

Affordable Housing Preservation Task Force Charter

- TITLE:** **Affordable Housing Preservation Task Force**
This Charter is intended to promote a common understanding among the members of the Affordable Housing Preservation Task Force as to its purpose, membership, duties and method of operation.
- DATE INITIATED:** July 28, 2020
- PURPOSE:** As the county grows, older multifamily rental communities and mobile home communities that provide affordable housing for thousands of households, are threatened by demolition and/or redevelopment. These trends are slowly eroding the county's market affordable housing stock and forcing families and individuals out of the communities where they work. Further, existing committed affordable LIHTC, ADU and WDU units and communities are at risk. This Task Force will provide recommendations to the Board of Supervisors, consistent with the One Fairfax initiative, on comprehensive preservation strategies for existing subsidized and "market affordable" housing for individuals and families with low- and moderate-incomes.
- STAFF:** Director, Department of Housing and Community Development (HCD)
Director, Department of Planning and Development (DPD)
- TERM:** Recommendations to be presented to the Board in first quarter of 2021
- DUTIES:**
- Discuss the issue of preservation – its importance as an essential tool in the affordable housing toolkit – and how preservation can be achieved – either by preserving existing structures or preserving affordability in redevelopment scenarios;
 - Develop categories of housing to be considered for preservation including market-affordable units, units with expiring local or federal subsidies, expiring ADU and WDU units, and mobile home units;
 - Review the characteristics that put properties at risk and understand the criteria that can help priorities at risk properties. These can include location, proximity to transit or major bus route, expiring subsidies, recent rezoning;
 - Examine best practices utilized by neighboring jurisdictions and review the work of the Richmond Highway preservation work group;
 - Look at land use, housing policies, zoning and fiscal tools that can be used to develop preservation strategies, including the financing options from Fairfax County and the FCRHA;
 - Mobile home communities provide special challenges. Research practices that protect the affordability of these communities and the rights of residents, and consider options and opportunities in the event these properties are redeveloped;
 - Consider any legislation to pursue from the General Assembly to enable success of recommended preservation strategies and present in the form of a position statement for the 2022 legislative session; and
 - Present a set of recommendations to the Board of Supervisors that includes:
 - Definitions for the types of preservation that can occur in communities;
 - Typology of properties at risk and characteristics to guide prioritizing properties or neighborhoods in need of action sooner; and
 - A comprehensive set of preservation strategies that includes recommended policies and tools to achieve the county goal of no net loss of affordability.
- METHOD OF OPERATION:** Meet twice monthly.
- DELIVERABLES:** Recommendations to the Board of Supervisors within a comprehensive preservation plan.