



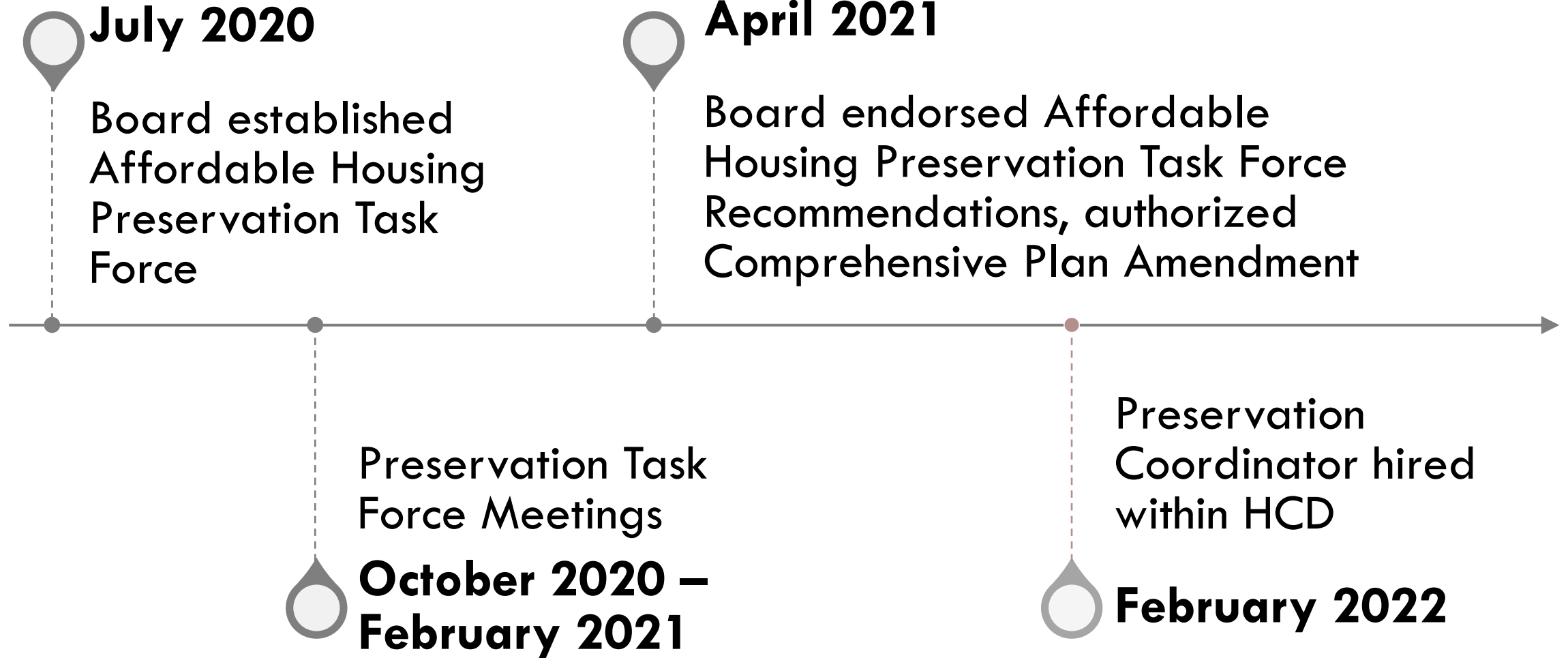
Planning Commission Housing Committee Meeting

Affordable Housing Preservation Update

Brianne Fuller, Associate Director, Preservation
Affordable Housing Development Division
Department of Housing and Community Development (HCD)

December 1, 2022

Background



Comprehensive Plan Amendment

- Proposed Comp Plan Amendment adds to the County's current housing preservation and development tools, such as financial tools
- Various methodologies were tested to identify proposed approach
- Text Amendment drafted to incorporate one-for-one affordable unit replacement:
 - Update text to incorporate policy language
 - Land use process incentives
- Reviewing potential complementary land use incentives

Testing Methodologies

Analyzed database of diverse market
affordable properties



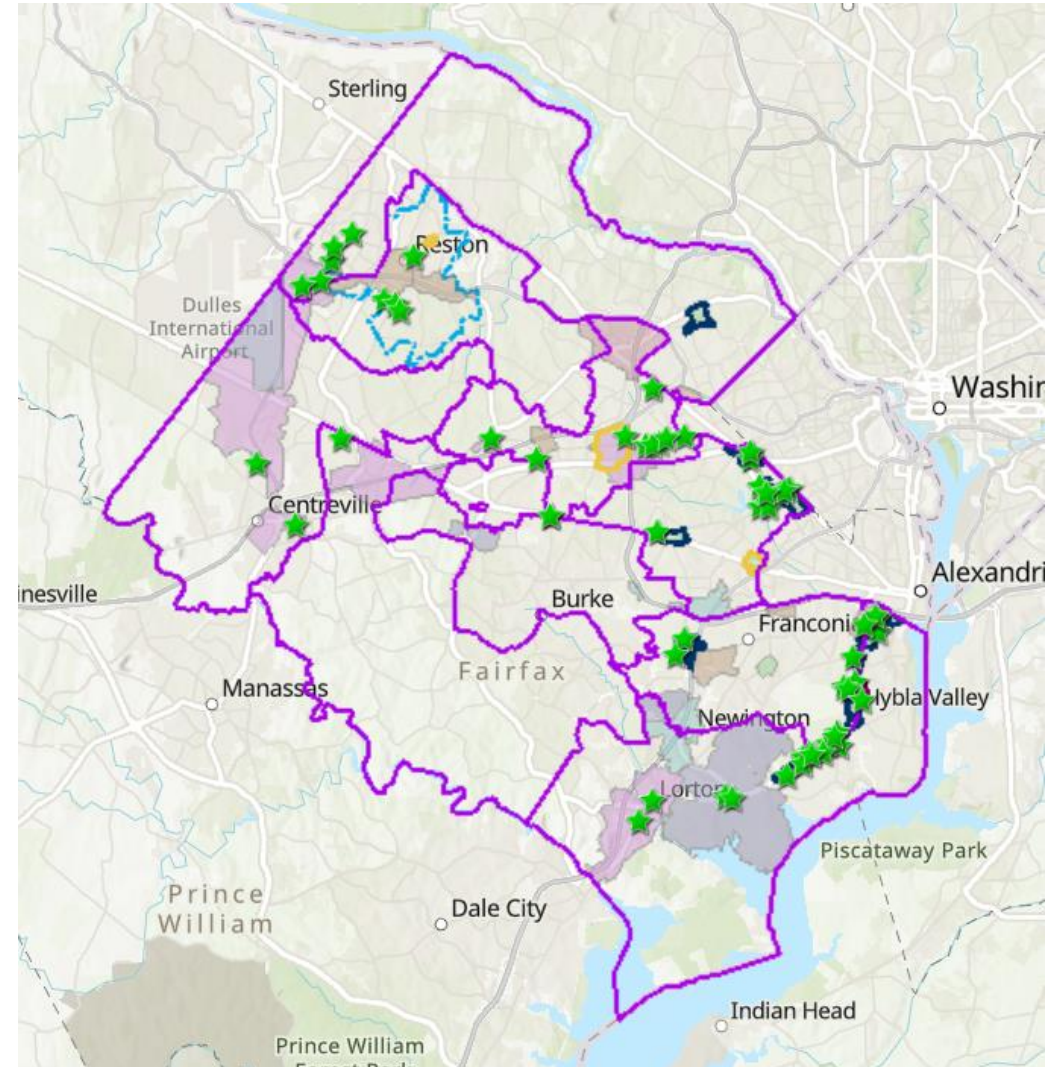
Tested methodologies for providing
bonus density on different site types



Bonus density approaches did not
consistently produce desired results



Concluded that a flexible approach to
applying incentives is needed rather
than a “one-size fits all” policy



*Market Affordable Properties in Fairfax County
(2019 survey)*

Comprehensive Plan Amendment Draft Text

Seeks to support one-for-one replacement of affordable units being redeveloped by:

- Conducting **affordability analysis** on each zoning case and proposed Comp Plan amendment
- Implementing a **flexible approach** by considering the unique attributes of each site
- Providing **potential density increases** above Comp Plan guidance without a Comp Plan amendment, if certain conditions are met

Comprehensive Plan Amendment Outreach

Community Meetings

- 3 virtual open house mtgs: 9/27, 10/6, 10/12
- 3 in person open house mtgs: January 2023

Community & Advocacy Groups

- AHAC: 10/7
- NAACP/South Co. Task Force: 10/13
- McLean Citizens: 11/7
- Great Falls Citizens: 11/28

Land Use Committee Mtgs

- September: Hunter Mill
- October: Providence, Springfield
- November: Mt. Vernon, Franconia, Sully
- December: Springfield

Industry Groups

- NVBIA/NAIOP: 10/21
- Land Use Attorneys Working Group: 10/12, 1/11

Comprehensive Plan Amendment Schedule

- Publication of Draft Plan Amendment [Documents](#): **September 2022**
- Community & Industry Engagement: **September 2022 – January 2023**
- BOS Housing Committee: **September 30, 2022**
- PC Housing Committee: **December 1, 2022**
- Planning Commission Public Hearing: **February 2023 (tentative)**
- Board of Supervisors Public Hearing: **March 2023 (tentative)**

Recent Properties Preserved

TOTAL PRESERVATION UNITS: 1,321



Landings I and II

- Acquired by AHC
- \$3M Blueprint
- \$7.8M Amazon REACH
- 292 units

Colvin Woods

- Acquired by AHC
- \$15M Blueprint
- 259 units

Cityside

- Acquired by Lincoln Avenue Capital
- Amazon financing
- 570 units

Murraygate

- Renovated by FCRHA
- 200 units

Progress on other Preservation Task Force Recommendations: Highlights

Early Warning & Quick Response to Opportunities

Early Warning System:

- Monitoring CoStar multifamily property listings to identify properties with rents that may be affordable to households at or below 60% AMI
- Evaluating preservation opportunities

Quick Response: RFQ to identify qualified preservation partners

- Outlines framework for consistency in preservation deals
- Includes pre-qualification requirements aligned with local funding qualifications
- Creates pool of potential partners to market opportunities to and facilitates quick action

Next Steps

- **Explore potential land development incentives** for preservation:
 - Drafting a fee waiver policy for committed affordable units
 - Granting preservation properties the same status as projects in revitalization districts
 - Amending Zoning Ordinance regulations to facilitate preservation
- **Gather affordability expiration dates** for committed affordable properties
- **Recommend capital strategy for strike/acquisition fund** for preservation

Questions/Comments