

NORTHERN VIRGINIA AFFORDABLE HOUSING ALLIANCE

ADVOCACY ACTION ALERT

Fairfax County Housing Activities for July 2020

Workforce Dwelling Units (WDU) Task Force [New policy guidance for WDUs](#) was presented to the Board of Supervisors at their Housing Committee meeting on June 30. The Board approved bringing forward a motion to begin the comprehensive plan amendment approval process, which could take as long as 12 months. Important changes to the policy include:

- Removal of units serving households at 100% and 120% of the area median income. There was unanimous agreement among task force members that these units - which made up a substantial percentage of the original WDU requirement - were really market-rate units and did not serve the county's goal of increasing affordable workforce housing;
- New requirements to serve income levels between 60% and 80% of the area median income. Slide #9 in the presentation illustrates that while the total percentage of units required is less than the current policy, lowering the income levels served results in a net gain of affordable units that address the housing needs identified in the countywide strategic plan;
- These changes maintain a strong inclusionary zoning policy for highrise development, and bring the county into alignment with the workforce policies of neighboring jurisdictions.

VA Tech's Center for Housing Research was a technical consultant to the task force, providing them with the cost analysis that helped to strike the appropriate balance between addressing the unmet housing needs identified in the strategic plan, without creating an excessive burden on developers. This balance acknowledges the cost realities for labor, materials and land acquisition in development, especially in those higher density areas of the county with access to transit.

Preservation Task Force The Dept of Housing and Community Development announced that a new Preservation Task Force will be created to develop policies that address preserving housing affordability - either in a specific development or one-for-one affordability in a redevelopment scenario. The task force, which is scheduled to begin meeting in August, will consider strategies for market-affordable units, developments with expiring subsidies, and the mobile home communities. Several preservation resources are available to task force members as they begin this work, including the county's [Affordable Housing Dashboard](#), a newly released report from Virginia Housing (formerly VHDA) [Northern Virginia Preservation Study](#), and an NVAHA

report released in January 2019 [Northern Virginia's Preservation Challenge: Trends, Threats and Opportunities](#)

Evictions [The Floodgates Are Going To Open: Virginia Lifts Ban on Apartment Evictions](#) and [As Moratoriums Start to Lift, Prepare for An Eviction Wave](#). How we address this crisis, locally and at the state level will consume much of our attention in the coming months. It is impossible to conceive of the appropriate levels of assistance without the federal government's involvement. We encourage everyone to work with our [national partners](#) to advocate for the resources needed to prevent the wave of evictions and almost certain increase in homelessness that will come if we don't act now. For information on additional federal funding sources, and the deadlines for providing that assistance, review our interactive [Timeline of COVID-19 Related Aid Programs and Funding Streams](#) (mid-page).

Upcoming Events of Interest

Affordable Housing for Special Needs Adults A Brooking Institute Online Event on July 10. Register [here](#).

Northern Virginia Community Engagement Webinar in a COVID World Now, more than ever, communities are in need of new ways to engage through virtual meetings, dialogue and updates from private developers and government officials. Mark your calendars for a critically important discussion on how to continue progress and transparency in community development plans through virtual meetings. This webinar is sponsored by McGuireWoods. Register [here](#).