



**Town Council**  
**Affordable Housing Discussion**  
**January 11, 2022**

# Recent Affordable Housing Activities

- Plan Warrenton 2040
  - Recommendations for policies and strategies for the next 20 years
- Mixed Use Zoning Text Amendment
  - Implemented Plan Warrenton goal to allow horizontal mixed uses with a density bonus for affordable housing in Commercial District
- PD9 Housing Study
  - Consultant team reviewed Town Ordinance with Best Practices
- Habitat for Humanity
  - Community Land Trust/Haiti Neighborhood
- General Assembly Reports on Virginia Housing Needs
  - 2021 JLARC Affordable Housing in Virginia

# Highlights of Previous Reviews

- 1991 Town Housing Committee/Housing Action Plan
- 1993 Affordable Housing Needs in Fauquier County Report
- 1994 Fauquier County Affordable Housing Task Force
- 2006 – 2007 PD9 Work Force Housing Committee
- 2006 – 2008 Fauquier County Affordable Housing Committee
  - Recognize the affordable housing needs of the County as a whole by incorporating representatives from Remington, The Plains, and Marshall in the Committee.
  - Develop a regional approach to affordable housing by working more closely with the Rappahannock-Rapidan Regional Commission.
  - Conduct a needs assessment to evaluate current housing needs and the County's current ability to meet these needs.
  - Understand the levels of affordable housing within the Region
  - Develop partnership with private sector to achieve specific affordable housing objectives
  - Improve education concerning affordable housing issues
  - Identify priority sites for affordable housing development

# Highlights of Warrenton

- Fauquier Family Shelter on Keith Street
- Moffett Manor Senior Apartments
- 2009 DHCD Planning Grant Rehabilitation Study 7 Neighborhoods
- Town Employee Work Force Housing
- Habitat Sterling Court and Haiti Street Neighborhood Projects

# December Work Session

- Affordable Housing Discussion
- Data Collection
- Potential Committee
- Determination of Scope

# Staff Research

- Publicly Available Data
- Committee/Stakeholders/Authority
- Partners
- Regional or Local
- Consultant/Realtors/Universities
- Focus on current residents vs in-migration
- Role of Government

# Data Challenges

- Multiple Census Tracks
- Zip Code Boundaries
- 2020 US Census “Noise”
- American Community Survey Results Delayed
- MLS by Zip Code Small Sample Size

# For Consideration...

- Data Needs and Challenges

*What Data is Acceptable to Council?*

- Policy Discussion on Nature of Issue/Define the Need

*What is the scope of the issue to be addressed?*

- Partner with County

*Issue larger than Town, data is County level, past efforts included all towns/service districts*

- Stakeholder Meetings Subject Matter Experts

*Listening Sessions to produce recommendations to the Town Council?*



# Menu of Options Sample

## Data Collection

Weldon Cooper Center  $\pm$  \$20,000

Town specific data included.

Time to start work uncertain based on existing demands with the census.

University  $\pm$  \$5,000

Not Town specific data, only publicly available data.

Time to start can vary based on course work assignments.

## Report

Expert Firm  $\pm$  \$50,000

Not Town specific data, only publicly available data.

Does not include committee management.

## Committee Management

PD9  $\pm$  \$10,000

Time to start work uncertain based on existing demands with the census.

Parttime Employee  $\pm$  \$65/hr

Hours limited by VRS restrictions

Expert Firm  $\pm$  \$17,000