



Fauquier County Presentation to the League of Women Voters on Housing

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Role of the Planning Commission

- ▶ Code of Virginia **§ 15.2-2210** – *“Every locality shall by resolution or ordinance create a local planning commission in order to promote the orderly development of the locality and its environs.”*
- ▶ *Appointed body*
- ▶ *Advisory body*
- ▶ *Preparer of Comprehensive Plans and Capital Improvement Plans (CIP)*
- ▶ *Little connection to the Rappahannock Rapidan Regional Commission*



Fauquier County Comprehensive Plan Housing Chapter

- ▶ Fauquier County Land Use Planning: Service Districts & Rural Lands
- ▶ Current treatment of housing by geography
- ▶ Proposed holistic approach
- ▶ Housing work group
- ▶ Draft Housing Chapter – PC Work Session
 - ▶ Goal 1 – Comprehensive Plan land use patterns should align with population growth projections
 - ▶ Goal 2 – Fauquier county should have a diverse housing stock to suit all potential residents
 - ▶ Goal 3 – Fauquier County should have housing opportunities for all income levels

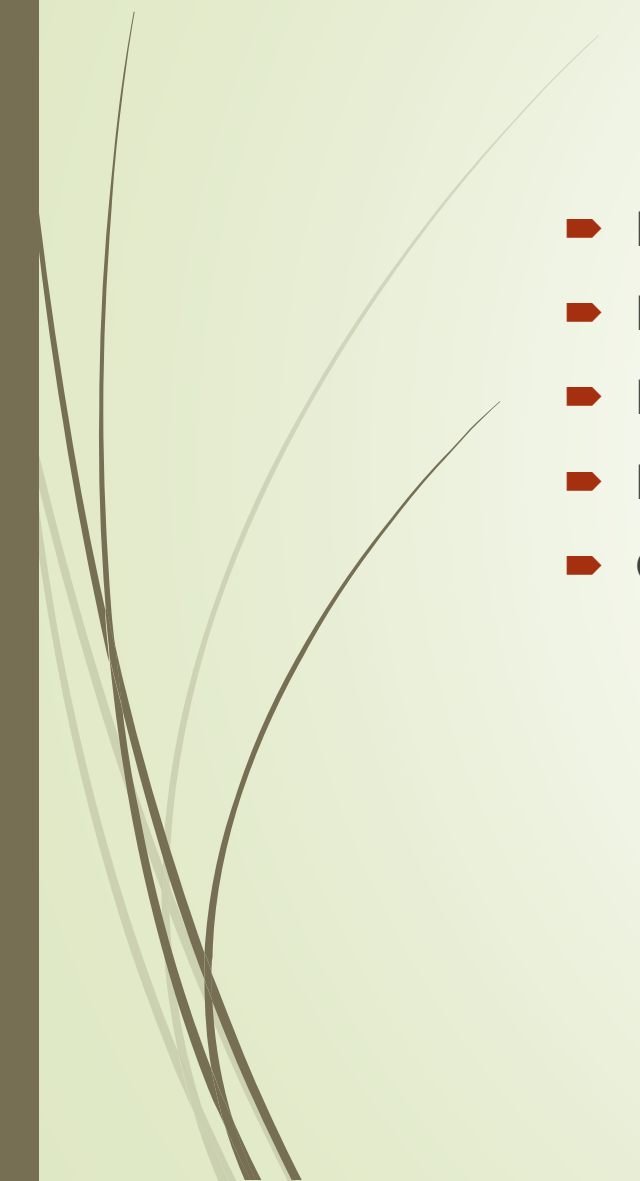


Fauquier County Housing Study

- ▶ 2016 Study sponsored by Greater Piedmont Realtors
- ▶ Rental housing market demand for below \$1,250/month and above \$2,500/month
- ▶ Demand from three household types:
 - ▶ Local area workers
 - ▶ Northern Virginia commuters
 - ▶ Seniors and retirees
- ▶ Three housing markets:
 - ▶ Warrenton – NoVa commuters - \$250,000-\$400,000
 - ▶ Southern Fauquier – entry-level - < \$300,000
 - ▶ Northern Fauquier – diverse demand - \$400,000



Barriers to Affordable Housing

- High demand – proximity to Northern Virginia
 - Limited supply – Service Districts & easements
 - NIMBYism
 - Political will – opposition to new rooftops
 - Costs of infrastructure – water & sewer tap fees
- 



Tools to Improve Diversity of Housing Stock

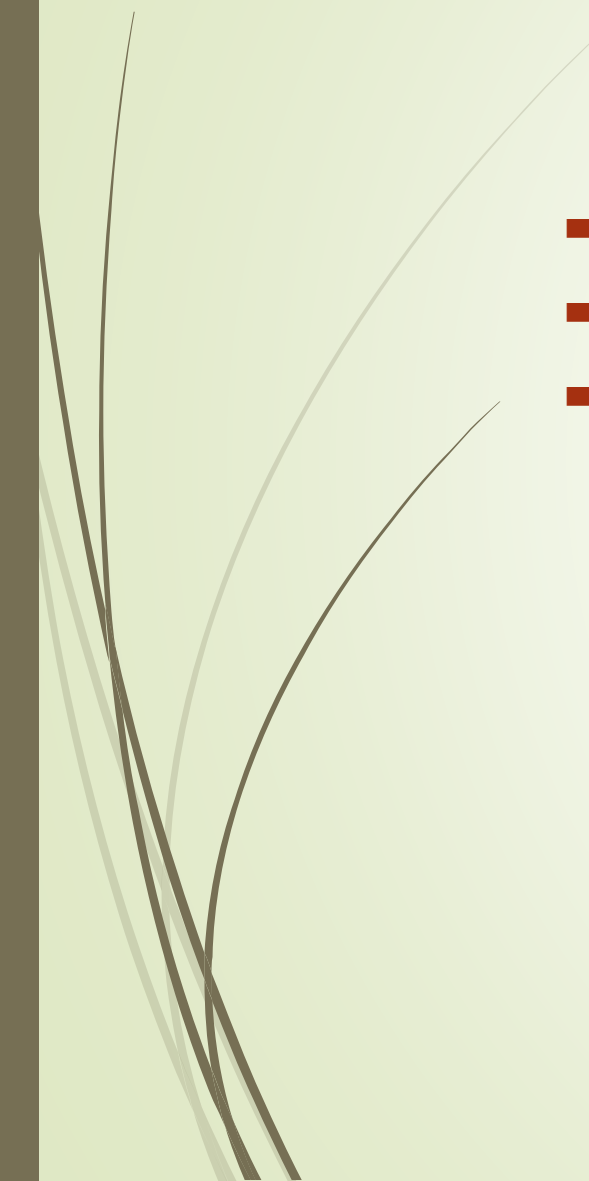
- ▶ Accessory dwelling units (ADUs)
- ▶ De-facto Transfer of Development Rights program
- ▶ Affordable Housing Overlay District

- ▶ Comprehensive Plan language if approved

- ▶ SB834 – Provides a variety of tools – has not been closely examined with Fauquier County yet – does not appear to overcome the barriers identified previously



How Can Non-Partisan Organizations Help?

- ▶ Develop positions and share them with elected and appointed officials
 - ▶ Participate in the planning process
 - ▶ Participate in the public hearing process
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Questions?

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