



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of the Fairfax Area

Fairfax Area Long Term Care Coordinating Council

~ Toward a Lifetime of Independence ~



UNDERSTANDING THE HOUSING NEEDS OF FAIRFAX ADULTS WITH DISABILITIES & OLDER ADULTS AND RECOMMENDATIONS FOR AFFORDABLE AND ACCESSIBLE HOUSING FOR THESE RESIDENTS

Adopted by
The Fairfax Area Long Term Care Coordinating Council (LTCCC)
January 11, 2017

The LTCCC Housing Committee developed this paper outlining the needs of adults with disabilities and older adults for accessible and affordable housing. Based on these needs, the Council recommends specific targets and programs for meeting these needs.

THE PROBLEM: This paper focuses primarily on those individuals and households most severely affected by the unmet housing need in Fairfax County—those with household incomes less than 50% of the Area Median Income (AMI). Succinctly stated, the unmet needs are

- 5,574 non-elderly households with disabilities at/or below 50% of AMI have housing needs.
- 12,050 households with older adults at/or below 50% of AMI have housing needs. 17,624 total units are currently required to meet the unmet needs of people with disabilities and older adults.

The full problem is outlined in detail addressing not only affordability, but also accessibility and supportive services needs. See the section entitled “The Problem” for a full description of the needs.

THE TARGETS: The LTCCC recommends the following goals and targets starting in FY2017 to begin the process of adequately addressing the affordable housing challenges facing people with disabilities and older adults.

- **Housing Production for Adults with Disabilities:** Create 5,574 housing opportunities through 2042 with 60% of these opportunities as rental units. This is the creation of 223 opportunities per year for the next 25 years with the highest priority given to providing housing for renters at/or below 30% of AMI and the next priority for renters/owners at/or below 50% of AMI.
- **Housing Production for Older Adults:** Create 12,050 housing opportunities through 2042 with 40% for rental opportunities and 60% for support for owners in their current housing. This is the creation of an average of 482 opportunities per year over 25 years with the highest priority being opportunities for renters and owners at/or below 30% of AMI and the next priority for owners at/or below 50% of AMI.

THE PLAN: The Board of Supervisors has requested the Department of Housing and Community Development (DHCD) to develop a Strategic Housing Plan to be completed in 2018 for action by the Board. Additionally, the DHCD prepares an annual Housing Blueprint for Affordable Housing. The LTCCC encourages the DHCD and the Board of Supervisors to include the following in the Strategic Housing Plan and the Blueprint. The LTCCC hopes to develop a coalition among Boards, Commissions, and organizations to be advocates on behalf of the inclusion of the following recommendations:

Include the following recommendations in Fairfax County’s Strategic Housing Plan

- Incorporate the needs of Fairfax County residents with disabilities and older adults for affordable housing as documented by the LTCCC.
- Include the targets recommended by the LTCCC.
- Create an Affordable Housing Gap Revolving Financing Fund (Fund) through an arrangement between the Board of Supervisors and FCRHA to sell \$50,000,000 FCRHA Tax Exempt Revenue Bonds each of the next 10 years with the annual debt service guaranteed up to the full amount by the Fairfax County General Fund. The Fund will be used to finance gaps that occur in financing the development and/or renovation of affordable housing in Fairfax County.
- Require each developer receiving financing from this fund for an affordable development or renovation to include 20% of the units for people with disabilities or older adults (to be referred to as special needs housing) with 33% of the financing received for the development used to finance these special needs housing units.
- Increase to 10% the current FCRHA policy requirement that at least 5% of all newly constructed or renovated multifamily projects built or renovated with financial assistance from county sources must meet Uniform Federal Accessibility Standards (UFAS) for fully accessible units.
- Enact a county provision that provides real estate tax exemption for nonprofit owners of developments that provide permanent housing options for low income (50% of AMI) individuals with disabilities and for low income (50% of AMI) older adults.
- Promote the existing real estate tax exemption for older adult homeowners.
- Seek authority from the state legislature to provide tax relief to nonprofit organizations that provide housing or housing assistance to households at or below 30% of AMI.
- Support privately operated home sharing programs for older adults to promote aging in place and affordable housing.
- Explore new public/private and private/private alternatives that leverage family ownership of real estate.
- Identify and pilot housing and service design models that fit within existing zoning uses and offer affordable housing and support services.
- Encourage creation of a social impact investment option for community members to fund affordable housing for people with disabilities and older adults.
- Provide funds to match state funds awarded to nonprofit organizations providing housing to mentally ill individuals experiencing, or at risk of, homelessness (e.g. unstably housed).
- Encourage faith-based congregations through-out the county to use their land to build small homes for adults with disabilities and older adults.

Include the Following Components in the Fairfax County’s Board of Supervisor’s Housing Blueprint Recommendations.

- Establish a baseline target for production of new housing opportunities for very low income people with disabilities and older adults.
- Create “cross preferences” between housing and human services to ensure that both housing, services, and financial supports are available simultaneously.
- Expand and enhance the Home Repair for the Elderly Program to include accessibility modifications for renters.

Details of these recommendations are found in the section entitled “A Plan for Achieving the Affordable Housing Targets for Very Low Income People with Disabilities and Older Adults.”