



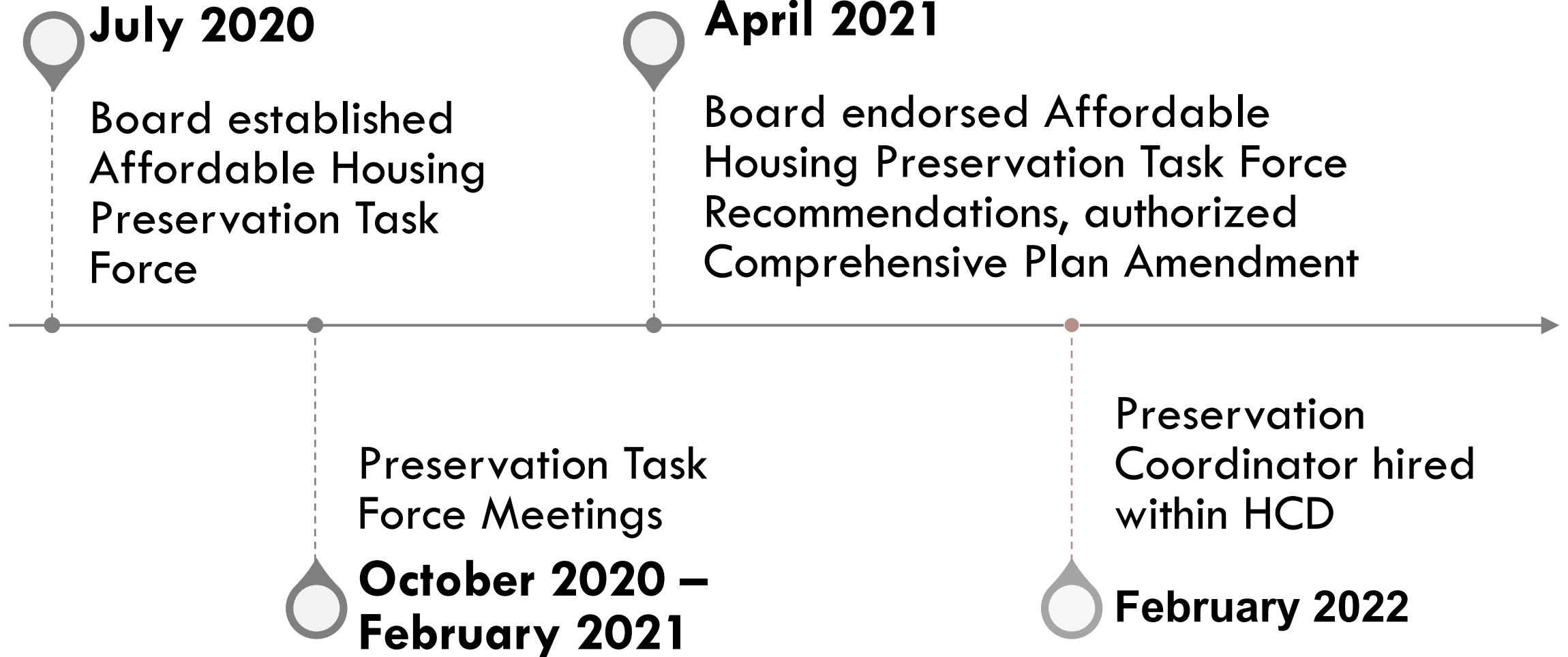
# Board of Supervisors Housing Committee Meeting

## **Affordable Housing Preservation Update**

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

September 30, 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



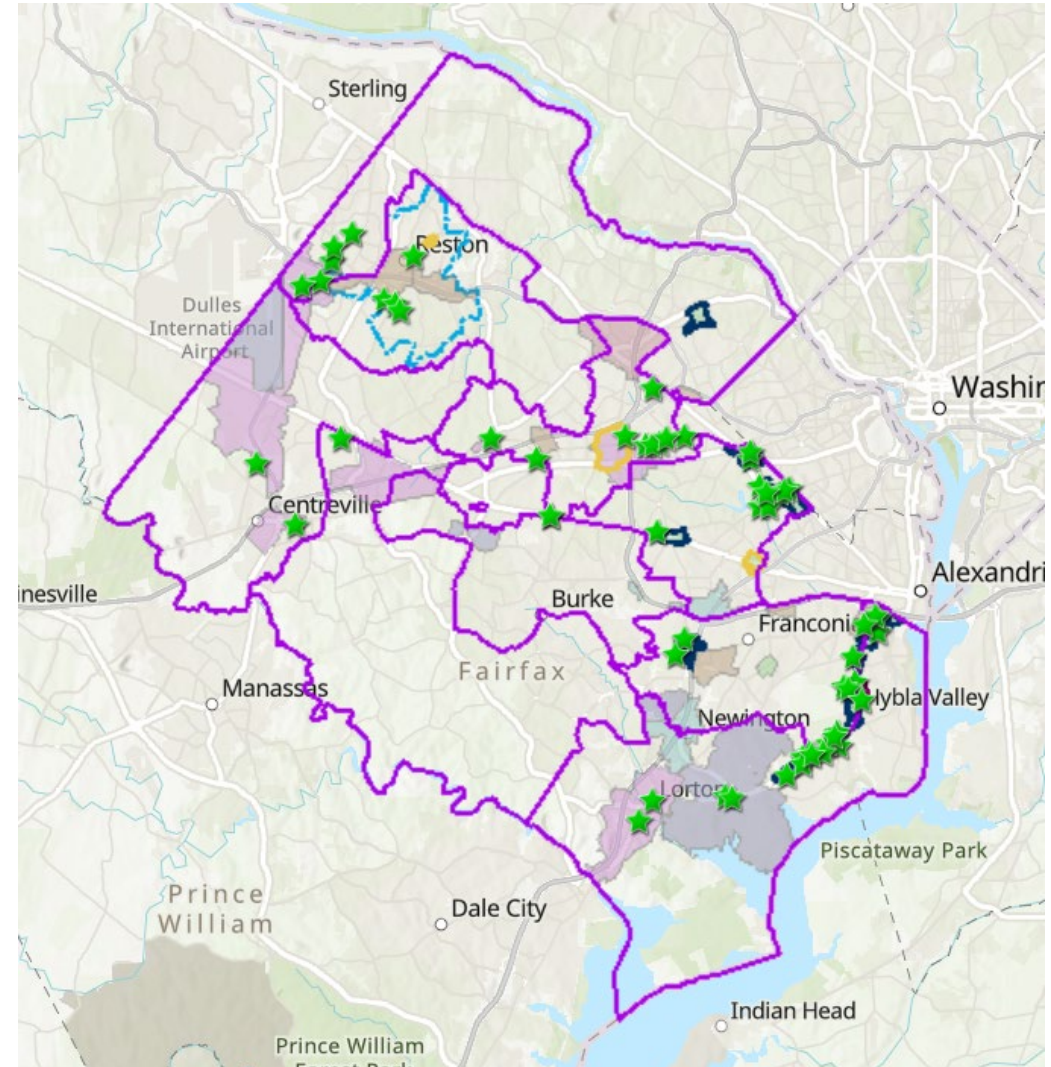
Tested methodologies for providing bonus density on different site types



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
- Community Groups

## Affordable Housing Groups

- AHAC: 9/16
- Affordable Housing  
Preservation Task Force

## Land Use Committee Mtgs

- September – November
  - Per Board office guidance

## Industry Groups

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

# Comprehensive Plan Amendment Schedule

- Publication of Draft Plan Amendment [Documents](#): **September 2022**
- Community & Industry Engagement: **September - October 2022**
- BOS Housing Committee: **September 30, 2022**
- PC Housing Committee: **October 20, 2022**
- Staff Report Publication: **November 2022**
- Planning Commission Public Hearing: **December 8, 2022**
- Board of Supervisors Public Hearing: **January 24, 2023**

# 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**