



BEST PRACTICES in AFFORDABLE HOUSING



WORKFORCE & AFFORDABLE HOUSING

WHO

The Tysons Plan: Tysons Corner Affordable and Workforce Housing

WHERE



Fairfax County

WHAT

By 2050, Tysons will be transformed into a walkable, sustainable, urban center that will be home to up to 100,000 residents and 200,000 jobs. The plan requires that 20 percent of new residences will be set aside for workforce or affordable housing. In exchange, developers will be able to build 20 percent more units. This exceeds Fairfax County's current policy of 12 percent.

The plan also recommends that any new nonresidential development donates \$3.00 per square foot to a housing trust fund for affordable and workforce housing in Tysons.

HOW

Fairfax County has some of the highest housing costs in the nation due to the steep costs of land and development. Therefore, many working individuals and families struggle to afford to buy or rent in the county, and resort to commuting to work from less expensive counties. Tysons currently has a population imbalance of 16,000 residents to 100,000 employees this creates gridlock traffic during rush hour. Additionally, the lack of affordable housing can hinder employers' ability to attract employees, which could impede the health, safety and culture of the community as well as the area's economic growth. The Tysons plan projects that by 2050 the residential population will grow fivefold and the numbers of job will double. Therefore it is critical to provide housing choices to ensure that a population with a variety of income levels has the ability to live in Tysons.

To coordinate with the plan, the Fairfax County Zoning Ordinance was amended to create a new district called the Planned Tysons Corner Urban District (PTC District). Rezoning applications must meet the objectives of the Plan, such as providing housing to various income levels. To encourage the development of Workforce Housing, proposals may receive a bonus of up to one additional market rate unit for each submitted Workforce Housing unit.

So far, builder interest has exceeded expectations, with nineteen approved major rezoning applications (defined as those applications with rail-related intensities or densities) and 9 pending major rezoning applications. Additionally, with the opening of the Silver Line, Tysons now has four aboveground Metrorail stations. Tysons' transformation is still in its beginning stages, but if successful it could be a national model for rebuilding walkable, sustainable edge cities that cater to a diverse community of workers and residents.



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