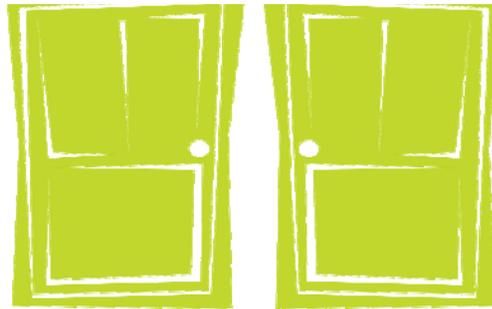


City of Falls Church, Virginia

Affordable Housing Policy



Building Better Lives

Approved By City Council
February 11, 2013

CITY OF FALLS CHURCH
300 Park Avenue, Falls Church, Virginia 22046

CITY COUNCIL

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Affordable Housing Policy Workgroup Member Biographies

Donald Brobst, Co-Chair	Mr. Brobst is former Chair of the City of Falls Church Housing Commission and the Affordable Housing Fund Committee. He is an employee at FIRST Robotics and is a substitute teacher for Falls Church Public Schools. He is a resident of the City of Falls Church.
Craig Cheney, Co-Chair	Mr. Cheney is former Chair and current member of the City of Falls Church Human Services Advisory Board. He is also the past Chair and member of the Falls Church City School Board. He is a resident of the City of Falls Church.
Ronald Brousseau	Mr. Brousseau is former Chair and current member of the Board of Directors of the Friends of Falls Church Homeless Shelter. He also served as a member of several advisory committees in the City and Fairfax County. He is a resident of the City of Falls Church.
Tom Clinton	Mr. Clinton is the Commissioner of the Revenue for the City of Falls Church. He is a member of several organizations in the City, including the Village Preservation and Improvement Society. He is a resident of Falls Church.
Claire Dunne	Ms. Dunne is the City's representative to the Fairfax Area Disability Services Board. She has a long history of working on behalf of those who are disabled. She is a resident of the City of Falls Church.
Lindy Hockenberry	Ms. Hockenberry serves on the City of Falls Church Planning Commission. She is also former Vice Mayor and member of the Falls Church City Council. She retired from the Falls Church school system. She is a resident of the City of Falls Church.
Julio Idrobo	Mr. Idrobo is a member of the City of Falls Church Housing Commission. He is also a Realtor with Keller Williams and is Circulation Manager with the Falls Church News Press. He is a resident of Falls Church.
Tori McKinney	Ms. McKinney is a member of the City of Falls Church Housing Commission. She also volunteers with the Falls Church City schools. She is a Realtor with Keller Williams. She is a resident of the City of Falls Church.
Ed Novak	Mr. Novak is a member of the City of Falls Church Affordable Housing Fund Committee. He is also the President of Nova Habitat Incorporated, a real estate development firm. He is a Maryland resident.
Steve Sprague	Mr. Sprague is current Chair of the City of Falls Church Housing Commission. He also serves on the Affordable Housing Fund Committee and is a former board member of the Falls Church Housing Corporation. He retired from the Department of Housing and Urban Development. He is a resident of the City of Falls Church.
Lawrence Webb	Mr. Webb is a former member of the City of Falls Church City Council. He also serves on the Board of the Department of Correctional Education. He is the Assistant Dean of Admissions at the University of Mary Washington. He is a resident of the City of Falls Church.

TABLE OF CONTENTS

Statement of Core Principles and Intents.....	1
Tangible Support for Affordable Housing.....	2
Affordable Dwelling Unit	
Policy Objectives for New Development	4
Regional Approach	4
Education and Awareness	5

APPENDICES

Appendix A - Programs, Services and Funding for Affordable Housing.....	6
Appendix B - Affordable Housing in City of Falls Church and Surrounding Areas	12
Appendix C - Stakeholder Roles and Responsibilities	13
Appendix D - Glossary	14

Affordable Housing Policy 2013

Statement of Core Principles and Intents

The Affordable Housing Policy outlines the City of Falls Church's strategy to address the diverse housing needs of its current and future populations by encouraging and actively supporting a mix of housing types and price levels. The preservation and creation of affordable housing development is an integral part of the City's overall comprehensive planning process. The scope of the policy encompasses integrating affordable housing into both existing residential neighborhoods as well as new mixed development designed for residential and commercial use. The policy seeks to provide an adequate stock of affordable housing in proximity to employment, public schools, transportation, and community centers. Moreover, the Policy strives to ensure the housing stock includes some affordable units for sale and for rent that meet social equity goals and legislation, in order to sustain the viability and diversity of our community.

Housing is considered to be affordable when the household pays no more than thirty percent (30%) of gross income for all housing costs including utilities. Target income groups for affordable housing are up to eighty percent (80%) of area median income. Target income groups for affordable workforce housing are up to one hundred twenty (120%) of area median income.

***Vision Statement
Adopted by City Council
on November 27, 2006***

In 2025, Falls Church is a small city that respects its citizens and provides personal attention to meeting their needs. It is a wonderful place to live, work, and shop, offering diversity in housing, amenities, and services. Its historic charm reflects the stewardship of residents and their local government. It is built on a human scale, where visitors and residents alike can find everything they need while experiencing the fabric of life in a friendly, close-knit community. Falls Church is a shining example of a city that has been able to retain the benefits of small town life, while remaining financially sustainable and a full participant in one of our nation's most dynamic metropolitan areas.

The provision of affordable housing is not an entitlement, but a partnership effort, based on the coordination and participation of several key stakeholders including: the City government, local neighboring jurisdictions of Arlington and Fairfax, private sector developers, public institutions at the federal, state, and local levels, non-profit organizations, City businesses, and recipients.

Two priorities have been identified for the Affordable Housing Policy. The first priority is to preserve the existing committed affordable housing and affordable market rate housing within the City. Further loss of existing committed or market affordable housing will be detrimental to achieving the goals of this Policy.

The second priority is to create additional affordable housing solutions. This will be accomplished through substantive, creative partnerships with non-profit organizations and faith-based communities working with identified priority populations generally within existing buildings, and private for-profit and non-profit housing developers for the provision of affordable dwelling units generally within new multifamily residential or mixed-use projects.

While maximizing opportunities for affordable housing, every attempt will be made to create and preserve affordable housing options for people in need including low-income households, City workforce, seniors, people with disabilities or special needs, families with children and the homeless. The policy recognizes both the specific requirements of each of these groups and the limited City resources to attend to them. Therefore, the City will periodically assess ways to maximize affordable housing while still addressing the needs of specific groups.

It is important to consider all options for increasing the supply of affordable housing in the City. The preferred strategy is to develop committed affordable housing that is inclusionary and distributed within developments and throughout the City.

Tangible Support for Affordable Housing

This policy recognizes the role of City Council, on behalf of City residents, to commit resources to the preservation and creation of new affordable housing. The City Council should consider dedicating sustainable annual revenue to the Affordable Housing Fund. The City needs a dedicated pool of resources, to take action when opportunities arise to preserve affordable housing units. The fund may also be used to invest in projects that will create new affordable housing within the City or near our borders.

Within the context of the City's urban planning process and preparation of Area Development Plans, this Policy also recommends that City Council assign relevant staff and commissions the task of reviewing the City's zoning code and development incentives. The goal of this review is to identify zoning and incentive measures that promote affordable housing in the City, and to prepare legislation for subsequent adoption by City Council. These zoning modifications and incentives will cover all priority population groups and all types of housing. Businesses based in the City are encouraged to become partners in this effort, as a means to identifying affordable housing solutions for their employees.

City of Falls Church, Department of Human Services will submit an annual report by January 1 to City Council detailing the current status of affordable housing and the effectiveness of this policy in creating additional affordable housing solutions. The report will quantitatively analyze changes to the stock of affordable housing, arranged by income level, type of housing solution, priority population group and other relevant factors. The report will be posted on the City of Falls Church website for public review prior to adoption by the City Council.

An example of this research is that two properties that were considered market rate affordable for many years (Merrill House apartments and Lee Square apartments) are no longer affordable as the market demand for rental units has skyrocketed in the past several years, resulting in a net loss of 274 (Lee Square 115 units and Merrill House 159 units) affordable housing units. These two cases demonstrate the need to preserve affordable market rental units in the City before they become lost. City funding to the AHF would be used for keeping projects, such as the Fields apartments, affordable.

A central tenet of this policy is to establish and monitor long-term targets for the preservation and expansion of affordable housing solutions in the City. The following table summarizes the current baseline, sets targets and timeframes and illustrates the strategies and tools available to achieve them.

Numeric Targets for Key Measures

Measure	Current Stock	Target and Timeframe	Strategies and Tools to Meet the Targets
Preserve current stock of affordable market rate rental units in the City	224 units	Preserve 224 units through 2022	Advocacy, purchase of existing units, provide incentives such as tax credits, use Affordable Housing Fund (AHF) for investments, partner with organizations to sustain or expand number of units
Preserve current stock of affordable committed rental units in the City	221 units	Preserve 221 units through 2022	Advocacy, purchase of existing units, provide incentives such as tax credits, use AHF for investments, partner with organizations to sustain or expand number of units, secure state and federal financial support
Preserve current stock of affordable owned units in the City	25 units	Preserve 25 units through 2022	Advocacy, purchase existing units, provide incentives such as tax credits, use AHF for investments, partner with organizations to sustain or expand number of units
Increase the number of affordable housing units in the City	470 units	Increase the current stock by 150 units by 2022	Redevelopment, provide a density bonus, special zoning exceptions, reduce development fees, tax incentives, include as part of City planning process and Area Development Plans, use AHF for investments, partnership with developers, faith communities, etc, at least 6% of newly developed units will be committed affordable or a cash contribution equivalent

As part of the Consolidated Plan, every five years the City prepares a comprehensive assessment that identifies demographic and economic changes, unmet community needs and changes in the provision of basic services, including housing. The assessment includes carrying out community forums, conducting surveys, and gathering input from developers and services providers. The results of the five-year assessment combined with the annual status report on affordable housing will be used by the City to periodically fine tune its affordable housing strategy and targets.

Affordable Dwelling Units in New Development

The development of new multi-family apartment buildings or condominiums presents a key opportunity for increasing the stock of affordable housing, and specifically affordable dwelling units (ADUs), in the City. For the purpose of this policy, an Affordable Dwelling Unit (ADU) is a single-family house or condominium, either for-purchase or for-rent, for which the City agrees with the developer or owner to sell or rent at a price below market value to a households with incomes between 50 to 80 per cent of the Area Median Income. Affordable Housing generally refers to both affordable dwelling units and workforce housing. One intent of this policy is to provide City negotiators with the maximum flexibility necessary in order to attain (or surpass) the target for increasing the number of ADUs. City management and staff will take in to consideration the following parameters when negotiating with developers for ADUs:

- In general, a requirement of six per cent (6%) minimum of new units based on by right development will be provided as ADUs in each new multifamily housing development. The City may negotiate for a percentage above the six per cent (6%), depending on prevailing market forces and the unmet demand for ADUs. The specific additional percentage will depend on a variety of factors to each project, such as rental or sale of units, size, location and other characteristics. City negotiators should undertake a reciprocal approach to negotiations with developers to ensure benefits accrue to both parties. Negotiable items for achieving greater than 6% ADUs include, but are not limited to partnerships, zoning, density, taxes, bonuses, reduction in fees and tax abatements. While the City prefers that the unit sizes and types be proportionately the same as the entire development, it recognizes possible tradeoffs with regard to amenities and placement of ADUs.
- When the City determines that a financial contribution in lieu of new units is in its best interest for meeting Affordable Housing targets, negotiators will ensure the City receives a cash contribution that reflects the fair market value of the units. The decision of whether the City receives the ADUs, a financial contribution, or a combination thereof, is at the sole discretion of City Council. The policy also directs negotiators to achieve proportionately more ADUs or financial contributions when the City provides additional concessions. (For example, if the City allows greater density, the expectation is that the City will gain an additional percentage of the final allowable units, or cash payment.) In all instances, the City will seek a win-win agreement that balances the project's financial feasibility with substantive consideration for concessions to the developer.
- During negotiations, the City will make necessary efforts to ensure the compensation from the developer, in ADUs or in cash, is consistent with surrounding jurisdictions, in order to preserve the City as a desirable, revenue-neutral location for investors and developers.

Regional Approach

In some cases a regional approach may be the best alternative for achieving the City's affordable housing objectives. The Policy directs the City to work with developers, government entities and other interested parties to maximize access to affordable housing for City residents and

workforce in the surrounding jurisdictions. This would allow the City to commit funds to new affordable housing projects near the City borders that would benefit City Residents, those who work for the City or its Schools, and those who may work within City businesses.

Education and Awareness

The City will raise awareness of the intrinsic value of having a mix of housing that serves all economic strata of residents within its borders. The affordable housing policy supports the City's goals to attract the businesses that residents want, to maintain a world class school system, and to provide the finest City services. Moreover, the policy recognizes that individuals employed in the businesses, schools and service sector often struggle to live near their places of work. In addition to securing investments in affordable housing, it is incumbent upon the City to inform the population about the contribution that affordable housing makes to the overall health of the community.

Also, persons interested in acquiring affordable housing need to have access to information on the current affordable housing stock, upcoming opportunities, available programs to facilitate access to affordable housing and the qualifications for the various programs. The City will use available media and technology to ensure that information regarding the policy and programs is available on an on-going basis to interested citizens and developers.



Policy of Non-Discrimination on the Basis of Disability.

The City of Falls Church does not discriminate on the basis of disability in employment or in the admission, access to, or treatment in its services, programs or activities. Cindy Mester, with the City of Falls Church, 300 Park Avenue, Falls Church, Virginia, has been designated to coordinate compliance with the ADA non-discrimination requirements. The City of Falls Church is committed to the letter and spirit of the Americans with Disabilities Act. To request a reasonable accommodation for any type of disability call 703 248-5005, TTY 711.



Appendix A

Programs, Services, and Funding for Affordable Housing

The following overview summarizes the types of affordable housing programs and levels services provided by the City of Falls Church, as of September 2012.

Affordable Dwelling Unit (ADU) Program provides eligible low- and moderate-income households the opportunity to rent apartments or purchase condominiums and townhomes at a subsidized price. Currently there are 15 rental ADUs and 26 purchased ADUs in the program, and seven additional rental ADUs will be added in 2013. Priority for placement is given to seniors, residents, and people who work in the City of Falls Church. Funding is provided by the City of Falls Church and by developer contributions through special exception negotiations. The ADU program is very popular, and currently 34 eligible households are on the waitlist to rent or buy affordable homes.

Affordable Housing Fund (AHF) provides resources to maintain existing affordable housing and to develop additional affordable housing opportunities in the City for households with gross income less than 120% of the median income for the Washington Metropolitan statistical area. Resources for the AHF are currently generated through cash contributions from developers, however, in the future under this Affordable Housing Policy, funds will also be allocated by City Council. Non-profit, for profit and government organizations are awarded grants for site-specific projects, on the basis of a public, rolling application process.

Down Payment and Closing Cost Assistance (DPCC) Program provided first time homebuyers with incomes less than 80% of area median income with a second mortgage that covers up to \$20,000 of down payment and closing costs. All principal and interest payments are deferred until the home is resold. Funding was provided by a CDBG federal grant. The income restrictions placed on the DPCC funding were so low that buying a home with the program was not possible in 2011 or 2012. Housing and Human Services (HHS) did not apply for CDBG funding for this program in FY13.

Year	CDBG Funds	Households
FY12	\$ 0	0
FY11	\$ 0	0
FY10	\$20,000	1
FY09	\$40,060	2
FY08	\$86,585	5
FY07	\$45,332	2

Emergency Assistance Program helps residents who have experienced temporary setbacks by providing one- time financial assistance to cover unexpected emergencies, including rental assistance. Funding is provided by the City of Falls Church.

Year	City Funds	Households
FY12	\$1,387	4
FY11	\$2,450	7
FY10	\$1,415	2
FY09	\$1,540	4

First Time Homebuyers Program (FTHP) Funding of \$283,500 from the Affordable Housing Fund was awarded in FY 2012 to HHS for an expanded loan program. Maximum income limits were increased to 120% of AMI and loan amounts up to 20% of the purchase price. The loan is used to cover a portion of the down payment and all closing costs not paid by the seller up to a maximum of three discount points (reducing the mortgage interest rate). Based on a shared appreciation model, there is no interest or monthly loan repayment. At resale, the owner is required to repay the principal of the original subordinate loan, plus a proportionate share up to 20% of the difference between the original purchase price and the new sales price less the value of any seller's concessions at resale. This program makes first time homeownership a possibility for many working households in the City.

Year	FTHP Funds	Households
FY12	\$ 0	0
FY11	\$ 0	0

Rent Relief Program is available to income eligible City residents 65 years of age or older or who are permanently and totally disabled. Funding is provided by the City of Falls Church with an annual maximum benefit of \$1,700 as of 2012.

Year	City Funds	Households
FY12	\$4,600	3
FY11	\$3,285	3
FY10	\$4,500	4
FY09	\$6,000	5
FY08	\$3,400	4
FY07	\$6,472	8

Real Estate Tax Relief Program is available to income eligible City residents 65 years of age or older, or permanently and totally disabled persons, in order to help ease the burden of real estate taxes. Funding is provided by the City of Falls Church, and has a cap of \$2,000 annually in relief, which is provided in the form of either a tax deferral that comes due when the property is eventually sold or tax relief in which the taxes for that year are reduced. This Program is administered by the Treasurer's Office.

Year	City Funds	Households
FY12	\$99,794	41
FY11	\$70,693	40
FY10	\$73,676	49
FY09	\$70,000	23
FY08	\$70,568	46
FY07	\$78,714	54

Tenant Based Rental Assistance Program (TBRA) is a temporary subsidized housing and utilities program for low-income families. Priority is given to seniors, parents, residents, and people who work in the City of Falls Church. FY13 funding is provided by the City of Falls Church (\$40,500 for rental assistance), HUD Community Development Block Grant (CDBG) (\$2,195 for staff salaries), and Home Investment Partnerships Program (HOME) (\$10,885 for rental assistance). Due to federal cutbacks, grant funding for TBRA dropped 54% between FY12 and FY13. Demand for the program remains high with approximately 40 applicants annually.

Year	City Funds	HOME Funds	CDBG Funds (salaries)	Households
FY13(award)	\$40,500	\$10,886	\$2,195	Available 7/2013
FY12	\$40,495	\$61,681	\$14,994	12
FY11	\$40,457	\$34,005	\$15,000	11
FY10	\$40,294	\$26,222	\$10,000	12
FY09	\$40,210	\$47,447	\$5,000	14
FY08	\$34,830	\$51,741	\$5,000	18
FY07	\$40,476	\$51,485	\$17,500	21

City of Falls Church Tenant/Landlord Dispute Resolution is offered by HHS staff to all City homeowners and tenants. In FY11 the program handled 11 cases from City residents and 13 cases in FY12.

The following is a list of non-profit organizations, supported by City funding, that provide affordable housing or related services to area residents including those in the City of Falls Church.

Arlington Home Ownership Made Easy (AHOME) is a non-profit provider of credit and budget counseling, foreclosure prevention assistance and homeownership education. Funding is provided by CDBG. The City did not request funding in FY13.

Year	CDBG Funds	Households
FY13	\$ 0	0
FY10	\$ 1,064	1
FY11	\$ 1,639	4
FY10	\$ 958	7
FY09	\$ 1,899	2
FY08	\$ 2,333	7
FY07	\$11,457	25

Falls Church Community Services Council is a non-profit provider of emergency rental assistance, a food pantry, transportation, furniture, heating assistance, medical prescriptions, and clothing. The City provides support to these programs through the CDBG and Community Services Funds.

Year	CDBG Funds		Community Service Funds	
	Funding	Households	Funding	Households
FY13 (awarded)	\$3,030	Available 7/2013	\$11,000	Available 7/2013
FY12	\$3,738	12	\$12,600	30 persons food 36 furniture delivery
FY11	\$4,579	13	\$10,434	23 persons food 171 furniture delivery
FY10	\$2,000	6	\$12,600	9 persons food 72 furniture delivery
FY09	\$2,000	9	\$11,000 *	Transportation, clothing & insurance
FY08	\$749	3	\$10,100 *	Transportation, clothing & insurance

Falls Church Housing Corporation (FCHC) is a non-profit provider of affordable housing that owns and operates over 80 units in the Winter Hill and Virginia Village neighborhoods of Falls Church. Priority is given to seniors, persons with disabilities and Housing Choice Voucher holders. The City provides support through CDBG, Community Services Fund, in-kind services, and in FY2013, a HUD grant for \$190,000.

Year	City Funding*	CDBG Funding	Households
FY13	\$ 0	\$52,517 (Awarded)	Available 7/2013
FY12	\$ 0	\$8,230	15
FY11	\$ 0	CDBG-R \$22,408	34
FY11	\$45,000	\$0	0
FY10	\$55,000	\$0	0
FY09	\$55,000	\$0	0
FY08	\$105,000	\$0	0
FY07	\$105,000	\$0	0

*City funding was provided per contract agreement for FY 07-11.

The Fields of Falls Church is an affordable 96 unit apartment building, built with tax credits for low to moderate income households. Funding is provided through tax credits, which are due to expire in 2026.

Habitat for Humanity of Northern Virginia works with low income City residents to make home improvements and modifications. Funding is provided by CDBG, and donations.

Year	CDBG Funds	Households
FY13 (award)	\$43,000	Available 7/2013

Housing Choice Voucher (HCV), formerly Section 8, is the federal government's major program for assisting low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing. HCVs are administered to City residents by Fairfax County. Currently, demand for the program is so high that the waitlist of 28 eligible City applicants

has been closed since 2007, and the time spent on the list prior to receiving aid has been seven to eight years for high priority households. In FY13 there are 113 City households who benefit from the HCV program.

Rebuilding Together works with low-income City residents to make home improvements and modifications. The City provided support for these programs through CDBG.

Year	CDBG Funds	Households
FY13	\$0	0
FY12	\$5,000	2
FY11	\$2,071	1
FY10	\$4,000	3
FY09	\$4,000	2
FY08	\$4,000	4

Sunrise of Falls Church provides assisted living services and housing for seniors or persons with disabilities. Six beds are set aside for Falls Church seniors with low income and twelve beds are set aside for persons with moderate income. No City funding is used to support this project. A wait list is maintained for the low-income beds. The moderate income beds have not been used.

Teacher Workforce Units (TWU) are set-aside reduced-rent apartments at the Read Building for persons with low to moderate incomes. Priority is given to Falls Church Public Schools employees for the nine one bedroom units. Eligibility is determined by the Jefferson One Property Manager and funding is provided by the owner.

The following nonprofit organizations provide services specifically to the homeless population.

Friends of Falls Church Homeless Shelter provides temporary emergency housing from harsh winter weather from December 1 through March 31. City funding is provided through Community Services Funds and CDBG.

Year	Community Service Funds	CDBG Funds	Persons Served
FY13 (award)	\$ 17,000	0	Available 7/2013
FY12	\$18,800	0	38
FY11	\$16,633	0	45
FY10	\$18,800	0	48
FY09	\$18,800	0	41
FY08	\$12,000	\$5,000	43
FY07	\$12,000	\$5,000	66

Homestretch is a non-profit provider of transitional housing for homeless families, assistance for utilities and a variety of adult and children services including intensive case management, employment services, job training, child care, credit counseling, money management, financial literacy, and tax preparation. City funding is provided through the Community Services Fund and HUD HOME funds. Homestretch also receives local and federal funding from other sources.

Year	HOME Funds		Community Services Fund	
	Funding	Households	Funding	Households
FY13 (award)	\$21,972	Available 7/2013	\$ 7,570	Available 7/2013
FY12	\$14,736	5	\$ 0	0
FY11	\$17,569	5	\$ 7,250	5
FY10	\$11,895	9	\$ 9,764	7
FY09	\$11,895	9	\$20,381	13
FY08	\$ 0	0	\$17,400	7
FY07	\$ 0	0	\$15,000	10

Appendix B

Affordable Housing in the City and Surrounding Areas

Affordable Units – Falls Church - updated 10-17-2012

Based on Households with incomes less than 80% AMI

RENTAL- Market Rate				
Building	1 Bedroom	2 Bedroom	3 Bedroom	Total
Broadfalls	37	64	12	113
Columbia West	19	12	-	31
Virginia Village	80	-	-	80
Sunrise	18	-	-	18
Total	136	76	12	224
RENTAL- Committed				
Fields	42	47	7	96
Pearson Square	7	8	-	15
Read Building	9	-	-	9
Winter Hill	83	-	-	83
Sunrise	18	-	-	18
Total	159	55	7	221

HOMEOWNERSHIP – Affordable Dwelling Units Committed			
ADU Project	Year Built	Control Period	Number of Households Served
Falls Park	1997	20 years -2017	3
Whittier Park	1998	30 years - 2028	5
Broadway	2002	15 years - 2017	5
Byron	2002	15 years - 2021	4
Spectrum	2008	20 years -2027	8
Total			25
Total Affordable Housing Units			470

Affordable Housing – Surrounding Northern Virginia Localities

Locality	Source	Facts
Fairfax County	<i>FY 2013 Adopted Budget plan (Vol.2)</i>	<ul style="list-style-type: none"> • 9,103 individuals currently in the Section 8 Program • 2,800 individuals were housed in Public Housing in FY 2011 • 5,578 individuals in the Fairfax County Rental Program in FY 2011 • 33 affordable housing units were preserved by the Fairfax County Redevelopment and Housing Authority in FY 2011 • 428 elderly housed in senior independent living units in FY 2011 • 51 First Time Home Buyers utilized Housing Community Development Programs in FY2011
City of Alexandria	<i>Housing Master Plan- Priority Housing Presentation 1-13-2011</i>	<ul style="list-style-type: none"> • 839 Public Housing Units (Alexandria Redevelopment and Housing Authority) in FY 2011 • 1,422 Section 8 vouchers currently supported in FY 2011 • 237 Other Assisted Housing Units (Includes Low Income Housing Tax Credit, Market affordable Housing, Moderate rehab) FY 2011
Arlington County	<i>Affordable Housing in Arlington Department of Community Planning, Housing & Development Updated 5-18-12</i>	<ul style="list-style-type: none"> • 3,350 committed affordable rental units created since FY 2000 • 1,000 low-income and disabled persons were assisted with rental assistance in FY 2011 • Mary Marshall Assisted Living Residence opened in 2011, the first assisted living residence in VA for persons with disabilities • 600 households assisted to become homeowners since FY 2000

Appendix C

Stakeholder - Roles and Responsibilities

City Council – The City of Falls Church operates under the Council -Manager form of government as provided by the City Charter. Political authority is vested in the seven-member City Council, which enacts ordinances and resolutions, approves City budgets, sets tax rates, and establishes policy. In formulating decisions and policy, the Council Members act as a group. Any policy decisions concerning housing would be made by this body.

City of Falls Church Housing Commission – Maintains awareness of housing needs and opportunities; proposes housing policy initiatives and changes; investigates and conciliates fair housing complaints; mediates conflicts relating to the Virginia Residential Landlord & Tenant Act; offers reconciliatory services in conflicts relating to other housing laws; and advises the City Council on the use of Federal Housing and Community Development Funds.

City of Falls Church Human Services Advisory Council – Reviews human services policies and resources to point out deficiencies in services, service overlaps, and/or potential program improvements for City Council consideration; oversees the Community Services Fund grant process; and approves applications for rent relief.

City Manager – The City Manager is appointed by City Council and is responsible for administrative and operational activities of the City and for preparing the City's budget. City employees, general managers, and division directors report to the City Manager.

Housing and Human Services (HHS) – Housing and Human Services provides housing programs and human services to help build better lives for City residents and their families. All City housing programs are administered by HHS, which include home ownership assistance, housing search assistance, landlord and tenant mediation, fair housing investigation, and administration of the Affordable Dwelling Unit program.

Non-Profit Housing Developers and Community Based Organizations – These are organizations in the community that construct affordable housing as part of their overall mission or are able to purchase, develop, and/or operate affordable housing solutions for eligible City residents. They also advocate for the housing needs of their constituents. Organizations in the City include the Falls Church Housing Corporation, Homestretch, Rebuilding Together, Arlington Home Ownership Made Easier, Habitat for Humanity, Community Services Council, Friends of Falls Church Homeless Shelter and the Village Preservation and Improvement Society.

Private Developers– These are for-profit developers who work in partnership with the City to offer market affordable housing as part of their overall mission to construct, for rental or purchase, residential and commercial property. These include the Read Building, The Fields of Falls Church, as well as developers of the Byron, Spectrum, Broadway, Whittier Park, and Falls Park, among others.

Appendix D

Glossary

Affordable Dwelling Unit (ADU)

A housing unit for which the rental and/or sale price is regulated. Affordability restrictions such as the length of time a unit remains affordable, the targeted income level for the unit, annual reporting requirements, and the resale restrictions, are detailed in a covenant, a document recorded in the Arlington County land records maintained by the Recorder of Deeds.

Affordable Housing

Housing is considered to be affordable when the household pays no more than thirty percent (30%) of gross income for all housing costs including utilities. Target income groups for affordable housing are up to eighty percent (80%) of area median income. Target income groups for affordable workforce housing are up to one hundred twenty (120%) of area median income.

Affordable Market Rate Housing

Housing units with lower rent in the private market that do not receive City assistance and for which the owners have made no commitment to retain as affordable in the future. The number of market rate affordable units depends on family size and income compared to unit size and rent. They are affordable based on paying no more than 30% of income for rent. The City calculates the number of these units based on 80%, 60%, and 50% of the HUD Area Median Income.

Committed Affordable Housing

Affordable housing that is (1) wholly owned by nonprofits, excepting any units that serve households with incomes below 80% of median family income; or (2) guaranteed by agreement with the federal, state, or City government to remain affordable to low and moderate income households for a specified period of time; or (3) whose owner received government subsidy to assist with the purchase/renovation/construction (i.e. Affordable Housing Fund loan).

Consolidated Plan

In order to receive federal Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds, the City of Falls Church must develop a comprehensive Consolidated Plan that describes both the community's comprehensive needs and the strategies that will be used to address those needs for the next five years. The current Consolidated Plan covers the period of 2011 to 2015.

Housing for Special Needs Populations

Housing for older adults, people with disabilities or chronic illnesses, youth and homeless.

HUD

U.S. Department of Housing and Urban Development.

Incentives

City support for increased commercial density in the form of reduction or waiver of permit, development and infrastructure fees; design concessions; financial concessions; amendments to the zoning ordinance; tax incentives and other actions deemed appropriate to stimulate production of affordable and accessible units.

Area Median Incomes (AMI)

The application of City sponsored assistance and incentives covered by this policy are for households with incomes at or below 120% of the median income for the Washington D.C. Metropolitan Statistical Area as defined by HUD. Workforce Income is a term defined by the metropolitan region.

Low-Income

- Households whose incomes do not exceed 50% of the median income for the area with adjustments for smaller and larger families.

Moderate-Income

- Households whose incomes are from 51 to 80% of the median income for the area with adjustments for smaller or larger families.

Workforce-Income

- Households whose incomes are from 81 to 120% of the median income for the area with adjustments for smaller or larger families.

Moderate Cost Rentals

Non-subsidized privately-owned below market rate units for rent.

Owner Occupied Housing

Single-family housing that is currently occupied by homeowners.