



Update on Communitywide Housing Strategic Plan

**Affordable Housing
Advisory Committee**

January 5, 2018



Strategic Plan Objectives

- Create a **shared community vision** of how housing supports local economic growth and community sustainability
- **Quantify the housing needed** to sensibly accommodate future growth and support County's economic sustainability
- Develop **specific, measurable, and actionable strategies** for meeting Countywide housing goals
- Identify the **program and policies, and specific funding sources**, that will be required to address housing needs in 5, 10, and 15 years

Strategic Plan Development

2016

- Fall: Board of Supervisors briefed on Communitywide Housing Strategic Plan for Housing
- Builds on efforts from AHAC Workgroups
 - Capital Formation; Land Use and Zoning; Affordable Homeownership; Housing for Special Populations
 - And the Long Term Care Coordinating Council

2017

- Spring/Summer: Community Engagement forums and online survey
- 5/10/15 year targets developed
- AHAC Executive Subcommittee met four times in the fall to further hone the strategies of the AHAC Workgroups

Reaffirmation of the Community's Housing Principles

- **Housing affordability is a critical component of community sustainability and economic growth**
- **Providing housing depends upon the seamless partnership between:**
 - Non-profit Community
 - For-profit Development Community
 - Public Sector
- **Emphasis on those with the greatest need:**
 - Homeless individuals and families
 - Low and Extremely low income working people
 - Individuals with Disabilities
 - Low income Seniors

Affordable Housing Continuum

- **The continuum of need for price-appropriate housing ranges from:**
 - Homeless Individuals and Families
 - Individuals with Special Needs
 - Low Income Working Families
 - Moderate Income Workforce
 - First-time Homebuyers

Meeting the needs of Households up to 80% of AMI through Public Resources

■ Funding

- Federal
- State
- Local

■ Land

- FCRHA Owned
- Board Owned

Meeting the needs of Households earning between 80% and 120% of AMI through Partnerships

- Leveraging Creative Partnerships
- Using Local Land Use Policy, including Inclusionary Zoning

New Households Needing Housing

▪ **15 Year Total:** **62,184**

	<u>5 Years:</u>	<u>10 Years:</u>	<u>15 Years:</u>	
▪ Below 30% AMI:	1,041	3,550	4,591	Investment of public funds and land; partnerships and land use policy
▪ 30 to 50% AMI:	1,943	6,500	8,443	
▪ 50 to 80% AMI:	1,224	4,365	5,588	
▪ 80 to 100% AMI:	2,234	6,814	9,048	Partnerships and land use policy
▪ 100 to 120% AMI:	2,869	9,060	11,929	
▪ 120%+ AMI:	6,445	16,141	22,585	Market solutions

*Targets are exclusive of any existing housing gaps

Communicating the Need for Affordable Housing

- According to the County's *Strategic Plan to Facilitate the Economic Success of Fairfax County*, price-appropriate housing is essential to continued economic growth
- With projected need of more than 62,000 housing units, in addition to the existing affordable housing gap of 31,000, preserving and developing sufficient affordable units remains a challenge
- Further engaging the public in the countywide importance of affordable housing options will be necessary to advance the County's goals to meet the spectrum of housing needs into the future

Two-Phase Approach for Rolling out of Plan

- **Phase 1** – Recommend short-term strategies that tend to be changes to existing policies, piloting promising programs, etc., such as:
 - Updating the FCRHA's lending practices
 - Inventorying market-rate affordable rental properties
 - Reviewing ADU/WDU programs

- **Phase 2** – A long-term Implementation and Resource Plan

Two-Phase Approach for Rolling out of Plan

- All strategies are based on the work of the AHAC Workgroups (Capital Formation, Land Use, and Affordable Homeownership) as well as the work of the Long Term Care Coordinating Council
- The AHAC Executive Subcommittee met four times in the fall to review the recommendations of the Workgroups and categorize them as Phase 1 or Phase 2 strategies

Strategic Plan Strategies

- Action Items are organized from the efforts and recommendations of AHAC Workgroups
 - Capital Formation
 - Land Use and Zoning
 - Affordable Homeownership
 - Housing for Special Populations
- Developed around specific Goals under each issue area
- Phase 1 strategies for each Goal are included as a handout

Capital Formation Goals

- GOAL CF 1:

Align County policies with the LIHTC application process and streamline to make it easier to support developers that apply for tax credits for projects in Fairfax County

- GOAL CF 2:

Update FCRHA lending practices to allow funds to go into rehabilitation/new construction projects first

- GOAL CF 3:

Create a more aggressive program to structure and offer FCRHA bond financing to support affordable housing development and preservation in the County

Capital Formation Goals

- GOAL CF 4:
Make efficient use of assets owned by the FCRHA and the County to promote the development of more affordable housing
- GOAL CF 5:
Modify and/or expand the County's in lieu/assignment fee program
- GOAL CF 6:
Identify additional local resources the support the development of affordable housing
- GOAL CF 7:
Restructure the County's Housing Trust Fund

Land Use and Zoning Tools

- GOAL LU 1:
Incorporate residential development into office, commercial and industrial areas where appropriate
- GOAL LU 2:
Use County-owned land to facilitate the development of affordable and mixed-income housing
- GOAL LU 3:
Develop a comprehensive strategy to preserve existing subsidized and market-rate affordable housing

Land Use and Zoning Tools

- GOAL LU 4:
Improve code enforcement to help better make the case for expanding affordable housing
- GOAL LU 5:
Make modifications to the County's ADU and WDU programs
- GOAL LU 6:
Understand how the state proffer legislation impacts Fairfax County's ability to develop policies to incentivize affordable housing

Affordable Homeownership Goals

- GOAL AH 1:
Expand down payment and closing cost assistance for first-time homebuyers
- GOAL AH 2:
Update the County's ADU and WDU homeownership programs
- GOAL AH 3:
Allow for flexibility in housing types to expand options for lower-income households
- GOAL AH 4:
Consider community land trusts and land banking for homeownership

Housing Strategies for Special Populations

- Range of housing options for persons with special needs, including elderly, persons with disabilities, survivors of domestic violence, etc.
- Integrated in the community, consistent with One Fairfax
- Created in coordination with the Long Term Care Coordinating Council

Next Steps

- Board will be briefed on the Plan at the January 16th Health, Housing and Human Services (HHHS) Committee meeting (9:30 a.m. at the Government Center, Room 11)
- Visits with individual BOS members to preview the short-term strategies
- HCD and Executive Subcommittee will finalize the full draft Strategic Plan
- Full AHAC to receive draft report at the March 16 AHAC meeting
- Present to BOS HHHS Committee in spring 2018