



**Fairfax County Housing Activities June 2021**

**Public Land for Housing** The **Board of Supervisors** has approved the transfer of three additional county-owned parcels to the **Fairfax County Redevelopment and Housing Authority** (FCRHA) for affordable housing. In the coming months, expect to see RFPs for sites located at [Rte 50/West Ox Road #9](#) (Sully District), the [parking lots at the Government Center](#) (Braddock District) and the [Franconia Government Center](#) (Lee District). Using county land to develop housing removes land acquisition from the total development cost. While each development has its own unique characteristics, it is estimated that the value of public land creates approximately \$50,000 - \$60,000 of subsidy per unit, depending on location, including proximity to transit, and the underlying zoning. This is in addition to housing trust fund dollars which are also included in the financing.

**\$50,000 of subsidy per unit = \$80,800,000 million for housing; \$60,000 of subsidy per unit = \$96,960,000 million for housing**

<b>Units Delivered</b>	Residences at Govt Center; Fallstead	352
<b>Under Construction</b>	North Hill	279
<b>Pending Closing</b>	One University; Autumn Willow; Oakwood	540
<b>Pipeline</b>	West Ox; Govt Center parking lots; Lee District office	445
<b>Total Units</b>		1,616

**Waiting List for Rental Assistance Demonstration (RAD) Project-Based Voucher Program Opening. June 7, 8 AM through June 13, 11:59 PM,** the **Fairfax County Redevelopment and Housing Authority** (FCHRA) will accept online only preliminary applications for placement on the waiting list for publicly owned housing through the RAD Project-Based Voucher program (RAD-PBV). The FCHRA currently owns 1,060 units of housing located throughout the county under this program which serves low- to moderate-income households. In this program, the FCRHA receives funding from the federal government to subsidize the rents, and tenants pay between 30 and 35 percent of their income for rent. Residents can start preparing to submit their application by reviewing program details and application instructions online at

[www.fairfaxcounty.gov/housing/RADApplications](http://www.fairfaxcounty.gov/housing/RADApplications). Housing staff will assist with any questions. You may contact staff at [dhcdapplicants@fairfaxcounty.gov](mailto:dhcdapplicants@fairfaxcounty.gov).

**Budget Guidance for FY2022 and FY2023 for Housing** Expect to hear discussions about additional funding for housing in the 2nd or 3rd quarter of the FY22. The County Executive was directed to set aside the equivalent of at least one-half cent (\$13 million) on the RE tax rate (in addition to the current half-penny) for the next two fiscal years. This will be achieved through county dollars or the maximization of federal stimulus funds, where possible, to address preservation and development goals for affordable housing. The Affordable Housing Preservation Task Force established in July 2020, identified three preservation goals and the County Executive has been directed to return to the board this fall with a plan to implement those goals, including appropriate resources in FY 2022 and FY 2023.

**NVAHA Fiscal Year 2022 Housing Budget Review Chart.** As part of our **Housing Policy Toolkit**, we've created a [Housing Budget Chart](#) that identifies the major financial resources approved in FY22 in the City of Alexandria, Arlington, Fairfax and Loudoun Counties. The chart also includes information on FY21 and FY22 funding approved by the 2021 General Assembly for state housing programs. Through the **American Rescue Plan**, Virginia will receive \$4.3 billion in federal funds, and cities and counties will receive a total of \$2.7 billion. Governor Northam and the Virginia General Assembly issued a [joint statement](#) listing five broad areas of need that will be prioritized during a special session of the General Assembly later in the summer. The US Treasury Department has issued more [detailed guidance](#) on eligible uses of ARP funds, including specific language that identifies "Investments in housing and neighborhoods, such as services to address individuals experiencing homelessness, affordable housing development, housing vouchers, and residential counseling and housing navigation assistance to facilitate moves to neighborhoods with high economic opportunity." We will be following where the money goes at both the local and state levels. Advocates have a once-in-a-lifetime opportunity to address significant unmet housing, health infrastructure needs such as broadband with this massive infusion of federal funding.

**Housing Directors Annual Presentation to NVAHA Leadership Council** On May 10, the **Housing Directors from the City of Alexandria, Arlington, Fairfax and Loudoun Counties** provided a look at the activities, policies and resources available in each of their jurisdictions for housing production and preservation for FY2022. Ongoing eviction prevention strategies and financial resources for tenants in need were also reviewed. We encourage you to watch their presentations [here](#).

**Homelessness in Metropolitan Washington 2021 Point-In-Time Survey** For the 21st consecutive year, the **Metropolitan Washington Council of Governments (COG)** Homeless Services Planning and Coordinating Committee has conducted a regional Point-In-Time (PIT) enumeration of the area's residents experiencing homelessness and those who were formerly homeless. [The 2021 report](#) states that "The 2021 PIT enumeration resulted in a total count of 8,309 literally homeless individuals. This is the lowest number of persons counted experiencing homelessness since the region began coordinating in 2001, and the third consecutive year in a row that the literally homeless total has been below 10,000 persons." Additional findings, and a breakdown of different homeless populations in each jurisdiction are listed in the report.

**Making Room for More Housing: The Los Angeles Accessory Dwelling Boom George Mason University Center for Real Estate Entrepreneurship, June 23, 5 PM - 6:15 PM.**

Accessory dwelling units (ADUs), new additional residential units situated within currently built single-family lots, are viewed as a way to increase housing supply in expensive and land-constrained markets. After new policies went into effect in 2017, ADUs in Los Angeles dramatically increased from 581 permits from 2014 to 2016 to 10,979 permits from 2017 to 2019. ADUs now account for about 20 percent of all Los Angeles housing permits. Join the Center for Real Estate Entrepreneurship of George Mason University for an in-depth case study discussion on the regulatory and procedural changes which facilitated this ADU boom, and the resulting impact on housing and neighborhoods. There is a [\\$10 registration fee](#) to attend this webinar.

**Webinar Worthy of Your Time** [The Institute for Public Health Innovation](#) is hosting a webinar series *Racism is a Public Health Crisis*. [The first session](#) explored the background and context for a resolution adopted this year by the Virginia General Assembly that declared racism a public health crisis. Sponsored by Delegate Lashrecse Aird (D-Petersburg), this resolution is a significant step for a state built on the legacy of the Confederacy and segregationist policy. Virginia joins 181 cities and counties and 7 states in declaring racism a public health crisis.

**With Deep Gratitude and Appreciation for their Service**

**Walter D. Webdale, President & CEO, AHC Inc,** having led the organization and their tremendous portfolio of development for 22 years, has announced his retirement effective May 31, 2021. Walter has won numerous accolades and awards both regionally and nationally for his achievements in developing and preserving affordable housing throughout the Mid-Atlantic region. We also note with affection that Walter has been a strong supporter of NVAHA since its inception in 2005, and for the past five years has hosted our Leadership Council meetings at AHC's headquarters. Thank you, Walter, for your vision and tenacity in leading the way to create housing opportunities for low and moderate income households throughout Northern Virginia. We are grateful for your years of service; we wish you all the best, and we will miss you.

**Pam Michell, Executive Director of New Hope Housing,** has announced her retirement effective October, 2021. Pam has led that organization for 30 years and has inspired us all with her commitment to serving homeless persons with dignity and compassion. Through her leadership, Pam has taught us all about the conditions that can lead to becoming homeless, and championed best practices to integrate these neighbors back into our communities. Thank you, Pam, for your service and your persistence. We wish you all the best in your next life journey, and we will miss you.

**Nina Janopaul, President & CEO, APAH.** Earlier this year, Nina announced her retirement on June 1. During her 14 years at APAH, Nina used her leadership position to advance their mission and expand their footprint to jurisdictions outside of Arlington. She was a frequent participant at panel discussions and housing events across the region, and a tireless advocate and spokesperson for affordable housing. At NVAHA, Nina was an ardent supporter of our work, and helped raise the visibility of our organization, especially in her role as Board chair over the last year and a

half. Nina, we thank you for your energy and enthusiasm for the work we all do each day, and we wish you much happiness wherever your next journey takes you.