

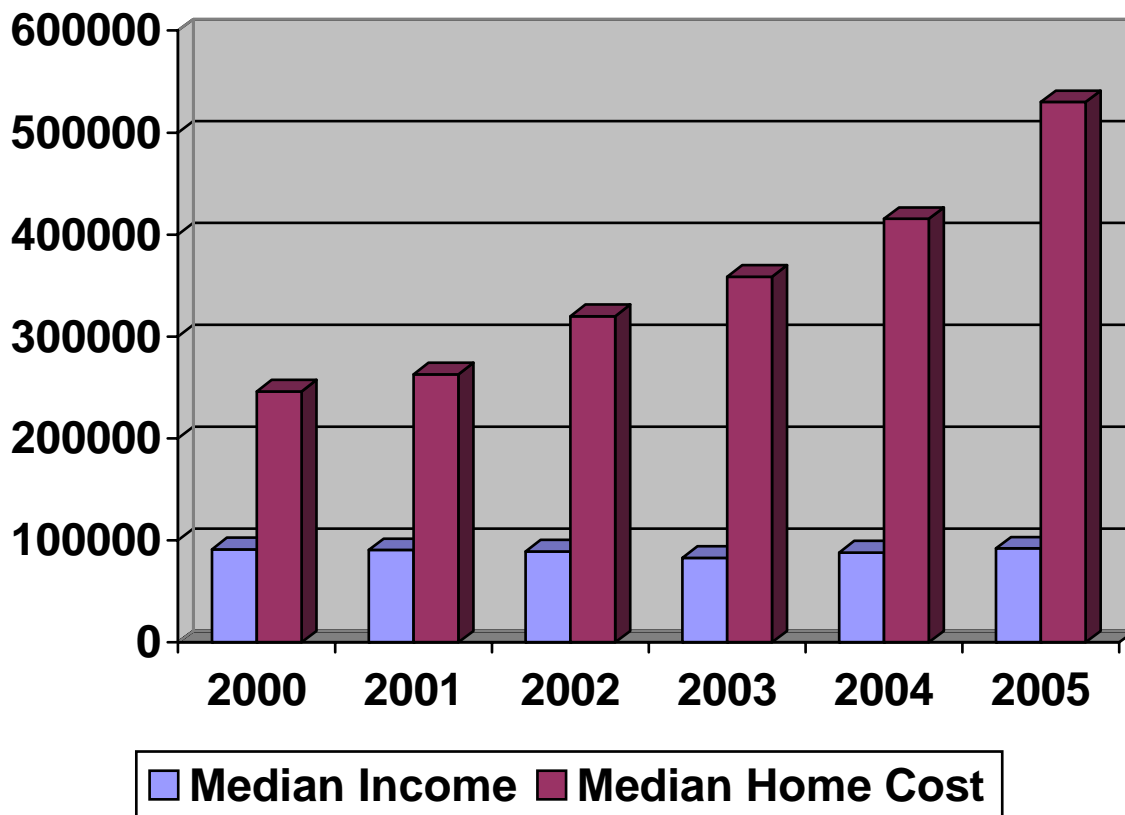
The Mission Statement and Charge of the Committee

The Special Affordable and Workforce Housing Committee
of
The Mount Vernon Council of Citizens' Associations

The Special Committee on Affordable and Workforce Housing is to undertake housing studies and utilize its findings to develop a series of recommendations, which may provide some solutions to the housing crisis in Fairfax County. The Committee will develop a comprehensive definition of workforce housing, establish an action item agenda to include the estimates of the current and projected supply and demand of workforce housing units and evaluate the geographic distribution of housing. The Committee will evaluate market-based best practices for workforce housing and consider matters of planning and land use policies of our state and local government and provide recommendations that address options to assist local government in ensuring workforce housing availability. The mission also includes the development of strategies, which promote new rental and ownership housing opportunities. This will be accomplished through the evaluation of various programs and incentives which encourage the aforementioned expansion of affordable and workforce housing in the County. The Committee will work toward the implementation of its recommendations. The committee will identify as part of its mission certain key areas of study in order to accommodate workable and appropriate recommendations.

The Charge

The cost of housing has risen dramatically over the past 6 years. In 2000 the ratio of home price to median family income was at or below 3.5, by 2005 the ratio grew to 6.0 meaning that home prices in the county are now 6 times the median family income. A comparison is that the national median purchase price is \$215,900 for the 4th quarter of 2005. The median home price in Fairfax County is over \$530,000.

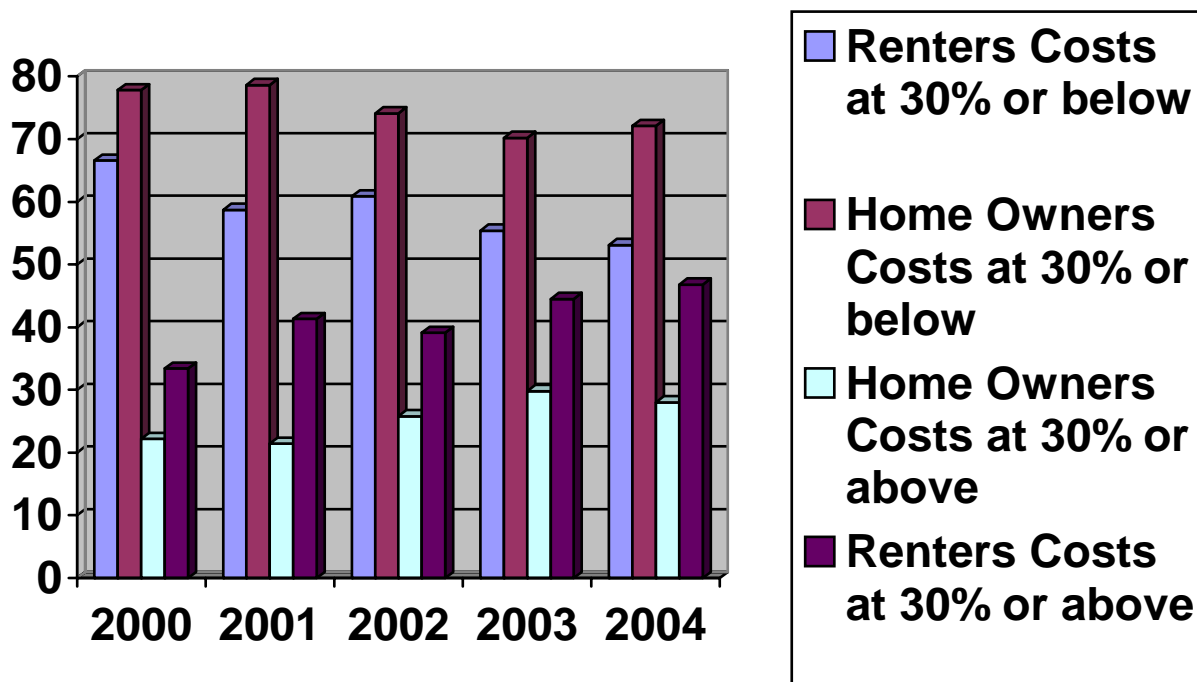


The majority of Fairfax County homeowners cannot now afford to purchase their own home. Aspiring homeowners, especially younger families starting out in the workforce, and even the middle class working families are finding it increasingly difficult to find housing they can afford. It now takes a qualifying income of \$137,500 per annum to purchase the median house representing 156% of the median income. As much as it is a need to provide affordable housing to those below 50% of the median income, the majority at middle-income are faced with the same needs and reevaluation of bracketing must be studied. The workforce is primarily found in the 50% of the AMI to 120% of the AMI range. Neither group can afford the median house. In March of 2006 the County released "Anticipating the Future: A Discussion of Trends in Fairfax County," which reported that "despite price adjustments that may occur due to speculation in the near future, the long-term picture favors increasing prices."

The paper reported, "the Fairfax County Housing Authority concludes that the gross deficit in affordable housing units is more than 17,000 units and predicts that this deficit is likely to worsen in the future." The report further indicates that "as the percent of income spent on housing increases, households become much more likely to run out of money for basic needs such as housing, utilities, food and medicine." Tying together the cost of housing and its ramifications, the socio-economic impacts cannot be ignored. However, the 17,000 deficit is based on the current programmatic tenets of the Authority's affordable housing definition and does not include the core population of Fairfax County impacted by high purchase or rental costs and the inability to purchase or rent within their means. The report, however, did conclude "The proportion of homeowners spending more than 30 percent of income on housing increased to

over a quarter of homeowners as of 2003 and 2004. Since 2000 the percent of renters spending 30 percent or more of income on housing has risen to 45.4 percent.”

Housing Costs



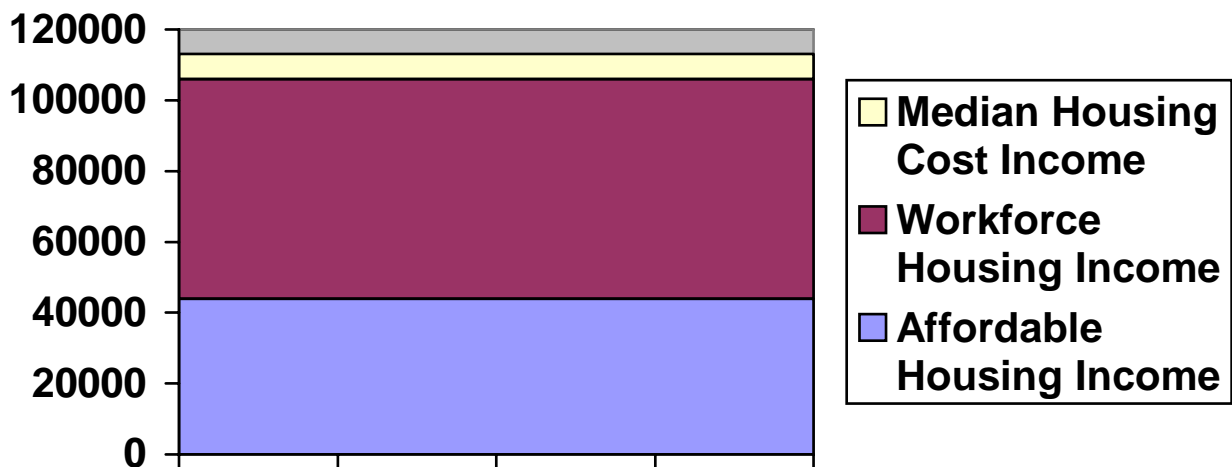
The Committee recognizes that to have a viable economy the community must address and support the needs of the workforce. A well-trained, motivated and reliable workforce is an asset to the County and will support economic growth. Services to support the workforce, including housing, need to be readily available within the community. Recognizing the importance of having a mix of housing types and cost points that are readily available throughout the community to provide a range of affordable housing options to the workforce will have positive impacts on creating and maintaining a healthy and balanced economy. In order to accomplish that goal alone, an affordable place for our workforce is essential.

The Committee recognizes the need for public, private, non-profit and partnerships, including employers, to participate in developing programs that will increase the supply and availability of workforce housing and the committee will study methodologies and provide recommendations toward that achievement.

The Committee shall be charged with evaluating the increasingly embraced notion that mixed-income residential environments are more desirable and more economically feasible than income-based residential segregation. The Committee realizes that excluding moderate income households and lower-income households from affordable housing opportunities encourages

sprawl and exacerbates an already strained transportation infrastructure and in sprawled, economically segregated areas it is more costly to fund schools, develop high quality parks and public spaces and more difficult to conserve land and natural habitats. The Committee will study options including the use of multiple tiers of eligibility for workforce housing which may ensure new units are built to be affordable for moderate and middle-income households. In evaluating such a program the committee will look at a three tiered system that requires some share of new units to be affordable to households earning up to 50% of the area median income (AMI), another share for households earning up to 80% of AMI, and a third share for households earning up to 120% of AMI and make appropriate recommendations.

AMI Income Chart



The Committee shall evaluate and make appropriate recommendations relating to the creation of Workforce Housing Overlay Districts which may increase the inventory of workforce housing in an incremental, user friendly fashion which may defeat high density development by production of affordable homes on smaller, scattered lots and introduce recommendations providing a carrot to developers which may attach by introduction of inclusionary/exclusionary zoning practices adaptable to the overlay districts. The Committee will study the positive and negative impacts of inclusionary/exclusionary zoning practices, which may be applied to a broad range of the workforce housing, and make appropriate recommendations towards solving those issues.

In order to fulfill the mission of the Committee it will be necessary to develop an Action Item Agenda to address the full range of issues in order to provide recommendations as will emerge as part of the charge of the Committee. The Committee may adopt the following action items to address and determine priorities.

1. Identify and create an inventory of potential workforce housing sites which may be compatible with surrounding land uses and are consistent with local community plans, are proximate to transportation and commercial centers and which may provide significant development opportunities and establish ranking criteria.
2. Study and forward recommendations to inspire employer assisted housing initiatives and evaluate current trust fund guidelines for expansion or modification.
3. Create a developer's list and evaluate the merits of workforce housing overlay districts and attached requirements and make appropriate recommendations.
4. Review existing County affordable housing programs and recommend changes relevant to allowing the funding of both mixed use and mixed income developments, funding of infrastructure improvement in addition to property acquisition, review of current income brackets and expansion to 120% of AMI and ranking of workforce housing developments and the attachment thereto of various progressive policies.
5. Study and recommend the development of endorsement guidelines in light of the "Not In My Backyard" (NIMBY) syndrome and create policy and perception changes that create policy changes, which endorse workforce housing that meet certain criteria.
6. Study the lengthy and expensive permitting process and make recommendations which streamline the process for workforce housing development.
7. Define legislative issues on the County, State and Federal Level, which will require a proactive approach and make recommendations on methods of dealing with important housing issues. Maintain a proactive position on defeating the elimination of Community Block Grants and provide lobbying advice on key issues.
8. Provide recommendations on revamping current approaches to the housing crisis with a goal of maintaining affordability.
9. Evaluate tools for workforce housing development through the transfer of developer rights or credits to non-environmental sensitive properties from properties acquired for open space and passive parkland purposes and recommend modifications or amendments to current programs.
10. Study the merits of inclusionary/exclusionary zoning and make appropriate

recommendations.

The layering of each of the committee's efforts may make up an aggregate, which can contribute to the solution of the housing crisis.

There are many stakeholders, and the Committee must encourage that each buys into the solution, realizing that contributions to the answer must come from not just one agency or group, be it a Board of Supervisors, developers or special committees, but from several. The constituents are not making their voice heard, the people represented are seldom attending meetings and they are not making their opinions known to public officials or other local groups and commissions. The Committee will play a role in expanding public education and understanding of potential solutions. However, even the outcry of the people is not going to bring forth solutions until the various groups are joined at the hip. Collectively, solutions may emerge then, which address the crisis in full force.

It shall be the charge of the Special Committee on Affordable and Workforce Housing to prepare and implement an educational plan on the problems, solutions and difficulties related to affordable housing and workforce housing in our communities. The committee feels strongly that better education of our communities will lead to a faster and overall better result in any of the solutions the committee may recommend or pursue.

It shall be the charge of the Special Committee on Affordable and Workforce Housing to evaluate the realities contributing to the housing crisis and bring forth recommendations. These recommendations will contribute to solutions where progress can be made to increase the supply of homes workers can afford. The Committee will evaluate the constraints upon workforce housing and recommend measures to either change them or deal with them. The committee has no illusion that it can do any more than contribute to solving the crisis in Fairfax County and the Mount Vernon District through its efforts. The committee shall endeavor to make significant contributions to the collective effort.