

Communitywide Housing Strategic Plan

➤ Goal – New Production and Resources

- Produce a minimum of 5,000 new affordable units by 2034

➤ Goal – Preservation of Affordable Housing Units

- The Board reaffirmed its commitment to no net loss of existing market affordable units

➤ Goal – Innovative Land Use Policies, Regulatory Toolbox, and Financing Mechanisms

- The Board directed Deputy County Executive for planning and development to explore different tools to facilitate housing production and preservation

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)*
- Transfer of county land for affordable housing purposes, and co-location

** investment deferred to FY22 as a result of COVID-19*

Department of Housing and Community Development

Goal: New Production and Preservation

➤ Pre-Design

- Review current CIP and proposed bond referendum projects for co-location opportunities
- Review existing FCRHA property for potential new or redevelop options
- Review of County (Board, Park, School) owned property for potential land availability
- Coordinate with developers on affordable housing opportunities, both new and preservation
- Track Co-Star listing for possible acquisition opportunities
- Coordinate with Houses of Worship
- Identify and act on preservation for both affordable and market rate units

Department of Housing and Community Development

Goal - New Production and Preservation

Construction

Projects	Project Type	No. Units	Status
North Hill	New - PPEA	279	Complete – Fall 2022
Arden	New - Finance	126	Complete – Summer 2022
New Lake Anne House	Preservation - Finance	240	Complete – Summer 2022
Ovation at Arrowbrook	New - Finance	274	Complete – End of 2022
Oakwood	New - PPEA	150	Complete – Spring 2023
One University	New - PPEA	240	Complete – Summer 2024
TOTAL		1309	



Department of Housing and Community Development

Goal - New Production and Preservation Design

Projects	Project Type	No. Units	Status
Stonegate Village	Preservation	234	Design
Autumn Willow	New - PPEA	150	Close – Summer 2022
West Ox/Route 50	New - PPEA	34	Design
Little River Glen IV	New - HCD	60	Design/Permitting
Little River Glen Renovation	Preservation	120	Design/Permitting
Dominion Square West	New–Partnership	175	Tax Credits – Spring 2023
Somos at McLean Metro	New-Partnership	450	Development Agrmt. In Process
Residences at the GC II	New – PPEA	275	Design
Franconia Police/Supervisor Site	New – PPEA	120	RFP for PPEA in Process
Penn Daw	New – PPEA/CMAR	TBD	RFQ for A/E Selection in Process
TOTAL		1,618*	*Exc. Penn Daw



Stonegate Village



Hunter Mill District

Located on Stone Wheel Drive in Reston

Summary:

- Built in 1972; acquired in 1990
- 12.4-acre site
- Preservation project: 234 units
- Renovations include the following:
 - ✓ HVAC replacement
 - ✓ Site improvement
 - ✓ Building improvements
 - ✓ Accessibility
 - ✓ Modernization

Status:

- Design in progress, no zoning action required
- Finance plan in development
- Bid 2023

Funding:

- Anticipate LIHTC bonds and local funds

Autumn Willow Senior Housing



Summary

- PPEA Development
- 10.9-acre site
- 150 senior affordable residential units
- Zoning: R-1

Status:

- Property transferred to FCRHA
- SE for independent living facility complete
- Low Income Housing Tax Credits (LIHTC) submission awarded in March 2021
- Permitting in progress
- Closing in Summer 2022

Funding:

- Private equity, local funds, and LIHTC bonds



Springfield District

Located at Stringfellow Road and Autumn Willow Drive

Housing at Route 50/West Ox Road



Sully District

Located near Route 50 and West Ox Road

Summary:

- PPEA Development
- 34 units of affordable housing
- Zoning: C-8

Status:

- Property transferred to FCRHA
- Unsolicited PPEA
- Competing Proposals
- Developer Selected/Approved October 2021, Interim Agreement entered 2021
- Board authorized Comp Plan Amend. (up to 35 DU/AC), Rezoning to R-30 w/ bonus density, and CDP/FDP by end of 2022

Funding:

- Private equity and LIHTC

Little River Glen I and IV



Braddock District

Located at Little River Turnpike and Olley Lane

Summary

- New Development
 - 60 affordable senior Independent Living units
- Redevelopment
 - 120 existing affordable senior Independent Living units
- 2.9-acre site on Little River Glen campus

Status:

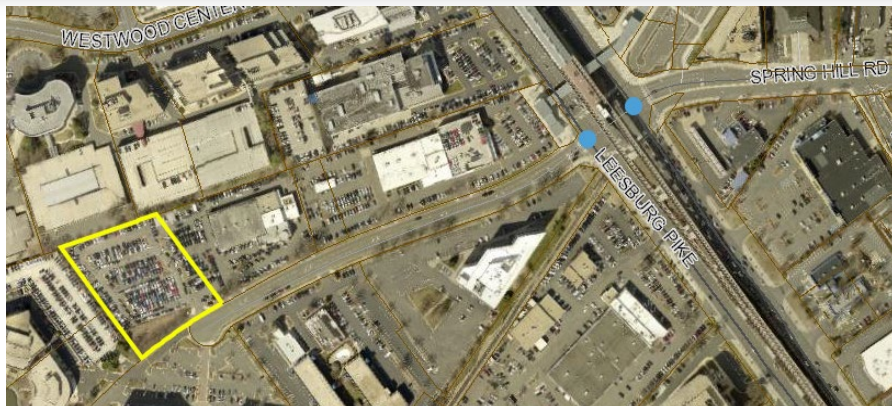
- Design/Permitting in progress
- No zoning action required
- Bid 2022

Funding:

- Bonds, LIHTC, and local funds

Health, Housing, and Human Services CIP Projects

Dominion Square West



Hunter Mill District

1592 Spring Hill Road, Tysons

Summary

- Non-Profit Partnership Development
- 2.0-acre site
- 0.2 miles from Spring Hill Station
- Approx. 175 units multi-family affordable residential Units
- Zoning: PTC

Status:

- Property ultimately purchased by FCRHA
- Rezoning complete, FDPA complete
- Low Income Housing Tax Credits (LIHTC) submission in Summer 2023

Funding:

- ARPA and MTW Funds (Land Acquisition), Private equity, local funds, and LIHTC bonds

Health, Housing, and Human Services CIP Projects

Somos at McLean Metro



Providence District

1750 Old Meadow Road, Tysons

Summary

- Partnership Development
- 4.0-acre site
- 0.33 miles from McLean Station
- 450 Dwelling Units with Minimum of 300 at 60% AMI
- 5,000 SF Office/Retail
- Zoning: I-4

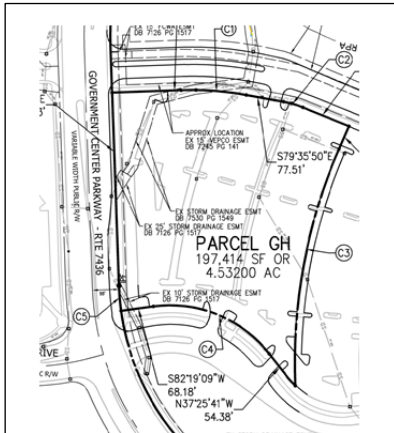
Status:

- Property ultimately purchased by FCRHA
- Rezoning to PTC, CDP/FDP, in process
- Low Income Housing Tax Credits (LIHTC) submission in Summer 2023

Funding:

- ARPA Funds (Land Acquisition), Private equity, local funds, and LIHTC bonds

The Residences at the Government Center II



Braddock District

12000 Government Center Parkway, Fairfax

Summary

- PPEA Development
- 4.53-acre site
- No more than 275 multifamily affordable residential Units
- 60% AMI or below
- 10,000 – 15,000 SF ground floor non-residential space
- Zoning: PDC

Status:

- Board approved property transfer to FCRHA
- Developer selected, entitlement and design in process
- Comp. Plan Amend., PCA, FDPA needed

Funding:

- Private equity, local funds, and LIHTC

Franconia Governmental Center Site



Lee District

6121 Franconia Road

Summary

- PPEA Development
- 3.26-acre site
- Up to approx. 120 multifamily affordable residential Units including Magnet Housing
- 60% AMI or below
- Current site of Franconia Police Station, Lee District Supervisor, and Franconia Museum
- Zoning: R-2

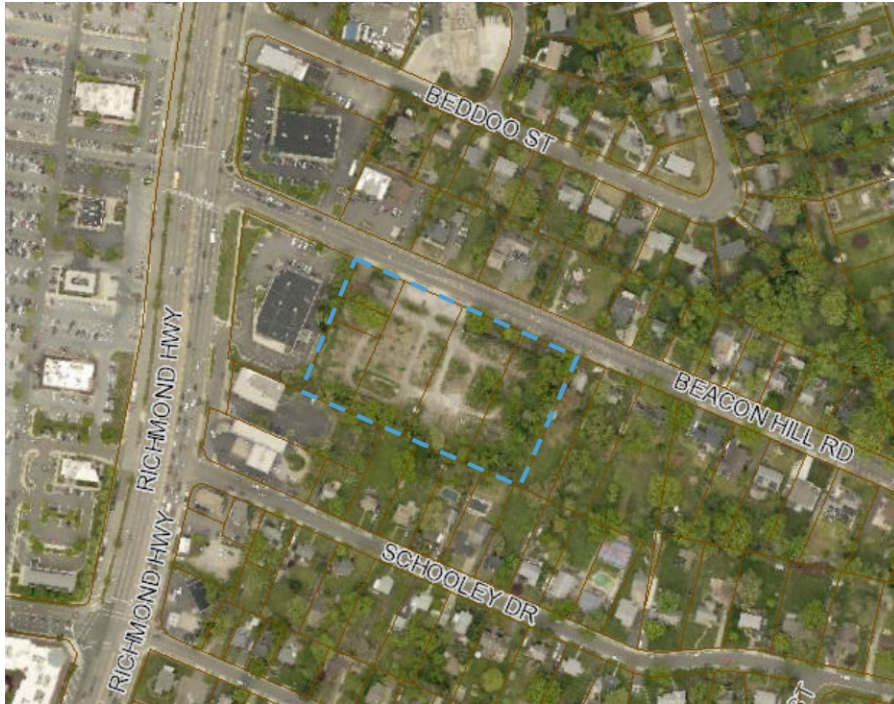
Status:

- Board approved property transferred to FCRHA
- Request for Proposals through a PPEA in process
- Comp. Plan Amend., Rezoning, PCA, FDPA needed

Funding:

- Private equity, local funds, and LIHTC

Penn Daw Fire Station, Emergency Shelter and Supportive Housing, and Affordable Housing



Lee District

2801 Beacon Hill Road

Summary

- PPEA Development, CMAR (TBD)
- 3.5-acre site
- 20,000 SF Fire Station
- 27,000 SF Emergency Shelter to replace existing Eleanor Kennedy shelter
 - ~50 emergency shelter beds
 - ~20 permanent supportive housing units
- 50,000 SF to 70,000 SF multifamily affordable housing facility w/ 1, 2, and 3-bed units
- 60% AMI or below
- Zoning: R-3/C-8

Status:

- Request for A/E Qualifications, Design Firm selection underway
- Rezoning to R-20, 2232 needed

Funding:

- County bonds, private equity, local funds, and LIHTC

Department of Housing and Community Development

Goal: Innovative land use policies, regulatory toolbox, and financing mechanisms

- **Workforce Dwelling Comprehensive Plan Amendment (Adopted Feb. 2021)**
 - **Objective:** Enhance the delivery of units for households with lower-income. Comprehensive Plan Amendment for the Housing and Land Use Elements for the Policy Plan and for specific guidance on the Area Plans and the Glossary.

- **Affordable Housing Preservation Comprehensive Plan Amendment**
 - **Objective:** Enhance preservation of existing affordable housing stock for households with lower-income. Comprehensive Plan Amendment authorized by Board in April 2021 in progress to define “Affordable Housing Preservation” and types of preservation that can occur (e.g., physical real estate, affordability, and redevelopment).

Goal: Innovative land use policies, regulatory toolbox, and financing mechanisms

➤ Affordable Housing Preservation Task Force

- **Objective:** Developed policy recommendations for creative and sustainable preservation of the county's existing stock of affordable housing consistent with One Fairfax Policy and industry best practices.

➤ Manufactured Housing Task Force

- **Objective:** Develop policy recommendations for creative and sustainable redevelopment and preservation of the county's manufactured housing (mobile home) stock consistent with One Fairfax Policy. Currently exploring five areas of strategic focus which includes study of and recommendations for land use component in June 2022.