



The Mount Vernon Council of Citizens Associations, Inc.

P.O. Box 203, Mount Vernon, VA 22121-9998

<http://www.mvcca.org>

Supervisor Dan Storck
Planning Commissioner Walter Clark

November 17, 2022

Dear, Supervisor Storck and Commissioner Clarke,

Ref: Affordable Housing Preservation MVCCA Resolution

The MVCCA received a presentation from the Affordable Housing Development Division in early November. We had an opportunity to ask numerous and after receiving the answers we have determined that this new policy is simply not ready for publication.

Our resolution below shares our position, and we ask that you also seek more clarity of this proposed new policy. Furthermore, we ask that you ensure that low and affordable housing is equally distributed throughout the county.

Regards,

Katherine Ward

Katherine Ward
Cochair
MVCCA

CC: Brianne Clohessy Fuller

Attached: MVCCA Resolution Affordable Housing Preservation

MOUNT VERNON COUNCIL OF CITIZENS' ASSOCIATIONS (MVCCA)
AFFORDABLE HOUSING PRESERVATION RESOLUTION
P&Z-2022-02

WHEREAS: Twenty-six percent of Fairfax County's committed affordable rental homes are in the Franconia and Mount Vernon Districts.

WHEREAS: Fifty-one percent of Fairfax County's market affordable rental homes are in the Franconia and Mount Vernon Districts.

WHEREAS: The definition of "committed affordable rental homes" are those properties or units with rents and incomes served that are restricted by means such as a deed restriction, zoning requirements, LIHTC (low-income housing tax credit) regulations, or land use restriction agreements.

WHEREAS: The definition of "market affordable rental homes" are those considered to be affordable to households earning 60% of the area median income (AMI) or below – without enforceable rent or income restrictions.

WHEREAS: The Average Medium Income (AMI) for a family of four in Fairfax County is defined as approximately \$142,000 for 2022.

WHEREAS: The County planning staff, based on the recommendations of the Affordable Housing Preservation Task Force is recommending changes to the comprehensive plan as follows: "an additional objective to preserve existing affordable units, and a second Appendix to provide additional guidance". See attached for the detailed changes.

WHEREAS: The Mount Vernon Council of Citizen's Associations (MVCCA) listened to the proposed plan by the Fairfax County Staff and were left with significant concerns which still require clarification.

THEREFORE, BE IT RESOLVED that the Mount Vernon Council of Citizen's Associations (MVCCA) believes that there should be an equal distribution of affordable rental units throughout the nine magisterial districts in Fairfax County.

THEREFORE, BE IT FURTHER RESOLVED, the Mount Vernon Council of Citizen's Associations (MVCCA) cannot support this proposal at this stage without greater explanation on its impact to the Mount Vernon District.

Approved unanimously by the MVCCA General Council Nov 16, 2022

