



A summary of affordable housing initiatives, program developments and advocacy opportunities in Fairfax County and statewide for housing and community development supporters

Affordable Housing Advisory Council In June, the **Board of Supervisors (BOS)** transitioned the Affordable Housing Advisory Committee into the **Affordable Housing Advisory Council (AHAC)**, expanding their membership and increasing the housing initiatives that they will cover. This new Council will advise the BOS on the county's progress in implementing adopted preservation strategies and highlight new development opportunities. AHAC will also monitor the county's progress toward achieving their housing goals of 5,000 units in 15 years for households earning 60% or less of the area median income - approximately \$77,000 for a household of 4. We continue to believe the "5K by 15yrs" goal is artificially low, does not reflect the current housing needs, and should be increased to 10,000 homes in 15 years. To further align the county's work on housing and ending homelessness, the new Council will incorporate the **Continuum of Care Committee**. The purpose of this committee is "to provide community leadership and policy guidance, consistent with the One Fairfax policy, to ensure the successful end to homelessness in the Fairfax-Falls Church community. The Committee serves in compliance with the U.S. Department of Housing and Urban Development (HUD) Rule 24 CFR 578, Subpart B, entitled "Establishing and Operating a Continuum of Care." The next meeting of the Affordable Housing Advisory Council will be **Friday, November 5, 9:30 AM** at the **Fairfax County Government Center, Room 9/10**. Information about the news advisory council, their membership and charter can be found here.

Manufactured Housing Task Force The second meeting of the Manufactured Housing Task Force introduced new leadership due to the resignation of former chair Walter Clarke for work-related reasons. **Eric Maribojoc**, an FCRHA Commissioner and **Soledad Portilla**, Vice-President of Land Acquisition for Beazer Homes and a former member of the Affordable Housing Resources Panel, are the co-chairs. The tone

and tenure of the second meeting was more inclusive; providing meeting materials in Spanish, and translators for Spanish-speaking task force members and residents of mobile home communities attending virtually. Soledad Portilla, a native Spanish speaker, is a thoughtful addition to the leadership of this group. The work of the Task Force recognizes the unique role these homes play in the county's inventory of unsubsidized affordable housing stock, and will build upon the [recommendations for mobile home communities](#) that were part of the County Preservation Task Force. One mobile home park is under contract to be purchased, so the work of this task force could not be more timely. As immediate next steps, we would like to see better outreach between mobile home residents and county agencies responsible for health, consumer affairs and the county attorney's office regarding residents' rights and park owners' responsibilities under Virginia's [Manufactured Homes Lot Rental Act](#). For additional information about mobile home communities in Fairfax County, and the work of the Task Force, visit the new [website](#) (in Spanish and English). **The next meeting will be held virtually on Monday, Nov 15, 6:30 PM.** Meeting details can be found [here](#). In response to one of the recommendations for mobile home communities, NVAHA is pleased to have completed the first survey of a mobile home community in Northern Virginia using a community-engaged research framework. You can learn more about this methodology [here](#). Through a partnership with **Tenants and Workers United** who administered the survey, we achieved a 90% resident participation rate. We hope to share the survey results and our supplement on best practices for effective community engagement after the residents make their presentation to the county in December.

Progress on Two New Affordable Housing Communities Two approved developments are moving forward. [Oakwood Senior Residents in the Lee District](#), developed by **Arlington Partnership for Affordable Housing** (APAH) in partnership with Fairfax County through their public land for housing policy broke ground last week. This development will provide 150 affordable, independent living apartments serving seniors ages 62 and above with household income at or below 60 percent of the area median income. Oakwood Senior Residences represents APAH's first project in Fairfax County as they expand their footprint beyond Arlington. [Watch the interview with Carmen Romero](#), APAH's President & CEO, discuss this project, and their public private partnership with the county.

While construction has already begun on [The Ovation](#), the residential component of the mixed use development at **Arrowbrook Center** in the **Reston/Herndon area**, the public celebration was postponed due to the pandemic. Recently, county officials joined members of the **Redevelopment and Housing Authority (FCRHA)** and developer **Stratford Capital Group Development** - recipient of NVAHA's 2020 Regional Housing Leaders' William L. Berry Liveable Communities Award - to officially celebrate the '31% complete rate' on the project. The Ovation will provide 274 multifamily apartments for households earning between 30 and 60 percent of the area median income (AMI) – between about \$39,000 and \$77,000 per year for a family of four – for a period of at least 50 years. The project will include 55 three-bedroom

apartments, 15 accessible units, and access to local transit, public parks, schools, a vibrant commercial district, and employment opportunities.

The Chairman's Task Force on Equity and Inclusion In September, the BOS received an [updated presentation](#) from the **Task Force on Equity and Inclusion**, reviewing the Purpose, Structure, insights and recommendations developed by the [Task Force members](#). Four of the twenty recommendations were identified for immediate action as the Task Force believes these recommendations provide the foundation and context for addressing the remaining items within the intended framework. We note that many of these priority issues highlighted by Task Force members align with a NVAHA [infographic](#) based on our July 2020 survey of community partners and submitted to the BOS.

Regional Fair Housing Equity Plan Fairfax County is one of several jurisdictions participating in the **Metropolitan Washington Council of Governments** (COG) [Regional Fair Housing Equity Plan](#), an initiative helping local jurisdictions meet fair housing requirements through collaboration on an [Analysis of Impediments](#) (AI) to Fair Housing Choice. On October 28, Fairfax County held their fair housing public forum, and they will continue to participate through additional public engagements and forums. This county-produced [video](#) provides a summary overview of federal, state and local fair housing protections and updates. We note that our understanding of fair housing should include not only discrimination against protected classes, but also obstacles to better housing opportunities caused by inadequate affordable housing production and land use systems and policies that perpetuate inequities.

In a recent fair housing enforcement action, **Virginia Attorney General Mark Herring** filed 13 lawsuits against 29 Richmond-area real estate providers alleging discrimination against Virginians based on source of income. Attorney General Herring and his Office of Civil Rights alleges that these real estate providers categorically rejected callers who disclosed that they intended to use their Housing Choice Voucher to pay rent. Under a Virginia law that became effective in July 2020, it is illegal for landlords to discriminate against people who use assistance to secure housing.

The Role of Houses of Worship in Housing Enterprise Community Partners has been a regional leader in promoting the role of houses of worship in housing. In partnership with mission-oriented organizations, faith communities have contributed their land to develop affordable housing. Examples of these partnerships can be found in [Arlington](#) and [Alexandria](#), but fewer faith community partnerships have been created in Fairfax County. To learn more about the history and success of this innovative strategy, join Enterprise for their **Faith-Based Development Initiative Annual Summit, Gatekeepers: The Role of Houses of Worship in Creating Equitable Community Development, Thursday, November 18, 1- 5:00 PM**. This year's summit explores the growing nationwide movement by houses of worship to develop their land into affordable homes and community amenities, and what the implications are for expanding racial equity. This event is free, but you must [register](#) to attend.

3D Printer Houses The recent announcement by Lennar Homes about their plans to build a 3D community in Austin, TX has taken this prototype concept to the next level. The first 3D homes are being constructed in Virginia and **HousingForward Virginia** has produced a fascinating video on our statewide progress, and the potential for how this exciting concept might address housing costs and affordability. We encourage you to watch [HousingX - 3D Printer House](#).