



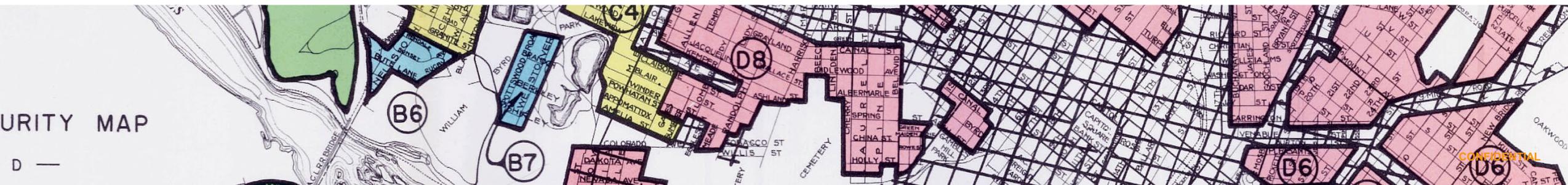
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# Zoning and Segregation in Virginia: Expanding Housing Choices for the Future of Virginia

May 26, 2022

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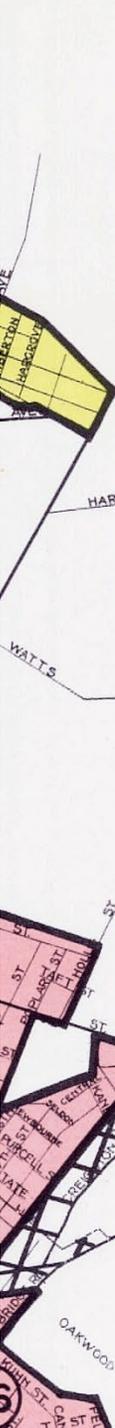
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# Part 1 Study Paper

Released February 2021

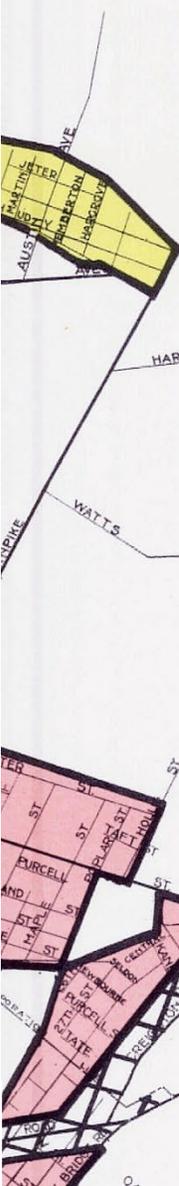
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## ZONING AND SEGREGATION IN VIRGINIA: PART 1

Why Virginia Needs a Study of Zoning Laws  
and Their Connection to Segregation

By the McGuireWoods Zoning and Segregation Work Group<sup>1</sup>



# Part 2 Study Paper

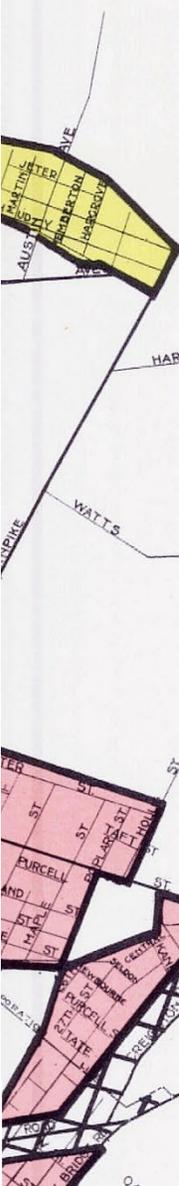
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## ZONING AND SEGREGATION IN VIRGINIA: PART 2

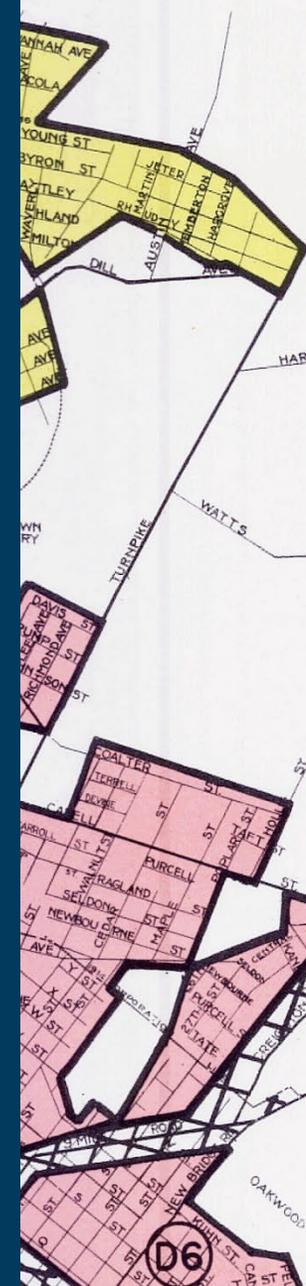
Expanding Housing Choices for the  
Future of Virginia



# Local Policy Recommendations



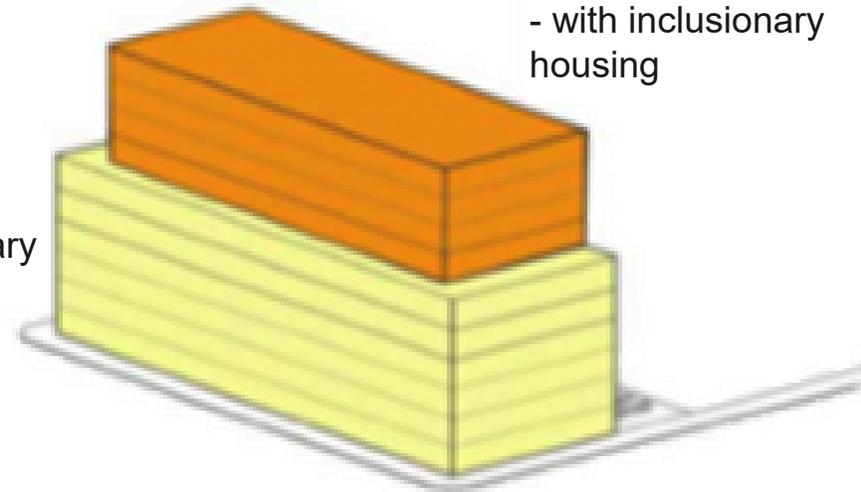
## 2. Update zoning ordinances and maps to encourage mixed use with higher residential density in existing commercial areas.



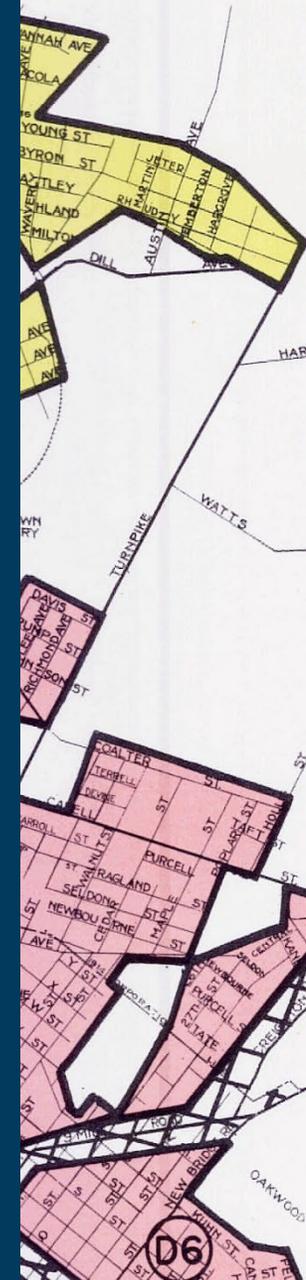
### 3. Offer affordable housing incentives using density bonuses, parking reductions and tax abatement.

The density bonus is the most common form of incentive used by inclusionary housing programs. A density bonus provides an increase in allowed dwelling units per acre (DU/A), Floor Area Ratio (FAR) or height which generally means that more housing units can be built on any given site. Typically programs allow increases of between 10 percent and 20 percent over baseline permitted density in exchange for the provision of affordable housing.

4.2 FAR  
- without  
inclusionary  
housing



5.6 FAR  
- with inclusionary  
housing



# 4. Adopt proportional proffer guidelines adapted to housing size and income restrictions. affordable housing incentives using density bonuses, parking reductions and tax abatement.

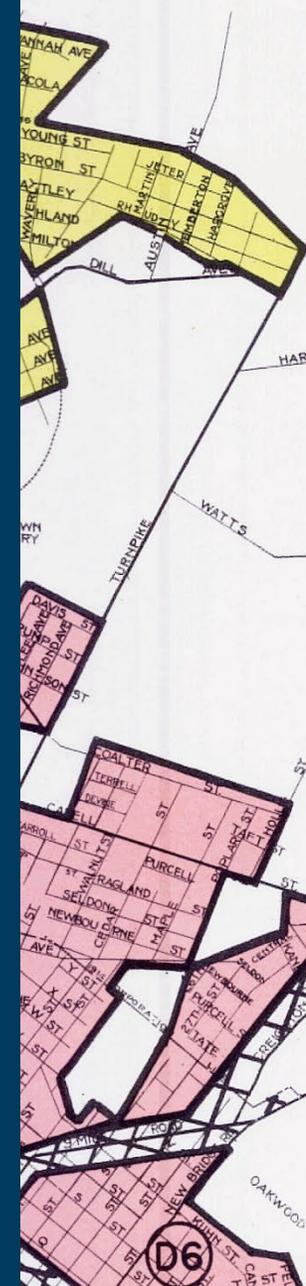
## ADOPTED CAPITAL INTENSITY FACTOR - ASHBURN, POTOMAC, STERLING

### STANDARD

Housing Unit Type	Population per Housing Unit	County Cost Per Capita	County CIF	Child/Unit	School Cost per Child	School CIF	Total CIF
SFD	3.78	\$ 4,701.75	\$ 17,772.60	1.07	\$ 27,833.33	\$ 29,781.67	\$ 47,554.27
SFA	3.09	\$ 4,701.75	\$ 14,528.40	0.69	\$ 27,833.33	\$ 19,205.00	\$ 33,733.40
MF	1.97	\$ 4,701.75	\$ 9,262.44	0.23	\$ 27,833.33	\$ 6,401.67	\$ 15,664.11
MF Stacked	2.42	\$ 4,701.75	\$ 11,378.23	0.49	\$ 27,833.33	\$ 13,638.33	\$ 25,016.56

### AGE RESTRICTED & CONTINUING CARE RETIREMENT COMMUNITIES

SFD	3.78	\$ 4,659.56	\$ 17,613.14	1.07	\$ -	\$ -	\$ 17,613.14
SFA	3.09	\$ 4,659.56	\$ 14,398.05	0.69	\$ -	\$ -	\$ 14,398.05
MF	1.97	\$ 4,659.56	\$ 9,179.34	0.23	\$ -	\$ -	\$ 9,179.34
MF Stacked	2.42	\$ 4,659.56	\$ 11,276.14	0.49	\$ -	\$ -	\$ 11,276.14

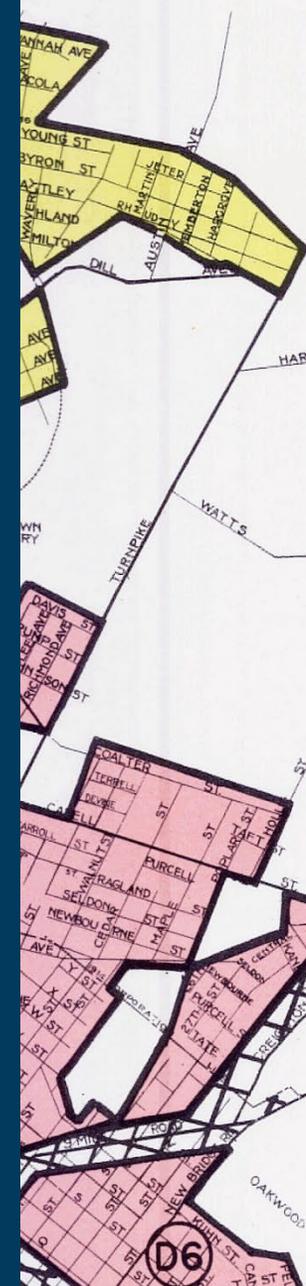


## 5. Promote greater home ownership for low-income and moderate-income households.

### Affordable Homeownership

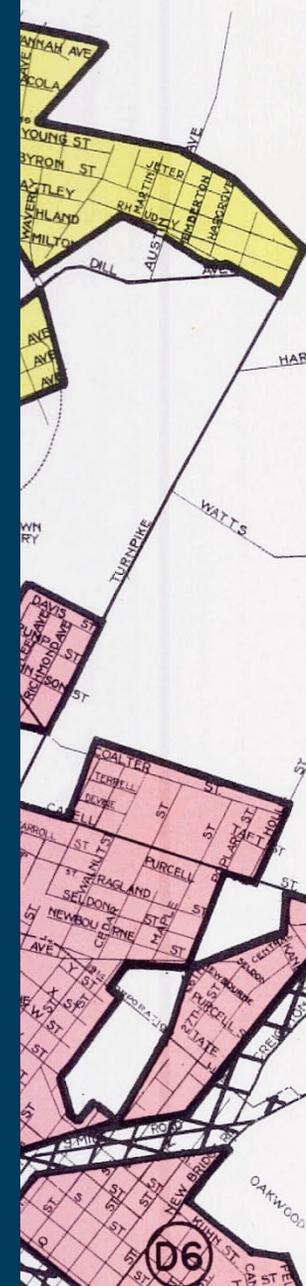
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For more than 40 years, Fairfax County has provided homeownership assistance to thousands of low- to moderate-income homebuyers seeking to achieve the American dream of homeownership. We know that buying a home can be a very complex and confusing process - especially in the Fairfax County housing market - but we have a variety of resources and trained experts that can help you all along the way.

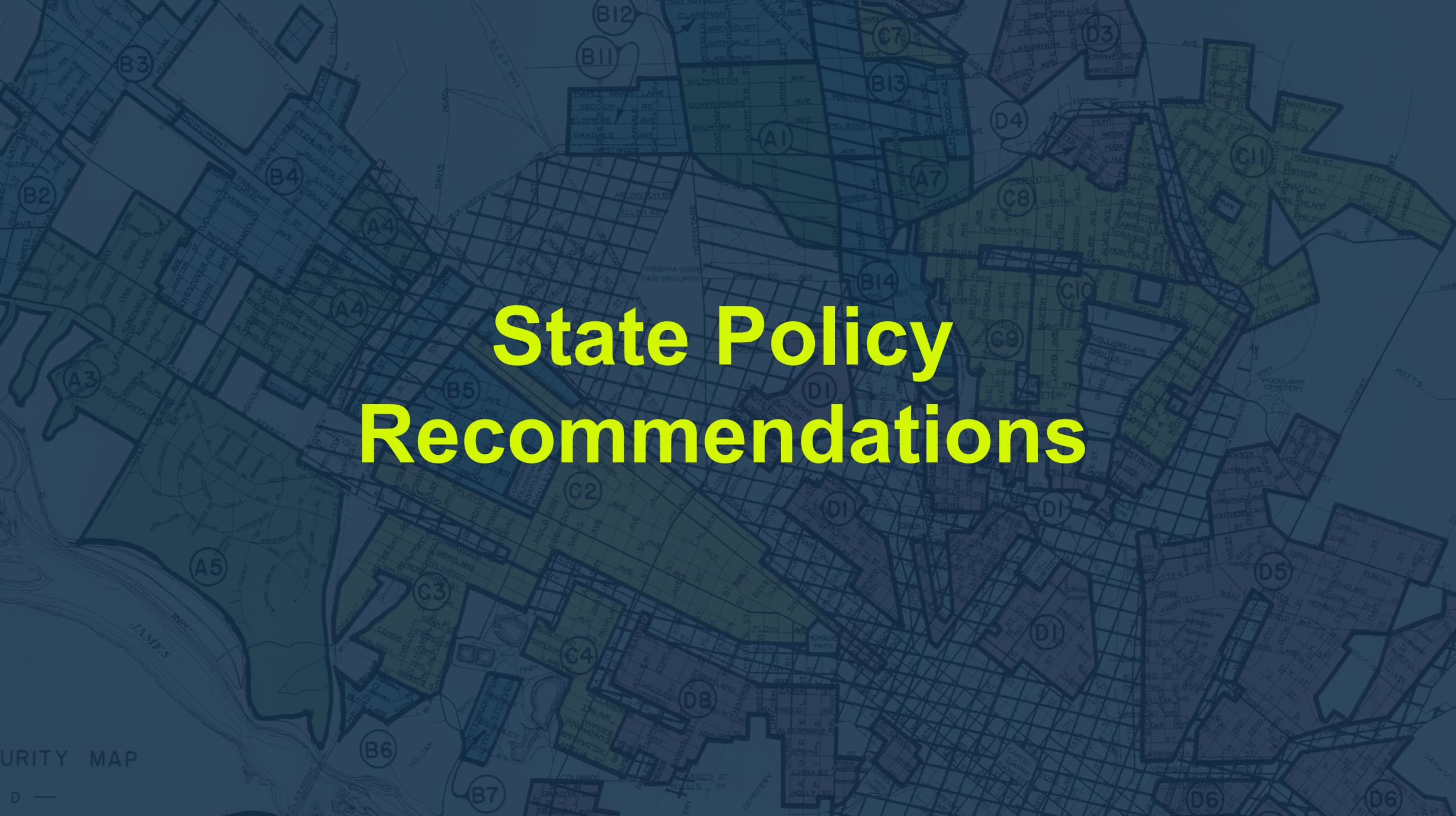


# 6. Add “missing middle” housing types to residential zones.

## What is “missing middle”?







# State Policy Recommendations



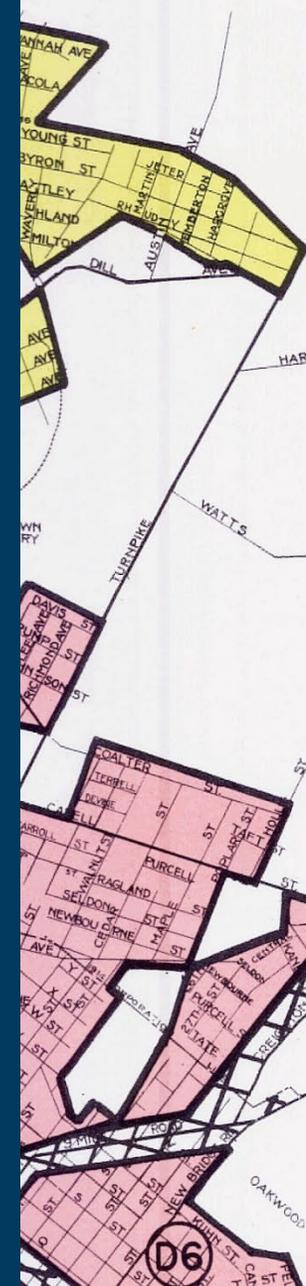


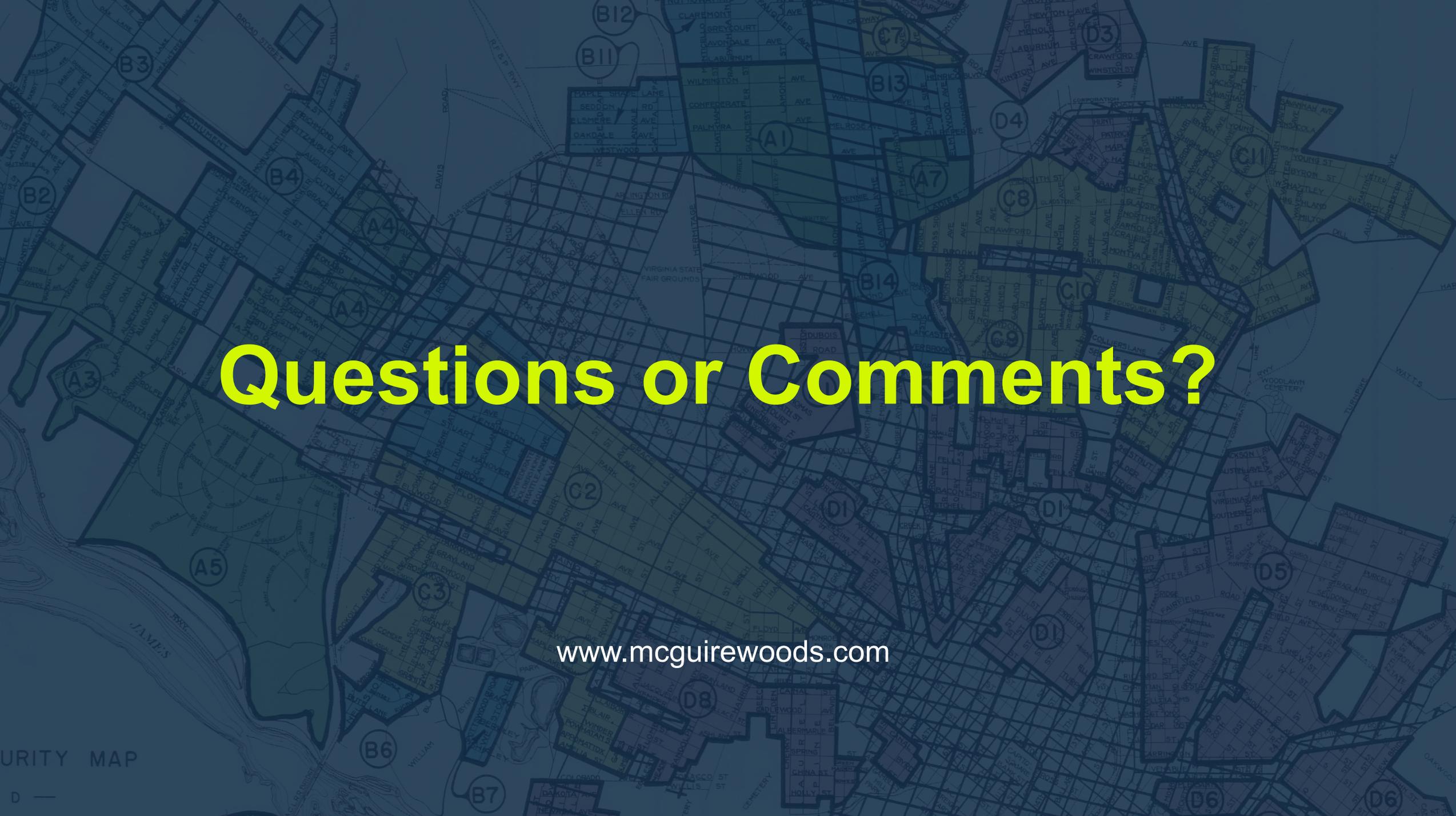


# 4. Require local zoning to allow accessory dwelling units in single-family districts.



▲ Accessory dwelling units (or ADUs) come in many shapes and styles.





# Questions or Comments?

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