

# Affordable Housing Advisory Council Work Plan - DRAFT

## **Strategy Areas:**

1. Production and Preservation
2. Legislation, Policy and Budget
3. Housing in all Places: Intersectionality and Equity
4. Education and Engagement

## **Outcome Measures:**

- Increase Housing Supply and Affordability
- Preserves Existing Affordability
- Increase Housing Accessibility
- Increases Housing Diversity and Choice
- Increases Stability / Renter Projections
- Increases Housing Equity

## **Key to Timeline/Priority:**

1. **Near Term:** Actions that could be moved forward in less than 1 year (FY22-FY23)
2. **Transitional:** Actions requiring 1-2 years to implement (FY23-FY24)
3. **Transformational:** Actions requiring 2+ years to develop an implementation and engagement strategy (FY25+)
4. **Completed:** Actions that have been achieved but that will continue to be evaluated for updates in evolving market.

## **Strategy Area 1: Production and Preservation**

### **Production**

Fairfax County will produce a minimum of 5,000 new homes, as a floor, affordable to households earning up to 60 percent of the Area Median Income (AMI) by 2034.

### **Preservation**

- Goal 1: Preserve the affordability of approximately 9,000 market affordable multifamily units at 60% AMI and below through a combination of preserving physical assets that contain affordable housing (physical preservation) and of preserving the affordability and number of bedrooms within redevelopment scenarios on-site or in proximity to the site (use preservation).
- Goal 2: Preserve affordability of committed affordable multifamily buildings and units when affordability covenants are set to expire for buildings/units with an average of 60% AMI and below, as well as ADU/WDU units at 80% AMI and below.
- Goal 3: Preserve through a combination of means the affordability of the approximately 1,750 housing opportunities that exist in manufactured housing communities.

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Communitywide Housing Strategic Plan Phase I 25 Strategies	<ul style="list-style-type: none"> <li>HCD staff review status of the 25 items, review any strategies not complete and provide status update</li> </ul>	<ul style="list-style-type: none"> <li>Monitor and provide advice regarding progress toward achieving Phase I recommendations</li> <li>Provide guidance and oversight on reporting and communicating on Phase I work</li> <li>Assist staff in determining when an activity concluded/completed</li> </ul>	<p>Phase I of the Communitywide Housing Strategic Plan recommended 25 strategies to begin to produce and preserve affordable and workforce housing. Recommendations were in 4 categories:</p> <ul style="list-style-type: none"> <li>Modernization FCRHA/HCD Policies</li> <li>Land Use and Zoning</li> <li>Funding Sources and Uses</li> <li>Housing for Vulnerable Populations</li> </ul>	<ol style="list-style-type: none"> <li>Near Term</li> </ol>	<ul style="list-style-type: none"> <li>HCD staff</li> <li>Co-Chairs</li> <li>Standing committee?</li> </ul>	<ul style="list-style-type: none"> <li>Legislation, Policy and Budget</li> </ul>	Communitywide Housing Strategic Plan – Phase I
Communitywide Housing Strategic Plan Phase II Recommendations	<ul style="list-style-type: none"> <li>HCD staff review status of the Phase II recommendations, review any recommendations not complete and provide status update</li> </ul>	<ul style="list-style-type: none"> <li>Monitor and provide advice regarding how to report out and communicate about Phase II work</li> <li>Advocate for implementation related to</li> </ul>	<p>Phase II of the Communitywide Housing Strategic Plan made a series of critical recommendations for production and preservation of affordable housing:</p>	<ol style="list-style-type: none"> <li>Near Term</li> <li>Transitional</li> <li>Transformational</li> </ol>	<ul style="list-style-type: none"> <li>HCD staff</li> <li>Co-Chairs</li> <li>Standing committee?</li> </ul>	<ul style="list-style-type: none"> <li>Legislation, Policy and Budget</li> <li>Intersectionality</li> <li>Equity</li> </ul>	Housing Strategic Plan – Phase II

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		<ul style="list-style-type: none"> <li>budgetary and policy issues</li> <li>• Provide advice to staff on the implementation of the recommendations and use of associated resources</li> </ul>	<ul style="list-style-type: none"> <li>• New production goals, resources, need</li> <li>• Preservation of affordable housing</li> <li>• Land use policies and regulations</li> <li>• Institutional capacity</li> <li>• Legislative priorities</li> </ul>				
Projected County Capital Facilities Future Bond Referendums and Identification of opportunities to co-locate affordable housing with bond-funded county capital facilities	<ul style="list-style-type: none"> <li>• HCD staff present ideas for implementation of co-located projects in the Capital Improvement Program for AHAC input</li> <li>• HCD staff present ideas for colocation of community-serving facilities into affordable housing developments for AHAC input</li> </ul>	<ul style="list-style-type: none"> <li>• Provide guidance in response to staff presented ideas for implementation of co-located projects in the Capital Improvement Program</li> <li>• Provide guidance in response to staff presented ideas for colocation of community-serving facilities into affordable</li> </ul>	<ul style="list-style-type: none"> <li>• Co-location and development leads to integration and leveraging of resources.</li> <li>• Reston Comprehensive Plan Study will make recommendations in 2022 regarding the existing homeless shelter programs and new affordable housing.</li> </ul>	<ol style="list-style-type: none"> <li>1. Near Term</li> <li>2. Transitional</li> <li>3. Transformational</li> </ol>	<ul style="list-style-type: none"> <li>• HCD staff</li> <li>• Co-Chairs</li> <li>• Standing committee?</li> </ul>	<ul style="list-style-type: none"> <li>• Legislation, Policy and Budget</li> <li>• Production and Preservation</li> <li>• Housing in all Places: Intersectionality and Equity</li> </ul>	<p>Housing Strategic Plan – Phase II</p> <p><a href="https://www.fairfaxcounty.gov/planning-development/plan-amendments/reston-area-study">https://www.fairfaxcounty.gov/planning-development/plan-amendments/reston-area-study</a></p>

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		housing developments					
Affordable Housing Preservation Task Force Implementation of recommendations	<ul style="list-style-type: none"> <li>HCD provide updates regarding Affordable Housing Preservation Task Force Recommendation implementation</li> </ul>	<ul style="list-style-type: none"> <li>Provide guidance and oversight on how to report out and communicate about the Affordable Housing Preservation Task Force work</li> <li>Advocate for implementation related to budgetary and policy issues</li> <li>Provide advice to staff on the implementation of the Recommendations and use of associated resources</li> </ul>	<p>The Affordable Housing Preservation Task Force Recommendations provided the Board with actionable policy recommendations to address the preservation of housing affordability. Key issues addressed included developing:</p> <ul style="list-style-type: none"> <li>Definitions for types of preservation that can occur in communities;</li> <li>Typology of properties at risk and characteristics to guide prioritizing properties or neighborhoods</li> </ul>	<ol style="list-style-type: none"> <li>Near Term</li> <li>Transitional Transformational</li> </ol>	<ul style="list-style-type: none"> <li>HCD staff</li> <li>Co-Chairs</li> <li>Production and Preservation Committee</li> </ul>	<ul style="list-style-type: none"> <li>Production and Preservation</li> <li>Legislation, Policy and Budget</li> <li>Housing in all Places: Intersectionality and Equity</li> </ul>	<a href="#">Affordable Housing Preservation Task Force Recommendations</a>

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			<p>in need of timely action; and</p> <ul style="list-style-type: none"> <li>• A comprehensive set of preservation strategies.</li> </ul>				
<p>Dashboard project, production and preservation review</p>	<ul style="list-style-type: none"> <li>• Provide Affordable Housing Dashboard Updates</li> </ul>	<ul style="list-style-type: none"> <li>• Provide guidance and recommendations to staff regarding gentrification and displacement risk</li> <li>• Review available data and mapping on affordable housing dashboard</li> </ul>	<ul style="list-style-type: none"> <li>• Inventory or index for displacement and gentrification risk from Task Force report and other available data (Census, American Community Survey, etc.).</li> <li>• This information can be used to help promote and target anti-displacement resources/programs, pair such resources with major capital investments, and guide</li> </ul>	<p>1. Transitional</p>	<ul style="list-style-type: none"> <li>• Production and Preservation Committee</li> <li>• Judith Cabelli</li> </ul>	<ul style="list-style-type: none"> <li>• Legislation, Policy and Budget</li> <li>• Housing in all Places: Intersectionality and Equity</li> </ul>	<p><a href="#">Affordable Housing Preservation Task Force Recommendations</a></p>

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			community partnerships.				
To be developed Manufacture d Housing Task Force Recommendations	<ul style="list-style-type: none"> <li>HCD staff provide updates</li> </ul>	<ul style="list-style-type: none"> <li>TBD</li> </ul>	<ul style="list-style-type: none"> <li>TBD</li> </ul>	TBD	<ul style="list-style-type: none"> <li>Production and Preservation</li> </ul>	<ul style="list-style-type: none"> <li>Housing in all Places: Intersectionality and Equity</li> </ul>	TBD

### Strategy Area 2: Legislation, Policy and Budget

Strategy Area 2: Item	HCD Staff Responsibility	AHAC Role	Description	Timeline/ Priority	Responsible/ Assigned	Additional Strategy Area	Reference/ Resource Documents
Affordable Housing in the County budget	<ul style="list-style-type: none"> <li>HCD staff make a presentation about the County budget related to affordable housing</li> <li>HCD staff develop draft advocacy plan and modify according to AHAC feedback</li> </ul>	<ul style="list-style-type: none"> <li>Review proposed County budget annually and make comments</li> <li>Provide feedback to draft advocacy plan</li> <li>Send letter and testify to the Board</li> <li>Advocate for budgetary and policy issues</li> </ul>	<ul style="list-style-type: none"> <li>Local and state funding opportunities occur on an annual basis.</li> <li>Need to ensure inclusion in annual budget guidance and annual budget.</li> <li>Funds must be used for capital purposes towards</li> </ul>		<ul style="list-style-type: none"> <li>Co-Chairs</li> <li>Tom Fleetwood</li> <li>Production and Preservation</li> <li>Legislation and Policy</li> </ul>	<ul style="list-style-type: none"> <li>Housing in all Places: Intersectionality and Equity</li> </ul>	

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		<ul style="list-style-type: none"> <li>Provide guidance and oversight on how to report out and communicate about recommended affordable housing development and preservation fund goals</li> </ul>	<ul style="list-style-type: none"> <li>production goal.</li> <li>Funds used primarily as FCRHA loans to private sector (similar to Blueprint/AHPP)</li> </ul>				
Affordable Housing development and preservation funds	<ul style="list-style-type: none"> <li>HCD staff make a presentation about the annual NOFA, CDBG and HOME RFPs</li> </ul>	<ul style="list-style-type: none"> <li>Provide advice to staff based on staff presentations regarding the implementation of the Recommendations and use of associated resources including, but not limited to: CDBG and HOME RFPs and the Blueprint NOFA</li> </ul>	<ul style="list-style-type: none"> <li>Projects using Penny Fund will align with Blueprint and priority given projects that address special need populations and RRH.</li> <li>Realizing that serving these categories requires more deeply subsidized units, opportunities to pair new development</li> </ul>	1. Near Term	<ul style="list-style-type: none"> <li>Co-Chairs</li> <li>Tom Fleetwood</li> <li>Production and Preservation</li> <li>Legislation and Policy</li> </ul>	<ul style="list-style-type: none"> <li>Housing in all Places: Intersectionality and Equity</li> </ul>	Community wide Housing Strategic Plan AHRP

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			with project-based subsidies, such as federal Housing Choice Vouchers will be pursued.				
County legislative program regarding affordable housing	<ul style="list-style-type: none"> <li>HCD Staff present suggested legislative ideas, particularly those focused on increasing local flexibility and state-level funding. Continued advocacy at the federal level for critical funding programs.</li> <li>HCD staff present about the Virginia Housing proposed LIHTC Qualified Allocation Plan (QAP) annually</li> </ul>	<ul style="list-style-type: none"> <li>Follow the state legislature</li> <li>Make recommendations for inclusion in the County annual legislative program</li> <li>Provide advice to staff on the Virginia Housing proposed LIHTC Qualified Allocation Plan (QAP) annually</li> </ul>			<ul style="list-style-type: none"> <li>Co-Chairs</li> <li>Tom Fleetwood</li> <li>Legislation and Policy</li> </ul>		



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### Strategy Area 3: Housing in All Places (Intersectionality) and Equity

Strategy Area 3: Item	HCD Staff Responsibility	AHAC Role	Description	Timeline/ Priority	Responsible/ Assigned	Additional Strategy Area	Reference/ Resource Documents
Fairfax County Continuum of Care on Homelessness and Housing	<ul style="list-style-type: none"> <li>Coordinate presentation with CoC to AHAC on CoC Recommendations</li> </ul>	<ul style="list-style-type: none"> <li>Review CoC Committee recommendations going to Board of Supervisors to ensure alignment with Communitywide Housing Strategic Plan</li> </ul>			<ul style="list-style-type: none"> <li>Co-Chairs</li> <li>HCD Staff</li> <li>Housing in all Places</li> </ul>		<p>Community wide Housing Strategic Plan</p> <p>Countywide Strategic Plan</p> <p>Annual CoC competition documents from HUD</p>
Housing affordability and homelessness challenges in the broader context of poverty, education, health, ability, economic mobility, and systemic racism.	<ul style="list-style-type: none"> <li>Provide a presentation about the challenges of housing affordability and homelessness in the broader context of poverty, education, health, ability, economic mobility, and systemic racism.</li> </ul>	<ul style="list-style-type: none"> <li>Provide advice to staff on the intersectionality of these areas</li> <li>Provide guidance for ways to address the intersectionality through budget, policy and use of funding</li> </ul>	<ul style="list-style-type: none"> <li>Existing federal and state funding streams for housing production and preservation do not recognize criticality of integrated need for services or neighborhood level investments for housing "health."</li> </ul>		<ul style="list-style-type: none"> <li>Co-Chairs</li> <li>HCD Staff</li> <li>Housing in all Places: Intersectionality and Equity</li> </ul>		<p><a href="#">Housing And Health: An Overview Of The Literature   Health Affairs</a></p>

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Strategy Area 3: Item	HCD Staff Responsibility	AHAC Role	Description	Timeline/ Priority	Responsible/ Assigned	Additional Strategy Area	Reference/ Resource Documents
	<ul style="list-style-type: none"> <li>HCD coordinate with external and internal experts for presentations on the topic</li> </ul>		<ul style="list-style-type: none"> <li>Connecting housing and health means recognizing that housing affordability is only one part of the problem, and that improving housing affordability is only one part of the solution.</li> </ul>				
Use an equity lens in all work and recommendations	<ul style="list-style-type: none"> <li>Assist in the implementation of an equity lens</li> <li>Make connections and provide equity related tools as needed/requested</li> <li>Answer questions and provide information as requested</li> </ul>	<ul style="list-style-type: none"> <li>Provide advice to staff on the One Fairfax Policy and Equity Task Force Goals related to Housing Affordability and Housing Equity</li> <li>Schedule briefing by Fairfax County Chief Equity Officer</li> <li>Develop specific recommendations to be included in advocacy,</li> </ul>		<p>4. Completed (Presentation by Karla Bruce 12/10/21 )</p> <p>2. Transitional</p>	<ul style="list-style-type: none"> <li>Co-Chairs</li> <li>HCD Staff</li> <li>Housing in all Places: Intersectionality and Equity</li> </ul>		One Fairfax Policy Chairman’s Equity Task Force Recommendations

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Strategy Area 3: Item	HCD Staff Responsibility	AHAC Role	Description	Timeline/Priority	Responsible/Assigned	Additional Strategy Area	Reference/Resource Documents
		legislative and policy guidance					

### Strategy Area 4: Education and Engagement

Strategy Area 4: Item	HCD Staff Responsibility	AHAC Role	Description	Timeline/Priority	Responsible/Assigned	Additional Strategy Area	Reference/Resource Documents
Enhance community outreach by educating the public about benefits to the community of having housing affordable to all residents	<ul style="list-style-type: none"> <li>Provide updates regarding development actions and status</li> </ul>	<ul style="list-style-type: none"> <li>Participate in community advocacy opportunities regarding affordable housing land use cases</li> </ul>	Enhance community outreach by educating public about: <ul style="list-style-type: none"> <li>Benefits to the whole;</li> <li>Importance of preserving affordable housing to prevent displacement;</li> <li>Importance and goals of the Communitywide Housing Strategic Plan, the Countywide Strategic Plan</li> </ul>	2. Transitional	<ul style="list-style-type: none"> <li>HCD Staff</li> <li>Education and Engagement</li> </ul>	<ul style="list-style-type: none"> <li>Legislation, Policy and Budget</li> <li>Housing in all Places: Intersectionality and Equity</li> </ul>	Community wide Housing Strategic Plan AHRP One Fairfax Policy <a href="#">Deeply Rooted History for Tomorrow</a>