

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

Item	HCD Staff Responsibility	AHAC Role	Description	Timeline/Priority	Responsible/Assigned	Additional Strategy Area	Reference/Resource Documents
Communitywide Housing Strategic Plan Phase I 25 Strategies	<ul style="list-style-type: none"> • HCD staff review status of the 25 items, review any strategies not complete and provide status update 	<ul style="list-style-type: none"> • Monitor and provide advice regarding progress toward achieving Phase I recommendations • Provide guidance and oversight on reporting and communicating on Phase I work • Assist staff in determining when an activity concluded/completed 	<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"> • Modernization FCRHA/HCD Policies • Land Use and Zoning • Funding Sources and Uses • Housing for Vulnerable Populations 	1. Near Term	<ul style="list-style-type: none"> • HCD staff • Co-Chairs • Standing committee? 	<ul style="list-style-type: none"> • Legislation, Policy and Budget 	Communitywide Housing Strategic Plan – Phase I
Communitywide Housing Strategic Plan Phase II Recommendations	<ul style="list-style-type: none"> • HCD staff review status of the Phase II recommendations, review any recommendations not complete and provide status update 	<ul style="list-style-type: none"> • Monitor and provide advice regarding how to report out and communicate about Phase II work • Advocate for implementation related to budgetary and policy issues • Provide advice to staff on the implementation of the recommendations and use of associated resources 	<p>Phase II of the Communitywide Housing Strategic Plan made a series of critical recommendations for production and preservation of affordable housing:</p> <ul style="list-style-type: none"> • New production goals, resources, need • Preservation of affordable housing • Land use policies and regulations • Institutional capacity • Legislative priorities 	<ol style="list-style-type: none"> 1. Near Term 2. Transitional 3. Transformational 	<ul style="list-style-type: none"> • HCD staff • Co-Chairs • Standing committee? 	<ul style="list-style-type: none"> • Legislation, Policy and Budget • Intersectionality • Equity 	Housing Strategic Plan – Phase II

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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"> HCD staff present ideas for implementation of co-located projects in the Capital Improvement Program for AHAC input HCD staff present ideas for colocation of community-serving facilities into affordable housing developments for AHAC input 	<ul style="list-style-type: none"> Provide guidance in response to staff presented ideas for implementation of co-located projects in the Capital Improvement Program Provide guidance in response to staff presented ideas for colocation of community-serving facilities into affordable housing developments 	<ul style="list-style-type: none"> Co-location and development leads to integration and leveraging of resources. Reston Comprehensive Plan Study will make recommendations in 2022 regarding the existing homeless shelter programs and new affordable housing. 	<ol style="list-style-type: none"> Near Term Transitional Transformational 	<ul style="list-style-type: none"> HCD staff Co-Chairs Standing committee? 	<ul style="list-style-type: none"> Legislation, Policy and Budget Production and Preservation Housing in all Places: Intersectionality and Equity 	<p>Housing Strategic Plan – Phase II</p> <p>https://www.fairfaxcounty.gov/planning-development/plan-amendments/reston-area-study</p>
Affordable Housing Preservation Task Force Implementation of recommendations	<ul style="list-style-type: none"> HCD provide updates regarding Affordable Housing Preservation Task Force Recommendation implementation 	<ul style="list-style-type: none"> Provide guidance and oversight on how to report out and communicate about the Affordable Housing Preservation Task Force work Advocate for implementation related to budgetary and policy issues Provide advice to staff on the implementation of the Recommendations and use of associated resources 	<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"> Definitions for types of preservation that can occur in communities; Typology of properties at risk and characteristics to guide prioritizing properties or neighborhoods in need of timely action; and A comprehensive set of preservation strategies. 	<ol style="list-style-type: none"> Near Term Transitional Transformational 	<ul style="list-style-type: none"> HCD staff Co-Chairs Production and Preservation Committee 	<ul style="list-style-type: none"> Production and Preservation Legislation, Policy and Budget Housing in all Places: Intersectionality and Equity 	<p>Affordable Housing Preservation Task Force Recommendations</p>
Dashboard project, production and preservation review	<ul style="list-style-type: none"> Provide Affordable Housing Dashboard Updates 	<ul style="list-style-type: none"> Provide guidance and recommendations to staff regarding gentrification and displacement risk Review available data and mapping on affordable housing dashboard 	<ul style="list-style-type: none"> Inventory or index for displacement and gentrification risk from Task Force report and other available data (Census, American Community Survey, etc.). This information can be used to help promote and target anti-displacement resources/programs, pair such resources with major capital investments, and guide community partnerships. 	<ol style="list-style-type: none"> Transitional 	<ul style="list-style-type: none"> Production and Preservation Committee Judith Cabelli 	<ul style="list-style-type: none"> Legislation, Policy and Budget Housing in all Places: Intersectionality and Equity 	<p>Affordable Housing Preservation Task Force Recommendations</p>
To be developed Manufactured Housing Task Force Recommendations	<ul style="list-style-type: none"> HCD staff provide updates 	<ul style="list-style-type: none"> TBD 	<ul style="list-style-type: none"> TBD 	TBD	<ul style="list-style-type: none"> Production and Preservation 	<ul style="list-style-type: none"> Housing in all Places: Intersectionality and Equity 	TBD

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Strategy Area 2: Legislation, Policy and Budget

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"> HCD staff make a presentation about the County budget related to affordable housing HCD staff develop draft advocacy plan and modify according to AHAC feedback 	<ul style="list-style-type: none"> Review proposed County budget annually and make comments Provide feedback to draft advocacy plan Send letter and testify to the Board Advocate for budgetary and policy issues Provide guidance and oversight on how to report out and communicate about recommended affordable housing development and preservation fund goals 	<ul style="list-style-type: none"> Local and state funding opportunities occur on an annual basis. Need to ensure inclusion in annual budget guidance and annual budget. Funds must be used for capital purposes towards production goal. Funds used primarily as FCRHA loans to private sector (similar to Blueprint/AHPP). 		<ul style="list-style-type: none"> Co-Chairs Tom Fleetwood Production and Preservation Legislation and Policy 	<ul style="list-style-type: none"> Housing in all Places: Intersectionality and Equity 	
Affordable Housing development and preservation funds	<ul style="list-style-type: none"> HCD staff make a presentation about the annual NOFA, CDBG and HOME RFPs 	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Projects using Penny Fund will align with Blueprint and priority given projects that address special need populations and RRH. Realizing that serving these categories requires more deeply subsidized units, opportunities to pair new development with project-based subsidies, such as federal Housing Choice Vouchers will be pursued. 	1. Near Term	<ul style="list-style-type: none"> Co-Chairs Tom Fleetwood Production and Preservation Legislation and Policy 	<ul style="list-style-type: none"> Housing in all Places: Intersectionality and Equity 	Communitywide Housing Strategic Plan AHRP
County legislative program regarding affordable housing	<ul style="list-style-type: none"> 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. HCD staff present about the Virginia Housing proposed LIHTC Qualified Allocation Plan (QAP) annually 	<ul style="list-style-type: none"> Follow the state legislature Make recommendations for inclusion in the County annual legislative program Provide advice to staff on the Virginia Housing proposed LIHTC Qualified Allocation Plan (QAP) annually 			<ul style="list-style-type: none"> Co-Chairs Tom Fleetwood Legislation and Policy 		

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

Item	HCD Staff Responsibility	AHAC Role	Description	Timeline/Priority	Responsible/Assigned	Additional Strategy Area	Reference/Resource Documents
Fairfax County Continuum of Care	<ul style="list-style-type: none"> Coordinate presentation with CoC to AHAC on CoC Recommendations 	<ul style="list-style-type: none"> Review CoC Committee recommendations going to Board of Supervisors to ensure 			<ul style="list-style-type: none"> Co-Chairs HCD Staff 		Communitywide Housing Strategic Plan

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Item	HCD Staff Responsibility	AHAC Role	Description	Timeline/Priority	Responsible/Assigned	Additional Strategy Area	Reference/Resource Documents
on Homelessness and Housing		alignment with Communitywide Housing Strategic Plan			<ul style="list-style-type: none"> Housing in all Places 		Countywide Strategic Plan Annual CoC competition documents from HUD
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"> 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. HCD coordinate with external and internal experts for presentations on the topic 	<ul style="list-style-type: none"> Provide advice to staff on the intersectionality of these areas Provide guidance for ways to address the intersectionality through budget, policy and use of funding 	<ul style="list-style-type: none"> 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." 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. 		<ul style="list-style-type: none"> Co-Chairs HCD Staff Housing in all Places: Intersectionality and Equity 		Housing And Health: An Overview Of The Literature Health Affairs
Use an equity lens in all work and recommendations	<ul style="list-style-type: none"> Assist in the implementation of an equity lens Make connections and provide equity related tools as needed/requested Answer questions and provide information as requested 	<ul style="list-style-type: none"> Provide advice to staff on the One Fairfax Policy and Equity Task Force Goals related to Housing Affordability and Housing Equity Schedule briefing by Fairfax County Chief Equity Officer Develop specific recommendations to be included in advocacy, legislative and policy guidance 		4. Completed (Presentation by Karla Bruce 12/10/21) 2. Transitional	<ul style="list-style-type: none"> Co-Chairs HCD Staff Housing in all Places: Intersectionality and Equity 		One Fairfax Policy Chairman's Equity Task Force Recommendations

Strategy Area 4: Education and Engagement

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"> Provide updates regarding development actions and status 	<ul style="list-style-type: none"> Participate in community advocacy opportunities regarding affordable housing land use cases 	Enhance community outreach by educating public about: <ul style="list-style-type: none"> Benefits to the whole; Importance of preserving affordable housing to prevent displacement; Importance and goals of the Communitywide Housing Strategic Plan, the Countywide Strategic Plan 	2. Transitional	<ul style="list-style-type: none"> HCD Staff Education and Engagement 	<ul style="list-style-type: none"> Legislation, Policy and Budget Housing in all Places: Intersectionality and Equity 	Communitywide Housing Strategic Plan AHRP One Fairfax Policy Deeply Rooted History for Tomorrow