11-A

wesley housing | 30th anniversary

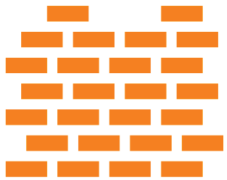
Prince William County Affordable Housing Presentation

Kamilah McAfee
President & CEO

Our Mission & Departments

Wesley Housing *builds up* the lives of our most vulnerable community members by creating and operating healthy, supportive, stable, affordable housing communities and providing supportive resident services.





Real Estate Development

Resident Services



Property Management



Asset Management

Arlington Affordable Housing Bonus Density

- **Zoning Ordinance § 15.5.8 - 15.5.9:** County Board can permit extra building height/ density for AH

The Cadence

- 16 bonus units (25% of base) for 100% AH
- Green Building Density Bonus Program: 17 bonus units (0.22 FAR)
- Reduced parking ratio due to AH, proximity to public transit, and TDM measures taken



	Permitted/ Required	Proposed
Units	64	97
Height	45 ft	37.68 ft
Density	35.7 du/ac	54.2 du/ac
Residential Parking Ratio	1.25 spaces/ unit	0.88 spaces/ unit

Alexandria Affordable Housing Bonus Density

- **Zoning Ordinance § 7-700:** Max. 30% FAR increase for 1/3 of bonus units as AH

The Waypoint at Fairlington

- 30% FAR increase for 81 AH units
- Maximized FAR with 45 ft height limit
  - Increased building footprint
  - Reduction in open space requirement
- Added more parking spaces than required to meet public concern



	Permitted/ Required	Proposed
FAR	0.75	0.973
Height	45 ft	45 ft
Density	27 du/ac	27 du/ac
Residential Parking*	57 spaces	83 spaces

*Site total: 146 spaces

Fairfax County Affordable Housing Bonus Density

ADU Program:
Required to set aside percentage of units for AH

Maximum density bonus of 20%

Infill encouraged, independent living & offices allowed in R-3 via special exception



The Fallstead

82 affordable, age-restricted units



Kindred Crossing

95 affordable, age-restricted units
+ 5,000 sqft clinic

Thank you.

Kamilah McAfee

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PRINCE WILLIAM COUNTY

Draft Affordable Dwelling Unit Ordinance

Board of County Supervisors Work Session
November 19, 2024

Overview of presentation

PRINCE WILLIAM COUNTY

- State Enabling Authority
- Draft AfDU Ordinance 101
- Housing Fund
- Types of Development likely to result from AfDU
- Trends in Prince William County—Bonus Density
- Draft AfDU Density Ranges
- Draft AfDU Scenarios
- Major Themes from June 11, 2024
- Next Steps: Board Guidance

State Enabling Authority

PRINCE WILLIAM COUNTY

Section 15.2-2305	Section 15.2-2305.1
Locality defines affordable housing and affordable dwelling units	State defines affordable housing at two levels: 80% AMI and 50% AMI
Affordable units capped at 17%; density bonus capped at 30%; anything lower must maintain this ratio	Minimums: 10% affordable (80% AMI) for 20% bonus or 5% affordable (50% AMI) for 20% bonus Maximums: 35%+ affordable (80% AMI) for 57.5% bonus or 35%+ affordable (50% AMI) for 95% bonus
No waiver or reduction of development standards or parking requirement required	Applicant may request a waiver or reduction of development standards or parking requirement unless it would have a specific adverse impact upon health, safety or the physical environment

Draft AfDU Ordinance 101

PRINCE WILLIAM COUNTY

What

- Incentivize the production of affordable dwelling units
- Help expand supply of affordable housing

Who

- Households at 50% & 80% Area Median Income

How

- Voluntary bonus density in exchange for affordable units
- Creation of Housing Trust Fund to provide gap financing to support production of affordable housing

Housing Fund

PRINCE WILLIAM COUNTY

- The AfDU Ordinance enables the creation of a Housing Fund (aka Housing Trust Fund).
- The intent is to support production of affordable dwelling units.
- The Housing Fund will be used to provide gap financing loans for the production of affordable units by non-profit and for-profit housing developers.
- The Board of County Supervisors allocated $5 million in FY24; $5.5 million each year in FY25 and FY26; and $5 million annually in FY27-29 of the five-year plan (not currently allocated) to the Housing Fund.
- Fund will be distributed by competitive application using a scoring matrix.

Types of development likely to result from AfDU Ordinance

PRINCE WILLIAM COUNTY

1 to 4 Du/Acre

SINGLE FAMILY DETACHED





4 to 8 Du/Acre

DUPLEX / TRIPLEX



COTTAGE COURTS



8 to 12 Du/Acre

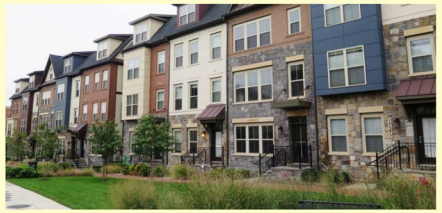
TOWNHOUSE





LOWER SCALE MULTIFAMILY



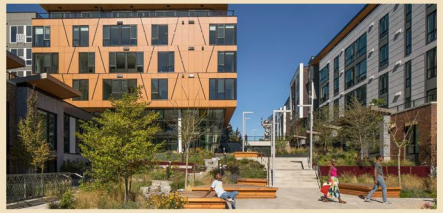


MID-SCALE MULTIFAMILY





HIGHER SCALE MULTIFAMILY





8 to 16 Du/Acre

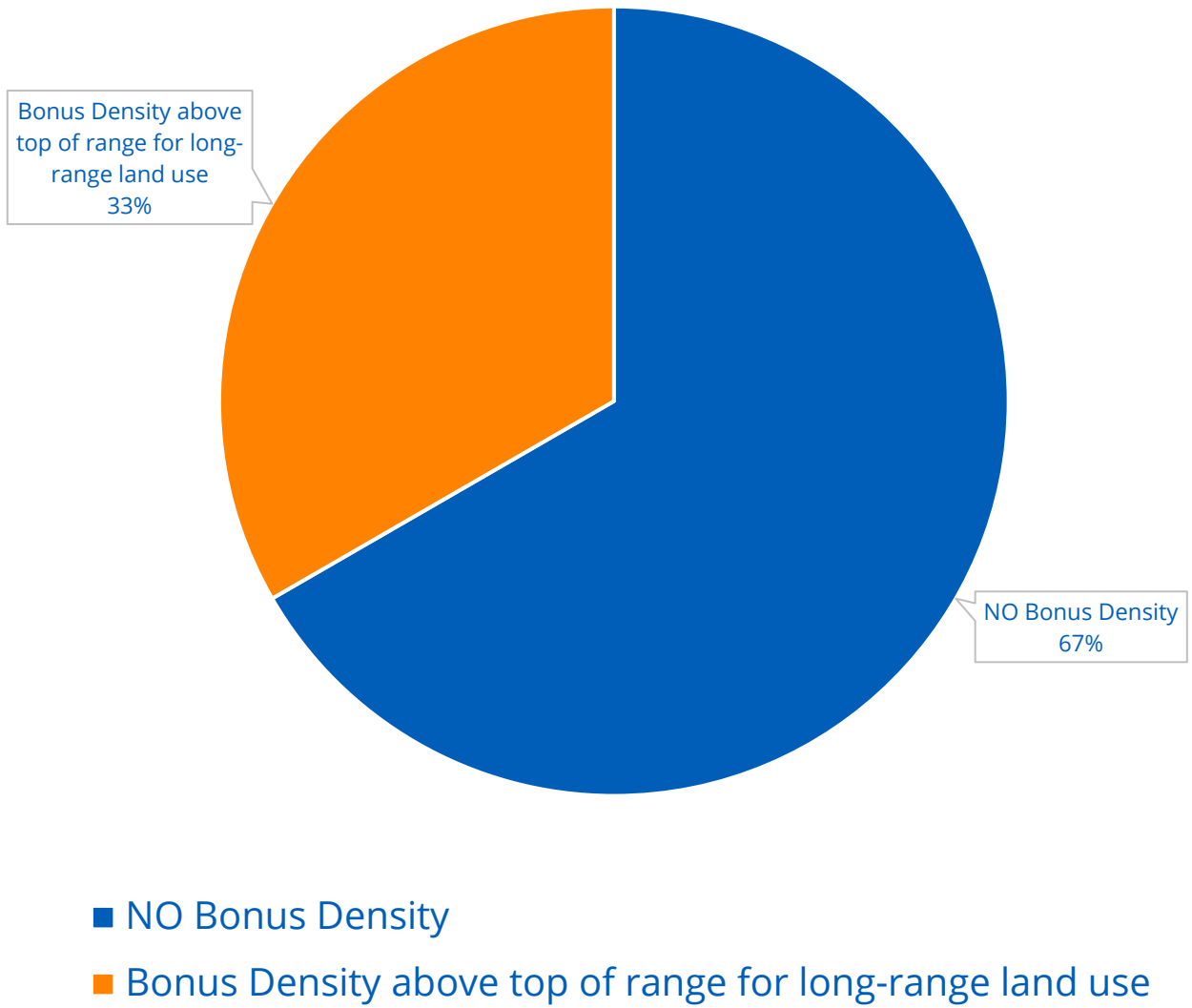
16 to 24 Du/Acre

24 to 50 Du/Acre

Trends in Prince William County—
Past and Current Rezoning Cases bonus density for affordable housing

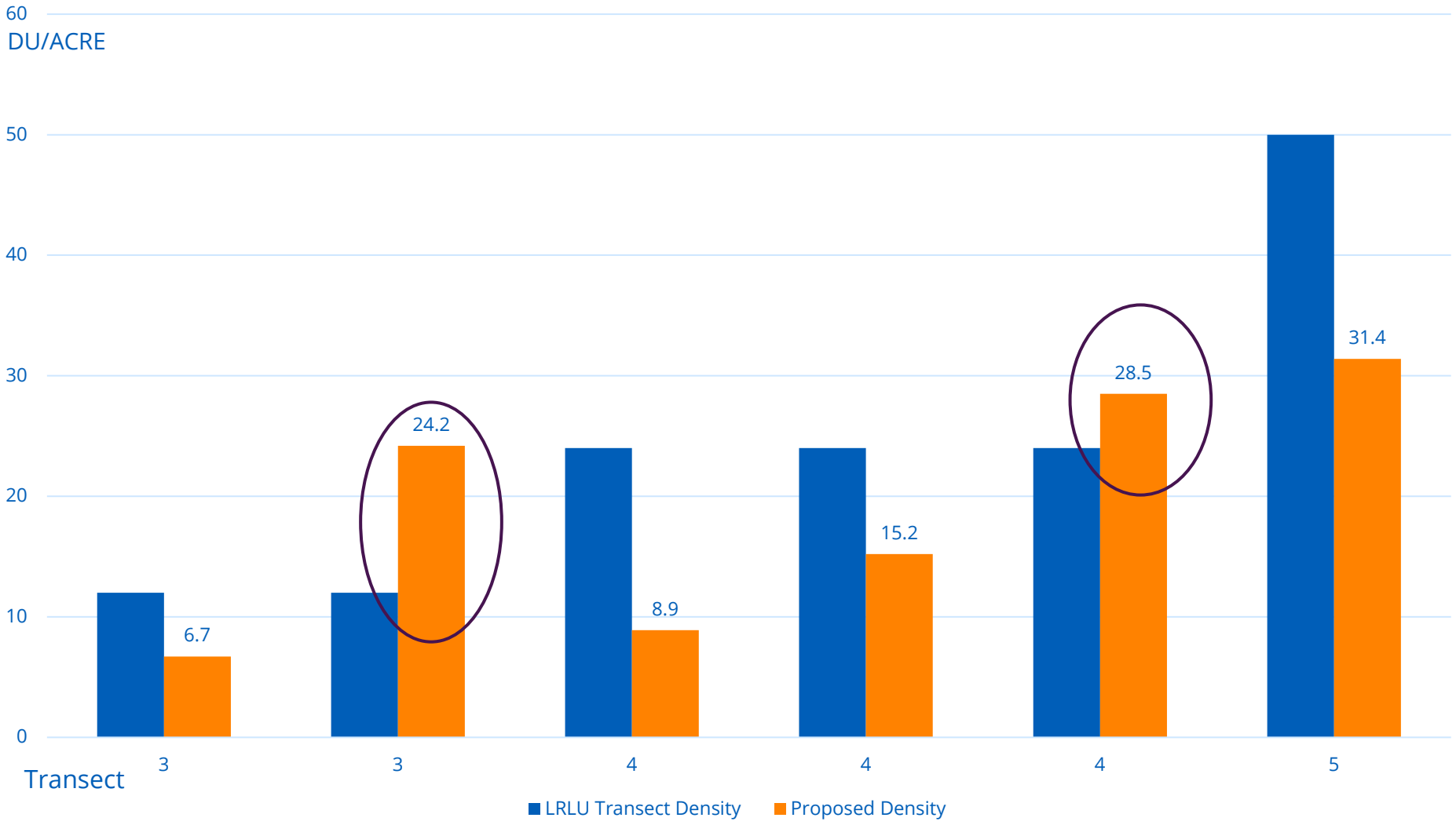
Approved Rezonings after Comprehensive Plan Update in December 2022

PRINCE WILLIAM COUNTY



Approved Rezonings with Affordable Housing after Comp Plan Update (December 2022) - Base Density vs. Rezoned Density

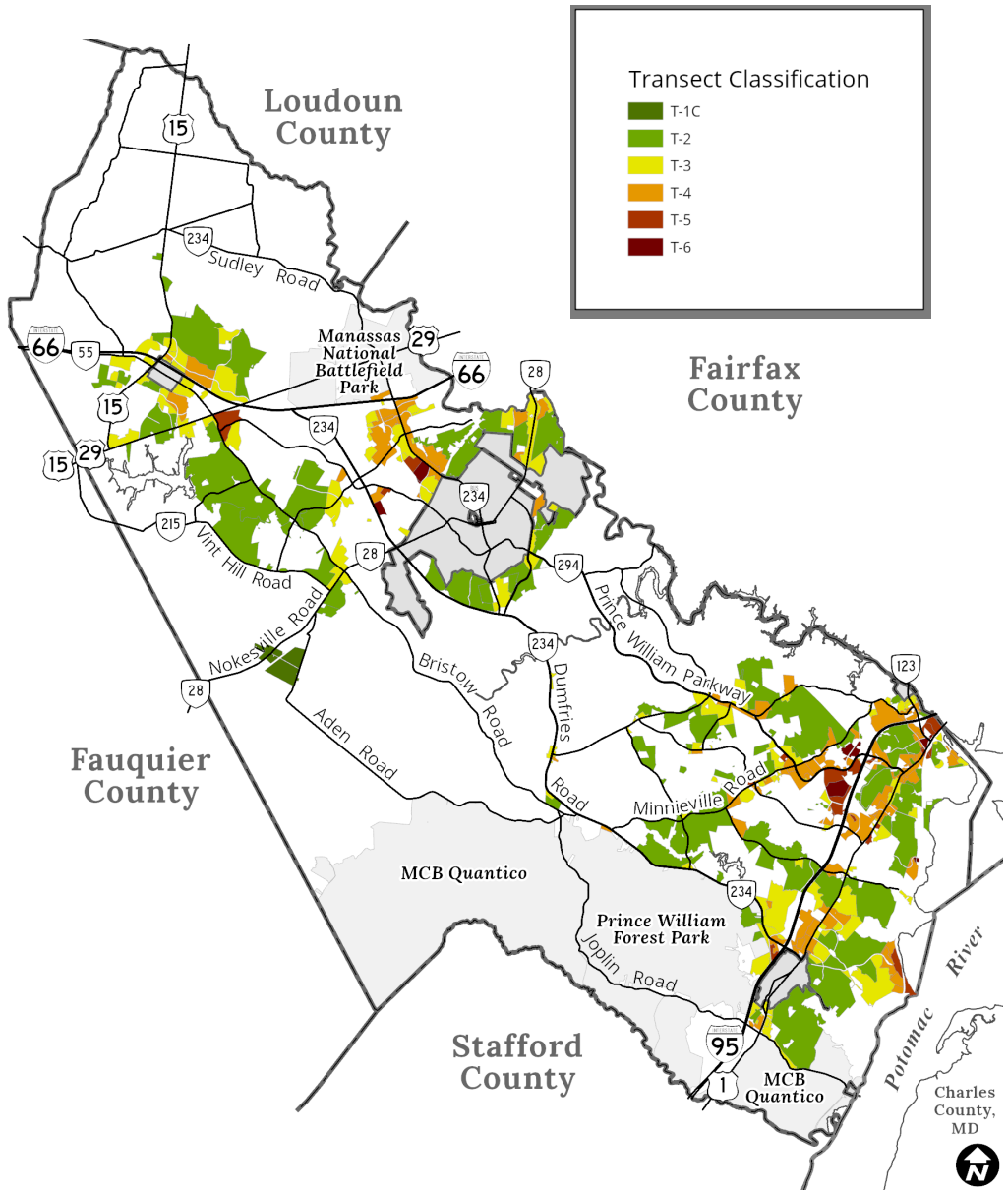
PRINCE WILLIAM COUNTY



Draft AfDU Ordinance: Density Bonus Calculations

Eligible Long-Range Land Use Designations

- Requires a minimum density of 1 dwelling unit per acre
- Bonus density based on top of transect density range



Draft AfDU Ordinance:
80% AMI Bonus Density Range By Transect

PRINCE WILLIAM COUNTY

		Draft AfDU Ordinance	
Transect	**Base Density (DU/Acre)**	**MIN: 10% affordable units ➔ 20% Bonus Density (DU/Acre)**	**MAX: 35% affordable units ➔ 57.5 % Bonus Density (DU/Acre)**
T-1C	1	1.2	1.58
T-2	4	4.8	6.3
T-3	12	14.4	18.9
T-4	24	28.8	37.8
T-5	50	60	78.75
T-6	100	120	158

Draft AfDU Ordinance:
50% AMI Bonus Density Range by Transect

PRINCE WILLIAM COUNTY

		Draft AfDU Ordinance	
Transect	**Base Density (DU/Acre)**	**MIN: 5% affordable units ➔ 20% Bonus Density (DU/Acre)**	**MAX: 35% affordable units ➔ 95% Bonus Density (DU/Acre)**
T-1C	1	1.2	1.95
T-2	4	4.8	7.8
T-3	12	14.4	23.4
T-4	24	28.8	46.8
T-5	50	60	97.5
T-6	100	120	195

Scenario:
10-Acre Development at 80% AMI

PRINCE WILLIAM COUNTY

		Draft AfDU Ordinance	
Transect	**# of Units at Base Density**	**MIN: 10% affordable units → 20% Bonus Density (# of Units)**	**MAX: 35% affordable units → 57.5 % Bonus Density (# of Units)**
T-1C	10	12	15
T-2	40	48	63
T-3	120	144	189
T-4	240	288	378
T-5	500	600	787
T-6	1,000	1,200	1,580

Scenario:
10-Acre Development at 50% AMI

PRINCE WILLIAM COUNTY

		Draft AfDU Ordinance	
Transect	**# of Units at Base Density**	**MIN: 5% affordable units → 20% Bonus Density (# of Units)**	**MAX: 35% affordable units → 95% Bonus Density (# of Units)**
T-1C	10	12	19
T-2	40	48	78
T-3	120	144	234
T-4	240	288	468
T-5	500	600	975
T-6	1,000	1,200	1,950

Scenario:
100-Acre Development at 80% AMI

PRINCE WILLIAM COUNTY

		Draft AfDU Ordinance	
Transect	**# of Units at Base Density**	**MIN: 10% affordable units → 20% Bonus Density (# of Units)**	**MAX: 35% affordable units → 57.5 % Bonus Density (# of Units)**
T-1C	100	120	158
T-2	400	480	630
T-3	1,200	1,440	1,890
T-4	2,400	2,880	3,780
T-5	5,000	6,000	7,875
T-6	10,000	12,000	15,800

Scenario:
100 Acre Development at 50% AMI

PRINCE WILLIAM COUNTY

		Draft AfDU Ordinance	
Transect	**# of Units at Base Density**	**MIN: 5% affordable units → 20% Bonus Density (# of Units)**	**MAX: 35% affordable units → 95% Bonus Density (# of Units)**
T-1C	100	120	195
T-2	400	480	780
T-3	1,200	1,440	2,340
T-4	2,400	2,880	4,680
T-5	5,000	6,000	9,750
T-6	10,000	12,000	19,500

Major themes from June 11, 2024

PRINCE WILLIAM COUNTY

- **Approval of bonus density through administrative processes** (i.e. site plan and subdivision):
  - **State enabling authority requires administrative approval of bonus density in exchange for affordable dwelling units**
  - By-right projects (including Board approved rezonings) are eligible per draft ordinance for density bonuses through site plan & subdivision process
  - May 2024 proposed changes added rezonings *(not already approved by the Board)* as eligible in addition to by-right
  - Whether approved rezonings pursue bonus density through AfDU Ordinance depends on following factors:
    - Is case already constructed? It may be cost prohibitive for a developer to retrofit an already constructed site.
    - Construction costs may influence level of bonus density to be requested.
    - Industry feedback indicates use of AfDU ordinance as bonus density guidance more likely as part of rezoning application, not after approval. Risk is higher after approval.

Major themes from June 11, 2024 – Continued

PRINCE WILLIAM COUNTY

- **School Capacity and other Infrastructure:**
  - 2040 Comprehensive Plan process *(adopted December 13, 2022)* evaluated impacts to infrastructure service levels (schools, transportation, etc.) with regards to long-range land use designations.
  - Anticipate that any bonus density generated by AfDU Ordinance will represent a marginal increase in infrastructure demand. The bulk of infrastructure demand was already accounted for in 2040 Comprehensive Plan.

Considerations re: Bonus Density Levels

PRINCE WILLIAM COUNTY

- **State enabling authority provides a maximum bonus density level for 50% & 80% AMI units but not a guarantee it will be requested:**
  - Financial pressures/constraints on project/construction costs may keep construction wood frame (around 3 stories), maximize surface parking, & avoid going underground for parking.
  - LIHTC program has cost limits that developers must meet. A more expensive construction type (i.e., concrete, steel) creates a competitive disadvantage. LIHTC developments can't charge more rent for a more expensive construction type.
  - 2040 Comprehensive Plan provides guidance to LIHTC developments re: appropriate transects to support these projects. A T-2 site, even with the density bonus, won't be as appealing as a T-4.

Next Steps: Board Guidance

PRINCE WILLIAM COUNTY

- **Use of administrative process for bonus density approval**
  - Should the County adopt an Affordable Dwelling Unit Ordinance?
- **Future Rezonings**
  - Should future rezoning applications (not approved) be eligible to use the Affordable Dwelling Unit Ordinance as bonus density guidance for their project?
- **2305 vs. 2305.1**
  - Staff has noted at previous Board sessions since 2023 a recommendation to use enabling legislation in §15.2-2305.1 for AfDU Ordinance
  - Proceed with 2305.1 or rework the ordinance using §15.2-2305?