



Board of Supervisors Health, Housing and Human Services Committee

Update: Housing Strategic Plan

Tom Fleetwood, Director,
Department of Housing and Community Development (HCD)

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A BRIEF REVIEW

A two-phase process:

- **Phase One:** 25 short and medium-term steps adopted in June 2018
- **Phase Two:** Recommendations of the Affordable Housing Resources Panel adopted as part of the budget guidance

SIGNIFICANT PROGRESS ON ALL FRONTS

Phase One Recommendations – a few highlights

- **Refinancing of Wedgewood and Crescent**
 - Savings of over \$800,000 annually to be invested in affordable housing
- **Accessory Dwelling Units**
 - Work underway to update policy

SIGNIFICANT PROGRESS ON ALL FRONTS

More Phase One Highlights

- **Expanding the use of FCRHA bonds**
 - Both Parkwood and Murraygate projects used FCRHA bonds
 - A total of \$50 million in bonds

- **Updating the WDU Program**
 - Work in progress with task force
 - Recommendations coming before the end of the year

SIGNIFICANT PROGRESS ON ALL FRONTS

Fairfax County is taking a number of bold steps to address housing affordability in a substantial and meaningful way

- Immediate new investment
 - Dollars
 - Land
 - Institutional Capacity

- Long-term investments
 - Dollars
 - Land Use Policy

THE AFFORDABLE HOUSING RESOURCES PANEL RECOMMENDATIONS

Structured into five strategic areas:

- Need, new production goals, and resources
- Land use policies and regulations
- Preservation of affordable units
- Institutional capacity
- Community awareness and legislative priorities

PANEL RECOMMENDATION: NEW PRODUCTION GOAL AND RESOURCES

Goal

- Produce at least 5,000 new affordable units over the next 15 years using public financial resources
- The 5,000 unit recommendation is a floor not the ceiling

Recommendation to the Board on Resources to Achieve Goal

- Increase the Affordable Housing Fund the equivalent of one additional cent on the real estate tax rate (in addition to the current half penny). Also use transfer of county land for affordable housing purposes, and co-location.

PANEL RECOMMENDATION: NEW PRODUCTION GOAL AND RESOURCES

Recommendations to Surpass the 5K by 15 Goal

- Directed Deputy County Executive for planning and development to explore innovative land use policies, regulatory toolbox, and financing mechanisms

PANEL RECOMMENDATION:

PRESERVATION OF AFFORDABLE HOUSING UNITS

- The Board reaffirmed its commitment to no net loss of existing market affordable units to be achieved through public financing and land use policy and prioritization of current funding of a half a penny in the Penny for Affordable Housing Fund

PANEL RECOMMENDATION: INSTITUTIONAL CAPACITY

- The Board should invest in additional capacity in the county's regulatory agencies and HCD to facilitate and expanded affordable housing development

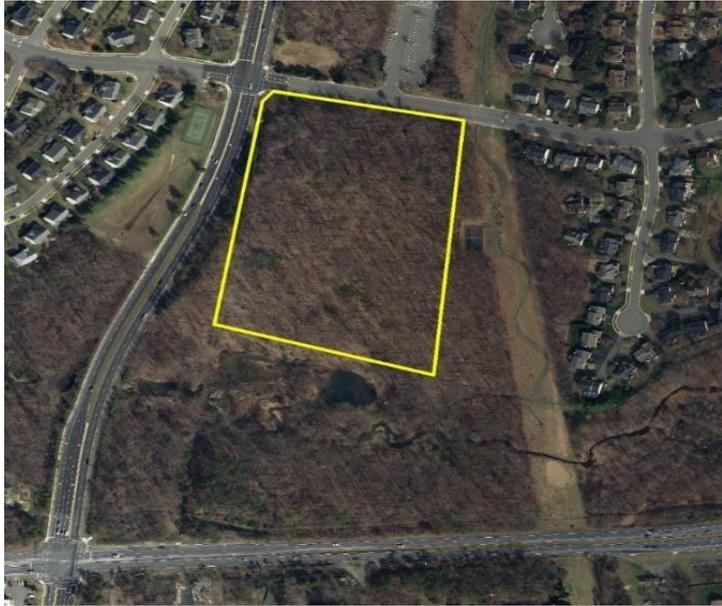
PANEL RECOMMENDATION: COMMUNITY AWARENESS AND LEGISLATION PRIORITIES

- Ensure that affordable housing is a critical focus area in the Countywide Strategic Plan
- Ensure that affordable housing has a prominent place in the Board's legislative program
- Promote community awareness of, and support for affordable housing through a dashboard to track high level progress

A ROBUST PIPELINE

- Ongoing and pipeline of multifamily preservation projects of 645 rental homes
- There is a pipeline of over 1,300 new rental homes for families earning 60 percent of the Area Median Income and below in eight developments across the county
- Combination of:
 - Public/private partnerships
 - FCRHA financing – bonds and Board resources
 - FCRHA projects

AUTUMN WILLOW SENIOR HOUSING



Springfield District

**Located on Lee
Highway, Fairfax**

Summary:

- Board transferred land to the FCRHA
- Long-term ground lease and public/private partnerships (P3) to create up to 150 affordable senior housing units

Status:

- RFP in development

HOUSING AT ROUTE 50/WEST OX ROAD



Sully District

**Located near
Route 50 and West
Ox Road**

Summary:

- This project is envisioned to provide a “Supportive Housing” development
- The project is anticipated to include up to 30 units of affordable housing

Status:

- To be transferred to the FCRHA for a P3 project

LITTLE RIVER GLEN IV



Braddock District

Located at the intersection of Little River Turnpike and Olley Lane

Summary:

- The project is in the feasibility stage of the development
- Up to 60 affordable senior housing units

Status:

- Land use effort to increase parking on the site is underway

NORTH HILL



Mount Vernon District

Located on Richmond Highway, Alexandria

Summary:

- A balanced P3 solution that leverages Fairfax County Redevelopment and Housing Authority land through a long term nominal fee ground lease to create 279 affordable housing units, including 63 senior affordable housing units
 - Approximately 12 acre Park
 - 175 Market Rate Townhomes
 - Contributing to the revitalization of the Route 1 corridor

NORTH HILL



Mount Vernon District

Located on Richmond Highway, Alexandria

Funding:

- Private equity, LIHTC, and County resources

Status:

- Rezoning is completed
- Site plans submitted
- LIHTC was awarded in June 2017
- Finance closing and start of construction are planned for December 2019

OAKWOOD SENIOR HOUSING



Lee District

Located at the intersection of Oakwood Road and South Van Dorn Street.

Summary:

- PPEA development to create 150 affordable senior housing units
- Arlington Partnership for Affordable Housing (APAH) selected as developer

Funding:

- Private equity and LIHTC

Status:

- Land use process

ONE UNIVERSITY



Braddock District

Located at the intersection of Ox Road and University Drive.

Summary:

- PPEA development to create:
 - 120 affordable housing units
 - 120 affordable senior housing units
 - Up to 333 student housing units
- A developer has been selected

Funding:

- Private equity and LIHTC

Status:

- Land use process
- Comp plan amendment approved

ARROWBROOK



Dranesville District

**Located in
Herndon**

Summary:

- Addition of 274 units of affordable housing in a highly cost-burdened Herndon/Reston area. Arrowbrook Centre Apartments will offer 42 three-bedroom units that are in high demand in area.
- The project is within a mile of the Innovation Center Metro station, Worldgate shopping and restaurants, food stores and Clocktower Shopping Center.

ARROWBROOK



Dranesville District

Located in
Herndon

Funding:

- Housing Blueprint funds in the amount of \$7,725,000 after the construction is complete. The FCHRA will issue short-term bonds for approximately \$22M for this transaction in summer 2020 as well.

Status:

- Will close in summer 2020

THE ARDEN



Mount Vernon District

**Located in Alexandria,
VA**

Summary:

- Within walking distance of the Huntington Metro Station, The Arden will consist of 126 units, two buildings, with a small retail space and office. Building one will include 39 units reserved at 60% AMI, 32 units at 50% AMI, 8 units at 40% AMI. While building two will include 46 units at 60% AMI, one unit at market rate.

THE ARDEN



Mount Vernon District

**Located in Alexandria,
VA**

- A portion of the units will be marketed towards elderly and formerly homeless individuals, and individuals with mental and/or physical disabilities. The mixed-use community will consist of studio, one, two, and three-bedroom units to include eight accessible units for disabled residents, as well as commercial space.

THE ARDEN



Mount Vernon District

**Located in Alexandria,
VA**

Funding:

- Deferred loans totaling \$8.4 million from the FCRHA, as well as Low-Income Housing Tax Credits administered by the Virginia Housing Development Authority (VHDA) and other sources

Status:

- Closing pending

Questions/Comments