



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** September 26, 2018

**TO:** BOARD OF SUPERVISORS

**FROM:** Thomas E. Fleetwood, Director  
Department of Housing and Community Development

**SUBJECT:** Update on Communitywide Housing Strategic Plan Implementation – Third Quarter, Calendar Year (CY) 2018

Upon adoption of the Communitywide Housing Strategic Plan Phase 1 Report by the Board on June 19, 2018, the Board requested regular updates on the implementation of the strategies identified in the report. The attached spreadsheet provides a detailed status report on all 25 Phase 1 strategies as of the end of August 2018.

Staff for the Department of Housing and Community Development (HCD) have made initial projections for when each strategy is expected to be completed and those are included in the status report. A number of the land use-related strategies involve issues proceeding on a separate track, and their completion will be driven by those processes. Implementation steps for several longer-term strategies are being developed and on the spreadsheet are listed as “In progress.” or “In planning”

The next update will be provided in November 2018 and it is anticipated that it will include additional information about the convening of the Board-requested panel of experts to work on Phase 2 of the Strategic Plan – the long-term Resource and Implementation Plan.

Should you have any questions, please contact me at 703-246-5105 or Vincent Rogers at 703-246-5182.

cc: Commissioners, Fairfax County Redevelopment and Housing Authority  
Bryan J. Hill, County Executive  
Tisha Deeghan, Deputy County Executive  
Joe Mondoro, Chief Financial Officer

Attachment

# Communitywide Housing Strategic Plan Implementation Update

## Third Quarter CY 2018

Strategy	Projected Completion Timeframe	Status
<b>A1:</b> Streamline the Housing Blueprint Application Process	6 Months	As part of the FY 2019 Blueprint RFP, HCD has taken initial steps toward updating the Blueprint process. For the first time, financing may be made available during construction for new construction projects, and under certain conditions. HCD has also revised its per-unit subsidy guidelines. These are initial steps to update the Blueprint process to reduce developer costs and align with local development conditions as well as the Low Income Housing Tax Credit (LIHTC) application process, as operated by the Virginia Housing Development Authority (VHDA).
<b>A2:</b> Maximize the Potential of FCRHA-Owned Properties	24 Months	In progress. The FCRHA has a pipeline of new projects on its properties through the Public-Private Education Facilities and Infrastructure Act (PPEA), including North Hill (Mount Vernon District; 279 affordable multifamily rental units, 175 market for-sale townhomes), and One University (approximately 240 multifamily affordable units plus student housing to serve George Mason University).
<b>A3:</b> Plan for Reinvestment of Savings from Refinancing of Wedgewood and Crescent	12 Months	In progress. Crescent Apartments was recently refinanced, however, there was little net change in debt service.
<b>A4:</b> Develop a Plan to Expand Use of FCRHA Bonds	12 Months	The FCRHA Finance Committee received a presentation from staff on bonds at its July 2018 meeting, in order to ensure that Commissioners are up-to-date on their bonding authority. It is anticipated that FCRHA bonds will be used to support a variety of projects in the coming twelve months.

<b>Strategy</b>	<b>Projected Completion Timeframe</b>	<b>Status</b>
<b>A5:</b> Examine FCRHA's Deep Subsidy Programs	24 Months	In progress. HCD and OPEH are coordinating a re-design of the admissions criteria and process for the Bridging Affordability program. It is anticipated that the redesign will be incorporated into a new procurement for the program in 2019. See also C5.
<b>A6:</b> Incorporate the One Fairfax Policy into FCRHA's Policymaking Process	6 Months	HCD has scheduled a presentation at an upcoming FCRHA meeting to propose a plan to include an equity lens in all FCRHA policy-making decisions.
<b>B1:</b> Update the Affordable Dwelling Unit (ADU) and Workforce Dwelling Unit (WDU) Programs	Land use/separate track	In progress. Staff met with Supervisor Hudgins and Supervisor Smith to discuss a path forward and anticipate that a small task force, coordinated by HCD in partnership with DPZ, will be formed to develop recommendations. It is anticipated that the WDU program will be the primary focus of this effort.
<b>B2:</b> Create Guidelines for Adaptive Reuse of Commercial Space for Affordable Housing	Land use/separate track	HCD staff has begun evaluating possible guidelines for the use of affordable housing resources in a re-use environment. HCD will coordinate with DPZ and OCR, as the lead agencies on the building repurposing effort, prior to presenting guidelines to the Board.
<b>B3:</b> Develop a Preservation Strategy	12 Months	HCD is working with the Embark Housing Advisory Group to develop recommendations for affordable housing development and preservation along the Route 1 corridor. It is anticipated that many of the lessons learned and recommendations from the Embark process will be applicable countywide, and will be incorporated into a broader policy recommendation.
<b>B4:</b> Streamline the Process for Public-Private Partnerships Using Publicly-Owned Land	24 Months	In progress. The FCRHA will continue to identify opportunities to improve the process for the use of its land for affordable housing development. Many lessons learned in recent years are being reinvested in new public-private partnership opportunities, including the most recent unsolicited proposal received for the Oakwood property located in the Lee District.

Strategy	Projected Completion Timeframe	Status
<b>B5:</b> Incorporate Guidelines for Public Land into the Capital Improvement Program (CIP)	24 Months	In planning.
<b>B6:</b> Modify the Accessory Dwelling Unit Policy	Land use/separate track	Research ongoing. The 2018 Zoning Ordinance Work Program, as part of the item on Older Adult Accommodations and services, anticipates considering opportunities for expansion of the use of accessory dwelling units for older adults. This is listed as a second Tier Item which will be considered in the second half of FY 2019. There is also an Item on the 2018 Priority 2 Work Program (not yet prioritized by the Board) under Item #23 Other Housing Priorities – “Review Board of Supervisors accessory dwelling unit policy in Appendix 5 to determine whether updates are necessary.” Research is ongoing, as part of the 50 + effort, related to Accessory Dwelling Units.
<b>B7:</b> Explore Zoning Districts that Allow for "Missing Middle" Housing	Land use/separate track	In planning. Benchmarking will be conducted on an ongoing basis in coordination with DPZ to identify best practices that might be considered in addressing the housing needs of moderate income working households. This issue is also referenced in the Zoning Work Program in Tier Two.
<b>B8:</b> Integration with the Zoning Ordinance Modernization Project	Land use/separate track	Ongoing. HCD, OCR and DPZ will coordinate on an ongoing basis as needed when affordable housing issues are addressed in zMOD.
<b>C1:</b> Preserve Existing Affordable Housing Resources	12 Months	In progress.
<b>C2:</b> Create Guidelines for Tysons Housing Fund	12 Months	In progress. HCD, through OCR, has begun initial discussions with the Tysons Partnership on this issue.

Strategy	Projected Completion Timeframe	Status
<b>C3:</b> Assess a Commercial Contribution Policy	Land use/separate track	In 2014, the Board directed staff to further study the “3-2-1 proposal” for per square foot contributions to affordable housing from developers of commercial properties in activity centers; to prepare analyses of actual cases once sufficient new commercial developments, which proffered \$3.00 per square foot in Tysons come online; and, to subsequently return to the Board with any recommendations for modifications for Tysons and potentially other areas of the County. This assessment is ongoing and will require additional time, given the current conditions in the office market, the need to promote commercial development in the revitalization areas, and the lack of projects that have been subject to the existing contribution policies in Tysons and Reston.
<b>C4:</b> Explore Using Existing Tax Incremental Financing (TIF) Policies to Promote Housing Affordability	24 Months	In planning.
<b>C5:</b> Expand the Scope of Local Rental Housing Subsidy	6 Months	HCD and OPEH presented this concept to the Board of Supervisors’ HHHS Committee. HCD and OPEH are working together on a community input process to determine what improvements need to be made to the program in order for it to continue to help households achieve self-sufficiency, while also serving a higher-risk population. A new Bridging Affordability RFP will be released in FY 2020.
<b>C6:</b> Provide Downpayment and Closing Cost Assistance	24 Months	HCD has begun the process of developing a new downpayment and closing cost pilot program.
<b>C7:</b> Review Options for Restructuring Housing Trust Fund	12 Months	In planning.
<b>D1:</b> Expand Access to Housing for Persons with Special Needs	12 Months	County staff is in the process of organizing a hack-a-thon in November 2018. It is anticipated that affordable housing issues, specifically those related to elderly and or disabled individuals, will be addressed.
<b>D2:</b> Support Aging in Place	12 Months	See D1 above.

<b>Strategy</b>	<b>Projected Completion Timeframe</b>	<b>Status</b>
<b>D3:</b> Facilitate Opportunities for Faith Communities to Develop Affordable Housing	24 Months	In progress.
<b>D4:</b> Continue to Address the Efficiency of Fairfax County's Existing Homeless and Housing Support Networks	24 Months	HCD and OPEH are working together on improving the Housing Collaborative process for housing location and landlord outreach.