

A Housing Strategy for FY 2011 and Beyond

Priorities for
Addressing the
Continuum of Housing
Needs *in FY 2011*

Affordable Housing Advisory Committee
January 11, 2010

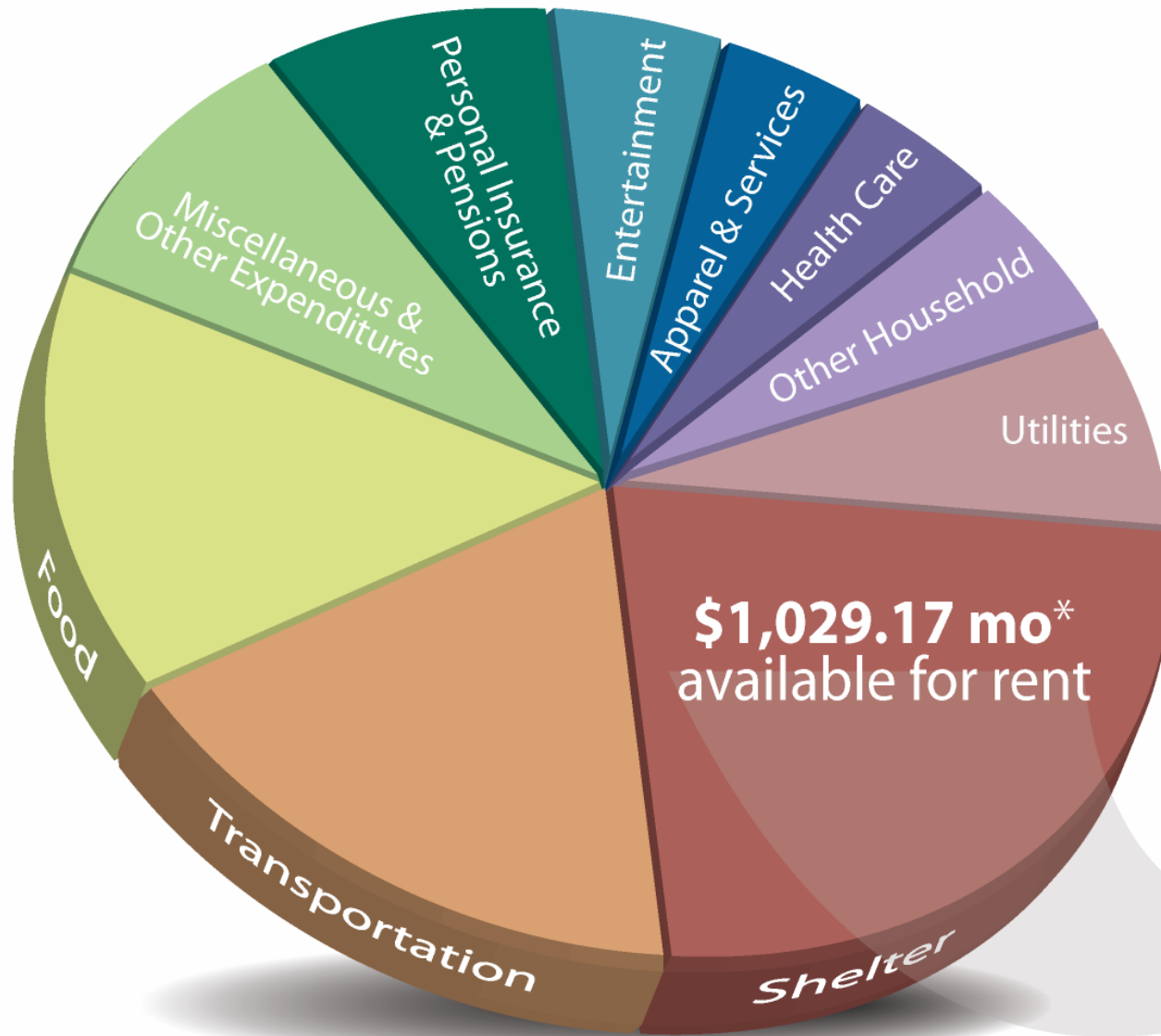
Fairfax County's investment in affordable housing: A record of success


- Preserved 2,376 units over 5 years, approximately a third of which have prevented homelessness for extremely low-income households
 - 70 percent of preserved units serve very low and extremely low-income households
 - A total of 1,416 units were preserved by private sector developers, including non-profit and for-profit organizations. The seven private sector projects supported by the Penny Fund brought **nearly \$182 million** worth of investment into the county
- Partnerships created to provide housing for school teachers, school bus drivers, fire fighters and nurses
- FCRHA consistently rated “High Performer” by HUD
- In FY 2009, the average household income served in the FCRHA's major rental housing and tenant subsidy programs was \$26,477, or 29 percent of AMI for a family of three: **extremely low-income**

Unmet Housing Needs Still Exist

- The Ten Year Plan has identified 2,650 additional units needed to end homelessness
- GMU's 2008 Workforce Housing Study projects the need for 63,660 net new rental and ownership units, affordable at up to 120% of AMI, through 2025 based on projected job growth
- Between 2002 and 2008, a total of approximately 9,305 rental housing units affordable at 70 percent of the AMI and below were lost to rising rents, redevelopment, and condominium conversions.
- Current FCRHA and CSB waiting lists have over 12,000 households in need of housing

Income Available for a Fairfax County Family to Spend on Housing



 Based on a household gross income of **\$50,000 yr** (49% of AMI for a family of four)

 Breakdown doesn't include childcare **\$1,324 mo****

 Compared to Fairfax County Average Rent **\$1,479 mo**

Sources: 2008 CES, 2006-2008 ACS, 2009 NACCRRRA

* Based on a renter household earning \$50,000 gross income per year; Assumes a tax rate of 21.5%.

**One infant in full-time childcare

A Comprehensive Housing Plan

- Affordable housing serves people at all ages and all stages of life in Fairfax County
- These households form a continuum of housing needs from 0-120% of AMI (up to \$123,240 for a family of four)
- For FY 2011, the county will focus on serving those with the greatest housing needs
- For the near future, the county will develop a more comprehensive plan with multiple strategies to address housing needs along the entire continuum

A Housing Blueprint

Focus on Families/Individuals Below 30% AMI

- Reflects consensus that the county's priority for the near future should be to focus on those with the greatest need
- Supports the 10 Year Plan to Prevent and End Homelessness
- Proposes short-term rental assistance "Bridge Program"
- Supports important projects in the pipeline

Goals of the Housing Blueprint

- Prevent and End Homelessness in 10 Years
- Provide Affordable Housing Options to Those with Special Needs
- Reduce the Waiting Lists for Affordable Housing by Half in 10 Years
- Produce Workforce Housing Sufficient to Accommodate Projected Job Growth

Special Subcommittee Recommendations

- Special Subcommittee reconvened to develop priority recommendations for new county funding in FY 2011
- Recommendations based on Advisory Committee-endorsed Housing Blueprint
- Total of **\$10,110,400** in *urgent, critical, and important* priorities recommended

Funding Recommendations for FY 2011 - *URGENT*

- Urgent: **\$7,118,400**

- Bridge Program
 - Homeless – 48 families/individuals: **\$842,400***
 - Waiting List – 364 very low income households: **\$3,276,000***
- Lincolnia Senior Facility
 - Rehabilitation/replacement of assisted living facility: **\$3,000,000**

**Indicates need for on-going support beyond FY 2011*

Funding Recommendations for FY 2011 - *Critical*

- **Critical: \$500,000**

- Residences at North Hill Park (Mount Vernon District)
 - Predevelopment funding for construction of 67 units: **\$500,000**
 - 20 rental units for extremely low-income households
 - 67 homeownership units for low-income households

Funding Recommendations for FY 2011 - *Important*

- **Important: \$2,492,000**

- Non-profit affordable housing development
 - Support the development of up to 100 new units: **\$2,367,000**
- Home Share Program
 - Establish and fund home sharing program for seniors: **\$125,000**

Resources Gap Beyond 2011

- Now is the time to plan for long-term housing needs
- One-time federal stimulus funding for foreclosure prevention and rental assistance will end
- Currently there is no county funding for new acquisition or production of multifamily rental housing
- Not all resources are financial!

Regulatory Tools For Housing

- Revisit Recommendations of the High Rise Affordability Panel
 - Commercial/Industrial zoned land
 - Regulatory toolbox
 - Reduction/flexibility on parking requirements
 - Reduction of processing time
 - Moderation/waiver of fees
- Expedite Adoption of the RSU/SRO Amendment to the Zoning Ordinance

Recommendations

- Re-affirm support the Housing Blueprint for 2011
- Endorse FY 2011 funding priorities for recommendation to the Board of Supervisors
- Endorse regulatory tools recommendations
- Assign a subcommittee of the Advisory Committee to work with county staff to identify potential sources of reliable revenue for housing for FY 2012 and beyond