

NORTHERN VIRGINIA AFFORDABLE HOUSING ALLIANCE

ADVOCACY ACTION ALERT

Fairfax County Housing Activities April 2021

FY2022 Budget Here are key dates in the budget timeline: **April 13-15** The Board of Supervisors holds public hearings; **April 27** Board markup of the FY2022 budget; **May 4** FY2022 budget adopted. We encourage advocates to testify at the public hearings by [registering with the Clerk of the BOS](#). Thank you to the more than 50 organizations and individuals who signed the [FY2022 budget advocacy letter](#) to the BOS. We encourage you to include talking points from the letter with your own appeals in your public testimony.

Housing Committee of the Board of Supervisors [The Housing Committee will meet on Tuesday, April 6 at 9:30 AM](#). Items on the agenda include a [presentation of the recommendations](#) of the **Affordable Housing Preservation Task Force**, and discussion and authorization to recharter the **Affordable Housing Advisory Committee**. Recommendations from the **Manufactured Housing Workgroup**, a subcommittee of the Preservation Task Force that addressed mobile home communities in the county, will also be discussed.

County Reports Worthy of Your Time [Fairfax County Redevelopment and Housing Authority FY 2020 Annual Report](#) provides a look at significant achievements in the face of this past challenging year. The [Fairfax County Economic Recovery Framework](#), presented to County leaders and the Economic Development Authority, provides a blueprint for post-pandemic recovery. Recommendations were developed from a series of focus groups including large employers, small businesses, county and civic leaders, nonprofit organizations and academic institutions. The report includes innovative practices from across the country to address a host of issues related to business resiliency, worker supports, broadband access and digital equity, and [commitment to and implementation of the county's affordable housing goals](#).

Important Updates on State Programs for Affordable Housing Developers [Virginia Housing](#) is considering changes to the [FY2022 Qualified Allocation Plan](#) (QAP), looking at issues such as cost limits in LIHTC units (important in NoVA high-cost area), disposition of LIHTC properties in year 15 (challenges to the Right of First Refusal provision) and how to incorporate RGGI funds (see below). [A draft of changes for public comment will be released in April](#). Following a series of public forums, the [Board of Commissioners](#) will approve the final draft which will be sent to Governor Northam for his vote of approval in October.

Last July, Virginia officially joined the **Regional Greenhouse Gas Initiative**, (RGGI), a cap-and-invest program in the Northeast and Mid-Atlantic that places a limit on electricity sector emissions. In addition to moving in the right direction with strategies to address climate change, RGGI provides significant benefits for affordable housing. Fifty percent of RGGI revenue will be allocated to energy efficiency for affordable housing. Cap and invest auctions are held 4 times a year and while prices can fluctuate, the most recent auction netted \$22 million for energy efficiency programs. Details are still being worked out on the percentage of funds allocated to preservation vs new construction. The RGGI fund application will be incorporated into the Department of Housing and Community Development's (DHCD) [Affordable and Special Needs Housing portal](#). DHCD has extended the deadline for the next round of applications to April 30, 2021.

A History of Zoning and Segregation in Virginia: Lessons for Today will be featured in a webinar on April 29, 2021 from 5:00 to 6:15 PM. The issues Northern Virginia faces today regarding affordability and inequitable access to housing are not just a result of market forces of supply and demand. Our history of zoning and development shaped the way housing and neighborhoods in our cities and suburbs look and function today. Join the **Business for a Better World Center** and the **Center for Real Estate Entrepreneurship of the George Mason School of Business** to discuss the historical roots of housing inequities and the opportunities for change, based on the recent [“Zoning and Segregation in Virginia”](#) report from McGuireWoods, a leading law firm in our area.

Featured Speaker: **Jonathan Rak** Jonathan is the former managing partner of the McGuireWoods Tysons Corner office and has practiced law in Northern Virginia for more than 25 years. His practice concentrates on land use and public utility matters. Jonathan devotes a significant portion of his practice to representing landowners seeking regulatory approvals to develop property.

Discussion Panel: **Emily Hamilton** is a Senior Research Fellow and Director of the Urbanity Project at the Mercatus Center at George Mason University. Her research focuses on urban economics and land-use policy. **Tracy Baynard** joined McGuireWoods Consulting in 1998. She successfully represents private sector clients in the areas of transportation planning, funding and policy; public-private partnership and innovative procurement; education policy; technology policy; and land use and economic development and procurement before state and local governments. **To register, click [HERE](#). Webinar links will be sent one week before the event.**

Housing Indicator Tool (HIT) In September 2019, eleven jurisdictions at the **Metropolitan Washington Council of Governments (COG)** unanimously adopted housing goals for the region to meet by 2030. Now we must hold ourselves accountable to solving the region's housing crisis. **We encourage the BOS to formally adopt the housing goals identified for Fairfax County.** to monitor the region's progress, **The Housing Association of Nonprofit Developers (HAND)** created the [Housing Indicator Tool](#), an interactive, online resource that measures the region's housing progress and provides comparisons between jurisdictions - not to criticize but to support, encourage and share best practices that have been successful in developing housing for the residents with the greatest needs. A companion piece, [Compounding Interest, Compounding](#)

[Inequities](#) is a powerful narrative of how we arrived at this place and time in our country with systems, policies and practices that so blatantly discriminate against Black and Brown residents. We urge you to invest the time to read this. Regional problems require regional solutions, and HAND has broken ground by creating a mechanism that helps us measure our progress.