

Fairfax County Affordable Housing Advisory Council Preservation and Production

Break Out Group and Talking Points

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The Affordable Housing Advisory Council (AHAC) was established in June 2021 to replace the Affordable Housing Advisory Committee and create a formalized council to advise the ***Fairfax County Board of Supervisors regarding the county's progress on the preservation and new development of affordable housing opportunities.*** Originally formed in 2005 to provide oversight for the administration of funds in the original "Penny for Affordable Housing Fund," AHAC has been instrumental in establishing important housing initiatives such as the [Housing Blueprint](#) and the [Communitywide Housing Strategic Plan](#).

Recognizing that housing is foundational for all, the purpose of AHAC is to provide recommendations to the Board of Supervisors, consistent with the One Fairfax policy, regarding:

- Implementation and achievement of the Communitywide Housing Strategic Plan
- County resource requirements identified in annual Budget Guidance and other documents that guide affordable housing development and preservation
- Policies and programs that synthesize, support, and promote county efforts related to housing affordability and homelessness

Fairfax County adopted the goal of creating a minimum of 10,000 new homes by 2034. Further the County is committed to no net loss of existing affordable homes.

[Fairfax County Affordable Housing Dashboard](#)

2024 Workplan

1. Support for affordable housing projects in the pipeline:
 - Dominion Square (closed)
 - Residences at Government Center
 - Somos
 - Fair Ridge at West Ox - PSH
 - 6121 Franconia Road
2. Support for FCHRA Redevelopment Projects:
 - Little River Glen I and IV
 - Stonegate Village

3. Support for Other Projects Financed:
 - Penn Daw Fire Station
 - East County
 - Telestar Court
 - Lamb Center - PSH
4. Support for Preservation Comp Plan Amendment and Updated Relocation Guidelines
5. Align progress with preservation and production with communication and budgeting. Need for financial resources and gap financing more than ever.
6. What are our asks through the budget process? Especially as the County is anticipating a shortfall this year (early figure is \$300M)
7. Asks around expedited process for AH developers?
8. Tax Abatement, tax freeze, tax-increment financing (TIF) - used in Mosaic.
9. AH Preservation Strike Fund
10. Project-based vouchers continue to be important as they can be underwritten in a development deal.
11. Can we have big asks - Fairfax County float a bond for affordable housing?
12. What other big ideas will help ah developers?
13. How do we engage other institutional partners to participate in affordable housing—hospitals, faith communities, business community, other?
14. Long term - what Zoning initiatives can the County undertake to improve development and preservation initiatives.
15. Regarding messaging, Nick's colleague, Thom Amdur, "give me a problem your community is facing and I can tell you how affordable housing can help solve it."
16. Open Q & A with AHAC Break Out Group Members (Developers) to ask about how the development process "works" and what resources Fairfax brings to the table to make projects happen.

Other resources for new AHAC Members:

[Affordable Housing 101](#) - Fairfax County
[Northern Virginia Affordable Housing Alliance](#)
[Corporation for Supportive Housing](#)
[Virginia Housing Alliance](#)