

Summary of the Board of Supervisors' Housing Committee Meeting –
November 26, 2024

On November 26, 2024, the Board of Supervisors' (Board) Housing Committee held a meeting in Conference Room 11 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia. Members of the Board present for the meeting were: Supervisor Dalia Palchik, Committee Chairman; Board Chairman Jeffrey McKay; Supervisor Walter Alcorn; Supervisor James Bierman, Jr.; Supervisor Pat Herrity; Supervisor Andres Jimenez; Supervisor Rodney Lusk; Supervisor Kathy Smith; Supervisor James Walkinshaw. Also present were Bryan Hill, County Executive, and Christopher Leonard, Deputy County Executive.

Progress on Housing Initiatives and Development

Thomas Fleetwood, Director, HCD, noted that, in response to guidance received from several members of the Board, HCD staff has been working to improve communications relative to the people it serves. Allyson Pearce, Marketing and Outreach Manager, shared that HCD has been actively sharing real stories of the people who live in and utilize affordable housing in Fairfax County. HCD strives to build community and a better understanding of the people being served through these efforts. Ms. Pearce introduced a new animated video inspired by Fairfax County residents who live in affordable housing.¹ Mr. Fleetwood noted that the video is one example of the work HCD is doing to strengthen communications on those being served, who benefit from affordable housing, and its importance in our community.

Mr. Fleetwood continued the presentation highlighting updates across various HCD programs. Critical County efforts are underway in response to homelessness. Examples of these efforts include the opening of the temporary overnight shelter in Reston, preparing the former Extended Stay of America hotel property for use as a family shelter, and delivering new Permanent Supportive Housing (PSH) units at West Ox and Beacon Landing. HCD is also working closely with Supervisors Alcorn and Storck on the replacement of the Embrey Rucker and Eleanor Kennedy shelters respectively. Staff is also preparing for the startup of the new state-funded PSH program in partnership with the Fairfax County Redevelopment and Housing Authority (FCRHA), Fairfax-Falls Church Community Services Board, Virginia Department of Behavioral Health and Developmental Services, and Pathway Homes, Inc. A previous delay in executing the Memorandum of Understanding has been resolved and leasing activities are anticipated to begin in the spring. The program will deliver 300 new PSH vouchers over the next three years creating a sustainable new option for persons with serious mental illness. Mr. Fleetwood discussed HCD's progress toward the goal of creating 10,000 new units by 2034. Since January 2020, 1,149 new affordable homes have been delivered to households all over the County. Additionally, there are 1,455 new units of affordable

¹ The video is available for viewing on YouTube and can be accessed using the following link:
<https://youtu.be/W5D4fhGGH7Q>.

housing currently under construction; 988 units of affordable housing in the development pipeline; and over 600 new potential units in the conceptual pipeline. Mr. Fleetwood highlighted a visualization of aggregated data depicting the diversity of locations for which affordable housing is being developed and delivered. In addition, Mr. Fleetwood noted that there is approximately \$50 million in funding available through the “Blueprint” Notice of Funding Availability. Funding priorities include the production of new housing for households earning 60 percent of the area median income and below, which is consistent with the 10,000-unit goal.

Mr. Fleetwood also provided updates on HCD’s preservation activities, manufactured housing, affordable and workforce dwelling units, and homeownership. Staff anticipate releasing the 2024 Market Affordable Survey in the summer and the updated relocation guidelines have been drafted and are expected to be released soon for public comment. A work plan has been developed and staff are preparing to convene a manufactured housing roundtable. With respect to Affordable Dwelling Units (ADUs) and Workforce Dwelling Units (WDUs), 1,261 new units have been delivered since January 2020, with another 185 new units expected to be delivered in the next year. In addition, ADU and WDU buying processes have been streamlined for both developers and buyers. Staff are preparing for the implementation of additional funding for down payment and closing cost assistance, as well as the issuance of the Request for Proposals for the homeownership units on the James Lee site.

Workforce Dwelling Units: Proposed Administrative Regulations

Meghan Van Dam, Director of Planning and Inclusionary Housing, HCD, provided an overview of the current WDU Administrative Guidelines (Guidelines) which aid in administering and regulating WDUs that are proffered in conjunction with a rezoning application. Details outlined in the Guidelines include the integration and dispersion of WDUs in development, sale and resale requirements, rental requirements, and the FCRHA right to purchase and rent units. The Guidelines are being revised to reflect policy changes that were adopted in September 2024. Revisions consist of policy changes to bedroom proportionality and minimum room sizes, add language about finishes and features, initial sale and resale price formulas adjustments, and procedural and format changes.

Stakeholder engagement was a key part of the revision process which included presentations and notifications to interest groups, virtual public information sessions, and direct communication and questions from interested parties. Moving forward there will be follow-up on the public comments received, revisions will be made and published in preparation for the Board’s public hearing in March 2025.

Manufactured Housing Work Program

Ivana Escobar, Manufactured Housing Coordinator, HCD, provided a progress report on a variety of areas to include community outreach, funding initiatives, the draft Manufactured Housing Work Plan, and active projects as related to manufactured

housing. Ms. Escobar highlighted that diverse communication methods have been utilized relevant to the Manufactured Housing Work Program to ensure inclusivity and impact. Such methods included the distribution of flyers and mailings, in-person meetings, direct interaction, and partnerships with the Fairfax County Department of Neighborhood and Community Services and district Supervisors' offices. Over \$3 million in funding was awarded through Amazon's REACH Award, administered through Virginia Housing.

A copy of the draft Manufactured Housing Work Plan (Plan) was distributed to members of the Board. Ms. Escobar noted that the draft Plan was prepared based on the 2022 Manufactured Housing Task Force recommendations. Adjustments were made based on current needs. The Plan categorizes the following activities: community outreach and engagement, community needs/benefits, code compliance and community quality, land use, and legislative. The Plan also outlines details regarding active projects, dependent task and pending analysis, and future activities.

Ms. Escobar further discussed active projects which include roundtable recruitment and capacity building, a repair program, and a resident survey. The Manufactured Housing Roundtable will bring together manufactured housing homeowners and renters, park owners and managers, community partners, HCD and other County agencies. The Manufactured Housing Home Repair Program is a pilot program funded through Community Development Block Grant funds. The program will launch in the Harmony Place community, providing essential home repair and renovation services to residents. Ms. Escobar concluded her presentation noting that HCD staff will soon be distributing a survey to manufactured housing residents. The survey seeks to gather feedback from residents on topics such as household information, ownership, community strengths, and familiarity with the Comprehensive Plan and Zoning Ordinance.

STAFF:

Thomas Fleetwood, Director, Department of Housing and Community Development (HCD)

Amy Ginger, Deputy Director, Operations, HCD

Linda Hoffman, Director of Policy and Communications (P&C), HCD

Brandy Thompson, Management Analyst, P&C, HCD