

*Presentation to
Fairfax Area Commission on Aging:
A Strategic Plan for a Vibrant,
Sustainable and Inclusive Fairfax
County*

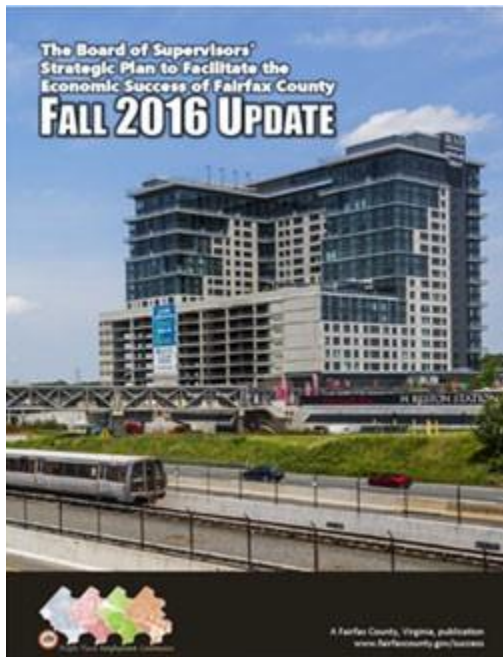


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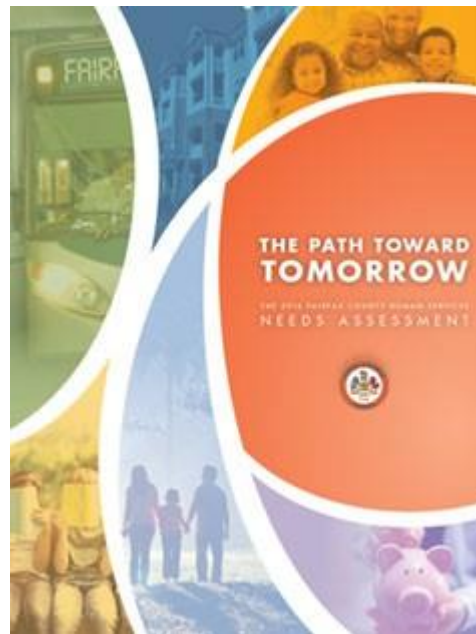
Why Prepare a Strategic Plan for Housing

- To create a **shared community vision** of how housing supports local economic growth, community sustainability and the principals of the One Fairfax Racial and Social Equity Policy
- To quantify the **housing needed** to sensibly accommodate future growth and support the County's economic sustainability
- To develop **specific, measurable, and actionable** strategies for meeting Countywide housing goals
- To identify the **program and policies, and specific funding sources**, that will be required to address housing needs in **5, 10, and 15 years**

Relevant Plans and Policies to the Communitywide Housing Strategic Plan



Strategic Plan to Facilitate Economic Success



Human Services Needs Assessment

RESOLUTION

"One Fairfax"

Whereas, Fairfax County takes pride as a great place to live, learn, work, and play; and, Whereas, Fairfax County is the largest and strongest economy in the Washington Metropolitan area and one of the strongest in the nation; and,

Whereas, county and school leaders and staff are committed to providing excellent services for every resident of Fairfax; and,

Whereas, Fairfax County government has established a vision of Safe and Caring Communities, Livable Spaces, Connected People and Places, Healthy Economies, Environmental Stewardship, Culture of Engagement and Corporate Stewardship; and Fairfax County Public Schools has established goals of Student Success, a Caring Culture, a Premier Workforce, and Resource Stewardship; and,

Whereas, Fairfax County embraces its growing diverse population and recognizes it as a tremendous economic asset but recognizes that racial and social inequities still exist; and,

Whereas, achieving racial and social equity are integral to Fairfax County's future economic success, as illustrated in the Equitable Growth Profile and highlighted as a goal in the Strategic Plan to Facilitate the Economic Success of Fairfax County; and,

Whereas, we define **Racial Equity** as the development of policies, practices and strategic investments to reverse racial disparity trends, eliminate institutional racism, and ensure that outcomes and opportunities for all people are no longer predictable by race; and

Whereas, we utilize the term **Social Equity** to consider the intersection and compounding effects of key societal issues such as poverty, English as a second language, disability, etc. with race and ethnicity; and,

Whereas, as servants of the public we are committed to the definition of social equity adopted by the National Academy of Public Administration – "the fair, just and equitable management of all institutions servicing the public: directly or by contract; the fair, just and equitable

July 12, 2016

One Fairfax Resolution

Having a Range Of Price and Age-Appropriate Housing Matters in Fairfax County

Housing serves as a platform for individual and family well-being

Economic self-sufficiency and upward mobility

Student achievement and academic success

Physical and mental health and well-being

Housing is the basis for inclusive and diverse communities

Equitable access to opportunities and services, regardless of race and socioeconomic status

Communities in which everyone can prosper

Housing supports sustainable local economic growth

Housing opportunities to encourage people to both live and work in the community

Short commutes, easier to attract and retain workers

Communities that are world-class places to live, work and play

The County's Strategic Plan for Economic Success Emphasizes the Importance of Housing

Goals from the Economic Success Plan

Further Diversify Our Economy

Create Places People Want to Be

Improve Development Review Process

Invest in Infrastructure

Promote Education and Social Equity

Increase Agility of the Government

A Sufficient Supply of Housing to Meet Diverse Housing Needs

2020 LIHTC Area Median Income (AMI)

4 Person Area Median Income = \$126,000

LIHTC Income Limits	30% AMI	40% AMI	50% AMI	60% AMI
1 Person	\$26,460	\$35,280	\$44,100	\$52,920
2 Person	\$30,240	\$40,320	\$50,400	\$60,480
3 Person	\$34,020	\$45,360	\$56,700	\$68,040
4 Person	\$37,800	\$50,400	\$63,000	\$75,600

LIHTC Rent Limits	30% AMI	40% AMI	50% AMI	60% AMI
Efficiency	\$661	\$882	\$1,102	\$1,323
1-Bedroom	\$703	\$945	\$1,181	\$1,417
2-Bedroom	\$850	\$1,134	\$1,417	\$1,701
3-Bedroom	\$982	\$1,310	\$1,638	\$1,965

Housing Costs are a Becoming Rising Share of Households Incomes

- Thousands of individuals and families in Fairfax County spend more than half of their income each month on housing costs
- Aging adults often have fixed income

The Result

- Families spend less on other necessities such as food, healthcare, transportation, childcare and education
- Seniors have less to spend on food, healthcare and transportation
- All individuals also spend less on other goods and services in the local economy

Housing that is Affordable – A Critical Challenge

- Need 15,000 net new homes for families at 60 percent of AMI and below in the next 15 years
- Elderly households present the second greatest need for more affordable housing
- By 2032, it is expected that 24% of households will be age 65 or older and it is estimated that 23% of senior households in Fairfax County will have low-income.
- About 30,000 low-moderate income renters are paying more than a third of their incomes for housing
- Almost 71,000 households in the county earning \$50,000 or less

Communitywide Housing Strategic Plan

Phase 1 approved by the Board in June 2018, is the first-ever housing strategic plan and led to the creation of 25 short-term strategies that can be implemented in the next two years

Phase 2 included longer-term strategies for developing new tools, policies and resources to support the production, preservation and access to housing that is affordable. The Recommendations were adopted as part of the budget guidance.

New Production Goal: Produce at least 5,000 new affordable units by 2034. The 5,000-unit recommendation is a floor not the ceiling.

Preservation Goal: No Net Loss of Affordability.

Affordable Housing Resources Panel Recommendations

Structured into Five Strategic Areas:

1. Need, New Production Goals and Resources

- Produce at least 5,000 new affordable units by 2034
- Increase the Affordable Housing Fund by the equivalent of one additional penny on the real estate tax rate
- Transfer of county land for affordable housing purposes and co-location

2. Land Use Policies and Regulations

3. Preservation of Affordable Units

- No net loss of existing market affordable units to be achieved through public financing and land use policy
- Prioritization of current funding of a half penny in the Penny for Affordable Housing Fund

4. Institutional Capacity

5. Community Awareness and Legislative Priorities

Affordable Housing Resources Panel Recommendations Continued

Recommendations to the Board on Resources to Achieve Goals:

- **New Production:** Increase the Affordable Housing Fund the equivalent of one additional cent on the real estate tax rate (in addition to the current half penny). Also use transfer of county land for affordable housing purposes, and co-location.
- **Preservation:** The Board reaffirmed its commitment to no net loss of existing market affordable units to be achieved through public financing and land use policy and prioritization of current funding of a half a penny in the Penny for Affordable Housing Fund.

Recommendations to Surpass the 5K by 15 Goal and Achieve No Net Loss:

- Explore innovative land use policies, regulatory toolbox, and financing mechanisms

Affordable Housing Preservation Task Force

- The Board established the Preservation Task Force in 2020 to develop policy recommendations for creative and sustainable affordable housing preservation strategies consistent with the One Fairfax Initiative and best practices.
- Key issues addressed in the work of the task force include:
 - Definitions for the types of preservation that can occur in communities;
 - Typology of properties at risk, including small-to-large sized properties, and characteristics to guide prioritizing properties or neighborhoods in need of timely action; and
 - A comprehensive set of preservation strategies that includes recommended policies and tools to achieve the goal of no net loss of affordability of market affordable and committed affordable housing.

GOAL: New Production and Preservation

Pre-Design and Design

Projects	Project Type	No. Units	Status
Stonegate Village	Preservation	240	Pre-Design
One University - Senior	New - PPEA	240	Anticipated to Close - Summer 2021
Oakwood - Senior	New - PPEA	150	Anticipated to Close - Summer 2021
Autumn Willow - Senior	New - PPEA	150	Tax Credits – Summer 2021
West Ox/Route 50	New - PPEA	30	Unsolicited PPEA Oct 2020
Little River Glen IV - Senior	New - HCD	60	Tax Credits – Summer 2021
Little River Glen Renovation - Senior	Preservation	120	Tax Credits – Summer 2021
TOTAL		1,264	



GOAL: New Production and Preservation

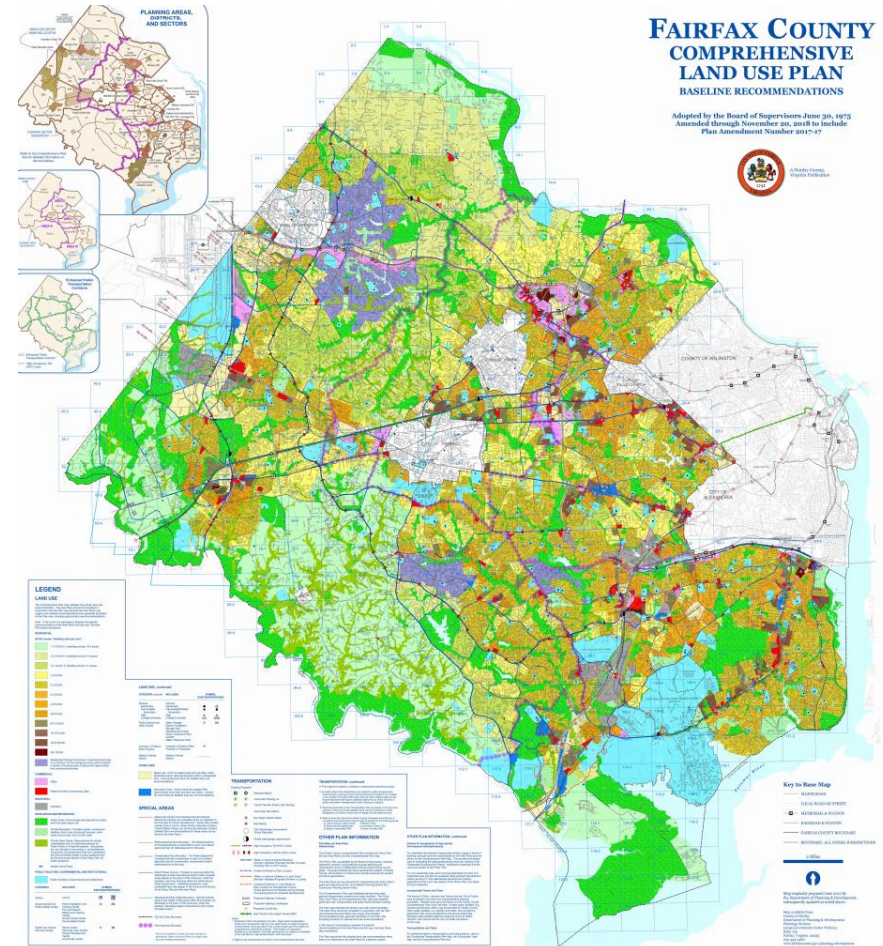
Construction

Projects	Project Type	No. Units	Status
Murraygate	Preservation	200	Completed – Dec 2020
North Hill	New - PPEA	279	Anticipated to Complete – Fall 2022
Arden	New - Finance	126	Anticipated to Complete – Summer 2022
New Lake Anne House - Senior	Preservation by Replacement - Finance	240	Anticipated to Complete – Summer 2022
Arrowbrook	New - Finance	274	Anticipated to Complete – December 2022
TOTAL		845	



The Comprehensive Plan

- Statutory mandate: Required by the Code of Virginia to shape the orderly development of the county
- 1st Comprehensive Plan adopted in the 1950s
- Plan contains recommendations and is NOT law
- Plan must show the locality's long-range recommendations for general development
- Plan is implemented via the zoning ordinance (among other tools)
- Fairfax County's Comp Plan includes:
 - Land Use and Transportation Maps
 - Policy Plan (Countywide Policy)
 - Area Plans



Adopted Comprehensive Plan – Housing Element

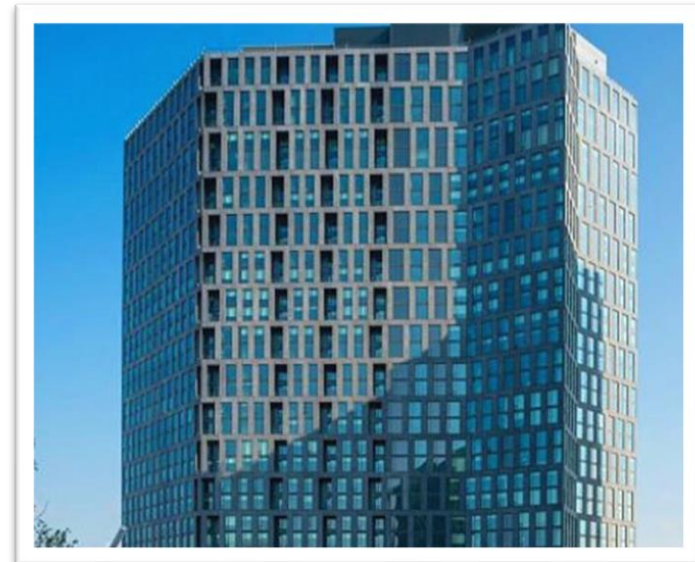
Housing Element of the Policy Plan:

Defines countywide housing availability, critical housing issues, and housing goals and objectives.

- Objective 1: The county should increase the supply of affordable housing units each year by an amount that is equal to at least 12 percent of the total housing production in the county for the previous year. These units should serve the full range of incomes of households needing price-appropriate housing and should include units that meet the needs of people with disabilities.
- Objective 2: The county should encourage the provision of price-appropriate housing affordable for all income levels in all parts of the county.
- Objective 3: The county should conserve stable neighborhoods and encourage rehabilitation and other initiatives that will help to revitalize and promote the stability of older neighborhoods.
- Objective 4: The county should maximize the use of federal and state housing assistance programs.
- Objective 5: The county should increase the supply of housing available to special populations, including people with intellectual, development, and physical disabilities, families and individuals who are/were homeless, and seniors with low- and moderate-income.

Affordable and Workforce Dwelling Unit Programs

- **Affordable Dwelling Unit (ADU) Program**
 - Mandatory under the Zoning Ordinance
 - Applies to wood-frame and multifamily construction four stories or less
 - A total of **2,903 units** have been produced (1,429 rental and 1,474 for-sale)
- **Workforce Dwelling Unit (WDU) Policy**
 - Proffer-based incentive system under the Comprehensive Plan
 - Applies to mid-rise and high-rise construction
 - A total of **1,704 units** have been produced (1,679 rental and 25 for-sale)
 - 7,700 additional units entitled but not yet constructed



WDU Rental Policy – Recently Adopted Changes

	Previous WDU Policy – Rental Units	Newly Adopted WDU Policy – Rental Units		
Countywide WDU Policy	<p>4% at 80% AMI 4% at 100% AMI <u>4% at 120% AMI</u> 12% WDU commitment</p> <p>A density bonus of <u>12%</u> may be applied for meeting the 12% WDU commitment, with increased bonus available up to a maximum of 20% provided a proportional increase in WDUs.</p>	<p>2% at 60% AMI 2% at 70% AMI <u>4% at 80% AMI</u> 8% WDU commitment</p> <p>A density bonus of <u>12%</u> may be applied for meeting the 8% WDU commitment, with increased bonus available up to a maximum of 20% provided a proportional increase in WDUs.</p>		
Tysons WDU Policy	<p>2% at 60% AMI 3% at 70% AMI 5% at 80% AMI 5% at 100% AMI <u>5% at 120% AMI</u> 20% WDU commitment</p> <p>A density bonus of <u>20%</u> may be applied for meeting the 20% WDU commitment (projects outside ¼ mile radius from Metro stations).</p>	<p>The developer would elect <i>either</i> Option 1 or Option 2:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>Option 1 2% at 60% AMI 3% at 70% AMI <u>8% at 80% AMI</u> 13% WDU commitment</p> </td> <td style="width: 50%; vertical-align: top;"> <p>Option 2 <u>10% at 60% AMI</u> 10% WDU commitment</p> </td> </tr> </table> <p>A density bonus of <u>20%</u> may be applied for meeting the 13% or 10% WDU commitment (projects outside ¼ mile radius from Metro stations).</p>	<p>Option 1 2% at 60% AMI 3% at 70% AMI <u>8% at 80% AMI</u> 13% WDU commitment</p>	<p>Option 2 <u>10% at 60% AMI</u> 10% WDU commitment</p>
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Needs of Aging Adults

For discussion:

- What are the needs you see for older adults for aging in aging in place versus independent senior communities?
- What challenges do you see for older adults with preservation of existing market affordable or committed affordable communities?
- What specific considerations are important for new construction of committed affordable communities for senior?



Questions