



The Mount Vernon Council of Citizens Associations, Inc.

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

<http://www.mvcca.org>

Supervisor Storck
Mount Vernon District Supervisor

Commissioner Clarke
Mount Vernon Planning Commissioner

Ref: MVCCA Resolution regarding Affordable Housing Preservation Policy

Dear Supervisor Storck and Commissioner Clarke,

Feb 6, 2023

The MVCCA appreciates the County's interest in creating a policy that will improve the housing opportunities for all citizens within the County. As our resolution below spells out there are many aspects of the new policy we support. There are additional actions we feel the county should take to improve the lot in life for citizens.

First and foremost, the County needs to analyze where individuals actually work. By having this information the County will be better equipped to develop affordable housing units near workplaces. Furthermore, the County needs to create more training centers throughout the county so individuals can develop better paying job skills. Finally, it is important that the new affordable housing stock be County-wide, not just concentrated in districts currently with large stocks of affordable housing.

The County must start offering means for individuals to purchase homes. This can be made available by also incentivizing developers to build for sale units not just rentals.

Regards,

Katherine Ward

Katherine Ward
Cochair
MVCCA

Attached: MVCCA Resolution on Affordable Housing Preservation Policy PZ 2023-01

A MOUNT VERNON COUNCIL OF CITIZENS' ASSOCIATIONS (MVCCA)
AFFORDABLE HOUSING PRESERVATION POLICY RESOLUTION P&Z-2023-01

WHEREAS: The County planning staff, based on the recommendations of the Affordable Housing Preservation Task Force is recommending changes to the comprehensive plan to ensure there is no net loss to the number of affordable housing units;

WHEREAS: The County estimates it needs 10,000 new affordable housing units county wide;

WHEREAS: Developers will be offered incentives to develop more affordable units such as allowing increased density for market rate units;

WHEREAS: The affordable housing preservation amendment will prioritize providing affordable units which are expiring within the next 10 years;

WHEREAS: The Mount Vernon District has over twenty-six percent of Fairfax County's distribution of affordable units countywide;

WHEREAS: Development proposals should demonstrate impacts to environment, schools, parks, transportation and infrastructure when densities are changed;

WHEREAS: Development proposals should incorporate Relocation Assistance Plans to support existing tenants when redevelopment occurs;

WHEREAS: Fairfax County's Communitywide Housing Strategic Plans states that affordable housing should be located as close as possible to employment opportunities.

THEREFORE, BE IT RESOLVED, the Mount Vernon Council of Citizen's Associations (MVCCA) supports:

1. density increases around BRT and metro stations,
2. providing support and assistance for homeownership,
3. updating the market affordability inventory every two years countywide to ensure a more equitable distribution of affordable and workforce dwelling units throughout the County,
4. determining where individuals work now and are pursuing future employment to ensure that affordable housing is located near these centers,
5. combine workforce skill improvement and learning centers throughout the County so under employed individuals can live near their work.

Passed by the MVCCA General Council Jan 25, 2023