

Fairfax County Federation of Citizens Associations
RESOLUTION
Endorsing TWELVE RECOMMENDATIONS of the FAIRFAX COUNTY
AFFORDABLE HOUSING PRESERVATION COMMITTEE
(Membership Approved 3/31/05)

WHEREAS the Fairfax Affordable Housing Preservation Committee, appointed by Board of Supervisors Chairman Gerald Connolly in August, 2004, completed twelve recommendations for preserving affordable/workforce housing at its final meeting on January 21, 2005, and

WHEREAS the Fairfax County Board of Supervisors “accepted and referred to staff for immediate implementation” all twelve recommendations at its meeting of January 24, 2005:

1. Dedicate **one penny of the real estate tax rate** to the preservation of affordable housing effective in Fiscal Year 2006.
2. Revise the **Fairfax County Comprehensive Plan** to provide development flexibility and incentives for projects that include affordable/workforce housing, and to broaden the definition of affordable/workforce housing.
3. Provide a **tool box of incentives for preservation**, which include zoning and regulatory flexibility and financing techniques. Provide **form-based zoning options** and **overlay districts** to enable certain design standards to facilitate development approvals.
4. Create an **Affordable Housing “SWAT” team**, comprised of business and community stakeholders holders and County staff, **and fund an ombudsman position** at the Department of Housing and Community to prevent the loss of at-risk affordable housing.
5. Develop incentives to encourage the owners of existing Affordable Dwelling Units to record a new covenant to **extend the control period of the unit to 30 years** and/or **re-start the control period** when they sell to a new owner.
6. Development incentives to encourage the preservation of affordable units in **condominium conversions** within existing affordable garden apartment stock in the County.
7. Establish a working group to develop recommendations on how to restructure **Virginia’s Low Income Tax Credit** and increase the usage of the **Federal Low Income Housing Tax Credit** program, with an emphasis on preservation.
8. Support (General Assembly) **House Joint Resolution Number 719** directing the Virginia Housing Commission to study the authority of localities to provide incentives to preserve affordable housing.

9. Support the establishment of the **Governor's Virginia Community Development Bank** and specific Virginia General Assembly bills that will expand the Bank to urban areas like Fairfax County.
10. Revise Affordable Dwelling Unit Ordinance (ADU) to **extend the control period** to 30 years for new ADUs.
11. Broaden the use of **accessory dwelling units** as a way to effectively expand the affordable stock at little or no cost to meet a range of housing needs.
12. Establish an **advocacy and public education campaign** to promote the need for affordable/workforce housing and the public-private resources to fully fund these recommendations.

THEREFORE, BE IT RESOLVED that the Fairfax County Federation of Citizens Associations endorse the twelve Preservation Committee proposals unanimously endorsed by the Board of Supervisors of January 24, 2005, and referred by the Board to staff for immediate implementation.