

Workforce Dwelling Unit Policy Task Force

Meeting Summary

May 22, 2019 10:00 am to 12:00 pm

WDU Policy Task Force Members Attending: John Carter, Steve Cerny, Abdi Hamud Richard Kennedy, Caitland Roberts, Donna Pesto, Lynne Strobel and Brandon Wright.

Other Attendees: Tom Fleetwood, Goldie Harrison, Amber-Lee Leslie, Kelly Atkinson, Sophia Fisher, Sara Morgan, Paul Stanford

Review of Meeting Summary and Schedule: Staff reviewed the meeting summary from the April meeting and the agenda topics for the upcoming meetings. The May meeting will focus on drafting initial recommendations. The June meeting will focus on the Virginia Center for Housing Research (VCHR) rental analysis presentation. Finally, the July meeting will focus on finalizing the Task Force recommendations to the Board of Supervisors.

Deliverables: The Task Force will provide written policy recommendations to the Board Committees in the third quarter of 2019. The recommendations will provide a clear methodology for negotiating the percentage of units provided as WDUs and to identify the appropriate income tiers to serve. The recommendations may be in the form of an amendment to the Workforce Housing Policy within the Comprehensive Plan.

Rental Program Discussion: Prior to the start of the presentation the Department of Planning and Zoning staff gave an overview of the Comprehensive Plan Amendment process. The process can take up to 12 months which includes community outreach prior to going before the Planning Commission and Board of Supervisors for approval.

Staff provided a presentation reviewing the material covered from the prior meetings which led to a discussion on the income tiers. The discussion covered the origins of the WDU Policy which was intentionally drafted to be voluntary and does not require economic neutrality in contrast to the ADU Program.

The Task Force members representing the developer community emphasized the need to clearly establish baseline expectations for them to complete their financial analysis for a project. They stated that the WDU Policy must be flexible and cannot create absolutes. They also suggested creating specific criteria that defines parameters for negotiations. For example, preferred income tiers served based on the geographic area of the project and preferred unit sizes.

The group discussed the current models for the WDU Policies. The current models serve from three to five income tiers. A discussion led to proposing different models. Some members proposed a model that serves either one- or two-income tiers. Other members proposed keeping the three-tier system to ensure a range of incomes were served.

Update on VHCR Analysis: Staff provided an update of the VCHR analysis based on feedback from the Task Force members. The analysis was well received.

Discussion of Next Steps: Mr. Fleetwood provided closing remarks. At the next meeting VCHR will provide a presentation of their rental analysis and findings.