



AFFORDABLE HOUSING ADVISORY COUNCIL

Meeting Agenda

October 7, 2022; 9:30am – 11:00am

Fairfax County Government Center - Room 232

1. Welcome and Call to Order – Kerrie Wilson & Richard Sullivan (10 Minutes)
 - a. Welcome New AHAC Members
 - i. Tara Ruskowski (Faith Community)
 - ii. Nicole Wycliffe (Lee District)
 - iii. Paul Zurawski (Springfield District)
 - b. BOS Reappointments in October 2022
 - i. Cookie Blitz – (Disability Services Board)
 - ii. Richard Kennedy – (Redevelopment & Housing Authority)
 - iii. Jerry Poje – (Human Services Council)
2. AHAC Consent Agenda (5 Minutes)
 - a. [Minutes of the AHAC Meeting – May 20, 2022](#)
 - b. Appointment of Executive Committee and Special Subcommittees
 - i. Homelessness Committee
 - ii. Finance/Budget Committee
 - iii. Legislative Committee
 - iv. Preservation Committee
 - v. Communication/Engagement Committee
 - vi. New Development
3. AHAC Homelessness Committee Discussion (20 Minutes)
 - a. Homelessness Committee Report – Eleanor Vincent and John Boylan
 - b. Review of Zoning Amendment / Board Matter – Tom Fleetwood
4. Affordable Housing Preservation Recommendations (20 Minutes)
 - a. [Preservation Update and Recommendations](#) – Brianne Fuller
 - b. [Manufactured Housing Update](#) – Regina Coyle
5. Legislative and Budget Priorities Discussion – All Members (15 Minutes)
 - a. Board of Supervisors [Draft Legislative Priorities for 2023](#)
 - b. Fairfax County Budget Timeline FY2024
 - i. **See Information Timeline Information Below*
6. Other Business (10 Minutes)
7. Upcoming Meetings (5 Minutes) **See Calendar Below*



AFFORDABLE HOUSING ADVISORY COUNCIL

Fairfax County Budget Cycle Information

BUDGET CYCLE



- OCTOBER 11, 2022**
FY 2022 Carryover Review will be approved by the Board of Supervisors
- Note: No FY 2023 Mid-Year Review*
- MARCH 21, 2023**
FY 2023 Third Quarter Review submitted to the Board of Supervisors
- MAY 2, 2023**
FY 2023 Third Quarter Review approved by the Board of Supervisors
- JULY 25, 2023**
FY 2023 Carryover Review submitted to the Board of Supervisors
- SEPTEMBER 26, 2023**
FY 2023 Carryover Review approved by the Board of Supervisors

AFFORDABLE HOUSING ADVISORY COUNCIL

Affordable Housing Advisory Council Important 2022 Meeting Dates

| | July | July | Aug | Aug | Sept | Sept | Sept | Sept | Oct | Oct | Oct | Oct | Oct | Oct | Nov | Nov | Nov | Dec | Dec |
|--|--|------------|-----|------------|------|------------|------------|------------|-----|-----|-----|-----|------------|-----|-----|-----------|-----|-------------|------------|
| AHAC Full Council | | | | | | | | | | 7 | | | | | | | | | |
| AHAC Exec Committee | | 29 9:30 | | 26 9:30 | | 16 9:30 | | | | | | | 21 9:30 | | | 4 9:30 | | | |
| Homelessness Task Force | This workgroup will meet virtually each week on Mondays from 9:30 AM until 10:30 | | | | | | | | | | | | | | | | | | |
| Continuum of Care Committee | 14 2:00 | | | | | | | | | | | | 12 2:00 | | | | | | |
| BOS Housing Committee | | | | | | | | 30 9:30 | | | | | | | | | | 22 11:00 | |
| BOS Legislative Committee | | | | | | | 20 9:30 | | | | | | 18 9:30 | | | | | 22 9:30 | |
| BOS Land Use Policy Committee | | | | | | | | 4 1:30 | | | | | | | | | | 22 1:30 | |
| BOS Full Board Meeting | | | 2 | | 13 | | | | | 11 | | | | | 25 | 1 | | | 6 |
| BOS General Assembly Work Session | | | | | | | | | | | | | | | | | | | 13 3:00 |

Affordable Housing Advisory Council Membership

6-Oct-22

| APPOINTMENT | TERM | | | | |
|--|---|--------------------------------|--------------------------------|--------------------------------|---------------|
| | July 1, 2021- June 30, 2022 | July 1, 2022- June 30, 2023 | July 1, 2023- June 30, 2024 | July 1, 2024- June 30, 2025 | |
| | Four Year Co-Chair Term | | | | |
| | Four Year Co-Chair Term 2¹ | | Four Year Co-Chair Term | | |
| | Even year Term | Even Year Term | | Even Year Term | |
| | Odd Year Term | | Odd Year Term | | |
| Appointed by the Board of Supervisors | | | | | |
| 1 | Co-Chair Appointed by Chairman | Kerrie Wilson | Wilson | Wilson | Wilson |
| 2 | Co-Chair Appointed by Chairman | Rip Sullivan Jr. | Sullivan Jr. | | |
| 3 | Braddock | Molly Bensinger-Lacy | Molly Bensinger-Lacy | Molly Bensinger-Lacy | |
| 4 | Dranesville | RJ Narang | RJ Narang | RJ Narang | |
| 5 | Hunter Mill | Gwendolyn Minton | Nancy Socher | Nancy Socher | |
| 6 | Lee | | Nicole Wickliffe | Nicole Wickliffe | |
| 7 | Mason | | Vacant | | |
| 8 | Mt. Vernon | Keary Kincannon | Keary Kincannon | | |
| 9 | Providence | Joe Mondoro | Joe Mondoro | | |
| 10 | Springfield | Michael Perez | Paul Zurawski | | |
| 11 | Sully | A. J. Zaman | A. J. Zaman | | |
| Appointed by the Director of the Department of HCD, Confirmed by the Board of Supervisors | | | | | |
| 12 | Business, Economic Development, Health | Steven Woolf | Steven Woolf | | |
| 13 | Business, Economic Development, Health | John Boylan* | John Boylan | John Boylan | |
| 14 | Business, Economic Development, Health | Ava Nguyen* | Ava Nguyen | Ava Nguyen | |
| 15 | For-Profit Real Estate Industry | Nick Bracco* | Nick Bracco | Nick Bracco | |
| 16 | Affordable Housing Developer/Owner | Shelley Murphy | Shelley Murphy | Shelley Murphy | |
| 17 | Advocacy Group | David Levine | David Levine | David Levine | |
| 18 | Advocacy Group | Eleanor Vincent | Eleanor Vincent | | |
| 19 | Financial Institution | | Vacant | | |
| 20 | Faith Community | Jon Smoot | Tara Ruskowski | Tara Ruskowski | |
| 21 | Consumer Appointee | | Vacant | | |
| 22 | Consumer Appointee | | Vacant | | |
| Confirmed by the Board of Supervisors | | | | | |
| 23 | Disability Services Board | Cookie Blitz | Cookie Blitz | | |
| 24 | Redevelopment and Housing Authority | Richard Kennedy | Richard Kennedy | | |
| 25 | Human Services Council | Jerry Poje* | Jerry Poje | | |
| 26 | Community Action Advisory Board | Ken McMillon | Ken McMillon | Ken McMillon | |
| 27 | Alliance for Human Services | Joe Fay | Joe Fay | Joe Fay | |
| 28 | Northern Virginia Affordable Housing Alliance | Michelle Krockner* | Michelle Krockner | Michelle Krockner* | |
| 29 | NAACP | Mary Paden | Mary Paden | Mary Paden | |
| 30 | Advisory Social Services Board | Alice Foltz | Alice Foltz | | |
| 31 | Community Services Board | Jennifer Adeli | Jennifer Adeli | | |
| 32 | Fairfax County Public Schools School Board | | Vacant | | |
| 33 | Planning Commission | Julie Strandlie | Julie Strandlie | | |
| 34 | Health Care Advisory Board | Marlene Blum | Marlene Blum | | |
| 35 | Human Rights Commission | Eduardo Conde | Eduardo Conde | | |
| 36 | Chair of Continuum of Care Committee | Maura Williams | Maura Williams* | | |

¹Co-Chair Terms to Last Four Years on Opposing Two Year Cycles

Staff to the Affordable Housing Advisory Council:

Regina Coyle
571-595-2054
Regina.Coyle@fairfaxcounty.gov

Malia Stroble
Malia.Stroble@fairfaxcounty.gov

Affordable Housing Advisory Council - Committee Membership List

Executive Committee

| | | | | |
|----------------|------------------|----------------------|-------------|-------------|
| Kerrie Wilson | Richard Sullivan | Rev. Keary Kincannon | Jerry Poje | John Boylan |
| Maura Williams | Eleanor Vincent | Michelle Krocker | Joe Mondoro | Ava Nguyen |
| Nick Bracco | | | | |

Homelessness

| | | | | |
|-------------|-----------------|------------------|--------------|----------------------|
| John Boylan | Eleanor Vincent | Nicole Wickliffe | Cookie Blitz | Rev. Keary Kincannon |
| Jerry Poje | Alice Foltz | Tara Ruskowski | Ken McMillon | |

New Development

| | | | | |
|------------------|----------------|------------------|-------------|----------------|
| Michelle Krocker | Tara Ruskowski | Nicole Wickliffe | Joe Mondoro | Shelley Murphy |
| Jerry Poje | Ken McMillon | | | |

Preservation

| | | | | |
|--------------|----------------|------------------|-------------|--------------|
| Nancy Socher | Shelley Murphy | Nicole Wickliffe | Joe Mondoro | David Levine |
| Mary Paden | Ken McMillon | | | |

Fair Housing

| | | | | |
|--------------|--------------|------------|--------------|----------------------|
| Cookie Blitz | Marlene Blum | Mary Paden | Ken McMillon | Molly Bensinger-Lacy |
|--------------|--------------|------------|--------------|----------------------|

Rent Burden/Tenant Protections

| | | | | |
|---------------|-------------|--------------|------------------|--------------|
| Kerrie Wilson | Alice Foltz | David Levine | Nicole Wickliffe | Nancy Socher |
| Ken McMillon | | | | |

Budget/Finance

| | | | | |
|--------------|----------------|-------------|------------------|--------------|
| Joe Mondoro* | Tara Ruskowski | John Boylan | Nicole Wickliffe | Ken McMillon |
| Marlene Blum | | | | |

Legislation/Policy

| | | | | |
|---------------|------------------|-----------------|-----------------|--------------|
| Kerrie Wilson | Michelle Krocker | Cookie Blitz | Eleanor Vincent | Alice Foltz |
| Jerry Poje* | Marlene Blum | Shelley Murphy* | Mary Paden | Ken McMillon |

Local Process Improvement

| | | | | |
|-------------|--------------|-----------------|--------------|--|
| John Boylan | David Levine | Eleanor Vincent | Ken McMillon | |
|-------------|--------------|-----------------|--------------|--|

Communications/Outreach/Messaging

| | | | | |
|---------------|------------------|--------------|------------------|----------------------|
| Kerrie Wilson | Michelle Krocker | Nancy Socher | Nicole Wickliffe | Molly Bensinger-Lacy |
| Jerry Poje | Ken McMillon | | | Rev. Keary Kincannon |

AHAC MEMBER SURVEY

Results as of October 5, 2022

Affordable Housing Advisory Council

18
Responses

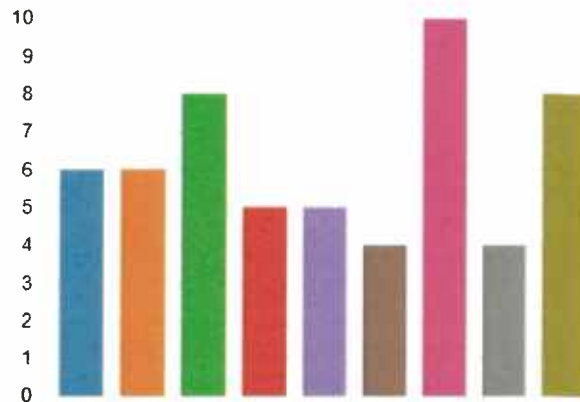
07:14
Average time to complete

Active
Status

2. Please select up to three areas from AHAC's Charter/Work Plan that you are most interested in participating or contributing your expertise/time.

More Details

| | | |
|---|---------------------------------------|----|
|  | New Development | 6 |
|  | Preservation | 6 |
|  | Homelessness/Continuum of Care | 8 |
|  | Fair Housing | 5 |
|  | Rent Burden/Tenant Protections | 5 |
|  | Budget/Finance | 4 |
|  | Legislation/Policy (Local, State F... | 10 |
|  | Local Process Improvement (Pla... | 4 |
|  | Community Outreach/Messaging | 8 |



New Development – Michelle K. – Tara R.- Jerry P – Joe M. – Shelley M.- Nicole W.- Ken M.

Preservation – Nancy S. – Joe M. – Shelley M. – David L. – Nicole W. – Mary P.- Ken M.

Homelessness – Tara R.– Cookie B.– Jerry P –Alice F.– Keary K. – John B.– Eleanor V. – Nicole W.- Ken M.

Fair Housing - Cookie B – Molly B-L – Marlene B. – Mary P.- Ken M.

Rent Burden/Tenant Protections – Kerrie W. – Nancy S. – Alice F. – David L. – Nicole W. -Ken M.

Budget Finance – Tara R. - Joe M.- John B. – Nicole W.- Ken M.

Legislation/Policy – Kerrie W. – Michelle K – Cookie B.- Jerry P – Marlene B – Alice F.- Shelley M. – Eleanor V. – Mary P.-Ken M.

Local Process Improvement – John B. – David L. – Eleanor V- Ken M.

Communication/Outreach/Messaging - Kerrie W. – Michelle K. - Molly B-L – Jerry P – Nancy S. – Marlene B. – Keary K. – Nicole W.- Ken M.

3. Topics of Interest/Future Learning

Fair Housing – Land Use and Zoning (needed policy reforms) - FCPS & Park Authority Linkage

Faith Community Linkage – Northern Virginia Community College Linkage – Scope of AHAC issues

Connection to federal transportation resources and infrastructure legislation - Housing waiting lists (how and when advertised) - DR. Woolf's sharing his intersectionality expertise – Density Policy – Service support for residents – Fair Housing- New Development and Zoning Policies – More Conversation on the need to preserve and foster communities, including mobile home communities, where people get services and social networks - support community formation-Zoning and Planning Commissions

4. Knowledge Sharing /Mentoring – Positive Responses-

Overall positive responses - Greater structure needed to onboard new members – Annual member survey to assess individual and collective output and commitment towards achieving our vision – Pairing and Sharing

5. Comments/Ideas for Improvement

Educate Community about economic importance of housing our hourly-wage earners within our community

Monthly communications to the BOS – Post AHAC official communications online - ensure external experts are welcomed to participate in workgroups -Linkage to Economic Self-Sufficiency – Ensure Connections to AHAC Work Plan – Leverage our connection to immigrant communities and allied groups – AHAC focus areas: 1) Funding needed to grow the housing pipeline and 2) Regulatory changes to reduce cost and shorten timeframe for production – Importance of a Strategic Communications Plan – organize members by district, then add more supporters to advocate for affordable housing. Need to counter NIMBY's messages with positive messages about future growth and diversity. – Zoning has not been looked at in detail. It appears that areas are zoned for single family homes condos and townhouses, more than that of affordable apartment buildings, especially close to transportation hubs, such as subway stations and major bus lines. -



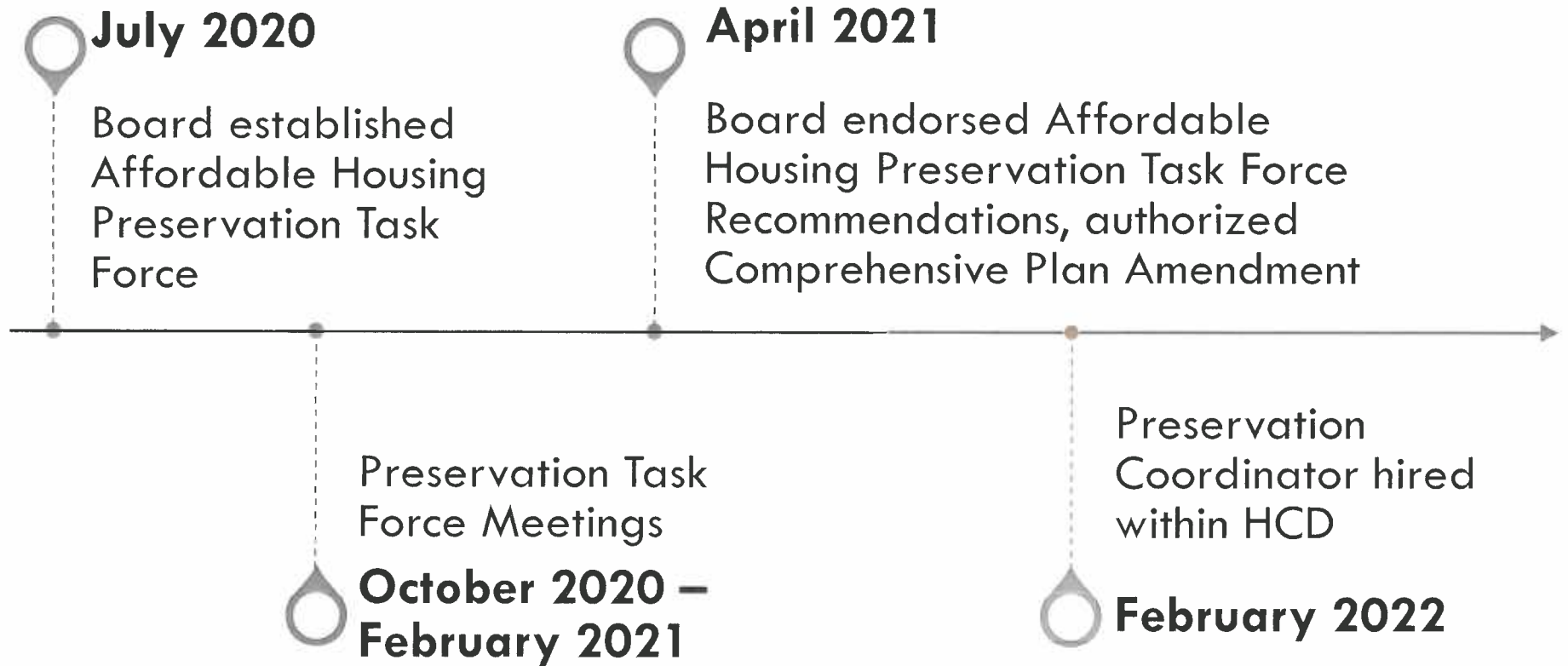
Affordable Housing Advisory Council Meeting

Affordable Housing Preservation Update

Brianne Fuller, Associate Director, Preservation
Affordable Housing Development Division
Department of Housing and Community Development (HCD)

October 7, 2022

Background



Comprehensive Plan Amendment

- Proposed Comp Plan Amendment adds to the County's current housing preservation and development tools, such as financial tools
- Various methodologies were tested to identify proposed approach
- Text Amendment drafted to incorporate one-for-one affordable unit replacement:
 - Update text to incorporate policy language
 - Land use process incentives
- Reviewing potential complementary land use incentives

Testing Methodologies

Analyzed database of diverse market affordable properties



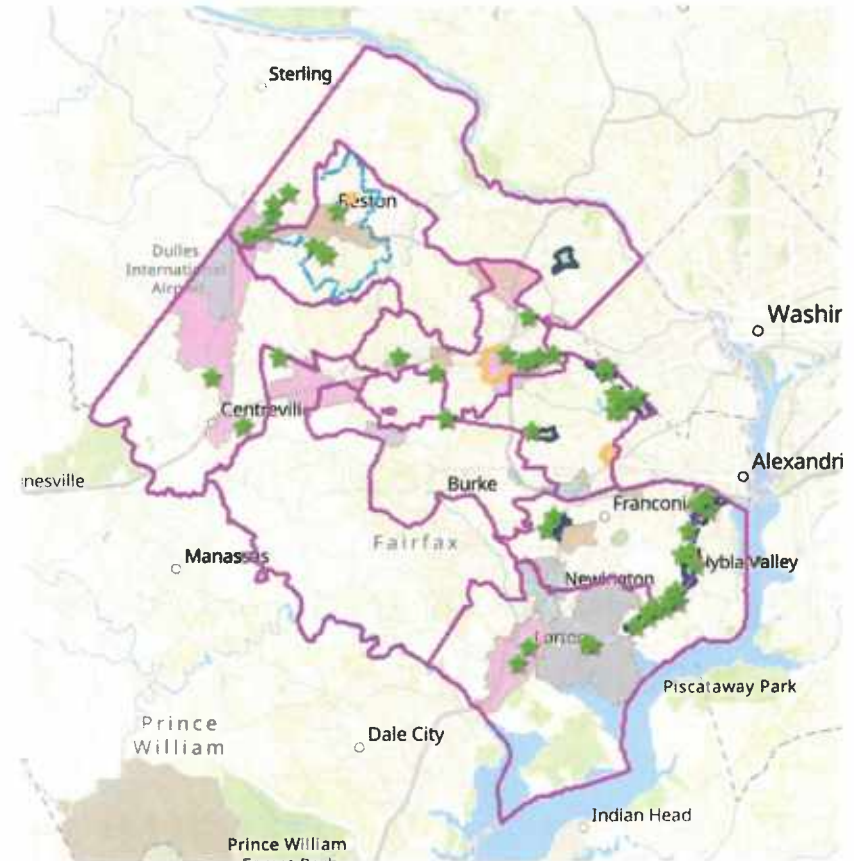
Tested methodologies for providing bonus density on different site types



Bonus density approaches did not consistently produce desired results



Concluded that a flexible approach to applying incentives is needed rather than a “one-size fits all” policy



*Market Affordable Properties in Fairfax County
(2019 survey)*

Comprehensive Plan Amendment Draft Text

Seeks to support one-for-one replacement of affordable units being redeveloped by:

- Conducting **affordability analysis** on each zoning case and proposed Comp Plan amendment
- Implementing a **flexible approach** by considering the unique attributes of each site
- Providing **potential density increases** above Comp Plan guidance without a Comp Plan amendment, if certain conditions are met

Comprehensive Plan Amendment Outreach

Community Meetings

- 3 virtual open house mtgs:
9/27, 10/6, 10/12
- Community Groups

Affordable Housing Groups

- AHAC: 9/16, 10/7
- Affordable Housing
Preservation Task Force

Land Use Committee Mtgs

- September: Hunter Mill
- October: Mt. Vernon,
Providence, Sully, Springfield
- November: Franconia

Industry Groups

- NVBIA/NAIOP: 10/21
- Land Use Attorneys
Working Group: 10/12

Comprehensive Plan Amendment Schedule

- Publication of Draft Plan Amendment [Documents](#): **September 2022**
- Community & Industry Engagement: **September - October 2022**
- BOS Housing Committee: **September 30, 2022**
- PC Housing Committee: **October 20, 2022**
- Staff Report Publication: **November 2022**
- Planning Commission Public Hearing: **December 8, 2022**
- Board of Supervisors Public Hearing: **January 24, 2023**

Recent Properties Preserved

TOTAL PRESERVATION UNITS: 1,321



Landings I and II

- Acquired by AHC
- \$3M Blueprint
- \$7.8M Amazon REACH
- 292 units

Colvin Woods

- Acquired by AHC
- \$15M Blueprint
- 259 units

Cityside

- Acquired by Lincoln Avenue Capital
- Amazon financing
- 570 units

Murraygate

- Renovated by FCRHA
- 200 units

Progress on other Preservation Task Force Recommendations: Highlights

Early Warning & Quick Response to Opportunities

Early Warning System:

- Monitoring CoStar multifamily property listings to identify properties with rents that may be affordable to households at or below 60% AMI
- Evaluating preservation opportunities

Quick Response: RFQ to identify qualified preservation partners

- Outlines framework for consistency in preservation deals
- Includes pre-qualification requirements aligned with local funding qualifications
- Creates pool of potential partners to market opportunities to and facilitates quick action

Next Steps

- **Explore potential land development incentives** for preservation:
 - Drafting a fee waiver policy for committed affordable units
 - Granting preservation properties the same status as projects in revitalization districts
 - Amending Zoning Ordinance regulations to facilitate preservation
- **Gather affordability expiration dates** for committed affordable properties
- **Recommend capital strategy for strike/acquisition fund** for preservation
- Authorize **Manufactured Housing** Comprehensive Plan Amendment

Questions/Comments

DRAFT September 1, 2022

Preservation of Affordable Housing

ADD: Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Housing Element, as amended through February 23, 2021, Countywide Objectives and Policies, pages 7:

“Objective 6: Redevelopment should preserve existing market and committed affordable rental housing units.

- Policy a. Ensure no net loss of affordable housing units within redevelopment to the extent practicable.
- Policy b. Provide incentives for the development and financing of affordable housing preservation projects.
- Policy c. Consider additional on-site density or intensity in accordance with the definitions and suggested practices set forth in Appendix 2 to retain market and committed affordable housing units.
- Policy d. Prioritize the preservation of committed affordable units that have affordability covenants expiring within ten years.
- Policy e. For any proposed Comprehensive Plan amendment or zoning application review that proposes redevelopment of existing multifamily residential units, conduct an affordability analysis through the Department of Housing and Community Development to 1) identify existing affordable housing onsite and 2) understand the potential impacts of the proposed redevelopment on the existing affordable housing, such as a reduction in the number of affordable units or modification to the income tiers served.”

DRAFT September 1, 2022

Guidelines for Affordable Housing Preservation

ADD: Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Housing Element, as amended through February 23, 2021, Appendices, page 12:

“APPENDIX 2

GUIDELINES FOR AFFORDABLE HOUSING PRESERVATION

Fairfax County has a significant stock of privately-owned market-affordable multifamily rental properties, which is shrinking due to rental market price increases, repositioning, renovation, and redevelopment of the affordable units. Preservation of affordable units when infill development or redevelopment (see Plan Glossary for definitions of “infill” and “redevelopment”) occurs is one tool for the County to utilize in achieving no net loss of affordable units.

Market-affordable multifamily rental housing properties include four or more units with average rents considered to be affordable to households earning 60 percent of the Area Median Income (AMI) and below, in which the rents are not regulated but are set by the private property owners. Absent any long-term affordability commitments, market-affordable developments can be lost to redevelopment or repositioning of the asset, leading to the displacement of existing residents and to community fragmentation. The County has committed to a goal of no net loss of these market-affordable units, and should preserve the affordability of market-affordable multifamily rental housing units to the extent practicable.

Committed affordable multifamily rental housing properties include units with restrictions to serve households earning 80 percent AMI and below. The rents of privately-owned committed affordable units, which are controlled by deed restrictions, zoning requirements, or other similar restrictions, are for terms generally in the range of 15 to 50 years. As terms expire, committed affordable units will be at risk of being converting to market rate units. The County should extend expiring affordable commitments of units, such as those under the County’s Affordable Dwelling Unit (ADU) Ordinance and Workforce Dwelling Unit (WDU) Policy, with the goal of one-for-one replacement of affordable units.

The departments of Housing and Community Development and Planning and Development should evaluate the potential for one-for-one replacement in any proposed development or redevelopment of market and committed affordable units based on the unit type and size, income levels served, and total unit counts, as well as other county goals such as revitalization of an area. While the objective is no net loss of affordable units, it is recognized that this may not be fully possible in all circumstances. In these situations, deviations from the one-for-one replacement goal and/or additional public and private resources for affordable housing may be evaluated. Any residential development proposal seeking to preserve units through redevelopment would not need to provide additional workforce dwelling units per Appendix 1, provided that the

number of preserved units exceeds that which would otherwise be expected under the WDU policy.

Additional Residential Density/Intensity

Additional residential densities or intensities above the Plan recommendation may be considered in development proposals that commit to long-term preservation (30 or more years), as an incentive to preserve or replace existing affordable multifamily rental housing units. The potential benefit of the preservation relative to the number and type of units preserved, the income levels served, and/or the strategic importance of the units relative to other factors, such as transit accessibility or financial feasibility of the preservation should be considered as part of any proposed development seeking additional density or intensity. The appropriate amount of additional density or intensity will be determined on a case-by-case basis based on the ability of the project to meet the following performance criteria as well as other applicable site-specific and countywide recommendations of the Comprehensive Plan. Except where otherwise noted in the Area Plans, the additional density or intensity provided in a development in adherence to this policy is excluded from the plan's maximum density or intensity recommendations. Additional density or intensity will have to meet the Zoning Ordinance standards, including maximum density or intensity with applicable bonuses.

Development projects seeking the additional density or intensity should demonstrate that compatibility with existing and planned surrounding development should be achieved in accordance with Objectives 2, 8 and 14, as well as Appendix 9, of the Land Use Element of the Policy Plan. High quality building and site design, and transitions between uses are essential to achieve a compatible land use relationship and mitigate impacts between uses. Building height above the recommended maximum designated in the Area Plans should only be considered if necessary to accommodate the inclusion of the additional density or intensity needed to accommodate preservation.

The analysis of the proposals also should demonstrate that impacts to the environment, schools, parks, heritage resources, transportation systems, and other public facilities, including from additional density or intensity, will be addressed.”

Human Services

Affordable Housing and Homelessness Prevention *[TO BE UPDATED IN FUTURE DRAFT]*

Support state funding and actions to increase the availability of affordable housing options and prevent homelessness, including expanded investments in tools and programs to address affordable housing needs, particularly in high cost-of-living areas like Northern Virginia, and to mitigate evictions resulting from the economic impacts of the COVID-19 pandemic.

Affordable housing is critically important for all Virginians, but obtaining it is particularly challenging in Northern Virginia, where housing is increasingly out of reach for low- and moderate-income earners. Fairfax County is already experiencing a deficit of 31,000 affordable rental homes, and the gap between the need and the supply will grow considerably without new approaches for expanding housing availability and affordability. It is anticipated that 15,000 net new units affordable to households earning 60 percent of area median income and below will be needed by the year 2034. Development and preservation of affordable housing is most critical for small families, individuals with disabilities, and seniors.

The devastating economic effect of COVID-19 has exacerbated this looming crisis, placing many individuals and families at risk of eviction in Fairfax County, including communities of color who are disproportionately impacted by the pandemic. Prior to the pandemic, 45 percent of Fairfax County renters were already cost-burdened and spent at least 30 percent of their household income on rent. Cost-burdened renters who have lost jobs or had their incomes reduced as a result of the ongoing economic upheaval face greater barriers in paying for housing, making them more vulnerable to evictions. While there has been some short-term rental assistance funding and moratoriums to prevent evictions, the pandemic's financial impact will have long-term and pervasive consequences. Therefore, new substantial and sustained federal and state investments in programs and resources that enable renters to keep their housing is essential in preventing an eviction crisis and a resulting surge in homelessness in the community. Funding to mitigate the impacts of the pandemic on affordable housing must be in addition to the sizable resources already needed to address the existing affordable housing crisis in Northern Virginia.

The Commonwealth should:

- Support substantially increasing funding for the Virginia Housing Trust Fund to \$125 million, as well as increasing the funding cap that each development can request. This is essential to create and preserve affordable housing and reduce homelessness in Northern Virginia, where housing affordability poses substantial challenges for the economic competitiveness of the region, creating potentially negative impacts to the Commonwealth overall.
- Expand resources available to ensure legal assistance and aid to tenants facing eviction, including outreach and prevention services for potential beneficiaries.
- Expand the pool of resources available for down payment assistance, as down payment costs are a major barrier to homeownership for low- and moderate-income earners.
- Enhance and create more state-funded housing tax credits and rental assistance programs for individuals with disabilities and people experiencing homelessness, such as the Livable Homes Tax Credit, State Rental Assistance Program (SRAP), Virginia Homeless Solutions Program (VHSP), and previously provided Housing Choice Vouchers.
- Increase funding for permanent supportive housing units (allocated based on the size of the population served) for individuals with severe mental illness, substance use disorder, and developmental disabilities.
- Consider changes to state law to protect residents of mobile home parks, including more assistance with relocations, expanded notification requirements (for both tenants and localities), and increased timelines. *(Updates and reaffirms previous position.)*