



AFFORDABLE HOUSING ADVISORY COUNCIL

Executive Committee Agenda **February 17, 2023; 9:30am – 11:00am** ***In Person - 3700 Pender Drive***

[Affordable Housing Advisory Council | Housing and Community Development \(fairfaxcounty.gov\)](#)

1. Welcome, Convening and Announcements – Kerrie Wilson & Rip Sullivan (10 Minutes)
 - a. One Fairfax Training – Non-Profits (Today - 10:00 am -12:30 pm)
 - b. [Deeply Rooted Report Presentation](#) – Steven Woolf – February 1, 2023
 - c. [Fairfax County Housing Symposium](#) – March 15, 2023
 - d. Membership Updates
2. AHAC Budget/Finance Committee – Joe Mondoro
 - a. FY 2024 Draft AHAC Talking Points
 - b. Advocacy Strategy
 - c. FY 2025 AHAC Draft Budget Guidance
3. AHAC Legislation and Policy Committee – Jerry Poje
 - a. Housing Related Legislation
 - i. [Latest Fairfax County BOS Legislative Summary](#)
 - ii. [VA Housing Alliance Legislative Tracker](#)
 - b. 2024 General Assembly AHAC Legislation Priorities
4. AHAC Fair Housing Committee – Mary Paden
 - a. [COG Regional Fair Housing Plan](#)
 - b. Comments due by March 31, 2023
5. BOS Housing Committee February 14, 2023 – Tom Barnett
 - a. ARPA Allocations
 - b. Continuum of Care (Coc) Governing Board
6. 2023 Full AHAC Meeting Schedule – Agenda Topics
 - a. March 24, 2023
 - i. Parking Reimagined Presentation – ([summary](#)) –([video](#))
 - ii. FY 2024 Budget
 - iii. General Assembly Recap
 - iv. COG Regional Fair Housing Plan
 - v. Other
 - b. June 23, 2023
 - i. 2023 General Assembly Update –
 - ii. State Budget
 - c. September 22, 2023 –New Meeting Date Proposed
 - d. December 15, 2023 – New Meeting Date Proposed
7. Other Business



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AHAC Executive Committee Members

- Kerrie Wilson (Co-Chair)
- Richard Sullivan (Co-Chair)
- Maura Williams (CoC, Chair)
- Rev. Dr. Keary Kincannon (Mount Vernon)
- Joe Mondoro (Providence)
- Ava Nguyen (Business)
- John Boylan (Business)
- Nick Bracco (Real Estate)
- Dr. Eleanor Vincent (Advocacy)
- Jill Norcross (NVAHA)
- Dr. Jerry Poje (Human Services Council)

<https://www.fairfaxcounty.gov/housing/ahac>



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Budget Committee Potential AHAC Board of Supervisors Talking Points

1. Acknowledgements & Thank Yous
 - a. Thank you for the Opportunity to Highlight the Housing and Support Service Needs that continue to affect our Residents.
 - i. Reference recent humanizing anecdotes, if available (client story)
 - ii. [Sample stories within the FCRHA FY2022 Annual Report](#)
 - b. Thank you for elevating the importance of collective actions to meet the housing and support service needs by:
 - i. Doubling the County new housing production goal to provide 10,000 new units by 2034 that are affordable to our families and residents earning less than \$70,000 & Committing to no net loss of committed affordable housing.
 - ii. Authorizing County staff to develop an affordable housing preservation policy aimed at maintaining the affordability of our existing multifamily and manufactured housing stock.
 - iii. Elevating the importance of Housing and Critical Support Services within the County Legislative Program for the Virginia General Assembly.
 - iv. Recognizing that funding sufficient staffing resources for HCD and their many non-profit partners is critical to achieving the goals we are all striving to achieve together.
 - c. Thank you for taking specific action beyond goal setting to demonstrate commitment.
 - i. Acknowledge recent funding allocations.
 1. [\\$14 million-dollar FCRHA financing in January 2023 to support development of Phase I of the Residences II at the Government Center](#)
 2. \$15 million-dollar BOS allocation in December 2022 to support the SOMOS project in Tysons.
 3. \$3 million-dollar tax exempt bond authorization by the BOS in October 2022 to support financing 148 units within the [Ovation at Arrowbrook project](#).
 - ii. Acknowledge recent grand openings and ground breakings.
 1. [The Arden](#) – 126 units in partnership with Wesley Housing
 2. [Braddock Seniors](#) – 80 units in partnership with APAH
 3. [New Lake Anne House](#) – 240 units in partnership with Enterprise Community Development
 4. Other?



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- iii. Acknowledge recent land use approvals.
 - 1. [BOS approval 1-24-23](#) Comprehensive Plan Amendment for the Residences at the Government Center II – 279 affordable units
 - 2. Other?
 - iv. Other?
2. Share Current Reality
- a. The Numbers
 - i. New Housing Development Totals – 2,911 units
 - 1. Created/Delivered Since 2019 – 144 units.
 - 2. In Development - Approximately 2,711 units
 - a. In Development = Feasibility through under construction
 - ii. Housing Preservation – Approximately 15,483 committed affordable units.
 - 1. Total rental units preserved or in the pipeline -1,268.
 - iii. Funding levels are well below BOS funding goal of 2 cents of the tax rate.
 - 1. Current funding - Little over a penny (\$29,686,000)
 - 2. Funding Needs Include:
 - a. New Development & Preservation
 - b. Support Programs and Services
 - c. Staffing Support within all Partner Organizations
 - d. Operating Capital & Other
 - iv. Our Challenge Moving Forward – Addressing the Gap
 - 1. Need a minimum of 7,000 additional units in the development pipeline by 2027-2028
 - 2. 2034 is approaching.
 - 3. Achieve original BOS Funding Goal
 - a. Annual Allocation - 2 cents of the tax rate
 - b. Minimum of \$60 million per year in local funding
3. AHAC Budget Request (Incremental Approach)
- a. The Board has been very successful in providing funding when needed, as needed.
 - i. FY 2020 - \$12,763,000 annual
 - ii. FY 2021 – \$13,247,000 annual
 - 1. \$5M Carryover (added to FY 2022)
 - iii. FY 2022 – \$13,570,000 annual
 - 1. \$5M Midyear
 - 2. +\$2M 3rd Quarter
 - 3. +\$15M ARPA
 - iv. FY 2023 - \$29,686,000
 - 1. +\$15M ARPA



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b. FY 2024 - Achieve Funding Level Equal to 1.5 cents of the Tax Rate in the annual budget and meet projected cashflow needs

- i. Understand this is the annual County funding allocation – a “funding start”.
- ii. Supplemental BOS Funding must continue at 3rd quarter, carryover, etc.
 1. Urgency to meet the need is on-going and continues.
 2. Ex. Operating Dollars needed for supportive services.
 3. Ex. Truly Addressing Homelessness requires investment (dollars and policy)
- iii. Show increase in demands and needs (use call-out boxes, etc.)
 1. Help needed for this section.

Specific language for Third Quarter – to be provided in mid-March.

- Identify Amount Available
- AHAC to Identify its Request Amount to Fund the Cash-Flow Needs

Specific language for Carryover to be provided in early-August.

First Draft Budget Guidance Language (Language of the BOS)

**Key Question - What would AHAC do with an extra \$5 Million? What are the priorities?
Use the list to inform Budget Guidance**

As has been shown through the allocation of resources in recent quarterly reviews, including the FY 2023 Third Quarter Review, as well as additional baseline funding added in the FY 2024 budget, expanding the inventory of affordable housing in the County continues to be one of the Board’s greatest priorities. With the action taken by the Board last year, the County’s new goal is 10,000 net new affordable housing units by 2034. Meeting this lofty challenge will require additional resources, and the Board remains committed to the allocation of additional Real Estate Tax revenue. The FY 2024 budget adds \$xx million in baseline funding towards this initiative, bringing total baseline County funding to xx penny on the Real Estate Tax rate. Support for affordable housing in FY 2023 and FY 2024 combined totals over \$xx million,

With the exhaustion of the federal funds which have proven so successful over the last several years supplementing County General Funds, the County should work to build baseline County funds over the next few years to reach a total investment of two pennies on the Real Estate Tax rate for the preservation of existing and the development of new affordable housing units. Until



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this baseline funding is achieved, staff should be identifying quarterly review opportunities to provide sufficient funding to meet the cashflow needs of Board approved projects.

The provision of affordable housing is only one aspect of the Board's priority. The other is to ensure that sufficient wrap around services exist for the occupants of the affordable housing. This is most often provided by our non-profit partners. The funding for these services has often lagged the need. To better address these needs, it is directed that the ongoing cost for these services be included in the initial conversations about developing units and the costs be planned for in the appropriate future operating budgets.