



PLANNING COMMISSION RESOLUTION

MOTION:

September 28, 2022
Regular Meeting

SECOND:

Res. No

RE: COMPREHENSIVE PLAN AMENDMENT #CPA2022-00001
HOUSING CHAPTER
COUNTYWIDE

ACTION: RECOMMEND ADOPTION

WHEREAS, under Section 15.2-2229 of the Virginia Code, the Board of County Supervisors may consider amendments to the Comprehensive Plan; and

WHEREAS, Section 15.2-2230 of the Virginia Code requires a review of the Comprehensive Plan every five years to determine whether it needs to be amended; and

WHEREAS, due to the availability of updated demographic projections extending to 2040, policies adopted by the Board of County Supervisors, changes in State law and completion of numerous public infrastructure projects, there is a need to update the Comprehensive Plan; and

WHEREAS, on July 13, 2021, the Board of County Supervisors in Res. No. 21-421 initiated an amendment to the Comprehensive Plan for the Housing Chapter; and

WHEREAS, the intent of the Housing Chapter is to achieve the County's vision for addressing housing concerns of affordability and needs of the County; and

WHEREAS, the Planning Office published the final draft of the Housing Chapter in August 2022, and was available for review and input; and

WHEREAS, on March 23, 24, 25, 2021, and February 10, 2022, the Planning Office held community meetings in which feedback was received on the Comprehensive Plan Amendment #CPA2022-00001, Housing Chapter; and

WHEREAS, on July 7, 2021, October 20, 2021, January 26, 2022, February 9 and 16, 2022, and July 27, 2022, the Planning Office held a public information meeting and Planning Commission Work Session at which the Comprehensive Plan Amendment #CPA2022-00001, Housing Chapter was available for review and input; and

WHEREAS, on May 10, 2022, and July 12, 2022, the Planning Office held a public information meeting and Board of County Supervisors Work Session at which the Comprehensive Plan Amendment #CPA2022-00001, Housing Chapter was available for review and input; and

WHEREAS, the Prince William County Planning Commission duly ordered and advertised a public hearing for September 28, 2022, on Comprehensive Plan Amendment #CPA2022-00001, Housing Chapter and interested citizens were heard; and

WHEREAS, the Planning Office recommends the Planning Commission recommend that the Board of County Supervisors adopt Comprehensive Plan Amendment #CPA2022-00001, Housing Chapter; and

WHEREAS, the Planning Commission finds that this amendment guides and accomplishes a coordinated, adjusted and harmonious development of the territory which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants, including the elderly and persons with disabilities; and

WHEREAS, #CPA2022-00001, Housing Chapter addresses manufactured housing in accordance with the Code of Virginia § 15.2-2223.5; and

WHEREAS, #CPA2022-00001, Housing Chapter intends to replace the Housing Plan of the Comprehensive Plan;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby recommend that the Board of County Supervisors adopt Comprehensive Plan Amendment #CPA2022-00001, Housing Chapter.

ATTACHMENT: Housing Chapter dated August 2022

Votes:

Ayes:

Nays:

Abstain from Vote:

Absent from Vote:

Absent from Meeting:

MOTION CARRIED

Attest:

Antoinette Brzyski
Acting Clerk to the Planning Commission



November 1, 2022

TO: Planning Commission

FROM: David J. McGettigan Sr., AICP
Planning Office

RE: NVBIA Comments for Housing, Mobility and Sewer Chapters

The Planning Office received the attached letter from NVBIA, with recommended changes to the language of the Housing Chapter for the update to the Comprehensive Plan which are enclosed for your review and consideration.

Some of the requested changes are clarifications and some of the changes relate to policy decisions. Planning staff is neutral in opinion to proposed changes. If the Planning Commission desires to incorporate the new language as part of their recommendation, it is a policy recommendation for the Planning Commission to make. Staff continues to recommend the chapter as published with the staff report but is neutral to changes requested by NVBIA because they are policy decisions. Both the staff recommendation and the NVBIA requests are sound planning policies.

NVBIA has also provided comments related to the Sewer and Mobility chapters, which are under consideration by the Planning Commission on November 9. The Planning Office has not received comments from the Transportation Department or the Service Authority regarding the proposed changes. Staff will be prepared to address any questions regarding staff comments on the proposed changes at the hearing.

The documents associated with the Comprehensive Plan updates can be found at the following link:
www.pwcva.org/pathwayto2040.

ATTACHMENTS:

NVBIA letter dated October 11, 2022

NVBIA email dated September 21, 2022 consolidated comments on Mobility and Sewer Chapter



October 11, 2022

Rebecca Horner
Acting Director of Planning
Prince William County
5 County Complex Court, Suite 210
Prince William, VA 22192

RE: Comprehensive Plan Land Use and Housing Chapters

Dear Rebecca,

During the September 28th, 2022 Planning Commission hearing and discussion on the Comprehensive Plan Land Use Chapter, one of the resolutions specifically called out consultations with the Northern Virginia Building Industry Association (NVBIA). We had previously requested a meeting specifically on the Land Use and Housing Chapters and met with staff. We would like to arrange to meet to discuss some of the challenges posed by the current Land Use language as passed as well as discuss the draft Housing Chapter before the next Planning Commission Hearing Set for November 9th.

We will make a team available to meet at your earliest convenience. Please contact Saif Rahman at saif@jrrealestatellc.com with your availability.

Thank you for your time.

Debbie Rosenstein
Chief Executive Officer
NVBIA

Saif Rahman
Prince William Chapter President



COMMENTS ON THE HOUSING CHAPTER OF THE 2040 COMPREHENSIVE PLAN

Current Language

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.

Amended Paragraph Language:

H 2.2 To increase housing supply, support housing at transit supported densities, and near employment areas, and support opportunities to create vertical mixed-use centers with a distinct sense of place. The highest planned density shall be encouraged for sites unless other elements of the plan (e.g. transportation limitations in the immediate vicinity) can only be resolved through reduction in density.

Explanation: There is no transit in western Prince William County as residential is discouraged near the Manassas Airport VRE station. Higher densities near employment is key to producing mixed-use projects. People should be able to live within a short distance of their work adding employment as a metric allows for density around employment and retail centers.

Current Language:

H 2.15 Permit and encourage higher-intensity multifamily apartment living in the County's activity areas as part of both stand-alone and mixed-use developments.

Amended Paragraph Language:

H 2.15 “Permit and encourage higher-intensity multifamily apartment living in the County's activity areas, Activity Centers and Redevelopment Corridors as part of both stand-alone and mixed-use developments and Encourage multi-family units that rent above 120 percent of AMI to reduce demand pressure on affordable housing stock.

Explanation: The County’s housing consultant recognized that a significant shortage in rental units above 120 percent AMI is part of the affordable housing shortfall. The consultant identified this as an issue because people in the upper



income brackets were competing for housing that would traditionally serve lower brackets driving up the costs for all.

Current Language:

H 3.4 Support reductions in the costs of development and redevelopment during the rezoning process—consider reductions in the mitigation of offsite development impacts, including developer proffer contributions, which can help reduce the cost of development, and Amended Paragraph

Amended Paragraph Language:

H 3.4 Support reductions in the costs of development and redevelopment during the rezoning process by excluding ADU and workforce units from proffer monetary or “in-kind” contributions as an incentive to offset the cost of providing ADU in new developments or modifying requirements to reduce costs of development and construction.

Explanation: Solving the ADU problem will require a holistic approach. Eliminating proffers is one important part of the solution, by doing so this allows for developments to accommodate ADU’s without incurring larger economic losses.

Current Language:

H 3.8 Build upon the County’s "Affordable Housing Trust Fund". Allow voluntary contributions to the fund that an applicant deems reasonable and appropriate; and those that may be in lieu of building affordable units onsite-- contingent upon the Board adopting an ADU ordinance.

Amended Paragraph

H 3.8 Build upon the County’s "Affordable Housing Trust Fund". Allow voluntary monetary contributions in lieu of onsite units upon adoption of a policy as a way to build the administrative staff to support ADU goals and to provide the county flexibility to pursue the most opportunities to restore existing housing, and innovative approaches to addressing needs in specific communities.

Explanation: The success of the ADU program will depend on building flexibility into all aspects of the program. This would allow for the County to build up the Housing Trust fund, and leave flexibility for smaller projects to pay into the fund.

Current Language:



H4.2 Support future housing growth and infill development 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.

Amended Paragraph

H 4.2 Support future housing growth and infill development in designated activity centers by encouraging the highest planned density at sites, 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.

Explanation: There are few, if any, true transit corridors in western Prince William County. Higher density mixed-use projects in the Activity Centers will generate the densities that can support future transit.

Current Language:

H4.6 Track the number of dwelling units built annually within ½ mile of transit to measure progress toward the goal of providing 75% of new housing with multimodal access.

Amended Paragraph:

H 4.6 Track the number of dwelling units built annually within ½ mile of transit and any non-residential or employment uses to measure progress toward the goal of providing 75% of new housing with multimodal access.

Explanation: Gathering information near transit and employment centers will provide important data.

Current Language:

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.

Amended Paragraph:

H 5.2 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.
- During the entitlement process, encourage densities at the highest planned density in the Land Use category where consistent with the comprehensive plan.

Explanation: The Land Use plan is a plan that incorporates the overall projected growth of the County and requirements of density to fill to accommodate that growth. If density is decreased in every plan submitted the Comprehensive Plan will fall far short of the required housing necessary to meet population growth projections and continue to create a housing shortage and drive up costs.

Current Language:

H 6.13 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 with limited access to food sources.

Amended Paragraph:

NVBIA ♦ 3684 Centerview Drive ♦ Suite 110-B ♦ Chantilly, VA 20151
703-817-0154 office
www.NVBIA.com



H 6.13 To help reduce food insecurity and support healthy eating, encourage applicants of development projects to demonstrate accessibility to food and food assistance programs based on the County Completed Food Security Study to reduce establishing new housing communities in areas with limited access to food sources.

Explanation: Residential development or re-development attracts, but in most cases cannot provide, additional grocery stores. Grocery stores locate in areas where high density development is present.

Current Language:

H 7.7 Explore the Board of Supervisors' options to rezone low density areas, where housing supply is low, to provide alternatives to accommodate future population growth as projected by the Metropolitan Washington Council of Governments by 2040.

Amended Language:

H 7.7 Explore the Board of Supervisors' options to rezone low density areas, where housing supply is low, to provide alternatives to accommodate future population growth at densities that permit economically viable development of attainable housing.

Explanation: One key to providing affordable housing is small lot development. Continued large lot development is contrary to an effective ADU strategy.

Appendix A: Delete "should apply" as that language is mandatory, not voluntary.

Amended Paragraph:

Background It is the intent of the Board of Supervisors of Prince William County that affordable housing opportunities be available to all who live or work in Prince William County to purchase or rent safe, quality, affordable housing within their means. An Affordable Dwelling Unit (ADU) Ordinance serves as a guide for the development of ADUs primarily through the development process. This supplement is intended to provide guidance on creating affordable housing through the residential and mixed-use rezoning application process. These policies provide greater flexibility that encourages and incentivizes the voluntary creation of affordable housing and helps the development community align their project with county values and address the site and financing constraints. The following guidelines are intended to encourage the development of affordable dwelling units across all cost bands to



meet the need of County residents including the needs of the work force community and our most vulnerable populations.

Explanation: Affordable housing can be achieved through voluntary proffers. While guidance can be provided, it must be done in a way that does not obviate the voluntary nature of proffers and that meets applicable law.

Delete “Proffer Guidelines” and substitute “Guidance for Increased Density” to address the concerns raised by the *Koontz* case and to provide flexibility.

Amended Paragraph:

Guidelines for Attaining Increased Density:

The following guidelines provide a voluntary flexible framework to support the viability of providing affordable housing in residential rezoning applications. Each project will need to be assessed contextually within the parameters of the applicant’s goals and the context of the surrounding community to ascertain the needs of the geographical area. The analysis should result in supporting the desired outcome of supporting a variety of housing options throughout the County.

Explanation: Applicable law requires that proffers must be voluntary without any coercion and be evaluated on a case-by-case basis.

Affordable Share
And Income

Level: Affordable Share – All new housing developments are encouraged to incorporate a minimum of 20% of affordable housing units into the development to create economically integrated communities

Amended Paragraph:

Affordable Share – All new housing developments are encouraged to incorporate a minimum number of affordable and/or workforce housing units that are appropriate to the development to be rezoned based upon the size of the project, the type of units (e.g. high rise v. garden apartments), unique development costs and proximity to mass transit and food sources withing a range of 5% to 20% at an AMI level that enables capital providers to meet their risk/return objectives.” (See H 3.5)

Explanation: The 20% ADU level is not economically feasible for most projects. ADU proffers are supposed to be voluntary and should be determined on a case-by-case basis based on impact, nexus and proportionality. This language provides the flexibility to the County to allow for Affordable Housing at different levels based on the projects being proposed versus a one size fits all approach.



Incentives: “Eliminate monetary contributions for mitigation of offsite development impacts for affordable units and workforce units.

Amended Paragraph:

Incentives – The following incentives will be considered for providing affordable/workforce housing but is not intended to be an exhaustive list.

- Density increases above the top of the density range recommendations in the Comprehensive Plan proportionate to the amount of affordable/working units provided.
- Flexibility in the types of units allowed in the zoning district • Modifications of development standards such as height, setback, or lot coverage
- Modifications of Design and Construction Standards Manual (DCSM) should be evaluated on a case-by-case basis for affordable projects, and design flexibility may be appropriate to
- Eliminate monetary contributions for mitigation of offsite development impacts for affordable units and workforce units.

Explanation: The lack of affordable housing is a complex problem and numerous strategies must be utilized. Eliminating monetary contributions on affordable units reduces the cost to produce those units and make projects that include them more economically viable

Replacement

Housing: Delete as this will prevent the redevelopment of areas that need revitalization and rely on the “Guidance for Increased Density” provisions.

Amended Paragraph:

Replacement Housing: Where existing, naturally-occurring, affordable housing is proposed to be removed to make way for new development, encourage development proposals to incorporate similar levels of affordable housing opportunities for current or new residents by allowing increased density to incorporate attainable housing opportunities.

Explanation: The goals of redevelopment and affordable housing must be reconciled in a way that encourages both. This can only be done by encouraging densities that will spur redevelopment and affordable housing. However, each location is different and the policy must be flexible.



Thank you,

Deborah Rosenstein
NVBIA Chief Executive Officer

Saif Rahman
JR Real Estate Group
Prince William Chapter Chair

From: [Saif Rahman](#)
To: [Horner, Rebecca](#)
Cc: [Vanegas, Alexander I.](#); [Aquilera, Melody](#); [Jessica Francis](#)
Subject: RE: Comp Plan Chapter Comments
Date: Wednesday, September 21, 2022 1:08:48 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[Mobility Chapter NVBIA Consolidated Comments 09-21-2022.docx](#)
[Land Use Chapter NVBIA Consolidated Comments 09-21-2022.docx](#)
[Housing Chapter NVBIA Consolidated Comments 9-21-2022.docx](#)
[Sewer Chapter NVBIA Consolidated Changes 09-21-2022.docx](#)

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Rebecca & Alex

Please find attached NVBIA consolidated comments on the Pathway to 2040 Comp Plan Chapters. Please note that we have tried to make it easy by referencing the exact text indicated and what issues would arise to make your tasks easier in reviewing.

We would really like to meet on this ASAP as we will be discussing these issues with the Supervisors and wanted to make sure we had a chance to sit with you and relevant staff to talk through these and make sure our position is clear and how we view the impacts of the text on the overall County's future development.

Do you have time for a meeting Monday so we can review these together? (I have copied Melody as I think she manages your schedule?)

Saif



Saifaldin Rahman
Managing Partner

saif@jrrealestatellc.com

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jrrealestatellc.com

[LinkedIn](#)

From: Horner, Rebecca <RHorner@pwcgov.org>

Sent: Saturday, September 17, 2022 12:51 AM

To: Saif Rahman <saif@jrrealestatellc.com>

Cc: Vanegas, Alexander I. <AVanegas@pwcgov.org>

Subject: RE: Comp Plan Chapter Comments

I asked my assistant to schedule

From: Saif Rahman <saif@jrrealestatellc.com>

Sent: Friday, September 16, 2022 10:00 AM

To: Horner, Rebecca <RHorner@pwcgov.org>

Cc: Vanegas, Alexander I. <AVanegas@pwcgov.org>

Subject: Comp Plan Chapter Comments

This email is from an EXTERNAL source. Use caution when replying or clicking embedded links.

Good morning Rebecca I heard you were not feeling well, praying that it's a passing illness and that you feel better soon!

I wanted to let you know that I have asked teams if NVBIA members to review the Comp Plan draft chapters and we will be forwarding to you next week some comments on the Housing, Land Use, Sewer and Mobility chapters.

There are some issues we have noted that reduce flexibility in land use decisions as an example in the land use chapter there is language that doesn't allow for creativity in bringing forth good communities, one such example is not including PMR under the implementing zoning for T2 transects but there are many others.

When you are feeling better is there a time we can designate for a meeting with yourself and Alex and other staff you designate to meet and go through the suggestions?


Thanks


Saif




Saifaldin Rahman

Managing Partner

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Pathway to 2040

NVBIA Consolidated General comments on August 2022 Draft Mobility Plan

09/21/2022

- Action Strategy TR5.9 encourages development around transit nodes. Not sure if the Land Use chapter has mechanisms to aid/enforce this, but it would make sense to include.
- Consistent with the multi-modal focus, TDM is discussed in some detail, but no minimum mode splits or other thresholds are given (other than bike parking minimums at County facilities).
- Appendix A (Level of Service)
 - (RP7.1) Evaluate LOS to achieve a minimum appropriate for the roadway classification and surrounding land uses. Previously, LOS “D” was the Comprehensive Plan minimum acceptable level of service; however, ***“the County recognizes that it is not possible to “buy” our way out of congestion through road investments alone, and has reduced the acceptable standard in the Mobility Chapter to LOS E. This standard better aligns with the multimodal focus of the chapter by allowing for reduced levels of service in areas where there are alternative transportation options, including transit.”*** . This draft also discusses that the previous standard included “non-degradation” where developments were expected to not deteriorate the LOS if it was already below LOS D. However, the new draft does NOT indicate that policy will continue, nor does it say that non-degradation is eliminated. Naturally, clarification is needed in the document on whether non-degradation will or will not continue. (Page 76)
 - Appendix A acknowledges that metrics associated with multimodal performance – *this is currently absent from the Chapter*
 - Appendix A references the complexity of seeking DRPT/VDOT approval of multimodal (complete streets) within Small Area Plans and has elected not to do so at this time, although the Plan follows current DRPT Guidelines – *this has implications on the ability of VDOT to accept new streets planned in conjunction with DRPT multimodal principals. VDOT will not accept new streets unless the proposed street elements are reviewed/approved as part of a Multimodal System Plan. Industry should lobby for VDOT to review/streamline its multimodal system acceptance process and encourage County/VDOT to work together to ensure there is appropriate buy-in between County/State authorities where multimodal design standards are proposed.*
- Appendix C (Congestion Management)
 - Appendix C describes Transportation Demand Management (TDM) as a means to reduce vehicle trips and commitments to TDM would allow for trip generation credits pursuant to the DCSM. However, TDM strategies “must always be given a quantifiable measure of effectiveness, as well as alternative solutions in the event their strategies are not successful.” – *this is a significant impediment for projects to consider TDM. “Alternative solutions” have typically involved setting aside land (limiting developable area) to allow for roadway capacity improvements if the TDM goals are not meant. There has been little incentive for TDM to be considered since developments are expected to plan for improvements (without TDM) anyway. The County needs to be invested in TDM as a viable means to reduce trips and meet the stated objectives of the proposed Mobility Chapter.*



PRINCE WILLIAM COUNTY

Sanitary Sewer



Draft: August 2022

INTENT

The intent of the Sewer Chapter is to facilitate the provision of economically feasible and environmentally sensitive systems of wastewater and sewage collection, conveyance, and treatment to serve residents of Prince William County. This Chapter is provided to guide the sewer infrastructure needed to serve the existing and proposed development, as reflected in the Long-Range Land Use Chapter and Map, and ensure compliance with the Occoquan Policy, the Potomac Embayment Standards, and Virginia Department of Health Sewer Regulations.

Additionally, this Chapter is provided to address existing and potential conditions that could otherwise adversely impact the natural environment and public health, safety, and welfare of County residents. Adequate wastewater treatment is an essential service to which all County residents should have access through public sewer providers or through individual-lot onsite septic systems.

All County residences whether new build or existing structures shall have access to public sewer as identified in Figure I (Public Sewer Map). The cost of any extensions/connections to the public sewer system shall be borne by the property owners connecting to the sewer system. However, extension of public sewer should not be used as justification for increasing the residential densities that are shown on the Long-Range Land Use Chapter Map for a given area. The primary providers of public sewage collection and treatment to the County are the Prince William County Service Authority and Virginia American Water.

When access to the public sewer is not available or cost prohibitive due to the property's distance from the nearest sewer main onsite septic systems are appropriate when there is adequate space and the soil conditions to permit such a system. Onsite systems can be provided in both conventional systems and alternative onsite sewage systems "AOSS", which utilize a variety of treatment methods to better adapt to specific onsite conditions. The Sewer Chapter discourages decentralized onsite sewerage systems, where more than one lot is to share such a system.

Public sewer is planned and mapped Countywide to provide equitable access to sewer services. New development within the Urban and Suburban Communities, as designated in the Long Range Land Use Chapter, should occur with the provision of public sewer facilities. Within the Rural Communities, as designated by the Long-Range Land Use Chapter, voluntary uses of onsite septic systems is permitted and encouraged when access to public sewer is not available and cost prohibitive due to the property's distance from the nearest sanitary sewer main. The cost of any extensions/connections to a public system will be borne by the property owners connecting to the system.

SEW-POLICY 1: Continue sewer system planning so that the costs of system expansions and increases in system capacity will continue to be borne, where consistent with applicable law, by new development.

SEW 1.1. Require new development served by public sewer to fund the capital costs associated with expanding sewer facilities, including line extensions and plant capacity expansions, as required for its project, in coordination with the Prince William County Service Authority and in conjunction with the Long-Range Land Use Chapter.

SEW 1.2. Where **appropriate and accessible**, the Prince William County Service Authority **Shall make reasonable efforts to** allow connection for existing structures along the length of proposed sewer lines; however, **no guarantee of service will be made and** no increase in capacity beyond that shown on the Long-Range Land Use Chapter Map should be provided.

Page 3 of 5

Draft August 2022

SANITARY SEWER

SEW-POLICY 2: Ensure adequate sewer capacities needed to support planned growth throughout the County, in accordance with the densities, intensities, and locations for new development – as shown in the Long-Range Land Use Chapter and Map.

ACTION STRATEGIES:

SEW 2.1. Continue to coordinate with the Prince William County Service Authority to revise the sewer plans for the County based on the Long-Range Land Use Chapter and Map. An analysis – including but not limited to, the following subjects – should be incorporated into the Sewer Chapter following adoption of each five-year update of the Comprehensive Plan, where Comprehensive Plan policies, Long-Range Land Use Chapter designations, or development densities are amended and would have a direct impact upon existing sewer plans.

SEW 2.1.a Potential shortfalls in sewer capacities and proposed methods for addressing identified shortfalls.

SEW 2.1.b Identification of capital needs, based upon identified shortfalls in sewer capacities and identification of potential funding sources. This analysis should consider the relevancy of phased construction as a means to address capital needs.

SEW 2.1.c Analysis and recommendations regarding the provision of public sewer service to users of small private sewage treatment plants, decentralized onsite sewerage systems that serve more than one lot and onsite sewerage systems. These facilities may already be existing in locations designated Agriculture and Forestry (AF) on the Long-Range Land Use Chapter Map or in other locations, such as for certain public buildings and sites.

SEW 2.2. **Require existing structures, where an existing onsite sewer system has failed and where it has been determined by the Health Department that no onsite remediation is possible, and where the property line is located within 300 feet of a public sewer line with adequate capacity, to connect to such line.**

SEW 2.3. Plan for adequate facility capacity allocations from the Upper Occoquan Service Authority to meet projected needs of Prince William County within its service area.

SEW 2.4. Expand treatment plants to accommodate projected need as reflected by the Long-Range Land Use Chapter Map.

SEW 2.5. Plan and coordinate with Virginia American Water to accommodate projected needs within its service area, as reflected by the Long-Range Land Use Chapter Map.

- SEW 2.6.** Plan, design and construct sewer facilities only in accordance with the densities, intensities, and locations for new development that are shown on the Long-Range Land Use Chapter Map.
- SEW 2..** Evaluate the existing Design and Construction Standards Manual “DCSM” standards for average daily wastewater flow by land use type at least every five years.

- SEW 2.8.** Evaluate and update, if necessary, the Design and Construction Standards Manual “DCSM” and the Prince William County Service Authority’s Utility Standards Manual “USM” for consistency of requirements.
- SEW 2.9.** Monitor and map failures, as determined by the Health Department, to existing onsite sewerage systems, to determine the need for future extension of public sewer facilities. Such future extension, however, should not be a reason to increase residential densities above those specified on the Long-Range Land Use Chapter Map.
- SEW 2.10.** Prepare a standard policy and regulations to require existing and future development to install appropriate pre-treatment facilities, in accordance with the Prince William County Service Authority or Upper Occoquan Sewer Authority Pretreatment Regulations or Policies, and to connect to public sewer facilities if such development is – or promotes – a health hazard.
- SEW 2.11.** Maintain an inventory of local sewage systems – small private sewage treatment plants, alternative sewerage systems, and onsite sewerage system – throughout the County.
- SEW 2.12.** Discourage the use of privately owned and privately operated treatment plants for new development projects.
- SEW 2.13.** Develop a Wellhead Protection Program and Groundwater Recharge Zone Protection Program – utilizing procedural guidelines and information available from the U.S. Environmental Protection Agency and the Virginia Groundwater Protection Steering Committee – to protect or improve the groundwater quality and prevent well contamination from faulty or improperly located private waste disposal systems.
- SEW 2.14.** Utilize the Existing and Projected Sanitary Sewer Facilities Map to identify the general or approximate location, character, and extent of the features shown thereon. Such features should be planned, sited, and buffered to provide compatibility with surrounding existing and planned land uses, and should meet the appropriate policies and action strategies of the Community Design Chapter and the Long-Range Land Use Chapter.
- SEW 2.15.** Continue to update County’s sewer ordinances, pretreatment regulations, and/or policies, as appropriate.
- SEW 2.16.** Investigate the feasibility of obtaining grant funds for use by the Prince William County Service Authority for sewer extensions to areas with a high potential for onsite waste disposal system failure.
- SEW 2.17.** **Within the Rural Communities, as identified in the Long-Range Land Use Chapter, encourage the use of individual-lot onsite sewerage systems.**



STAFF REPORT

Meeting Date:	September 28, 2022
Agenda Title:	Comprehensive Plan Update: Pathway to 2040
District Impact:	Countywide
Requested Action:	Recommend Adoption of Comprehensive Plan Amendment #CPA2018-00007, Land Use Chapter Recommend Adoption of Comprehensive Plan Amendment #CPA2018-00006, Mobility Chapter Recommend Adoption of Comprehensive Plan Amendment #CPA2022-00001, Housing Chapter Recommend Adoption of Comprehensive Plan Amendment #CPA2022-00002, Sanitary Sewer Chapter Recommend Adoption Comprehensive Plan Amendment #CPA2023-00001, Electrical Utility Services Plan
Department:	Planning Office
Staff Lead:	David McGettigan Sr., AICP

EXECUTIVE SUMMARY

In response to the Board of County Supervisor initiating amendments to update several chapters of the Comprehensive Plan, this is a request to recommend adoption to the following Comprehensive Plan Chapter updates.

- **Comprehensive Plan Amendment #CPA2018-00007, Land Use Chapter:** This is an update to amend the Land Use Chapter of the Comprehensive Plan. The intent of the Land Use Chapter is to provide a development vision showing how the County will utilize its land resources to accommodate future development in an efficient and sustainable way. **Countywide**
- **Comprehensive Plan Amendment #CPA2018-00006, Mobility Chapter:** This is an update to amend the Transportation Chapter of the Comprehensive Plan. The intent of this Mobility Chapter is to provide an accessible, safe, comprehensive, multimodal transportation network that allows for the safe and efficient movement of goods and people throughout the County and into surrounding jurisdictions. **Countywide**
- **Comprehensive Plan Amendment #CPA2022-00001, Housing Chapter:** This is an update to replace the Housing Plan of the Comprehensive Plan. The intent of the Housing Chapter is to provide guidance for the development of new residential communities while addressing affordability concerns. **Countywide**
- **Comprehensive Plan Amendment #CPA2022-00002, Sanitary Sewer Chapter:** This is an update to amend the Sanitary Sewer Plan of the Comprehensive Plan. The intent of the Sanitary Sewer Chapter is to facilitate the provision of economically feasible and environmentally sensitive systems of wastewater and sewage collection, conveyance, and treatment to serve residents of Prince William County. **Countywide**

- **Comprehensive Plan Amendment #CPA2023-00001, Electrical Utility Services Plan:** The Electrical Utilities Services Plan is a new section of the County's Comprehensive Plan. Previous policy was embedded in a section of the Long-Range Land Use chapter. Given the growth of industry that requires extensive electrical power, a separate chapter was necessary. **Countywide**

It is the recommendation of staff that the Planning Commission recommend adoption of the Comprehensive Plan Amendments listed above to the Board of County Supervisors.

BACKGROUND

- A. Comprehensive Plan Amendment (CPA) – Under Section 15.2-2229 of the Code of Virginia, the Board of County Supervisors may consider amendments to the adopted Comprehensive Plan.

- B. Comprehensive Plan Update Initiation – The current Comprehensive Plan Update is based on the Board of County Supervisors initiation from August 3, 2016, as was later amended, which includes the following scope of work:
 - 1. Thoroughfare Plan Update (Roadway)
 - 2. Technical Review to Update Population and Employment Forecasts
 - 3. Economic Development Plan Update
 - 4. Urban Development Areas (UDA)
 - 5. Levels of Service Standards
 - 6. Incorporate Existing Studies
 - a) COG Regional Activity Centers Study
 - b) Potomac Communities Design Guidelines
 - c) MCB Quantico Joint Land Use Study
 - d) Rural Preservation Study
 - e) Cockpit Point Battlefield Study
 - f) Dale City Design Guidelines
 - g) VRE Studies
 - h) Bristoe Station and the Kettle Run Battlefields Preservation Study
 - 7. Small Area Plans
 - a) North Woodbridge
 - b) Parkway Employment Center
 - c) Innovation
 - d) Fairgrounds/New Dominion Area
 - e) Independent Hill
 - f) Triangle
 - g) Yorkshire
 - 8. Prior Board directive to staff to address critical issues facing the County in its work on the Comprehensive Plan update include:
 - a) Affordable Housing Policies within the Land Use Chapter.
 - b) Social Equity and Environmental Justice
 - c) Sustainability
 - d) Senior Services
 - e) Ensure Land Uses Reflect Commercial and Industrial Market

- f) Realities of the Office Market
- g) Address Land Use Incompatibilities
- h) Bethlehem Road Corridor
- i) Power Infrastructure Planning
- j) Multimodal Transportation and Land Use Planning
- k) Impacts of New Transportation Technologies (autonomous vehicles, etc.)

On July 13, 2021, the Board of County Supervisors expanded the scope of work to include initiating the Housing Chapter, Sanitary Sewer Chapter, Electrical Utility Service Plan. In addition, new Zoning Ordinance and County Code Amendments to create an Affordable Dwelling Unit Ordinance and the Conservation Residential Zoning Text Amendment to support the Comprehensive Plan were included as part of the expanded scope.

- C. Projected Growth – The Comprehensive Plan must accommodate the projected growth and development of the County. Projected growth is based on the Metropolitan Council of Governments Cooperative Forecasts of Households, Population and Employment. Long-range forecasts provide data necessary for analyzing the effects of growth, developing policy responses to regional issues, ensuring air quality conformity of transportation plans, and determining the demand for public facilities. Based on COG Round 9.2 forecasts the 2040 Household projection for Prince William County is approximately 191,833 households (today approx. 156,760). In terms of population although COG 9.2 forecast a population of approximately 582,700, more recent information from the 2020 Census, which shows a higher average household size and higher occupancy rate, would revise the population estimate up to 594,927. Employees working in Prince William County would grow from a 2020 baseline of approximately 147,920 to 240,868 by 2040.
- D. Key Scope Items of the Comprehensive Plan Update – The following items were addressed in the Comprehensive Plan Update based on the initiation and several directives issued to staff.
 - 1. Equity, Environmental Justice, Sustainability
 - a) Staff was directed to address equity and sustainability as part of the Comprehensive Plan update. Specific policies can be found in the Land Use, Housing and Mobility Chapter. For instance, Land Use Policy 15: Identify and acknowledge communities that may not have equitable access to amenities, resources, or opportunities to better understand existing conditions as well as the area's history while directing planning efforts to address these deficiencies. Another example is Land Use Policy 17: Promote sustainable land

development that provides for a balance of economic opportunity, social equity including environmental justice, and protection of the natural environment.

2. Holistic and Cohesive view of the County-

- a) Staff was directed to take a holistic and cohesive view of the entire County (all seven magisterial districts) when looking at the Comprehensive Plan, Land Use chapter, to make sure that the Land Use reflects a desire to increase commercial and industrial land. Planning staff working with a consultant to develop the Land Use plan based on looking at the County holistically which includes the introduction to a new transect system that covers the rural to urban spectrum and introduces new rural placetypes and environmental protection classifications and overlays.

3. Alignment with other plans-

- a) Strategic Plan – On July 20, 2021, the BOCS adopted the 2021-2024 Strategic Plan that seeks to significantly expand the County's commercial tax base. The 2021-2024 Strategic Plan is available on the County's website at www.pwcva.gov/strategic-plan. Each of the chapters of the Comprehensive Plan Update considered the goals associated with the 2021-2024 Strategic Plan. For instance, focus areas of a Resilient Economy, Environmental Conservation, Sustainable Growth and Transportation and Mobility are all addressed through the policies and action strategies in the Land Use, Housing, Mobility, Sanitary Sewer and Electrical Utility Service Plan to some degree to ensure alignment.
- b) Small Area Plans- The adopted plans include North Woodbridge Small Area Plan, The Landings at Prince William Small Area Plan, Dale City Small Area Plan, Innovation Park Small Area Plan, Independent Hill Small Area Plan, and Triangle Small Area Plan. To ensure the new Long-Range Land Use classifications align with the land uses in the adopted small area plans, the small area land use maps were updated to reflect the new classifications that are both compatible and consistent with the recommended land uses of each small area plan.
- c) Other adopted Plans within the Comprehensive Plan - The recently adopted plans include the Technology and Connectivity Plan, Safe and Secure Communities Plan, Parks, Recreation and Tourism Plan, and Community Education Plan. Each chapter of the Comprehensive Plan Update considered consistency of policies where applicable to these adopted plans.

- d) Other studies - Several studies including Cockpit Point Battlefield Study, Bristoe Station/Kettle Run Battlefield Study, and the MCB Quantico Joint Land Use Study were considered in the development of land use classifications and policies in the Land Use Chapter update to further the objectives of these study areas.

E. Highlight of Changes Made to the Land Use Chapter – The Land Use chapter provides a development vision as to how the county will utilize its land resources. The chapter will provide a rational basis for local land use decisions with a twenty-year vision for future planning and community decisions that help guide future development and re-development decisions made by the Board of County Supervisors. The Land Use chapter has incorporated new elements into the Comprehensive Plan resulting from Board of Supervisor’s directives, community input and stakeholders feedback balanced with information on growth patterns, population trends, mobility, affordable and variety of housing choices, the environment, cultural and natural resources. One of the new elements introduced into the Land Use chapter is the incorporation of a vision and quality of life values. To further strengthen the Comprehensive Plan, new concepts have been added including equity and sustainability as well as new policies and action strategies designed to complement and provide alignment with the cultural resources, economic development, housing and mobility chapters of the Comprehensive Plan. The new chapter replaces the Land Use chapter, Economic Development chapter, and all the remaining Sector Plans. The Electrical Transmission Line action strategy and figure from the previous Land Use chapter have been replaced with a more detailed Electrical Utility Service Plan and moved to Utility Chapter of the Comprehensive Plan.

A major change with the Land Use chapter is the establishment of placetypes into the Comprehensive Plan which include multimodal districts, centers and corridors. The Land Use chapter specifies policies and guidelines for several Activity Centers and Redevelopment corridors situated throughout the County. Within the placetypes section of the chapter, new concepts are introduced including Adaptive Reuse, Infill Development and Complete Neighborhoods. Several of the Sector Plans from the previous Land Use Chapter will become either Activity Centers (such as the Government Center or the I-66/Route 29), a village (as in the case of Nokesville), or a combination of Activity Centers, Redevelopment corridor or part of the small area plans (for instance Potomac Communities) to reflect consistency with a more flexible designation established in the overall Land Use Plan.

Another significant change is the framework for the Long-Range Land Use plan which introduces the concepts of transects associated with streamlined new land use categories. In essence, the higher transects (T-4 through T-6) make up the Urban Communities also known as the Urban Development Areas as required in Sec. 15.2-2223.1 of Virginia Code, Ann. Development with the highest transects near VRE Stations or other forms of transit are the Transit Oriented Development areas as

required in Sec. 15.2-2223.4 of Virginia Code, Ann. The middle of the transect spectrum (T-2 through T-4) make up the Suburban Communities. The lower transects (T-0 through T-1C) make up the Rural Communities. Several Long-Range Land Use classifications have been retired and replaced with a suite of new more robust designations that provide either greater flexibility in areas to encourage development or designed to preserve open space in environmentally sensitive areas. Four Long-Range Land Use classifications have been retained as these designations either are countywide land uses (such as Public Land, Parks & Open Space, County Registered Historic Site) or Residential Planned Community which continues to meet the specific needs of residential and non-residential uses in the county.

This Plan also proposes three land uses categories to define the County's rural communities. The rural communities are designed to provide distinction between strictly residential communities, mixed use communities and areas of opportunities to enhance preservation while maintaining the unique character associated with each of these respective areas. Three new rural placetypes include Villages, Hamlets, and Conservation Residential Neighborhoods. Within the Land Use Chapter, Villages are compact areas with a mix of uses (including residential, commercial, civic/institutional, and potentially other land uses) that serves as a focal point for the surrounding rural area while accommodating a limited amount of future growth that is contained within its boundaries. Nokesville is the only village identified in the Plan. Hamlets are compact areas with a limited mix of uses (e.g., small-footprint retail, civic/governmental, residential, recreational) that are often built as part of a historical core with a small-scale mix of uses at a central crossroads. The Land Use Chapter identifies five hamlets; Brentsville, Catharpin, Greenwich, Lake Jackson, and Woolsey. Conservation Residential uses are arranged in a compact development pattern that protects surrounding natural resources, cultural resources, open space, and scenic and agricultural lands. Residential Neighborhoods are those existing residential communities built in the rural area. The Agriculture and Forestry classification identifies mostly agricultural and forestal lands meant to be retained for future growth beyond the 2040 horizon of the plan. To protect and preserve the environmentally sensitive mid-county area a new Occoquan Reservoir Protection Area is designated to limit impacts to environmental resources and protect a major source of public drinking water.

To further enhance the ability to protect natural resources such as steep slopes, streams and floodplains; the Environmental Resource land use classification will become a Comprehensive Plan designation overlay called the Environmental Resources Protection Overlay. Equally important to the preservation of environmental resources and providing connectivity of open spaces throughout the County, open space corridors are introduced into the Land Use Map.

Lastly, policy changes have been made to the Public Facility Review and Comprehensive Plan Amendment processes.

- F. Highlight of changes made to the Housing Chapter – The Housing Chapter consists of guidance for the development of new residential communities while addressing affordability concerns in accordance with Sec. 15.2-2223.5 of Virginia Code, Ann. The Housing Chapter update took a holistic approach to policies and action strategies that aligned more comprehensively with the planning principles contained in the Comprehensive Plan.

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 provided guidance for the development of urban, suburban, rural placetypes in the Land Use chapter.

Housing is a key component to achieve the County's vision of being a community of choice for all residents. The chapter addresses housing needs and 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 chapter promotes a diversity of housing styles and price points to promote communities for residents during all phases of their life and across all income bands.

As such the guiding principles of the chapter include:

- Encouraging quality, price-appropriate housing, which is housing that costs 30% 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 neighborhoods
- Promote diverse mixed income housing communities
- Develop implementation tools for both residents and the development community to provide for the construction and financing of affordable dwelling units
- Strategically locate diverse housing types near transportation, services, and employment centers to build equitable comprehensive multimodal communities and reduce associated transportation expenses for cost burdened residents
- Foster environmentally sustainable housing 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.
- Identify regulatory changes that are innovative and streamline processes to support the implementation of housing policies including affordability, universal design and accessibility enhancements.

G. Highlight of Changes Made to the Mobility Chapter - The Mobility Chapter updates what was formally known as the Transportation Chapter of the Comprehensive Plan, which had its last major update in 2010. The Mobility Chapter considers all major transportation modes and provides a renewed focus on safety, equity, sustainability, resiliency, and emerging technologies. Primary changes from the previous Comprehensive Plan include a new format to include new Policies/Action Strategies, the Roadway Plan, Transit Section, Active Mobility and Recreational Trails Section and supporting Appendices.

The Active Mobility and Recreational Trails section was previously in the Transportation chapter-Non-motorized section, the Parks and Recreation chapter-Trails Plan, and the Open Space chapter. It replaces the Non-motorized Section and Trails Plan and updates the Open Space map. One major change includes the inclusion of all trails into this section to include recreational trails.

The Policies and Action Strategies Section has been modified and expanded to include all aspects of mobility and to include new action strategies that promote safety, equity, sustainability, resiliency, and emerging technologies while supporting other chapters of the Comprehensive Plan.

The Roadway Plan updates what was previously known as the Thoroughfare Plan to include new roadway projects and recommendations. The draft Roadway Plan reduces the lane miles by 30 miles. Lane miles are used to measure the total length and lane count of a given highway or road. The County cannot construct its way out of congestion in the future. Smart growth with development in Activity Centers that encourages people to live, work and play in the same vicinity to be able to take advantage of walking/transit options is the goal of the updated Comprehensive Plan. The only widening that is recommended is Pageland Lane from two to four lanes between Sudley Road and Route 29, to support additional development planned for that corridor. Two extensions of existing roads, Heathcote Blvd. and Purcell Road East (termed Peaks Mill Road) are included. Several roads were removed from the Plan due to changes in land use (secure facilities). Others in the area bordered by Rt. 29, Old Carolina Road and Somerset Crossing Road were removed or down planned from four to two lanes due to a change in land use and policy.

The Transit Plan has been updated to include the Transit Connectivity Map to include potential transit connections between Activity Centers, Small Area Plans, and Redevelopment Corridors that support the new Land Use Chapter. Links for OmniRide and VRE schedules, stops and plans which are consistently updated, were included to provide dynamic information to residents. The Future Transportation Alternatives Map has been updated to include regional plans.

The Level of Service (LOS) rating system to measure traffic congestion on roadway segments, intersections and entire urban areas is used as a benchmark for the success of regional and local transportation roadway networks. The fundamental reason that state and local governments plan new or widen roads is to improve LOS during the peak hours, which creates roads that may be underutilized during the rest of the day.

While congestion is a considerable problem, it is not the County's only problem. The County has recognized the need for multimodal levels of service through the Strategic Plan's Mobility Goal to "have an accessible, comprehensive, multi-modal network of transportation infrastructure that supports local and regional mobility." One of the objectives to achieve this goal recognizes the need to build a robust economy and to provide more job opportunities within the County to help reduce commute times and congestion issues. In order to implement the goals of the Comprehensive Plan, the County needs new performance measures to measure accessibility, economic development, sustainability and livability. This requires less reliance on achieving a specific LOS, and more reliance on creating a sense of place with measures related to economic, social and environmental outcomes, where people live, work and play in the same geographic area and accept that congestion is expected in the County's Activity Centers and on primary roadways.

- H. Highlight of Changes Made to the Sanitary Sewer Chapter - The Sewer Chapter contains new policies and action strategies to allow public sewer countywide.
- I. Highlight of Changes Made to the Electrical Utility Service Plan - The Electrical Utilities Services Plan is a new section of the County's Comprehensive Plan. Previous policy was embedded in a section of the Long-Range Land Use chapter. Given the growth of industry that requires extensive electrical power a separate chapter was necessary. This chapter contains three policies followed by action strategies to further define the planning effort.
- J. Additional proposed text language change-
 - 1. Adding R-16 and R-30 to the Implementing Zoning Districts in T4 & T5 for MU as long as it contributes to achieving the goal of creating a mixed- use district.
 - 2. Add language to the MU districts that encouraging affordable housing similar to the RN District.

3. Clarifying that the affordable housing incentive to allow different unit types in Appendix A: Affordable Housing Supplement of the Housing Chapter could be implemented by allowing multifamily zoning districts like R-16 and R-30 to be used in the transects T-4, T-3, T-2 with appropriate buffering and design in accordance with the bonus density applicable to each transect.

K. Overview of Land Use Change Requests - During the review of all long-range land use designations countywide, long-range land use change requests were accepted, including those associated with residential-only land, if submitted by May 12, 2021. All submissions received by close of business May 12, 2021, were considered for review as part of the Land Use update of the Comprehensive Plan Update. Planning staff received a total of 36 applications consisting of approximately 1,870 acres for consideration in Long-Range Land Use Map change request. Of the 36 applications, the following summary indicates the grouping of applications based their status on consistency with Land Use Map.

- 18 applications were consistent.
- 3 applications were consistent, but the applicant is requesting higher density.
- 1 application is not consistent.
- 14 were determined to be related to the PW Digital Gateway CPA and were transferred for consideration to that respective project.

The applications that were not consistent with draft Land Use Map are included as an attachment, "Table of Requests Inconsistent with the Land Use Map", for the Planning Commission consideration.

L. Annual CPA Initiation Requests - The Planning Office received 11 Comprehensive Plan Amendment initiation requests as part of the 2022 Annual Review consideration. Based on the proposed Land Use Map, 6 applications are consistent, 2 are partially consistent (applicant is asking for higher densities on a portion of the map) and 3 are not consistent and would require a subsequent CPA initiation. A summary of the CPA applications and consistency with the proposed Land Use Map can be found below:

Summary of Annual CPA Requests (not Initiated)				
CPA	Magisterial District	Agent / Applicant	Proposal	Proposed Land Use/ Consistent
Balls Ford Road Assemblage CPA2022-00004 GPINS: 7697-45-0774 7697-45-3574 7697-45-9385 7697-64-4685	Gainesville	Brian Prater Jonelle Cameron Walsh, Colucci, Lubeley & Walsh Ballsford Office Campus Two, LLC, Ballsford Office Campus Three, LLC, and Linden Investors, LLC Concurrent REZ will be filed upon CPA Initiation	Long Range Land Use map change of ±25.06 acres from designated REC, Regional Employment Center with small portions of the Property also designated as FEC, Flexible Use Employment Center and ER, Environmental Resource to HDN, High Density Neighborhood with a T-4 Transect to allow for residential housing to include single-family attached and/or multi-family stacked (e.g., stacked townhomes or two-over- two units), which provides additional housing in this area of the County and will help the County improve its housing stock for the 'missing middle.	MU T-4 and RN T-3. This application is consistent with all parcels except GPIN: 7892-53-8485, which is RN T-3 due to mostly being ER, Environmental Resource. Applicant requested that this parcel be designated MU T-4.

Summary of Annual CPA Requests (not Initiated)				
CPA	Magisterial District	Agent / Applicant	Proposal	Proposed Land Use/ Consistent
Dumfries Road Senior Residential CPA2022-00005 GPIN 7892-53-8485	Coles	Jonelle Cameron Jessica Pfeiffer Walsh, Colucci, Lubeley & Walsh Franklin Johnston Group Management & Development, LLC Concurrent REZ will be filed upon CPA Initiation	Long-Range Land Use map change of ±9.24 acres from NC, Neighborhood Commercial, and SRR, Semi-Rural Residential to SRH, Suburban Residential High, SN, Suburban Residential, or NMU, Neighborhood Mixed Use, (without a requirement to provide a non-residential component on-site) all with a T-4 Transect. The Applicant will rezone the Property to the PMR, Planned Mixed Residential District, to allow for a senior residential to include multi-family units.	MU T-4 and MU T-3 area with frontage to Rt. 234 for consistency with the remaining quadrants of the intersection with Hoadly Road and Rt. 234. This application is partially consistent with the exception of the T-3 area that has frontage along Rt. 234.
Evergreen at Telegraph Road CPA2022-00006 GPIN: 8291-76-2328	Neabsco	Brian Prater Jonelle Cameron Walsh, Colucci. Lubeley & Walsh Evergreen Investment Company Concurrent REZ will be filed upon CPA Initiation	Long-Range Land Use map change of ±11 acres from REC, Regional Employment Center to HDN, High Density Neighborhood with a T-5 Transect to allow for residential housing to include a combination of multi-family traditional and multi-family stacked dwelling units.	MU T-5. This application is consistent with the proposed Land Use Map.

Summary of Annual CPA Requests (not Initiated)				
CPA	Magisterial District	Agent / Applicant	Proposal	Proposed Land Use/ Consistent
<p>Sport & Health Woodbridge</p> <p>CPA2022-00007</p> <p>GPINs: 8392-79-5053 8392-79-8963 8392-89-0195 8392-89-4997</p>	<p>Occoquan</p>	<p>Brian Prater Jonelle Cameron Walsh, Colucci. Lubeley & Walsh</p> <p>VM Club Properties, LLC</p> <p>Concurrent REZ will be filed upon CPA Initiation</p>	<p>Long-Range Land Use map change of ± 7.59 acres from SRL, Suburban Residential Low to HDN, High Density Neighborhood with a T-4 Transect to allow for a multi-family residential development.</p>	<p>RN T-4</p> <p>This application is consistent with the proposed Land Use Map.</p>
<p>12700 Marblestone</p> <p>CPA2022-00008</p> <p>GPINs: 8193-01-2294 8093-91-9595 8093-92-9812 8093-92-9013</p>	<p>Neabsco</p>	<p>Sherman Patrick Jr. Compton and Duling L.C.</p> <p>12700 MARBLESTONE A LLC</p> <p>Concurrent REZ will not be filed upon CPA Initiation</p>	<p>Long-Range Land Use map change of ± 6.73 acres from CEC, Community Employment Center to HDN, High Density Neighborhood.</p>	<p>MU T-4</p> <p>This is application is consistent with the proposed Land Use Map</p>
<p>Smith Crossing</p> <p>CPA2022-00009</p> <p>GPINs: 7498-25-0890 7498-37-3622</p>	<p>Gainesville</p>	<p>Sherman Patrick Jr. Compton and Duling L.C.</p> <p>Stanley Martin Homes</p> <p>Concurrent REZ will be filed upon CPA Initiation</p>	<p>Long-Range Land Use map change of ± 211.21 acres from AE, Agricultural Estate and ER, Environmental Resource to SRL, Suburban Residential Low and ER, Environmental Resource.</p>	<p>CRes T-1C</p> <p>This application is consistent with the proposed Land Use Map</p>

Summary of Annual CPA Requests (not Initiated)				
CPA	Magisterial District	Agent / Applicant	Proposal	Proposed Land Use/ Consistent
<p>Pulte Haymarket Crossing</p> <p>CPA2022-00010</p> <p>GPIN: 7298-57-4528 (part)</p>	Gainesville	<p>Marian Harders Jonelle Cameron Walsh, Colucci, Lubeley & Walsh PC</p> <p>Pulte Home Company</p> <p>Concurrent REZ will be filed upon CPA Initiation</p>	<p>Long-Range Land Use map change of ±51 acres from REC, Regional Employment Center to HDN, High Density Neighborhood with a T-2 or T-3 Transect, which allows for the proposed multi-family units. The Applicant will rezone the Property to the PMR, Planned Mixed Residential District, to allow for an active adult community to include villas and condominium units.</p>	<p>RN T-3</p> <p>This application is consistent with the proposed Land Use Map</p>
<p>Crescent Communities</p> <p>CPA2022-00011</p> <p>GPINs: 8193-30-0793 8193-21-4716</p>	Neabsco	<p>Lori Greenlief McGuireWoods LLP</p> <p>Crescent Acquisitions, LLC, Jyotsna Gupta TR, Black Forest Rd LLC</p> <p>Concurrent REZ will be filed upon CPA Initiation</p>	<p>Long-Range Land Use map change of ±11.12 acres from O, Office to HDN, High Density Neighborhood with a T4 transect to allow multi- family residential units with recreational and commercial amenities.</p> <p>Both properties are undeveloped.</p>	<p>MU T-4</p> <p>This is application is consistent with the proposed Land Use Map</p>

Summary of Annual CPA Requests (not Initiated)				
CPA	Magisterial District	Agent / Applicant	Proposal	Proposed Land Use/ Consistent
<p>6652 James Madison Highway</p> <p>CPA2022-00012</p> <p>GPIN: 7297-69-1959</p>	Gainesville	<p>Sherman Patrick Jr. Compton and Duling L.C.</p> <p>Hunter at Haymarket LLC</p> <p>This Comprehensive Plan Amendment will be accompanied by an application for rezoning where further analysis will be provided.</p>	<p>Long-Range Land Use map change of ± 8.78 acres (approximately 3.85 additional acres are within the Town of Haymarket) from ER, Environmental Resource to HDN, High-Density Neighborhood with a small area of environmental resource in the southern corner.</p> <p>The Trip Generation Analysis will include the prospective trip generation for the entire 12.63-acre subject site</p>	<p>CRes T-1C</p> <p>This application is not consistent with the proposed Land Use Map and would require the CPA to be initiated by the Board of County Supervisors.</p>
<p>15045 Lee Highway</p> <p>CPA2022-00013</p> <p>GPINs: 7297-60-8388 7297-70-2498 7297-71-7109 7297-70-8347</p>	Brentsville	<p>Sherman Patrick Jr. Compton and Duling L.C.</p> <p>American Community Developers, Inc.</p> <p>Concurrent REZ will be filed upon CPA Initiation</p>	<p>Long-Range Land Use map change of ± 21.14 acres along Lee Highway (Route 29) from CEC, Community Employment Center and ER, Environmental Resource to HDN, High-Density Neighborhood and including the ER, Environmental Resource area associated with a perennial stream located on the property.</p>	<p>OMU T-2, RN T-2</p> <p>This application is not consistent with the proposed Land Use Map and would require the CPA to be initiated by the Board of County Supervisors.</p>

Summary of Annual CPA Requests (not Initiated)				
CPA	Magisterial District	Agent / Applicant	Proposal	Proposed Land Use/ Consistent
15015 Lee Highway CPA2022-00014 GPINs: 7297-90-0961 7297-81-2619 7297-80-3751	Brentsville	Olaun Simmons and Mike Vanderpool Cushing Road, LLC 14917-A and 14917-P Lee Highway LLC Concurrent REZ will be filed upon CPA Initiation	Long-Range Land Use map change of ±27.10 acres from CEC (Community Employment Center) and SRL (Suburban Residential Low) to SRM (Suburban Residential Medium), which allows residential development at a density up to 6 dwelling units/acre. This designation will improve housing affordability as it will create the opportunity to provide a greater variety of housing types in an area of the county where residential development is heavily weighted towards single family detached homes. The applicant is seeking Transect Zone T-3, which has a target residential density of 4-14 dwelling units/acre.	RN T-2 This application is not consistent with the proposed Land Use Map and would require the CPA to be initiated by the Board of County Supervisors.

The CPA initiation applications that are not consistent with draft Land Use Map are included as an attachment, "Table of Requests Inconsistent with the Land Use Map", for the Planning Commission consideration.

- M. Additional Requests for Land Use changes - Throughout the community input process, the Planning Office received feedback on the Land Use Map. After the due date to submit Long Range Land Use change request applications, additional requests came in for consideration to change land use classifications for parcels

throughout the County. Those requests that are not consistent with draft Land Use Map are included as an attachment, "Table of Requests Inconsistent with the Land Use Map", for the Planning Commission consideration. Altogether, there were 10 requests in the Brentsville District, 5 in the Coles District, 6 in the Gainesville District, 1 in Neabsco District, 3 in the Potomac District, 3 in the Occoquan District and 1 in the Woodbridge District.

STAFF RECOMMENDATION

The Planning Office recommends that the Planning Commission recommend adoption of the following updates into the Comprehensive Plan:

- Comprehensive Plan Amendment #CPA2018-00007, Land Use Chapter,
- Comprehensive Plan Amendment #CPA2018-00006, Mobility Chapter,
- Comprehensive Plan Amendment #CPA2022-00001, Housing Chapter,
- Comprehensive Plan Amendment #CPA2022-00002, Sanitary Sewer Chapter,
- Comprehensive Plan Amendment #CPA2023-00001, Electrical Utility Services Plan

The proposed amendments are supported by staff for the following reasons:

Each of the Comprehensive Plan chapters provides guidance through policies and action strategies for the future development of Prince William County based on updated demographic projections extending to 2040:

- The Comprehensive Plan chapters create a holistic vision for the County by aligning several Chapters of the Comprehensive Plan with the County's 2021-2024 Strategic Plan.
- The Land Use Chapter provides detailed guidance through policies and action strategies for the development of the County while incorporating new concepts that address Equity, Environmental Justice and Sustainability.
- The Housing Chapter provides guidance on meeting the concerns of affordability and housing needs of the County.
- The Mobility Chapter capitalizes on an opportunity to improve transportation networks and ensure a robust and connected system of roads, transit, pedestrian, bicycle, greenways, trails, open space, and parks which provide a benefit to the environment, County residents, and local wildlife.
- The Sanitary Sewer Chapter provides guidance on future sewer infrastructure needed to serve the existing and proposed development as outlined in the Land Use chapter.

- The Electrical Utility Service Plan includes new policies and action strategies to provide guidance on siting and design issues for electrical system supportive facilities within the County.
- The Plan incorporates the extensive feedback from the community from the public participation process and supports and furthers the County Smart Growth Principles in accordance with the Comprehensive Plan.

Community Input

The Land Use, Housing, Mobility, Sanitary Sewer, and Electrical Utility Services Plan included research, stakeholder, and community engagement, leading to the final updates for each chapter. Each of these chapters and the meetings associated with the updates were made available on the project page web-portal: www.pwcva.org/pathwayto2040. The Pathway-to-2040 web page also included comment forms and informational videos that explained each of the Chapter updates. In addition, the Planning Office placed draft documents in the County Public Library System to give opportunities to review the documents.

Below is a list of public information meetings, focus group sessions, committee and commissions input presentations, Planning Commission and Board of County Supervisors work sessions, These events occurred through a variety of methods such as in-person, virtual and hybrid meetings.

3/23/2021- 3/25/2021: Held three Introductory virtual Community Meetings on the Land Use and Housing Comp Plan Update: Eastern PWC on March 23 with 164 registrations, Central PWC on March 24 with 141 registrations, Western PWC on March 25 with 245 registrations.

4/20/2021: Held a focus group meeting on Economic Development

4/21/2021: Held a focus group meeting on Housing

4/23/2021: Held a focus group meeting on Building and Development

5/6/2021: Held a focus group meeting on Environment and Sustainability

5/26/2021: Held a virtual meeting on Mobility Plan Update. This meeting covered the Roadway and Transit elements of the Plan.

6/9/2021: Held a virtual meeting on Mobility Plan Update. This meeting covered the Roadway and Transit elements of the Plan.

6/15/2021: Held a focus group meeting on Trails and Blueways.

7/7/2021: Held a Planning Commission Work Session on the Land Use and Housing Chapters.

7/12/2021: Racial & Social Justice Commission Government and Workforce Committee Presentation

7/27/2021: Commission on Aging Presentation

8/26/2021: Housing Board Presentation

10/20/2021: Held a Planning Commission Work Session on the Land Use and Housing Chapters.

12/22/2021: Informational videos for Comprehensive Plan Update, Land Use, Housing, Mobility posted online.

1/26/2022: Held a Planning Commission Work Session on the Land Use and Housing Chapters.

2/2/2022: Held a Planning Commission Work Session on the Land Use Chapter.

2/9/2022: Held a Planning Commission Work Session on Housing.

2/10/2022: Held a Hybrid Public Meeting (in-person and online) at Beacon Hall, George Mason University, innovation Campus. Consisted of Public listening session and information stations. The event was streamed live on Granicus and recorded. The recorded video played on PWC TV channel.

2/16/2022: Held a Planning Commission Work Session on Housing and Land Use.

2/23/2022: Held a Planning Commission Work Session on Mobility.

3/23/2022: Held a Planning Commission Work Session on Demographics.

4/6/2022: Held a Planning Commission Work Session on Government Activity Center and Mobility.

4/12/2022: Presented the Land Use Chapter to the Historical Commission.

5/10/2022: Held a Board of County Supervisors Work Session on Land Use

5/11/2022: Held a Planning Commission Work Session on the Sanitary Sewer Chapter

7/12/2022: Held a Board of County Supervisors Work Session on Land Use

7/27/2022: Held a Planning Commission Work Session

Notice of the Comprehensive Plan Amendments associated with the Land Use, Housing, Mobility, Sanitary Sewer Chapters and the Electrical Utility Services Plan have been advertised and proposed amendments have been published on the Prince William County government web site and have been available in the Planning Office. PWC Alerts were sent to all who subscribe to PWC Alerts.

These documents associated with the Comprehensive Plan updates can be found at the following link: www.pwcva.org/pathwayto2040

Inputs on the proposed land use designation for specific properties have been received through Comprehensive Plan Amendment applications, Long-Range Land Use Change Request forms, emails and individual meetings throughout the process. Staff did not concur with a number of these requests, and these may be found in the attached Table of Requests Inconsistent with the Land Use Map.

Adjacent Jurisdiction Notice

Adjacent jurisdictions notices were sent. Their comments were considered in development of the updates to the Comprehensive Plan Chapters

Legal Issues

Under Section 15.2-2229 of the Code of Virginia, the Board of County Supervisors may consider amendments to the adopted Comprehensive Plan.

Timing

Under Virginia Code § 15.2-2229 “[i]f the governing body desires an amendment, it may prepare such amendment and refer it to the local planning commission for public hearing or direct the local planning commission to prepare an amendment and submit it to public hearing within 60 days or such longer timeframe as may be specified after written request by the governing body.” A public hearing before the Planning Commission was advertised for September 28, 2022. At this time the Board of County Supervisors has not required a timeframe for the Planning Commission

STAFF CONTACT INFORMATION

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AVanegas@pwcva.gov

ATTACHMENTS

Board of County Supervisors Initiating Resolution# 16-647
Board of County Supervisors Initiating Resolution#21-421
Board of County Supervisors Initiating Resolution#21-422
Table of Requests Inconsistent with the Land Use Map
[Land Use Chapter Update](#)
[Long-Range Land Use Map](#)
[Housing Chapter](#)
[Mobility Chapter](#)
[Sanitary Sewer Chapter](#)
[Electrical Utility Services Plan](#)

All documents regarding the Comprehensive Plan Chapter Updates are available online at:
www.pwcva.org/Pathwayto2040

BOCS Initiating Resolution No. 16-647

MOTION: NOHE

**August 3, 2016
Regular Meeting
Res. No. 16-647**

SECOND: PRINCIPI

**RE: ACCEPT THE PROPOSED SCOPE OF WORK FOR THE
COMPREHENSIVE PLAN UPDATE**

ACTION: APPROVED

WHEREAS, under Section 15.2-2229 of the Virginia Code, the Board of County Supervisors may consider amendments to the Comprehensive Plan; and

WHEREAS, due to the availability of updated demographic projections extending to 2040, policies adopted and amended by the Prince William Board of County Supervisors, Board directives, changes in State law and completion of numerous public infrastructure projects, there is a need to update the Comprehensive Plan; and

WHEREAS, the Prince William Board of County Supervisors has initiated a number of Comprehensive Plan amendments including:

- Thoroughfare Plan Update
- Technical Review to Update Population and Employment Forecasts
- Economic Development Plan Update
- Urban Development Areas
- Levels of Service Standards; and

WHEREAS, the Prince William Board of County Supervisors has authorized various planning studies to provide analysis and recommendations regarding planning and land use issues including:

- COG Regional Activity Centers Study
- Potomac Communities Design Guidelines
- MCB Quantico Joint Land Use Study
- Rural Preservation Study
- Cockpit Point Battlefield Study
- Dale City Design Guidelines
- VRE Studies
- Bristoe Station and the Kettle Run Battlefields Preservation Study; and

WHEREAS, the Planning Office has recommended that the following areas be re-planned or have their existing plans revisited:

- North Woodbridge
- Parkway Employment Center
- Innovation
- Fairgrounds/New Dominion Area
- Independent Hill
- Triangle
- Yorkshire; and

BOCS Initiating Resolution No. 16-647

August 3, 2016
Regular Meeting
Res. No. 16-647
Page Two

WHEREAS, the proposed scope of work to update the Comprehensive Plan includes the above referenced comprehensive plan amendments, planning studies and areas recommended for additional planning;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors does hereby accept the proposed scope of work for the Comprehensive Plan update.

Votes:

Ayes: Anderson, Caddigan, Candland, Jenkins, Lawson, Nohe, Principi, Stewart

Nays: None

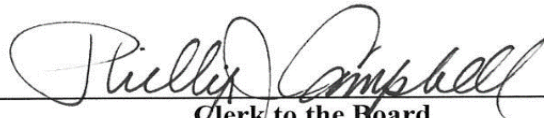
Absent from Vote: None

Absent from Meeting: None

For Information:

Planning Director

ATTEST: _____


Clerk to the Board

BOCS Initiating Resolution No. 21-422

MOTION: FRANKLIN July 13, 2021

MOTION: ANGRY July 13, 2021
Regular Meeting

SECOND: BAILEY Res. No. 21-422

RE: INITIATE THE SEWER CHAPTER UPDATE OF THE COMPREHENSIVE PLAN –
COUNTYWIDE

ACTION: APPROVED

WHEREAS, under Section 15.2-2229 of the Virginia Code, the Prince William Board of County Supervisors (Board) may consider amendments to the Comprehensive Plan; and

WHEREAS, Section 15.2-2230 of the Virginia Code requires a review of the Comprehensive Plan every five (5) years to determine whether it needs to be amended; and

WHEREAS, due to the availability of updated demographic projections extending to 2040, policies adopted by the Board, changes in State law, and completion of numerous public infrastructure projects, there is a need to update the Comprehensive Plan; and

WHEREAS, the last Sanitary Sewer Plan update of the Comprehensive Plan was completed on October 17, 2017; and

WHEREAS, County staff recommends approval of this resolution; and

WHEREAS, the Board finds that this amendment guides and accomplishes a coordinated, adjusted, and harmonious development of the territory which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity, and general welfare of the inhabitants, including the elderly and persons with disabilities;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors hereby initiates an amendment to the Comprehensive Plan for a Sewer Chapter Update.

Votes:

Ayes: Angry, Bailey, Boddye, Franklin, Wheeler

Nays: Candland, Lawson, Vega

Absent from Vote: None

Absent from Meeting: None

For Information:

Planning Director

ATTEST:



Clerk to the Board

Table of Requests that are incompatible with the Land Use Map

Change No.	CPA/REZ	Applicant/Project	Address	GPIN	Acres	Magisterial District	Adopted LU Classification	Second Draft Recommendations	Request to Change LU Classification
1	CPA2022-00012	6652 James Madison Hwy.	6652 JAMES MADISON HIGHWAY	7297-69-1959	12.63	Brentsville	ER	CRes T-1B	RN T-4
2	CPA2022-00013	Lee Hwy Properties	15045 LEE HIGHWAY	7297-70-8347	4.02	Brentsville	CEC/ER	RN T-2	RN T-4
				7297-71-7109	7.14	Brentsville	CEC/ER	RN T-2	RN T-4
				7297-70-2498	5	Brentsville	CEC/ER	RN T-2	RN T-4
				7297-60-8388	5	Brentsville	CEC/ER	RN T-2	RN T-4
3	CPA2022-00014	Lee Hwy Properties 2	14917 LEE HIGHWAY	7297-90-0961	9	Brentsville	CEC	RN T-2	RN T-3
			15015 LEE HIGHWAY	7297-81-2619	9.11	Brentsville	CEC	RN T-2	RN T-3
			15023 LEE HIGHWAY	7297-80-3751	9	Brentsville	CEC	RN T-2	RN T-3
4	CPA2021-00128	House Family Data Center	10705 LONESOME RD	7394-88-6498	176.98	Brentsville	AE & ER	CRes T-1B	Cres T-1C
5	No CPA	Gardner Station	14501 MCGRAWS CORNER	7397-24-9409	17.8	Brentsville	CEC	I T-3	I-T-4
			14625 MCGRAWS CORNER	7397-24-2642	18.22	Brentsville	ER	I T-3	I-T-4
			14414 MCGRAWS CORNER	7397-34-3968	5.5	Brentsville	CEC	I T-3	I-T-4
			14260 GARDNER MANOR	7397-25-6482	15.78	Brentsville	CEC	I T-3	I-T-4
			14560 MCGRAWS CORNER DR	7397-24-7793	6.24	Brentsville	CEC	I T-3	I-T-4
			7460 HILLWOOD DR	7397-44-2126	2.13	Brentsville	CEC	I T-3	I-T-4
			14300 GARDNER MANOR	7397-44-0054	1.75	Brentsville	CEC	I T-3	I-T-4
			14318 GARDNER MANOR PL	7397-34-7736	1.27	Brentsville	CEC	I T-3	I-T-4
			14280 GARDNER MANOR PL	7397-35-2804	5.04	Brentsville	CEC	I T-3	I-T-4
			14392 MCGRAWS CORNER	7397-34-9413	1.21	Brentsville	CEC	I T-3	I-T-4
			7471 NOLAN RD	7397-33-5378	0.25	Brentsville	CEC	I T-3	I-T-4
14306 GARDNER MANOR PL	7397-34-9643	0.52	Brentsville	CEC	I T-3	I-T-4			
6	No CPA	Manassas Mall	8670 RIXLEW LN	7696-54-8689	3.71	Brentsville	RCC	MU T-5	MU T-6
			8501 ASHTON AVE	7696-55-3573	4.77	Brentsville	RCC	MU T-5	MU T-6
			8614 RIXLEW LN	7696-64-5989	2.098	Brentsville	RCC	MU T-5	MU T-6
			8300 SUDLEY RD	7696-65-4175	49.96	Brentsville	RCC	MU T-5	MU T-6
7	No CPA	Atlantic Resources Group	7407 JAMES MADISON HWY	7297-13-9542	10.88	Brentsville	SRR	CRes T-1B	RN T-3
			7403 JAMES MADISON HWY	7297-23-0070	9.86	Brentsville	SRR	CRes T-1B	RN T-3
			7317 JAMES MADISON HWY	7297-23-0898	11.35	Brentsville	SRR	CRes T-1B	RN T-3
			7313 JAMES MADISON HWY	7297-24-0825	11.9	Brentsville	SRR	CRes T-1B	RN T-3
			7311 JAMES MADISON HWY	7297-24-1752	10.83	Brentsville	SRR	CRes T-1B	RN T-3
8	REZ2021-00006	Bristow Plaza	11916 NOKESVILLE RD	7594-38-1791	0.93	Brentsville	SRL	MU T-3	MU T-3
			11912 NOKESVILLE RD	7594-39-0620	1.94	Brentsville	SRL	MU T-3	RN T-2
			11920 NOKESVILLE RD	7594-28-8497	7.02	Brentsville	SRL	MU T-3	RN T-2
			11904 NOKESVILLE RD	7594-39-3155	11.7	Brentsville	SRL	MU T-3	MU T-3
9	REZ2021-00010	Old Carolina Overlook	7318 OLD CAROLINA RD	7297-65-9404	8	Brentsville	SRR	RN T-TB	T-1C
			7370 OLD CAROLINA RD	7297-65-2922	8	Brentsville	SRR	RN T-1B	T-1C
10	No CPA	Nokesville Industrial Area	Various	Various	547	Brentsville	AE & ER	I T-2	Reduce Industrial Area to only include area between Railroad and Rt. 28

Table of Requests that are incompatible with the Land Use Map

Change No.	CPA	Applicant/Project	Address	GPIN	Acres	Magisterial District	Adopted LU Classification	Second Draft Recommendations	Request to Change LU Classification
11	CPPA2021-00125	Dumfries Road Senior Residential	13709 DUMFRIES RD	7892-53-8485	9.24	Coles	NC & SRR	MUT-4/MUT-3	MU T-4
12	CPPA2021-00126	Godwin Enclave	10535 GODWIN DR	7794-67-1602	17.716	Coles	CEC/ER	RN T-2	RN T-4
			10523 GODWIN DR	7794-57-3027	7.85	Coles	CEC	RN T-2	RN T-4
			10521 GODWIN DR	7794-47-9868	1.358	Coles	SRL	RN T-2	RN T-4
			10698 LUCASVILLE RD	7794-47-9879	0.0575	Coles	CEC	RN T-2	RN T-4
			10698 LUCASVILLE RD	7794-47-9879	0.0575	Coles	CEC	RN T-2	RN T-4
13	No CPA	Fairgrounds	10616 DUMFRIES RD	7794-58-5564	54.69	Coles	CEC	POS	MU T-4
			10510 DUMFRIES RD	7794-69-1443	1	Coles	CEC	POS	MU T-4
			10512 DUMFRIES RD	7794-69-3842	0.86	Coles	CEC	POS	MU T-4
			10624 DUMFRIES RD	7794-69-2319	1	Coles	CEC	POS	MU T-4
			10626 DUMFRIES RD	7794-69-4205	1.13	Coles	CEC	POS	MU T-4
			10688 DUMFRIES RD	7794-68-6143	0.52	Coles	CEC	POS	MU T-4
			10708 DUMFRIES DR	7794-68-5736	0.29	Coles	CEC	POS	MU T-4
			10712 DUMFRIES RD	7794-68-6928	1	Coles	CEC	POS	MU T-4
			10716 DUMFRIES RD	7794-68-7118	1.25	Coles	CEC	POS	MU T-4
			10535 GODWIN DR	7794-67-1602	17.76	Coles	CEC	POS	MU T-4
			10523 GODWIN DR	7794-57-3027	7.85	Coles	CEC	POS	MU T-4
			10521 GODWIN DR	7794-47-9868	1.358	Coles	SRL	POS	MU T-4
			10698 LUCASVILLE RD	7794-47-9879	0.058	Coles	CEC	POS	MU T-4
			10726 DUMFRIES RD	7794-67-1964	23.11	Coles	CEC/ER	POS	MU T-4
14	CPPA2021-00114	Kline Farm	8351 PRINCE WILLIAM PKWY	7895-23-4912	30.66	Coles	CEC	MU T-3/ RN T-2	Adjust MU area to include portion of RN T-2
15	N/A	Token Valley Estates	7204 TOKEN VALLEY RD	7992-05-8033	21.83	Coles	SRR	RN T-2, ORPA	Change ORPA from T-1A to CRes, T1-C

Table of Requests that are incompatible with the Land Use Map

Change No.	CPA/REZ	Applicant/Project	Address	GPIN	Acres	Magisterial District	Adopted LU Classification	Second Draft Recommendations	Request to Change LU Classification
16	CPPA2021-00110	Balls Ford Assemblage	7400 COPPERMINE DR	7697-64-4685	7.834	Gainesville	FEC,ER	RN T-3	MU T-4
17	CPA2020-00006	Eagles Crossing	8137 BETHLEHEM RD	7596-88-4039	3.04	Gainesville	FEC	RN T-3	RN T-4
			11341 EAGLES OVERLOOK DR	7596-88-3274,	1.29	Gainesville	SRH	RN T-3	RN T-4
			8129 BETHLEHEM RD	7596-88-3397	1.03	Gainesville	FEC	RN T-3	RN T-4
18	CPPA2021-00117	Park Ridge Center	10900 BULLOCH DR	7697-06-1083	44.33	Gainesville	CEC	MU T-3	MU T-4
19	REZ2022-00023	SunCap	10920 BALLS FORD RD	7597-95-8953	28.35	Gainesville	REC	OMU T-3	I T-4
20	REZ2018-00023	American Trade Center	7323 OLD COMPTON RD	7597-73-4080	0.48	Gainesville	FEC	OMU T-3	COM T-3
			11408 BALLS FORD RD	7597-73-4368	1.34	Gainesville	FEC	OMU T-3	COM T-3
			7329 OLD COMPTON RD	7597-73-5987	1.67	Gainesville	FEC/CEC	OMU T-3	COM T-3
			11404 BALLS FORD RD	7597-73-7592	1.37	Gainesville	FEC/CEC	OMU T-3	COM T-3
			11402 BALLS FORD RD	7597-74-8510	1.78	Gainesville	FEC	OMU T-3	COM T-3
21	No CPA	John Marshall Village	14514 JOHN MARSHALL HWY	7397-28-3631	1.5	Gainesville	VMU	OMU T-3	MU T-3
			14504 JOHN MARSHALL HWY	7397-28-7405	2	Gainesville	VMU	OMU T-3	MU T-3
			14508 JOHN MARSHALL HWY	7397-28-5524	3.6	Gainesville	VMU	OMU T-3	MU T-3
			14534 JOHN MARSHALL HWY	7397-18-5567	0.91	Gainesville	VMU	OMU T-3	MU T-3
			6950 PIEDMONT CENTER PLZ	7397-18-9548	1.89	Gainesville	VMU	OMU T-3	MU T-3
			14530 JOHN MARSHALL HWY	7397-18-7160	1.12	Gainesville	VMU	OMU T-3	MU T-3

Change No.	CPA/REZ	Applicant/Project	Address	GPIN	Acres	Magisterial District	Adopted LU Classification	Second Draft Recommendations	Request to Change LU Classification
22	NO CPA	Victory Christian Ministries	14015 MINNIEVILLE RD	8192-60-9275	22.57	Neabsco	NMU	MU T-3	MU T-5

Change No.	CPA	Applicant/Project	Address	GPIN	Acres	Magisterial District	Adopted LU Classification	Second Draft Recommendations	Request to Change LU Classification
23	No CPA	Interstate	16781 INTERSTATE DR	8290-10-4824	21.054	Potomac	FEC	I -T-3	RN T-4
			16805 INTERSTATE DR	8289-19-1643	2.84	Potomac	FEC	I -T-3	RN T-4
			16807 INTERSTATE DR	8289-19-0720	2.85	Potomac	FEC	I -T-3	RN T-4
			16809 INTERSTATE DR	8289-08-9598	3	Potomac	FEC	I -T-3	RN T-4
24	No CPA	M M T Limited Partnership	14900 DUMFRIES RD	7991-13-5222	109.5	Potomac	POS	POS	RN T-4
25	REZ2022-00015	Potomac Technology Park	14854 DUMFRIES RD	7991-04-7237	51.67	Potomac	PFO/POS	OMU T-2	OMU T-3

Table of Requests that are incompatible with the Land Use Map

Change No.	CPA/REZ	Applicant/Project	Address	GPIN	Acres	Magisterial District	Adopted LU Classification	Second Draft Recommendations	Request to Change LU Classification
26	REZ2022-00010	Kings Crest	6400 PRINCE WILLIAM PKWY	7994-20-7727	93.29	Occoquan	SRR	ORPA	CRes T-1C
27	No CPA	Walsh, Colucci, Lubeley & Walsh PC	13027 MINNIEVILLE RD	8292-98-2048	0.94	Occoquan	RC	RN T-2	RN T-4
			13033 MINNIEVILLE RD	8292-98-0738	1.94	Occoquan	RC	RN T-2	RN T-4
			13047 MINNIEVILLE RD	8292-98-3317	1.05	Occoquan	RC	RN T-2	RN T-4
			13055 MINNIEVILLE RD	8292-98-0222	0.74	Occoquan	RC	RN T-2	RN T-4
			13059 MINNIEVILLE RD	8292-88-9614	1.08	Occoquan	RC	RN T-2	RN T-4
			13065 MINNIEVILLE RD	8292-97-2891	2.7	Occoquan	RC	RN T-2	RN T-4
			13069 MINNIEVILLE RD	8292-97-5766	1.63	Occoquan	RC	RN T-2	RN T-4
			13304 TELEGRAPH RD	8292-96-8599	17.99	Occoquan	RC/POS	RN T-2	RN T-4
			13210 TELEGRAPH RD	8392-07-1366	6	Occoquan	RC	RN T-2	RN T-4
			13039 MINNIEVILLE RD	8292-98-4809	1.05	Occoquan	RC	RN T-2	RN T-4
			13043 MINNIEVILLE RD	8292-98-6200	1.06	Occoquan	RC	RN T-2	RN T-4
13051 MINNIEVILLE RD	8292-97-7490	1.06	Occoquan	RC	RN T-2	RN T-4			
28	No CPA	Walsh, Colucci, Lubeley & Walsh PC	5304 HOADLY RD	8093-52-8034	28.83	Occoquan	SRR	RN T-2 and ORPA T-1A	MU T-3

Change No.	CPA/REZ	Applicant/Project	Address	GPIN	Acres	Magisterial District	Adopted LU Classification	Second Draft Recommendations	Request to Change LU Classification
29	NO CPA	Walsh, Colucci, Lubeley & Walsh PC	13271 Gordon Boulevard	8492-07-1869	17.1	Woodbridge	TC & UN	MU T-6 - RN T-5	COM T-3
			13295 Gordon Boulevard	8492-07-0230	0.25	Woodbridge	TC	MU T-6	COM T-3



PRINCE WILLIAM COUNTY

HOUSING



Draft: August 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, and attainable housing which is housing that is meant to be affordable to households earning within the Area Median Income (AMI).

As such the guiding principles of the chapter include:

- Quality, price-appropriate housing - housing that costs 30% 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 for residents.
- Promote sustainable neighborhoods that support County-wide environmental goals, including reducing energy costs for residents and property owners.
- 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.
- 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% Area Median Income (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 housing styles that fall between detached single-family and large multifamily buildings, such as live/work units, bungalows, duplexes, triplexes, and small-scale multifamily buildings. These types of infill opportunities add variety to the housing supply, support walkable places, and blend in with single-family neighborhoods.

One tool for implementing the Housing Chapter vision is the adoption of an Affordable Dwelling Unit ("ADU") Ordinance 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 adopted ADU Ordinance would provide developers, during a rezoning process or through the site plan process opportunities, under the specified guidelines, to voluntarily provide affordable housing.

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 a parameter for housing programs and funding requirements. The income bands typically fall into the following categories:

- Below 30% AMI Extremely Low Income
- Below 50% AMI Very Low Income
- Below 80% AMI Low Income
- 80%-100% AMI Moderate Income
- 100% - 120% AMI Above Median Income

- Above 120% AMI High Income

Appendix A of this chapter provides policy guidance for the voluntary development of affordable housing options that could be utilized as part of the rezoning process.

The mobility policy further supports the affordability and quality of life goals by ensuring that the housing policies address the intersection of residents' mobility needs with their housing needs. It is generally recommended that 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 healthy 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 of this Comprehensive Plan the policies contained in this chapter 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 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 options. Focusing growth in transit-oriented communities allows the County to be intentional about weaving equity into all planning decisions and to strive to make 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 achieve multiple, interconnected goals by expanding housing opportunities, maximizing the County's investment in transit, supporting greener travel options that contribute to the County's 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 2021-2024 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.

HOUSING

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 enhance existing neighborhoods, with a focus on enhancing the character of the neighborhood through redevelopment and revitalization.

ACTION STRATEGIES:

- H1.1:** Encourage context sensitive residential infill projects that both maintain the character of the neighborhood and support 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 multifamily, 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 (Permanent Supportive Housing) for individuals with special needs and/or low-income elderly by encouraging small-scale community residences within residential neighborhoods.
- H1.6:** Support 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 Standards 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 programmatic housing programs to enhance neighborhoods and residents’ 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 rehabilitation assistance to bring

eligible properties up to HUD Housing and Urban Development (“HUD”) 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 “visitable” units which allow for barrier-free access into the first floor and first floor restroom.
- 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.
- Increase the acquisition and rehabilitation of affordable units using the Housing Preservation and Development Fund to supplement or leverage HUD and other existing funds.
- Utilize the Virginia Housing tax credits and promote more widely the Neighborhood Housing Rehabilitation Program (“NHRP”) to support low- and moderate-income owner-occupied households to include 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 veterans and/or individuals with disabilities in finding affordable and accessible housing.

H1.8: Age restricted multi-family developments should include affordable dwelling units with accessibility options for older individuals 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 or create a budget line item for ongoing maintenance programs. One mechanism is to utilize the existing Neighborhood Housing Rehabilitation Program (NHRP) which is funded through the Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development to preserve and improve owner occupied properties and to bring properties up to applicable building codes, standards, preserve and improve owner occupied properties and to bring properties up to applicable building codes and standards, make accessibility

modifications; correct health and safety violations; improve weatherization and energy conservation; and correct lead-based paint violations.

- 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 human-service programs to support residents as needed. The County should continue to maintain a voluntary online database of Homeowners Association (HOA) and volunteer groups with current contact information.
- 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 and enhancement/revitalization of existing mobile home parks which are identified in the Comprehensive Plan as appropriate for mobile home use.

Housing Policy 2: Creating New Diverse Housing Communities

Promote diverse mixed income housing communities throughout the County that address the demand for additional housing, the demand for a variety of housing, and the demand for affordable housing to 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 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 of multifamily projects to provide affordable, efficiency apartments, that also incorporate accessible design components, to accommodate single individuals, older individuals, and populations with special needs.
- H2.5:** Encourage developers 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 older adults 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:** Consider innovative alternative housing forms in the 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 development 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) along with lifestyle preferences, costs, and environmental benefits. (S2A Factory Build Homes. <https://www.s2amodular.com/> website illustrates examples of factory-built homes).
- 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, at risk of homelessness, veterans, recent fires, extreme house damage, or people surviving abuse/neglect);
 - Single Room Occupancy residences;
 - Group housing or affordable supportive housing options;
 - Recovery Homes; and
 - Temporary Family Health Care structures.
- Temporary Housing
- Hotels/motels;
 - Adaptive re-use of buildings, religious institutions, or public facilities;
 - Long term stay residences;
 - Temporary transitional housing for individuals who have survived abuse and/or neglect;
 - Housing for young adults who have aged out of foster care (i.e., the Fostering Futures program until age 22);

- Lodging Homes, bed and breakfasts; and
- Home sharing.

- H2.13:** Take maximum advantage of Federal and state funding for assisting income-eligible County renters in achieving home ownership utilizing programs like the First Time Homebuyer Program.
- 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 assist occupants in finding suitable housing before demolition or conversion occurs, and other protective and ownership sharing opportunities and incentives for the displaced.
- H2.15:** Permit and encourage higher-intensity multifamily apartment living in the County's activity areas as part of both stand-alone and mixed-use developments.
- H2.16:** Consider ordinance updates to permit for quality infill projects that support the "missing middle housing" needs. The "missing middle housing" describes housing styles that fall between detached single-family and large multifamily buildings, such as live/work units, bungalows, duplexes, triplexes, and small-scale multifamily buildings. These house-scale building types fit seamlessly into existing residential neighborhoods and support walkability, locally serving retail, and public transportation options. They provide solutions along a spectrum of affordability to address the available housing stock crisis, shifting demographics, and a growing demand for walkability. They add variety to the housing supply and blend in with single-family neighborhoods.

- Support reductions in the costs of development and redevelopment during the rezoning process—consider reductions in the mitigation of offsite development impacts, including developer proffer contributions, which can help reduce the cost of development, and
- Subsidy to offset infrastructure costs.

H3.5: 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 enables capital providers to meet their risk/return objectives.

H3.6: 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, regulate the rents to make them permanently affordable to lower-income residents.

H3.7: Rezone existing non-conforming mobile home parks to the RMH, Residential Mobile Home zoning district to eliminate the burden of maintaining non-conforming lot status for the property owner and to encourage preservation of mobile home parks.

H3.8: Build upon the County's "Affordable Housing Trust Fund". Allow voluntary contributions to the fund that an applicant deems reasonable and appropriate; and those that may be in lieu of building affordable units onsite-- contingent upon the Board adopting an ADU ordinance.

Housing Policy 4: Intersection of Mobility and Housing

Strategically locate diverse housing types near transportation, services, and employment centers to build equitable comprehensive multimodal communities and reduce associated transportation expenses for cost burdened residents. Provide 75% of new housing in activity centers.

Action Strategies:

- 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 places of employment and housing. Consider the feasibility of 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 and infill development 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 where affordable housing is co-located with affordable transportation that result in minimal carbon emissions.
- H4.4:** Reduce auto-dependent development patterns by creating compact connected communities that increase walkability and multimodal 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 places of employment.
- H4.6:** Track the number of dwelling units built annually within ½ mile of transit to measure progress toward the goal of providing 75% of new housing with multimodal access.
- H4.7:** Assign a high priority to those improvements necessary to mitigate the impacts of or reduce the volume of unsafe traffic in neighborhoods in state or County capital improvement programs, management plans, and budgets.
- H4.8:** Increase the availability of vehicle electric charging stations 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. Strive to 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 sidewalk and other pedestrian 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 multi-use/shared use paths to link adjoining subdivisions, to form cohesive and connected residential communities, to support alternatives for more efficient transportation networks and to enhance recreational opportunities.
- H4.12:** Where appropriate, discourage dead end streets and cul-de-sacs to facilitate neighborhood connectivity, encourage short block lengths 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 entrances into the unit. Live/work housing units provide an alternative to traditional employment commuting needs and allow greater flexibility in location.
- H4.14:** Provide density bonuses for infill and redevelopment projects in Activity Centers and for those that provide or contribute to affordable units.
- H4.15:** Research methodologies for benchmarking equity and measuring outcomes for residential projects to ensure the incorporation of equity criteria into the project rating scores. This process would support looking at the Equity Emphasis Areas (“EEA”) to identify, through a scoring metric, the communities that may have historically been segregated and where economic opportunities have been limited.

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:** Research energy-conserving building design standards and incentivize implementation of any adopted standards. Energy-efficient affordable housing focused on sustainability and the reduction of utility costs benefits renters and homeowners. To avoid rising rents, consider energy saving cost reduction measures to support both property owners in fixed rent situations and homeowners by considering the following:
- Design projects using the Earth Craft Gold certification or comparable program for resource and energy efficiency;
 - Research the green building standard called Passive House, which relies on building materials and methods, like insulation and thicker windows, to maintain fixed temperatures inside a living area while using very little energy-despite outside conditions;
 - 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 to reduce 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: Encourage the utilization of modular building designs, where appropriate, that when constructed in factory settings incorporate strict specifications which reduce construction time, reduce carbon emissions, and generate less waste resulting in less impact on the environment fostering 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 ("MWCOC") 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:** Identify areas of environmental concern to reduce negative impacts to underserved communities. To promote equitable developments, prioritize underserved communities for both open space acquisition and tree saving/replanting efforts.
- H5.12:** Support cultural and civic facilities (libraries, firehouses, museums, state and County parks, landmarks, and County facilities) as disaster preparedness and relief centers that provide emergency social services in times of distress (cooling station, food distribution, widespread power outage or hurricane/tornado relief shelter).
- H5.13:** Incorporate adaptive reuse to provide viable housing alternatives to solve the housing deficit. 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.
- H5.14:** 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 the embodied energy of structures.
- H5.15:** 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, and 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% 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 the range of diverse, affordable inclusive housing options. Inclusive housing necessitates a variety of housing to match the needs and income levels of a varied workforce, resulting in lower foreclosures rates and reducing the circumstance of being cost burdened.
- H6.4:** Ensure that public health needs are recognized and addressed through intentional design of safe, healthy communities that provide access to services including healthcare and healthy foods, physical activity, and recreational opportunities and that focus on environmental justice.
- H6.5:** Open homeless navigation centers in eastern and western Prince William County 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 in 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 outside entrance features to reduce excessively long hallways and provide for greater air circulation, especially in multifamily 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 with limited recreational spaces and facilities. Consider retrofitting existing neighborhoods that have limited access to parks and trails.
- H6.10:** Prioritize the development of new on-site community-oriented accessible 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 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 communities, 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.
- H6.18:** Encourage the development of multi-family and price-appropriate housing appropriately, equitably, and proportionately throughout all parts of the County.
- H6.19:** Encourage the development of equitable mixed income projects, with a variety of housing choices that serve the needs of all residents throughout the County.
- H6.20:** Encourage developments that result in equitable healthy communities that provide all neighborhoods the same services, amenities, open space, and recreational components in a quality setting.

Housing Policy 7: Regulatory Changes for Housing

Identify regulatory changes that are innovative and streamline processes to support the implementation of housing policies including affordability, universal design and accessibility enhancements.

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 County) funds to incentivize affordable housing development, redevelopment, and preservation. Example programs, in part, include:

- Federal Programs
- Housing Choice Voucher - Rental Assistance
- Community Development Block Grant (CBDG) which funds the Neighborhood Housing Rehabilitation Program (NHRP)
- Home Investment Partnership (HOME) which funds the First Time Home Buyer Program and Community Housing Development Organization (CHDO),
- Emergency Solutions Grant (ESG)

State Programs

- Community Housing Development Initiatives (CHIDI)
- State Rental Assistance Program (SRAP)
- Low Income Housing Tax Credit Program (LIHTC)

Additionally, research, promote, and utilize community impact grants from sources like Virginia Housing to address housing affordability from a diverse approach; example of funding opportunities include:

- Below-Market Predevelopment Loans (i.e., REACH Virginia)
- Sponsoring Partnerships and Revitalizing Communities (i.e., SPARK)
- Event Sponsorship Grants (for housing fairs, educational events, fundraising activities of charitable organizations and housing non-profits)
- Capacity Building Grants
- Housing Counseling & Education Grants
- Rental Unit Accessibility Modification Grants
- Down Payment Assistance Grants
- Closing Cost Assistance Grants

- 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 no-interest loan, 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 (developer contributions pursuant to an ADU ordinance) 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 potential utilization options include:
- Emergency rental assistance and security deposits
 - 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
 - Lead abatement programs
- H7.5:** Research and apply for grants (i.e., COG’s Housing Affordability Planning Sequencer (“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 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”), and number of committed affordable units in the pipeline but not yet constructed).
- H7.7:** Explore the Board of Supervisors’ options to rezone low density areas, where housing supply is low, to provide alternatives to accommodate future population growth as projected by the Metropolitan Washington Council of Governments by 2040.
- 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

rezonings 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:** Utilize the National Housing Trust Fund (“HTF”) an affordable housing production program that complements existing Federal, state, and County 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.
- H7.12:** Maximize the use of Federal and state housing assistance programs.
- H7.13:** Research appropriate viable options for home sharing opportunities and the associated regulatory changes that may be required.
- H7.14:** Promote the First-Time Homebuyer Program (FTHB), which provides loans for down payment and closing cost assistance to First-Time Homebuyers who are low and moderate-income (Income may not exceed 80% of Area Median Income) residents or persons working in the Prince William Area (Prince William County, the City of Manassas or Manassas Park) through the Home Investment Partnerships (HOME) federal funding.

Appendix A: Affordable Housing Supplement

Background

It is the intent of the Board of Supervisors of Prince William County that affordable housing opportunities be available to all who live or work in Prince William County to purchase or rent safe, quality, affordable housing within their means. An Affordable Dwelling Unit (ADU) Ordinance serves as a guide for the development of ADUs primarily through the by-right development process. This supplement is intended to provide guidance on creating affordable housing through the residential and mixed-use rezoning application process. These policies provide greater flexibility that encourages and incentivizes the voluntary creation of affordable housing and helps the development community align their project with county values and address the site and financing constraints. The following guidelines should apply in the development of affordable dwelling units across all cost bands to meet the need of County residents including the needs of the work force community and our most vulnerable populations.

Affordable means, as a guideline, housing that is affordable to households with incomes at or below the Area Median Income (AMI), provided that the occupant pays no more than 30 percent of his gross income for gross housing costs, including utilities. (Section 15.2-2305.1H VA Code)

The Area Median Income (AMI) for the Washington Metropolitan Statistical Area (“MSA”) adjusted for household size, is determined periodically by the United States Department of Housing and Urban Development (HUD). The income bands typically fall into the following categories:

- | | |
|-------------------|----------------------|
| • Below 30% AMI | Extremely Low Income |
| • Below 50% AMI | Very Low Income |
| • Below 80% AMI | Low Income |
| • 80% -100% AMI | Moderate Income |
| • 100% - 120% AMI | Above Median Income |
| • Above 120% AMI | High Income |

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. Workforce housing (sometimes referred to as middle-income or moderate-income housing) is housing for individuals and families typically earning between 80% and 120% AMI.

From a broader perspective affordable means housing options should exist, for all income levels, to provide residents the opportunity to find housing that does not cost more than 30 percent of their gross income. Providing options for residents to choose where they live supports the goal to provide housing options at a variety of price points and to have flexibility to “upscale and downscale” as needed throughout their life cycle – ideally within their own community if they so desire. The policy recommendations of this supplement will support advocating for economically integrated communities.

Submission Requirements for Residential Projects Proposing Affordable Housing

Residential rezoning applications seeking a density bonus or other incentive to support the affordable housing needs of the county, should include the following information:

- Number and types of proposed housing units
- Transect designation as provided in Land use Map to identify proposed density
- Identification of multi-modal transportation options
- Identification of available community services, including retail services like grocery stores
- Proposed unit pricing defined in terms of current AMI bands to identify how project supports the present needs of the community
- Description of viable access to recreational amenities onsite and offsite
- Identify design provisions proposed to support accessibility needs
- Identify design efforts to support environmentally and sustainable communities
- Identify how the project is designed to provide a variety of housing units to provide a mixed-income community.

Location

While affordable housing is desirable in every residential and mixed-use project, it is particularly important that projects in activity centers, small area plans and redevelopment corridors include an affordable housing component. Affordable housing would be a vital element in high density and mixed-use development projects, especially if located in close proximity to services and transit.

Proffer Guidelines

The following guidelines provide a flexible framework to support the viability of providing affordable housing in residential rezoning applications. Each project will need to be assessed contextually within the parameters of the applicant's goals and the context of the surrounding community to ascertain the needs of the geographical area. The analysis should result in supporting the desired outcome of supporting a variety of housing options throughout the County.

Affordable Share – All new housing developments are encouraged to incorporate a minimum of 20% of affordable housing units into the development to create economically integrated communities.

Incentives – The following incentives will be considered for providing affordable/workforce housing but is not intended to be an exhaustive list.

- Reductions in the monetary contributions for mitigation of offsite development impacts for affordable units.
- Density increases above the top of the density range recommendations in the Comprehensive Plan proportionate to the amount of affordable/working units provided.
- Flexibility in the types of units allowed in the zoning district
- Modifications of development standards such as height, setback, or lot coverage
- Modifications of Design and Construction Standards Manual (DCSM) should be evaluated on a case-by-case basis for affordable projects, and design flexibility may be appropriate to

meet the project goals and maintain an attractive and healthy living environment for future residents.

Income Level – A project that includes affordable housing units should establish threshold income levels to address the needs of all residents wishing to live and work in PWC. Varying levels of affordability are needed and should be available to households of varying income levels up to 120 percent of the Area Median Income (AMI) for the Washington Metropolitan Statistical Area (MSA) adjusted for household size, as determined periodically by the U.S. Department of Housing and Urban Development.

- Affordable/workforce housing provided in “for-sale” developments of all construction types should voluntarily allocate affordable units into two equal groupings or tiers, to support mixed income communities, as follows:
 - The first tier should be priced to be affordable to households making between 50 and 80 percent of the AMI, adjusted for household size.
 - The second tier should be priced to be affordable to households making between 80 and 120 percent of the AMI, adjusted for household size.
- To help households avoid rent burden, it is recommended that affordable/workforce housing units in rental developments should voluntarily allocate affordable units into three groupings or tiers as follows:
 - The first tier of 5% should be priced to be affordable to households making up to 50 percent of the AMI, adjusted for household size.
 - The second tier of 10% should be priced to be affordable to households making between 50 to 80 percent of the AMI, adjusted for household size.
 - The third tier of 5% should be priced to be affordable to households making between 80 to 120 percent of the AMI, adjusted for household size.

Affordability Term – When affordable housing is proposed, a project should determine an affordability term to maintain and increase the inventory of affordable housing, provide opportunities for residents to create generational wealth, and provide viable development options for the development community. Flexibility to address the needs of the property owners, the purchasers, and the long-term goals of the county can be realized through an analysis of the project and flexibility should exist during the rezoning process to assess the requested term. Financing options provide some restrictions that must be factored into the proposal in terms of the affordability term. While one critical goal is to create affordable rental options for residents; the ability to build generational wealth, through home ownership, is also significant to residents- the establishment of affordability terms significantly impacts both of these goals.

Replacement Housing: Where existing, naturally-occurring, affordable housing is proposed to be removed to make way for new development, encourage development proposals to incorporate similar levels of affordable housing opportunities for current or new residents.