



The Mount Vernon Council of Citizens Associations, Inc.

P.O. Box 203, Mount Vernon, VA 22121-9998

<http://www.mvcca.org>

Supervisor Storck
2511 Parkers Lane
Alexandria, VA 22306

Dear Supervisor Storck,

Feb 10, 2021

Ref. Housing Element and Workforce Dwelling Unit Policy Plan Amendment 2020-CW-2CP

The Mount Vernon Council of Citizens Associations (MVCCA) has reviewed the Housing Element and Work Force Dwelling Policy Plan Amendment 2020-CW-2CP. Our supportive resolution is attached.

Katherine Ward

Katherine Ward
Cochair
MVCCA

Enclosed: MVCCA Resolution PZ-2021-01, Housing Element and Workforce Dwelling Unit Policy Plan Amendment 2020-CW-2CP

cc: Board of Supervisors, Fairfax County

MOUNT VERNON COUNCIL OF CITIZENS ASSOCIATION (MVCCA)
 RESOLUTION PZ 2021-01
 FAIRFAX COUNTY
 HOUSING ELEMENT AND WORKFORCE DWELLING UNIT
 POLICY PLAN AMENDMENT 2020-CW-2CP

WHEREAS, the Fairfax County Board of Supervisors authorized the consideration of a Countywide plan amendment to consider changes to the Housing and Land Use elements of the Policy Plan; the Glossary; and the Area Plans volumes of the Comprehensive Plan related to rental Workforce Dwelling Units (WDUs).

WHEREAS, Proposed county-wide policy changes include a reduction in the rental WDU commitment level from 12% to 8% of the total dwelling units, and a reduced maximum household income tier for rental WDUs from 120% to 80% of the Area Median Income (AMI).

Table 3: Countywide Income Tiers for Workforce Dwelling Units.

<u>Income Tier</u>	<u>For- Sale Units</u>	<u>Rental Units</u>
<u>101-120% of AMI</u>	<u>4% of total units</u>	<u>--</u>
<u>81-100% of AMI</u>	<u>4% of total units</u>	<u>--</u>
<u>71-80% of AMI</u>	<u>4% of total units</u>	<u>4% of total units</u>
<u>61-70% of AMI</u>	<u>--</u>	<u>2% of total units</u>
<u>Up to 60% of AMI</u>	<u>--</u>	<u>2% of total units</u>
<u>Total</u>	<u>12%</u>	<u>8%</u>

WHEREAS, the Comp Plan, Proposed Revisions: Housing Element of the Policy Plan and Zoning Modification (ZMOD) are interwoven into the Zoning Ordinance.

THEREFORE, BE IT RESOLVED, the MVCCA does support a six-month extension before approval of proposed ZMOD changes to further clarify the ramifications of such changes to our community;

THEREFORE, BE IT FURTHER RESOLVED, The MVCCA is neutral to AMI recommendations for Tyson’s Corner;

THEREFORE, BE IT FURTHER RESOLVED In accordance with the proposal as provided in the chart above, the MVCCA supports the area-wide for sale and rental AMI’s;

THEREFORE, BE IT FINALLY RESOLVED, the MVCCA supports the proposed county-wide plan amendment 2020-CW-2CP.

Approved by the MVCCA on Feb 1, 2021