

NORTHERN VIRGINIA AFFORDABLE HOUSING ALLIANCE

ADVOCACY ACTION ALERT

Fairfax County and VA General Assembly Special Session Housing August 2020

[2019 - 2020 South County Site-Specific Comprehensive Plan Process](#) The Site-Specific Plan Amendment Process (SSPA) is an opportunity to participate in Fairfax County's land use planning process by submitting proposals (called Nominations) to amend the Area Plan volumes of the Comprehensive Plan and/or the Comprehensive Land Use Plan Map through the Plan Amendment Work Program. The Comprehensive Plan is the guide used by the Planning Commission and the Board of Supervisors to make land use decisions. Two nominations, which have been accepted into the staff and Task Force review process, have caught our attention.

- Mt. Vernon District: [Engleside Trailer Park](#) A proposal to redevelop the existing mobile home park and adopt a mixed use option to allow for residential development at 20-30 dwelling units/per acre. Currently this site provides affordable homes for 45 households. We note that the preliminary staff report states: "PC19-MV-002 is recommended to be scheduled on the Comprehensive Plan Amendment Work program, with specific considerations for replacing the existing affordable residential units on-site in the redevelopment on a 1:1 basis. Furthermore, staff only recommends the consideration of a higher density option with full or nearly full consolidation of the land unit in order to ensure a logical planning area for future development and provide sufficient acreage to support the 1:1 replacement of existing affordable units, and does not support the consideration of removing the adopted plan guidance on consolidation."
- Mason District: [First Christian Church](#). A proposal by First Christian Church, in collaboration with Wesley Housing, to develop up to 113 multifamily age-restricted (independent living) affordable units and 5,000 sf of medical or general office space.

We will follow these nominations throughout the process and report on any progress. If you'd like to follow the nomination process, see the [Stay Informed](#) block on the SSPA page.

[\\$2.9 million CDBG/HOME funds](#) The Department of Housing and Community Development (HCD) is requesting proposals for the use of these funds to align with County housing priorities and the One Fairfax Equity policy. The deadline for applications is September 25.

Rental Assistance Funding

- [Fairfax County Round 4 of Assistance](#) is available to affordable housing providers who serve residents at or below 60% of AMI and/or properties with FCRHA lending or are located on County or FCRHA-owned property. Application period August 17 - September 16.
- Virginia Department of Housing and Community Development (VDHCD) requirements for the [Rent and Mortgage Relief Program](#) have been modified to expand the number of residents who qualify. However, as of early August, only approximately \$3 million of the \$50 million assistance pool had been disbursed statewide.

[Governor Ralph Northam's Priorities for the General Assembly Special Session](#) The Governor's priorities, presented at the Special Session on August 18, include a **one-time investment** over the biennium of \$85 million in the [Virginia Housing Trust Fund](#), which will complement federal CARES Act funding to expand access to affordable housing, reduce homelessness, and protect Virginians from eviction, and \$3.3 million in funding to establish an [Eviction Prevention and Diversion Pilot Program](#) to reduce evictions in communities across the Commonwealth. Want to know what practitioners and local government agencies are doing in Northern Virginia to prevent evictions and stabilize housing for COVID-impacted residents? Check out our new [Eviction Prevention & Housing Stability Toolkit](#) on our [COVID-19 Regional Response](#) page.

[General Assembly Special Session Housing Legislation](#) Just introduced today, with legislation from Senators Ebbin and John Bell from NoVA. Look for modification and substitute language that may align with the [Governor's budget priorities](#) (Section #8). You can view all the legislation introduced in this Special Session [here](#).

[Voter Registration](#) Whether we take action on our own, or work with a community organization like the [League of Women Voters of the Fairfax area](#) or [Spread the Vote](#), we all need to commit to registering new voters, disseminating voter registration information, helping those in need get to the polls, and VOTE - either by mail or in-person. The change we seek will not happen if we don't raise our voices at the ballot box!

NVAHA 2020 Regional Housing Leaders Awards and 15th Anniversary Celebration. Please join us for this free, online event as we celebrate **15 years of our collective housing advocacy for more just, equitable communities and honor our 2020 Regional Housing Leaders**. We are pleased to announce that Fairfax County Board Chairman Jeff McKay will join the festivities and provide opening remarks. This event promises to be the most exciting happy hour in town! Register [here](#).