



Board of Supervisors Housing Committee Meeting

UPDATE ON THE ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

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The Analysis of Impediments to Fair Housing Choice

- The Analysis of Impediments to Fair Housing Choice (AI) is a five-year plan that provides an overview of fair housing in Fairfax County. The AI offers a comprehensive analysis of laws, regulations, policies and practices affecting fair housing.
- The purpose of the plan is to identify meaningful actions that local governments and public housing authorities can take to reverse historic patterns of discrimination, promote fair housing choice, and foster inclusive communities free from discrimination.
- The AI is an important step in advancing the One Fairfax policy.

The Analysis of Impediments to Fair Housing Choice

- As a recipient of funding from the U.S. Department of Housing and Urban Development (HUD), jurisdictions must affirmatively further fair housing and complete a five-year AI.
- Historically, each local jurisdiction develops an AI plan.
- Through efforts led by the Metropolitan Washington Council on Governments (MWCOCG), in 2017 Fairfax County entered a Memorandum of Understanding with neighboring local jurisdictions to develop a *regional* AI.

A Regional Approach to Equity

The partnership to develop a regional AI is based on several factors:

- Participating local governments, together with their public housing authorities, determined that working together to create a regional AI would help to ensure that local goals are consistent, innovative, and more likely to be effective.
- Barriers to fair housing do not follow strict jurisdictional boundaries and residents are mobile throughout the region; therefore, a coordinated and systemic approach is needed to address issues.
- HUD has encouraged regional approaches in assessing fair housing issues.

Local Partners

Jurisdictions participating in the regional AI:

- The counties of Fairfax, Arlington, Loudoun and Prince William, VA and Montgomery, MD
- The cities of Alexandria, VA and Gaithersburg, MD
- District of Columbia

Components of the Regional Analysis of Impediments

- The plan includes information specific to each jurisdiction, including Fairfax County, as well as regional goals and action steps. The final plan covers the years 2023 to 2027.
- The components of the regional AI include:
 - Information gathered from robust community participation and public comment processes from residents and stakeholder organizations;
 - Assessment of past goals and actions;
 - Analysis of data and issues that impact fair housing; and
 - Establishment of measurable fair housing goals and priorities.

Process

- On behalf of the participating jurisdictions, MWCOCG contracted with The Lawyers Committee for Civil Rights Under Law to draft the plan.
- A Community Advisory Committee, comprised of local organizations that represent residents affected by fair housing choice, also informed efforts.
- Staff from multiple Fairfax County agencies have been consulted in the process.

Process

- Public comment on the plan, which includes regional and local components, is anticipated to begin in December for 60 days. Residents should be encouraged to comment on the draft plan.
- Once the public input process is complete, all local governments will be separately asked to consider the plan.
- The final plan will be submitted to HUD, anticipated in late spring of 2023.

Draft Regional Goals

- Increase the supply of housing that is affordable to families with incomes of 60% and below
- Reform zoning and land use policies to expand access to fair housing choice by increasing the development, geographic distribution and supply of affordable housing
- Implement policies designed to preserve affordable housing and prevent displacement

Draft Regional Goals

- Increase the number of homeowners in the region and reduce inequities and discriminatory practices that limit homeownership opportunities
- Protect the housing rights of individuals with protected characteristics
- Increase community integration and reduce housing barriers for persons with disabilities
- Expand access and affordability of public transportation for members of protected classes

Draft Fairfax County Goals

- Revise the county's for-sale Workforce Dwelling Unit (WDU) Policy
 - *By lowering the current AMI categories and/or percentages applicable to the program to facilitate more homeownership opportunities and consider creating a separate policy for WDUs in high-rise condominiums outside of Tysons.*
- Adopt tiered payment standards that are aligned to market rents to increase access to higher opportunities areas for Housing Choice Voucher households

Next Steps

December 2022:

- Publish DRAFT full regional plan and seek public input

February 2023:

- Incorporate comments, revise plan

March/April 2023:

- Regional AI plan is brought before the Fairfax County Board of Supervisors for consideration

May/June 2023:

- Regional AI plan is submitted to the U.S. Department of Housing and Urban Development

June 2023:

- Finalized summary plan published

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Opportunities for Further Engagement:
mwkog.org/fairhousing