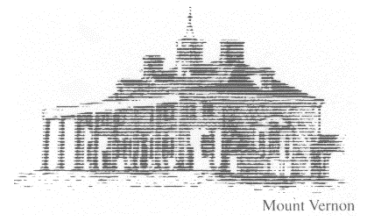




Dan Storck

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Request Expedited Processing for PCA/CDPA/FDPA 2000-MV-046 Aventon Holdings I, LLC. Board Matter June 23, 2020

The pending application Proffer Conditions Amendment/Conceptual Development Plan Amendment/Final Development Plan Amendment PCA/CDPA/FDPA 2000-MV-046 is an application to amend the proffers and conditions, the conceptual development plans, and the final development plans associated with rezoning application RZ-2000-MV-046. The Applicant, Aventon Holdings LLC, proposes to amend the proffers approved pursuant to RZ 2000-MV-046 in order to permit application of remaining multifamily residential units available under the Comprehensive Plan for this area. This application is scheduled to go before the Planning Commission for a hearing date of July 8th, 2020.

The proposed multifamily building will be seven stories and contain up to 379 multifamily units. The proposed building design compliments the existing multifamily structures to the south of the Property, while being respective of nearby single-family uses. It also promotes a contemporary urban design adjacent to the Huntington Metro Station.

The plan promotes use of transit (Metrorail and bus), other high-occupant vehicle commuting modes, walking, biking, and teleworking, all to reduce automobile trips. The Applicant has proffered a Transportation Demand Management Plan, has an outlined dedicated Sustainable Design Plan for the buildings, an Invasive Species Plant Management Plan, tree preservation and soil remediation to satisfy cultural requirements for trees, shrubs, and groundcovers.

Finally, this project will create 44 workforce dwelling units in this development, furthering Fairfax County's goal of providing more affordable housing.

Therefore, I move that the Board of Supervisors authorize expedited processing of the pending Proffer Conditions Amendment/Conceptual Development Plan Amendment/Final Development Plan Amendment PCA/CDPA/FDPA 2000-MV-046 for a Board of Supervisors hearing date of July 28, 2020.

Please note that this motion should not be construed as a favorable recommendation on the application by the Board and does not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, adopted standards, or proffers. This action in no way prejudices the substantive review of the application.

Attachment: MVCCA Resolution in Support



JEFFREY C. MCKAY
CHAIRMAN

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Joint Board Matter

Chairman McKay
Supervisor Foust
Supervisor Storck

June 23, 2020

As we continue to address the impact of COVID-19 and the associated impact on employment in our community, low and moderate income families in particular are increasingly at risk of falling behind on rent and mortgages, and eventually eviction and even homelessness. While the steps the County, our housing authority, our nonprofit partners, and our community are taking are making a critical difference, the time has come to look at additional steps we can take to sustain and even expand these efforts in the coming months.

Therefore, We:

- Move that the Board direct staff to develop a **Housing Partnership Pledge**. Similar to work done in Chicago, we plan to convene leadership from our landlord and lender community to develop a pledge to provide relief for borrowers and tenants impacted by COVID-19, asking them to voluntarily defer actions such as foreclosures and evictions, and providing grace periods for payments.
- Move that the Board direct the Department of Housing and Community Development, in partnership with other appropriate County agencies, develop new guidelines for **Emergency Rental Assistance**, to provide for a requirement that landlords receiving such assistance certify that, in exchange for accepting the payment on a renter's account from the County, they will work in good faith to help the tenants maintain their housing and will contact the County prior to filing a legal action. In addition, we should explore asking landlords receiving emergency rental assistance to waive late fees dating to April 1.
- Move that the Board request that the Redevelopment and Housing Authority explore what **additional flexibilities** it may have in its programs to provide emergency rental assistance.



Chicago Housing Solidarity Pledge

Through this pledge, Chicago's leading residential housing lenders and landlord associations stand with all Chicagoans by affirming they may provide deferred payments and other relief for eligible renters and mortgage borrowers who demonstrate a significant financial impact from the COVID-19 pandemic.

Like cities across the country, Chicago faces an unprecedented challenge from COVID-19. The COVID-19 virus has threatened the health and well-being of residents across the City – particularly in Chicago's black and brown communities. Many residents have lost their jobs or seen their hours reduced. Faced with these challenges, residents have asked what the City of Chicago will do to help ensure the stability of their housing.

It is in the interest of everyone – renters and landlords, homeowners and lenders – to provide a clear answer to this question. The Chicago Housing Solidarity Pledge brings the City's lenders and landlords together to help address the unprecedented housing challenge that the City faces during this emergency period.

We encourage residents – both borrowers and renters – who remain able to pay their mortgage or rent to continue doing so, while at the same time borrowers and renters who are facing financial hardships must reach out directly to their mortgage servicer or landlord to work out a plan that suits their needs.

Housing Lenders

Lenders affirm they may provide the following for eligible mortgage borrowers on a case-by-case basis and consistent with applicable guidelines who demonstrate a significant financial impact from the COVID-19 pandemic:

- **Grace Period for Mortgage Payments:** Offer deferred payments with repayment terms that avoid immediate repayment at the end of the deferral period.
- **Suspension of Foreclosures:** Provide relief from foreclosure filings until May 31, 2020.
- **Neutral Reporting to Credit Agencies:** No reporting late payments to credit reporting agencies, consistent with applicable guidelines, for residential borrowers taking advantage of COVID-19-related relief, provided that loans that were delinquent prior to the deferral will continue to be reported as delinquent.
- **No Late Fees for Missed Payments:** Provide relief from mortgage-related late fees.

Landlords

Landlords affirm they may provide one or more of the following for eligible renters on a case-by-case basis who demonstrate a significant financial impact from the COVID-19 pandemic:

- **Grace Period for Rent Payments:** Offer deferred payments with repayment terms that avoid immediate repayment at the end of the deferral period.
 - **Written Repayment Plans:** Permit renters with a missed rent payment to amortize the repayments over time.
 - **No Late Fees for Missed Payments:** Provide relief from rent-related late fees.
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Chicago Partners

