



Affordable Housing Preservation Task Force Recommendations

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Task Force Purpose

- To provide actionable preservation policies and tools consistent with One Fairfax and best practices.
- To address 3 pressures facing market affordable rental homes:
 1. Demolition of older market affordable apartment complexes and their redevelopment into high-end residential communities;
 2. Renovation and/or “repositioning” of previously affordable properties into higher rent properties; and
 3. Rent increases that outpace the rise in household incomes.

Process



Equity Focus



Task Force Members



Resources

Definitions

Market Affordable Housing

Considered to be affordable to households earning 60% of the area median income (AMI) or below *without* enforceable rent or income restrictions.

Committed Affordable Housing

Properties or units with rents and incomes served that are restricted by deed restriction or zoning requirements.

Recommended Countywide Preservation Goals

The following are the Task Force's recommended, aspirational goals:

- Goal 1:** Preserve the affordability of approximately 9,000 market affordable multifamily units at 60% AMI and below through *physical preservation* and *use preservation*.
- Goal 2:** Preserve the affordability of committed affordable multifamily buildings and units when affordability covenants are set to expire for buildings/units with an average of 60% AMI and below, as well as ADU/WDU units at 80% AMI and below.
- Goal 3:** Preserve through a combination of means the affordability of the approximately 1,750 housing opportunities that exist in manufactured housing communities.

Strategic Categories

- I. Preservation Need, Goals and Resources
- II. Development Strategies and Financing Tools
- III. Land Use Policies and Recommendations
- IV. Institutional Capacity, Community Awareness and Legislative Priorities
- V. Other Considerations
- VI. Recommendations Regarding Manufactured Housing Communities

Strategic Category - Section A: Preservation Need, Goals and Resources

Highlights

- Adopt Market and Committed Affordable Preservation Goal (A1)
- Definitions and target priorities and characteristics (A3)
- Commit equivalent of additional half penny for preservation (A5)



Strategic Category - Section B: Development Strategies and Financing Tools

Highlights

- Create a preservation set-aside fund (B1)
- Create acquisition and market affordable funds (B2)
- Develop “early warning system” (B3)



Strategic Category - Section C: Land Use Policies and Recommendations

Highlights

Authorize Comp Plan amendment **by July 2021** that considers:

- Preservation policy, definitions, characteristics (C1)
- Affirms preservation need and importance (C2)

Additional land use recommendations such as:

- Prioritization of properties (C3)
- Affordability analysis (C4)
- Reviewing Zoning Ordinance (C5)
- Outreach process (C6)



Strategic Category - Section D: Institutional Capacity, Community Awareness, & Legislative Priorities

Highlights

- Foster engagement through culturally competent approach (D1)
- Work to raise bond volume cap available to FCRHA (D3)
- Advocate federally for LIHTC “10-year rule” flexibility (D5)



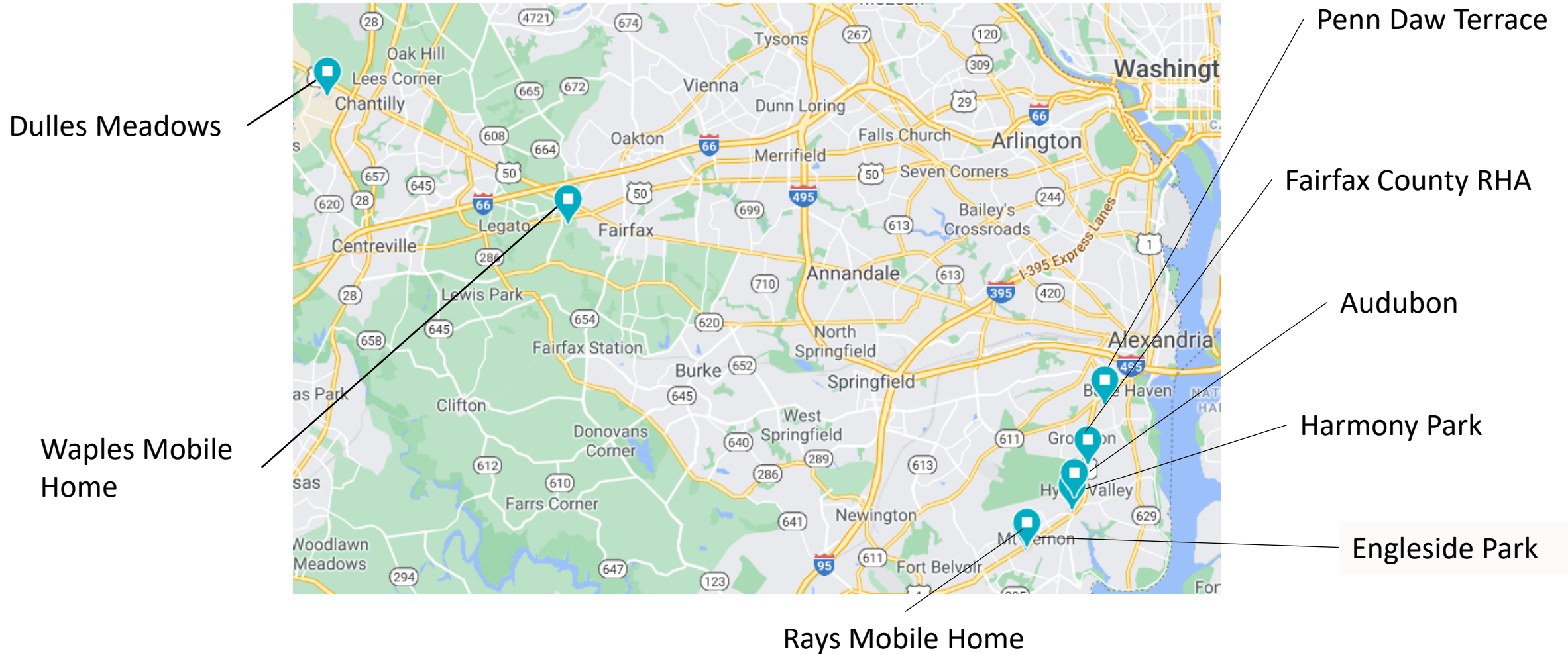
Strategic Category - Section E: Other Considerations

- Partner with Health, Housing and Human Services Chief Strategist and Chief Equity Officer to:
 - Identify strategies to provide equitable opportunities
 - Provide support services with affordable housing communities
 - Including education, training, digital resources, childcare, etc.

Strategic Category - Part III: Manufactured Housing Communities

- Present unique challenges and opportunities:
 - Often serve as affordable housing and home ownership
 - Housing units/communities may have deteriorating conditions
 - Unique ownership and occupant arrangements

Strategic Category - Part III: Manufactured Housing Communities Continued



Strategic Category - Part III: Manufactured Housing Communities Continued

Highlights

- Convene a standing manufactured housing task force **no later than July 2021** (MH1) that:
 - Is central vehicle for manufactured home & preservation issues
 - Conducts outreach and resident education (MH2/MH6)
 - Researches and informs recommendations (MH3/MH4)
 - Develops 1:1 replacement (MH5)
 - Develops reserve fund (MH8)
- Implement affordability analysis (MH9)

Additional Resources Summary

- Add equivalent of a half penny for preservation sources (A5)
 - Create a preservation set-aside fund (B1)
 - Strike/acquisition fund and market affordable fund (B2)
- ADU/WDU preservation fund sources (B4)
- Dedicated staff member to focus on preservation (D4)
- Third-party survey of market affordable and prioritization (A2)

Preservation Tracking Metrics

Tracking metrics should be developed by the Board's Affordable Housing Advisory Committee (AHAC)

With the approval of the Board tracking metrics should be reported out regularly via the Affordable Housing Dashboard

<https://www.e-ffordable.org/affordable-housing-dashboard>

Next Steps - Board Actions

- Approval of Preservation Task Force Recommendations
- Authorization of Manufactured Housing Task Force
- Authorization of Comprehensive Plan Amendment - Preservation

Questions?