



Herndon Housing

Department of Community Development
Town Council Work Session
September 17, 2019

Housing in Herndon

Population, Housing Units and Households (January 2018)

	Population	Dwellings	Households	Acres	Pop. per Acre	Sq. Miles	Pop. per Sq. Mile
Herndon	22,047	7,934	7,819	2,770	8.0	4.33	5,092
Fx. County	1,152,873	418,250	409,563	260,681	4.4	407.31	2,831

County/Town Data is from Fairfax County Department of Management and Budget, 2018.

Housing By Type (January 2018)

Unit Type	Fairfax	Herndon	Pct. Of County Stock
Detached	195,738	3,049	1.6%
Attached	100,771	2,385	2.4%
Multifamily	121,741	2,501	2.1%
Total	418,250	7,935	1.9%

Herndon Units Per Decade (January 2018)

Year Built	Herndon	
	Units	Pct.
Before 1970	810	10.2
1970 to 1979	3,261	41.1
1980 to 1989	1,530	19.3
1990 to 1999	1,481	18.7
2000 to 2009	689	8.7
2010 to 2018	164	2.1
Total Units	7,935	100.0

2018 Sale Prices

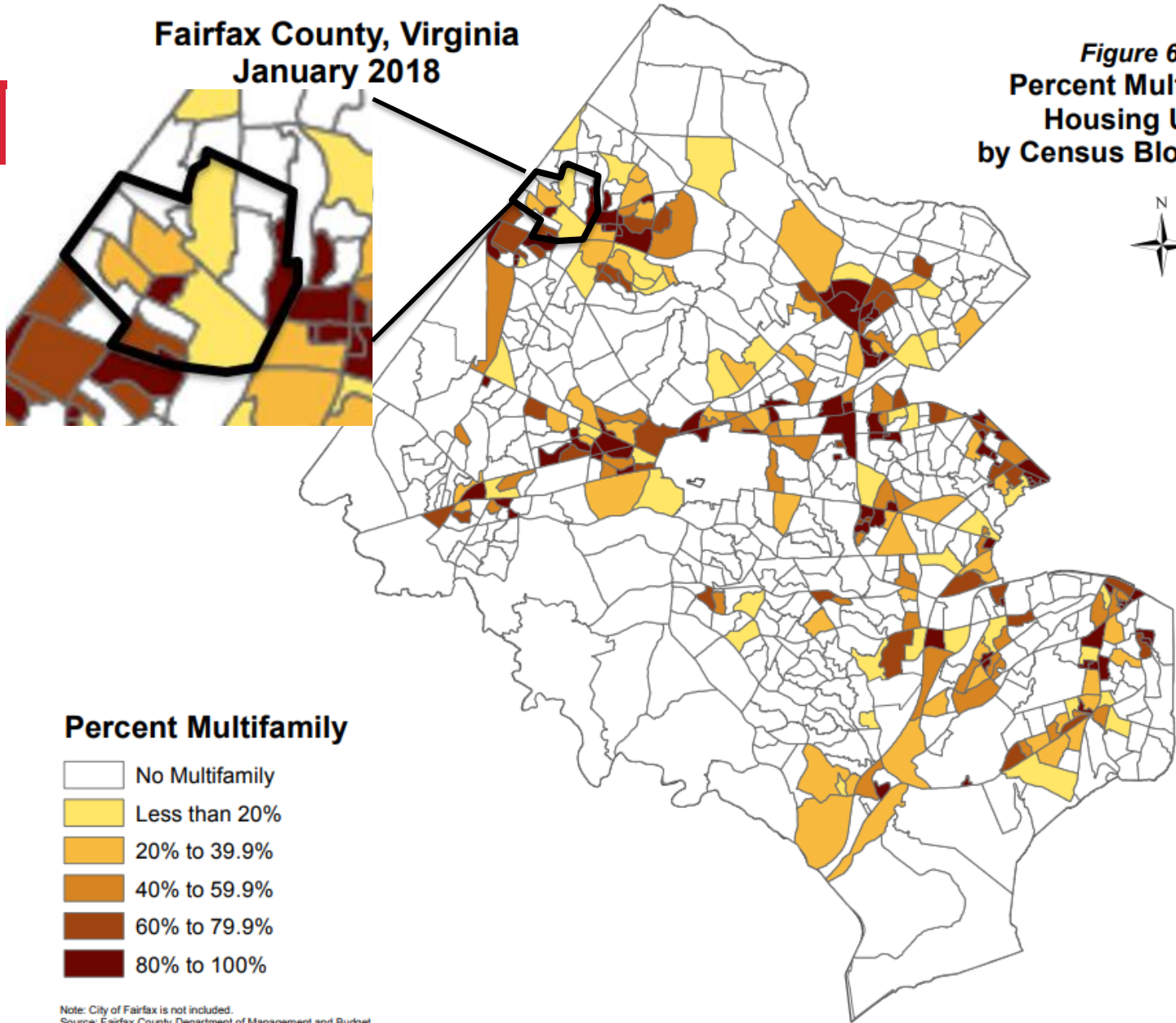
	Herndon	Fairfax County	Reston
Condo Average Sold Price	\$235,044	\$293,341	\$323,496
Total Units Sold	60	3,271	495
Attached Average Sold Price	\$411,430*	\$394,986	\$409,515
Total Units Sold	98	7,869	1,049
Detached Average Sold Price	\$554,750	\$765,019	\$716,704
Total Units Sold	121	7,788	273

* Median price: \$371,250

Data from the MLS through the assistance of Dennis Drinkard, Managing Partner Smoother Transitions Group - Long & Foster Real Estate and Josh Veverka, Government Affairs Director Northern Virginia Association of Realtors®

Fairfax County, Virginia January 2018

Figure 6.3 Percent Multifamily Housing Units by Census Block Group



Percent Multifamily

- No Multifamily
- Less than 20%
- 20% to 39.9%
- 40% to 59.9%
- 60% to 79.9%
- 80% to 100%

Note: City of Fairfax is not included.
Source: Fairfax County Department of Management and Budget.

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Rental Inventory

- Town of Herndon Rental Inventory

■ Westerley at Worldgate Apartments (1995)	320
■ Berkdale Apartments (1972)	184
■ Dulles Glen Apartments (1972)	180
■ Herndon Harbor House (1998)	120
■ International Apartments (1962)	90
■ Park Avenue Apartments (1964)	44
■ Parkridge Garden Apartments (1964/1989)	144
■ Stuart Woods I (1974)	240
■ Stuart Woods II (1975)	210
■ Townes at Herndon Centre (2001)	218
TOTAL	1,750

Rents (September 2019)

Project	Units	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM
Berkdale	184	\$1,400 +Electric, Water & Gas	\$1,635 +Electric, Water & Gas	\$2,035 +Electric, Water & Gas	
Dulles Glen	180	\$1,500 +Utilities	\$1,755 +Utilities	\$2,100 +Utilities	\$2,300 +Utilities
Herndon Harbor House	120	\$990 (485 SF), \$1,096 (572 SF)			
International	90	\$1,545	\$1,885	\$2,000	
Park Avenue	44		\$1,500 +Electric		
Parkridge Garden	144	\$1,425 +Utilities	\$1,895 +Utilities	\$2,395 +Utilities	
Stuart Woods I	240	\$1,550	\$1,800		
Stuart Woods II	210	\$1,550	\$1,800		
Townes at Herndon Centre	218		\$2,200 +Utilities	\$2,400 +Utilities	
Westerley at Worldgate	320	\$1,500	\$1,800	\$2,200	

Towards Affordability

Workforce Dwelling Unit Rents

Affordability Level Excluding Utilities	A	B	C	D	E	F
	60% AMI	70% AMI	80% AMI	83% AMI	100% AMI	120% AMI
Studio	\$1,061	\$1,238	\$1,415	\$1,468	\$1,769	\$2,123
1 Bedroom	\$1,289	\$1,504	\$1,718	\$1,783	\$2,148	\$2,578
2 Bedroom	\$1,516	\$1,769	\$2,022	\$2,097	\$2,527	\$3,033

MAXIMUM HOUSEHOLD INCOME LIMITS

Affordability Level	A	B	C	D	E	F
	60% AMI	70% AMI	80% AMI	83% AMI	100% AMI	120% AMI
1 person	\$50,950	\$59,450	\$67,950	\$70,500	\$84,900	\$101,900
2 persons	\$58,250	\$67,900	\$77,650	\$80,550	\$97,050	\$116,450
3 persons	\$65,500	\$76,400	\$87,350	\$90,650	\$109,150	\$131,300
4 persons	\$72,800	\$84,900	\$97,050	\$100,700	\$121,300	\$145,550

Herndon Market Rate Rents & Workforce Rent Categories

Project	Units	1 BEDROOM	2 BEDROOM
Berkdale	184	\$1,400 B	\$1,635 B
Dulles Glen	180	\$1,500 B or C	\$1,755 B or C
International	90	\$1,545 C	\$1,885 C
Park Avenue	44	--	\$1,500 A or B
Parkridge Garden	144	\$1,425 B	\$1,895 C
Stuart Woods I/II	450	\$1,550 C	\$1,800 C
Townes at Herndon Centre	218	--	\$2,200 C or D
Westerley at Worldgate	320	\$1,500 B or C	\$1,800 C

Future Growth in Herndon

- **South Elden Area Plan**
 - Plan introduces horizontal mixed-use
 - Primarily multifamily – potential for over 800 units
 - Protection for existing workforce housing – policy and proposed density
 - Transit corridor
- **Downtown**
 - Potential for over 700 units including Comstock
 - Transit corridor
- **HTOC**
 - Potential for over 3,500 units including Penzance
 - Mass transit
- **Fairbrook**
 - Proposed 900 units
 - Mass transit
- **TRG**
 - To be determined
 - Mass transit

Current Efforts Towards Affordability – What's Been Done, What's Being Done

■ Existing housing stock

■ Preserve housing and protect current residents

- **Housing & Neighborhood Improvement Coordinator**

- \$90,000 per year through Fairfax County to fund personnel

- » Renovation of existing housing stock to assist lower income owners to remain and provide continued maintenance and reinvestment in the town's more affordable housing/neighborhoods

- **Comprehensive Plan**

- “Encourage policies that maintain and encourage a balanced and diverse housing stock ... type, lot size, cost and tenure”
- South Elden area plan discourages redevelopment of lower cost multifamily

- **At Risk**

- Park Avenue Square Apartments – subject of rezoning
- Lower cost housing near Metro – Chandon neighborhood

Current Efforts Towards Affordability – What's Been Done, What's Being Done

- **Herndon Harbor House** - Fairfax County Redevelopment and Housing Authority Senior Housing Residences
 - 120 units
 - 62 years +
 - Continues to fill a serious void serving town residents
 - Income restrictions
 - Rent = \$990 - \$1,096 per month

Current Efforts Towards Affordability – What's Been Done, What's Being Done

- **Future Arrowbrook Centre Apartments**
 - 274 future units
 - 60% and below AMI
- **Monroe Place**
 - ADUs @ Woodland Park
- **Van Metre @ Woodland Park**
 - ADUs @ Woodland Park

Current Efforts Towards Affordability – What's Been Done, What's Being Done

■ Housing Choice Voucher Program

- 112 voucher participants in the Town of Herndon
- Participants pay approximately 30-35% of their adjusted income towards rent

■ Cornerstones owned units

- 25 townhouses and 2 condos.
- Out of the 27 units, 85% (23 households) of residents are 30% area median income (AMI) and 14% (4 households) are 50% AMI.

Possible Paths Forward

- **Expand and intensify protection and preservation**
 - **Goal**
 - Protect current and future lower income residents
 - Preserve lower and moderate-income housing
 - Preserve older neighborhoods while protecting internal neighborhood diversity
 - **Methods**
 - Identify and support funding sources to enable a greater number and more significant repairs and modifications to existing homes
 - Develop resources to assist homeowners to appropriately modify their home when modification is needed
 - Pattern books – roadmap for renovation projects
 - Additional classes
 - Neighborhood identification/celebration

Possible Paths Forward

- Provide
 - Identify existing threatened resources and work with Fairfax County and others to save and expand
 - Are there properties in Herndon that could be redeveloped into dedicated affordable housing
 - Proximity to services
 - Funding
 - Willing seller

Possible Paths Forward

- Provide
 - Proffers
 - **Units or cash towards affordable/work force**
 - Explore ability to partner with County
 - Explore requirements to create own housing authority
 - Enforcement/oversight of units
 - Limitation regarding type of construction imposed by Commonwealth
 - Constraints inherent in the proffer process
 - Realization of benefit unknown - timing
 - Balance with other Town needs
 - » Infrastructure
 - » Town as destination
 - » Sustainable construction and adequate exterior space
 - Competitive position with external jurisdictions

Possible Paths Forward

■ Provide

■ Accessory dwelling units

- Separate unit within existing house or in a detached structure
- Currently allowed for the elderly or those with disabilities
- Challenges
 - Short-term rentals vs long-term rentals
 - Ownership/rental
 - Enforcement
 - Parking
 - General acceptance

What Policy Mix is Right for Herndon

- What direction is right for Herndon?
 - Focus
 - Goals
 - Protect?
 - Preserve?
 - Provide?
 - All three?
 - Emphasis
 - Below 60% AMI?
 - Workforce?
 - Missing middle?
 - Rent or own?