



We build strength, stability, self-reliance, *and* shelter.

April 5, 2024

Meghan Van Dam, Affordable Housing Development Division Director
Fairfax County Department of Housing & Community Development
3700 Pender Drive, Suite 300
Fairfax, VA 22030

SUBJECT: Plan Amendment 2023-CW-1CP; For-Sale Workforce Dwelling Unit Policy & Programs

To Meghan Van Dam:

Today I write on behalf of Habitat for Humanity of Washington, D.C. & Northern Virginia (Habitat DC-NOVA) in support of [Plan Amendment 2023-CW-1CP](#), making adjustments to Fairfax County's For-Sale Workforce Dwelling Unit (WDU) Policy and Programs. Habitat DC-NOVA (and its predecessor affiliate, Habitat for Humanity of Northern Virginia) have supported the expansion of affordable homeownership opportunities in Fairfax County and throughout the region for more than 30 years. We appreciate the opportunity to weigh in on this proposed policy change, which we believe is consistent with the goal of expanding such opportunities to low- and moderate-income households.

Throughout 2023, Habitat DC-NOVA participated in the Task Force that contributed to the recommendations:

- To shift the program's affordability levels to provide deeper income targeting;
- Expand guidance on unit mixes to encourage more family-sized affordable housing; and
- Extend geographic applicability of the WDU program.

Consistent with our endorsement of these recommendations as part of Task Force process, we recommend adoption of these policy changes. We believe this action will allow the program to reach the households most underserved by the current housing market without jeopardizing the viability of development projects. We applaud Fairfax County for enabling evolution of its core programs to better fit current market realities, and encourage additional efforts that improve predictability and efficiency in the development process.

Sincerely,

Susanne V. Slater
President & C.E.O.
Habitat for Humanity of Washington, D.C. & Northern Virginia