

# A Housing Strategy for FY 2011 and Beyond

Addressing the  
Continuum of Housing  
Needs

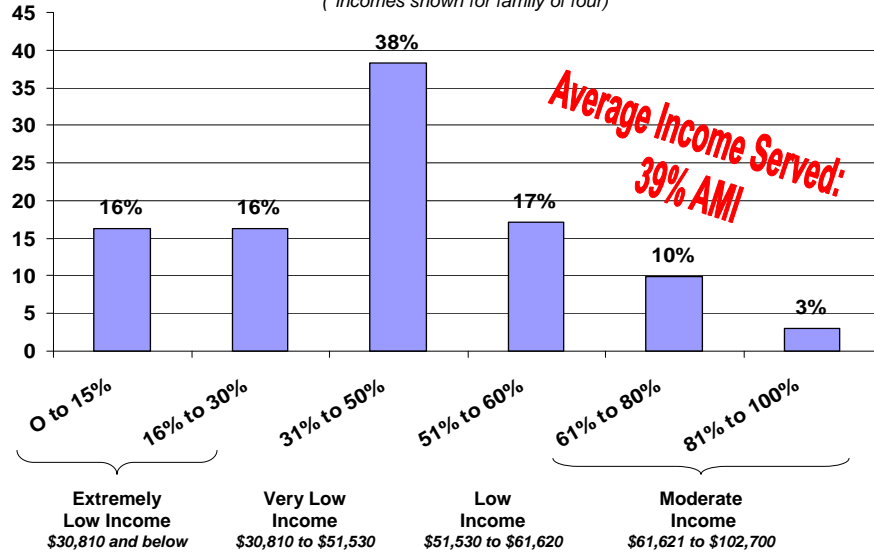
Fairfax County Affordable  
Housing Advisory Committee  
December 11, 2009

## 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

**Households Living in Preserved Rental Units: By Percentage of Area Median Income\***  
**All Funding Sources - Snapshot: April – September 2009**

(\*incomes shown for family of four)



**Note:** Includes units preserved using all funding sources, including the Penny Fund, HOME, CDBG and the Housing Trust Fund.

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## 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
- Current FCRHA and CSB waiting lists have over 12,000 households in need of housing

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## 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

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## 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

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## 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
- Provide Incentives for Workforce Housing to Accommodate Projected Job Growth

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## 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!

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## 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

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## Recommendations

- Support the Housing Blueprint for 2011
- Assign a subcommittee of the AHAC to work with county staff to identify potential sources of reliable revenue for housing for FY 2012 and beyond

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