density range.

Affordable Housing: Housing where the occupant is paying no more than thirty percent (30%) of gross income for gross housing costs, including utility costs. (PWCP)

Aging Housing Stock – Percent of homes built prior to 1980. ???

ALF, Assisted Living Facility: Assisted-Living Facilities (ALFs) are designed to accommodate frail, elderly, and people with disabilities, who can live independently but need assistance with activities of daily living (e.g., assistance with eating, bathing, grooming, dressing, and home management activities.) ALFs provide support services such as personal care, transportation, meals, housekeeping, and laundry. (PWCP)

AMI, Area Median Income: Area Median Income (AMI) is the average income of persons and families living in a defined geographical area. This area could be a county or group of counties in rural areas or a Metropolitan Statistical Area (MSA) in urban areas. The AMI is determined and published annually by the Department of Housing and Urban Development (HUD). The local AMI is used to determine individuals' and families' qualifications for various Federal and state assistance programs, including affordable housing programs. (PWCP)

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AMI - Area Median Income: AMI is Used as the basis for income limits in several HUD programs, such as the Public Housing and Section 8 Housing Choice Voucher program

- Extremely Low Income - 30% of AMI and below
- Very Low Income - 31% to 50% of AMI
- Low Income - 51% to 80% of AMI
- Moderate Income - 81% to 100% of AMI

Apartment: Apartment shall mean a dwelling unit in a multifamily dwelling. (PWZO)

Area Agency on Aging: A County agency responsible for advocacy and education and coordination of programs and services for older adults in Prince William County, Manassas, and Manassas Park. It also serves families and caregivers of seniors. (PWCP)

Conventional Mortgage Loan: A conventional home mortgage loan with a 20% down-payment and 80% mortgage loan.

County Home Ownership Programs: Prince William County administers homeownership assistance programs which provide down-payment and closing cost assistance. (PWCP)

Cost Burden/Housing Cost Burden: According to HUD's definition, cost-burdened households or individuals are those "who pay more than 30 percent of their income for housing" and "may have difficulty affording necessities such as food, clothing, transportation, and medical care."

Duplex: Duplex shall mean a building containing two dwelling units with not more than one family occupying each dwelling unit. (PWZO)

Dwelling Unit: Dwelling unit shall mean a single unit providing complete, independent living facilities for one family, including permanent provisions for living, sleeping, eating, cooking, and sanitation. A dwelling unit shall have no more than one kitchen. (PWZO)

Efficiency Apartment: An efficiency apartment is a small living area with a bathroom and a kitchenette. These are usually more affordable than other apartments as rentals or to purchase because the living space kitchen and bedroom are all contained in one room. (PWCP)

Equity: A commitment to action to promote justice and fairness when developing public policy, resource allocations, programs, regulations, enforcement of laws, and institutional cultures resulting in access and equitable opportunities for all residents, businesses, visitors, and employees. (PWC Strategic Plan)

FHA Mortgage Loan: A U.S. Federal Housing Administration (USFHA) mortgage insurance backed loan that is provided by an FHA-approved lender with a 3.5% down-payment requirement. (RKG)

Group Homes: Group home, as defined by Code of Virginia, § 15.2-2291, (formerly residential human care facility), shall mean a group home, appropriately licensed and approved by the Commonwealth of Virginia and Prince William County, providing a residence consistent with Code of Virginia, § 15.2-2291; provided that such group home is not for alcohol and/or substance abusers and not for persons committed to custody by any court upon conviction of any crime.

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The term shall also include group residences for ambulatory elderly persons, whether or not special accommodations are required. (PWZO)

Homeless (as defined by HUD): An individual who lacks a fixed, regular, and adequate nighttime residence; as well an individual who has a primary nighttime residence that is a supervised publicly or privately operated shelter designed to provide temporary living accommodations, an institution that provides a temporary residence for individuals intended to be institutionalized; or a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings. (Source: Homeless Planning Council of Delaware Glossary of Terms, 2011)

Homeowners Association: Homeowners association, owners' association, or condominium owners association shall mean a community association which is organized in a development in which individual owners share common interests in open space or facilities. (PWZO)

Housing Tenure: Refers to the financial arrangements under which someone has the right to live in a house or apartment. The two types of housing tenure used in this study include renter-occupied and owner-occupied housing. (RKG)

HPDF, Housing Preservation and Development Fund: This fund was established by the Board of County Supervisors in 1991 to be managed jointly by the Office of Housing and Community Development and the Finance Department that would foster the development of new housing units that are affordable to low and moderate-income households. HUD (U.S. Department of Housing and Urban Development): HUD administers programs that provide housing and community development assistance. The Department works to ensure fair and equal housing for all. (PWCP)

HUD: United States Department of Housing and Urban Development (RKG)

LIHTC, Low Income Housing Tax Credits: The Federal Low-Income Housing Tax Credits (LIHTC) program is sponsored by the US Treasury Department and administered by VHDA (Virginia Housing Development Authority) in Virginia. The program provides a federal income tax credit to private individuals, investors or corporations who participate in the construction or redevelopment of low-income housing. The credits are taken annually over a period of ten (10) years. The program may reduce payable taxes by up to \$25,000 of non-passive income. (PWCP)

LOS, Level of Service Standards: Level of service (LOS) standards specify the public facilities needed for new developments in an effort to provide explicit guidance to ensure that facilities are adequate to support the level of development that is proposed at any point in time. (PWCP)

LRLUP, Long-Range Land Use Plan: A map that is a component of Long-Range Land Use Plan Chapter that illustrates existing and potential development by land use classifications. This map, together with a general description of the classifications reflected thereon, provides general guidance in determining the level of consistency between a development request and these classes of uses. (PWCP)

Market Rate Housing: Market-rate housing are homes that are available in the private market. They do not receive any public subsidies or have any limits on who can live there based on income. (Prince George's County)

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Missing Middle Housing: Missing middle housing describes homes between detached single-family and large multi-family buildings, such as live/work units, bungalows, and small-scale multi-family buildings. These types of homes add variety to the housing supply, support walkable places, and blend in with single-family neighborhoods. (Prince George's County)

Mobile Home: Mobile home shall mean a dwelling unit of vehicular, portable design built on a permanent chassis and designed to be moved from one site to another and to be used without a permanent foundation. Mobile homes shall be subject to all regulations in this chapter for buildings but shall only be permitted where authorized by specific use of the term "mobile home". For the purpose of this chapter, a mobile home shall be deemed to be a mobile home regardless of the manner in which it is used, the manner in which it is affixed to realty or otherwise improved. (PWZO)

Mobile Home Park: Mobile home park shall mean any site, lot, field or tract of land, upon which is located or intended to be located two or more occupied mobile homes, and which may include other vehicles or enclosures for use as a part of the equipment for such park. (PWZO)

Modular Unit: Modular unit shall mean a factory-fabricated transportable building designed to be used by itself or to be incorporated with similar units at a building site into a modular structure. A modular unit shall be a finished building located on a permanent lot. (PWZO)

MPO, Metropolitan Planning Organizations: A Metropolitan Planning Organization (MPO) is an organization of elected officials in urbanized regions with 50,000 or more population. MPOs provide a forum for local decision-making on transportation issues of a regional nature. The policy for the metropolitan planning process is to promote consistency between transportation improvements and state and local planned growth and economic development patterns. The MPO for the Washington area is the Transportation Planning Board of the Metropolitan Washington Council of Governments. (PWCP)

MSA - Metropolitan Statistical Area: A geographical region with a relatively high population density at its core and close economic and labor force commuting links throughout a region, defined by the U.S. Office of Management and Budget (OMB), and used by the Census Bureau and other federal government agencies for statistical purposes. (RKG)

Multifamily Dwelling: Multifamily dwelling shall mean a building or portion thereof containing more than two dwelling units and not classified as a single-family attached dwelling with not more than one family occupying each dwelling unit. (PWZO)

Metropolitan Washington Council of Governments (MWCOCG): A regional organization that connects leaders across the Maryland, Virginia, and Washington D.C. borders to help shape strong communities and a better region by sharing information and developing solutions to the region's major challenges. (Taken from PWC Strategic Plan)

Neighborhood Housing Rehabilitation Program (NHRP): The NHRP program is designed to offer financial assistance to owner-occupied residents of Prince William County and the Cities of Manassas and Manassas Park to correct health and safety issues as well as to increase energy efficiency within their properties. The County, as an Urban Entitlement, receives Community

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Development Block (CDBG) funds from the U.S. Department of Housing and Urban Development to finance this program. Households with incomes at or below 50 percent of area median income will receive priority for assistance.

Nonprofit Organization: Nonprofit organization shall mean an entity that exists solely for religious, charitable, educational, political, or civic purposes and is not in business to make a profit. (PWZO)

Prince William County Housing Preservation and Development Fund: The Prince William County Housing Preservation and Development Fund was established in December 1991 by the Prince William Board of County Supervisors. The purpose of the fund is to support a variety of activities aimed at financing, developing, constructing, and/or preserving housing that is affordable and accessible to a wide range of household incomes per the Area Median Income (AMI) as calculated by using the HUD published AMI. (PWCP)

Severe Rent Burden: Severe rent burden is defined as paying more than 50 percent of one's income on housing costs. (RKG)

Single-family attached: Single-family attached dwelling shall mean a group of two or more interrelated single-family dwelling units which are generally joined to one another by a common party wall, a common floor-ceiling or garage and/or with connecting permanent and architecturally unified structures such as breezeways, carports, or walls, which structures continue the design, pattern and/or materials of the facade from one dwelling unit to another, whether or not such a group is located on a single parcel or on adjoining individual lots. Connecting structures and outdoor living space may be so designed as to provide access between front and rear yards. Each unit shall have its own outside entrance and not be occupied by more than one family. (PWZO)

Single-family detached: Single-family detached dwelling shall mean a residential building entirely surrounded by open space or yards on the same lot, containing one dwelling unit and occupied by not more than one family. (PWZO)

Single-family dwelling: Single-family dwelling shall mean a residential building containing only one dwelling unit. (PWZO) Strategic Plan: The Prince William County Strategic Plan is a four-year document designed to help the County achieve its long-term vision. As such, it provides crucial policy guidance for service delivery and resource allocation decisions during the Board of County Supervisors' four-year term. (PWC Strategic Plan)

Subsidized Housing: Public housing, rental assistance like Housing Choice Vouchers (formerly known as Section 8), and developments that use Low-Income Housing Tax Credits are examples of subsidized housing. Subsidized housing lowers overall housing costs for people who live in it. Affordable housing and subsidized housing are different, even though they are sometimes used interchangeably. (Prince George's County)

Sustainability: Sustainability is the principle to create and maintain conditions under which humans and nature can exist in productive harmony through the incorporation of the economic, social, and environmental needs of present and future generations. (PWC Strategic Plan)

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Sustainable Growth: Incorporation of the principles of sustainability into the plans, practices, policies, and partnerships of the County to ensure the harmonious growth of present and future generations. (PWC Strategic Plan)

Special Population groups: Population groups including the physically and mentally disabled, the homeless, and low-income elderly.

Townhouse: See "Single-family attached dwelling".

TOD, Transit Oriented Development: Transit-oriented development brings compact, mixed-use development within walking distance of high-capacity rapid transit. TOD features vibrant streetscapes, pedestrian-oriented built forms, and land use-characteristics that make it convenient and safe to walk, cycle, and use public transport.

Transitional Housing (HUD Definition): Transitional housing is a project that is designed to provide housing and appropriate support services to homeless persons to facilitate movement to independent living within 24 months. (PWCP)

Universal Design: Universal design is a way of configuring an environment so that anyone- with or without a disability- can access it easily and fully.

Veterans Affairs Supportive Housing (HUD-VASH) and Non-Elderly Disabled (NED) vouchers: HUD-VASH is a collaborative program between HUD and VA combines HUD housing vouchers with VA supportive services to help Veterans who are homeless, and their families, find and sustain permanent housing.

Workforce Housing: While no common standard exists, workforce housing typically refers to providing homes for middle-income service workers, such as police officers, teachers, and nurses, in close proximity to their jobs, who may not qualify for some housing subsidies. (Prince George's County)

Zoning Ordinance: Zoning Ordinance, Chapter 32 of the Prince William County Code for the purpose of promoting health, safety, order, prosperity, the conservation of natural and historic resources, and the general welfare of the public. (PWCP -Community Education Chapter)