



A Common Mission

- ▶ *To provide opportunities for Fairfax County residents to live in safe, affordable housing and to help develop, preserve and improve communities through fiscally responsible and open processes.*

-Mission of Fairfax County Redevelopment and Housing Authority

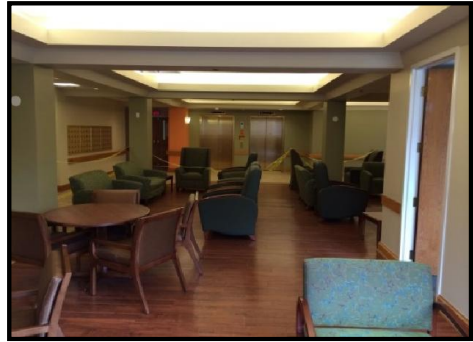
- ▶ *HCD is committed to creating and preserving affordable housing and caring, livable communities; serving the diverse needs of Fairfax County's residents through innovative programs, partnerships and effective stewardship; and fostering a respectful, supportive workplace.*

-Mission of the Fairfax County Department of Housing and Community Development

Lincolnia Residences Renovation

Summary:

- Renovation of the Lincolnia Residences Complex.
- The Housing portion is comprised of 26 units of affordable apartments for seniors, 52 beds of Licensed Assisted Living, common areas for the Housing residents, and a commercial kitchen which supports all on-site activities.
- The Complex houses three separate operations: Senior Housing and Assisted Living, a Senior Center, and an Adult Day Health Care Center.
- The complex is managed/operated by the Department of Housing and Community Development, the Department of Neighborhood and Community Services, and the Fairfax County Health Department.
- Lincolnia Phase B construction to be completed by the end of 2017.



Mason District

Located on N. Chambliss Street in Alexandria

Funding: Project is \$12,122,000.

Status: Phase A Construction was substantially completed in 2016.

Lewinsville Center Redevelopment



Summary

- A Public-Private Partnership Project with Wesley Housing under PPEA process.
- Senior Residences Building - 82 senior independent living units for a total of 78,000 sf, which is designed, constructed, and managed by Wesley Housing.
- Developer Budget: \$21 million (No cost to County)
- Senior and Daycare Center Building -
 - 7,672 sf senior center
 - 9,571 sf adult daycare center
 - 12,354 sf two child daycare centers
- Athletic Fields Site Infrastructure and Senior Residences development is managed by HCD
- Senior Daycare Center design & construction are managed by DPWES (Funded by County)

Status: Site construction underway. Project completion is scheduled for Fall 2018.

Funding: Total Project Estimate for the County's portion is \$17,725,000.

- Dranesville District

- Located on Great Falls Street, McLean

The Residences at North Hill Park



Mount Vernon District

Located on Richmond Highway, Alexandria

Summary

- A balanced solution that leverages Fairfax County Redevelopment and Housing Authority (FCRHA) land through a long term, nominal fee ground lease to create a vibrant workforce community at no cost to the FCRHA or the County.
- Large Parkland Area.
- Affordable workforce apartments.
- Market Rate Townhomes.
- Contributing to the revitalization of the Route 1 corridor.

Status:

- Rezoning is completed.
- Majority of the Development Agreements are substantially completed.
- VHDA Tax Credit application was filed on March 3, 2017.

Funding: Total Project Estimate - \$87 million.

Preservation/Rehabilitation of Existing FCRHA Owned Housing



**Generator installation at Little River Glen*

Countywide

Summary

- Property maintenance and rehabilitation.
- Preservation/Rehabilitation of FCRHA-owned properties to ensure that they are maintained to community standards.
- On an annual basis, HCD identifies the needs of several of FCRHA properties. Recurring maintenance and rehabilitation of FCRHA-owned properties includes, kitchen and bath renovation, energy efficiency improvements, accessibility modifications, mechanical and electrical upgrades, and site work.
- 21 designated projects were completed in the calendar year of 2016. In addition 12 Physical Needs Assessment studies are completed.

Status: Ongoing.

Funding: Federal Funds, The Housing Trust Fund.

Redevelopment of Crescent Apartments



Hunter Mill District

Located adjacent to Lake Anne in Reston, near the new Metro Silver Line and the Reston Town Center.

Summary:

- 16.5 acre, 181-unit apartment complex acquired by the County in FY 2006.

Status:

- Real Estate and financial consultants were retained to perform a development feasibility study that included submarket fundamentals, site analysis, development proformas, and potential development scenarios.
- A physical needs assessment will be prepared to determine scope of short term improvements needed to sustain the property for the foreseeable future.

Funding: To be determined.

Murraygate Village Apartments Renovation



Lee District

Located on Belford Drive (Richmond Highway) in Alexandria

Summary:

- Renovation of the 200 unit Murraygate Village Apartment Complex.
- Rehabilitation needs includes, new heating and cooling systems, electrical systems upgrades, kitchen and bath renovation, site improvement, accessibility and modernization.

Status: In design phase. Financing plan to be presented to RHA for approval in March 2017.

Funding: Total Project Estimate is \$17,134,000.

Stonegate Village Renovation



Hunter Mill District

Located on Stone Wheel Drive in Reston

Summary:

- The Stonegate Village Apartments Complex was built in 1972. The Complex was acquired in 1990. The Complex has 240 units of affordable housing under the Fairfax County Rental Program.
- Rehabilitation scope includes HVAC replacement, site improvement, building improvements, accessibility, modernization, and laundry room addition.

Funding: Total project Estimate is \$27,100,000. Funding source to be determined.

Status: Needs assessment completed in 2015.

Wedgewood Apartments Renovation



Mason District
Located on Little River Turnpike and McWhorter Road in Annandale.

Summary

- The Wedgewood Apartments complex, built between 1962-1967 on 35 acre site, is a garden-style multifamily rental community.
- Wedgewood includes 672 units and 15 townhomes of affordable housing under the Fairfax County Rental Program.
- Given the age of the property, critical capital needs have emerged, and therefore staff engaged consultants to conduct a condition assessment to prepare a cost estimate of the recommended renovation.
- In order to preserve the Board's flexibility for future redevelopment of Wedgewood, staff has identified an approach where a more limited renovation could be undertaken to address immediate health and safety issues and make the property sustainable for the next 8-10 years.

Funding: The estimated cost for this approach is \$7- \$7.5 million and includes grading and drainage improvements, roofing, replacing some HVAC equipment, basement waterproofing, repaving parking areas, and minor structural repairs.

Status: Construction is underway and is to be completed in 2017.

Housing at Route 50/West Ox Road:



Sully District

Located near Route 50 and West Ox Road

Summary:

- This project will provide a “Supportive Housing” development.
- The project is anticipated to include 20 to 30 units of affordable housing.

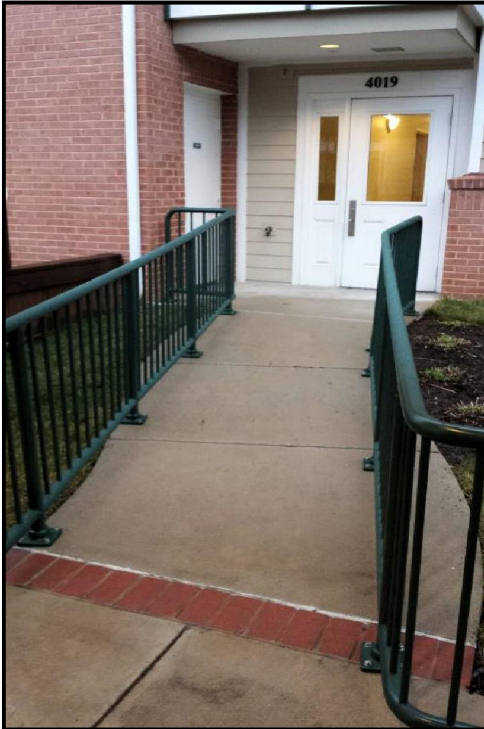
Funding:

- Total Project Estimate is \$8,300,000. Funding sources to be determined.

Status:

- On hold pending on funding availability.

ADA Improvements



Handrails were provide on each side of the ramps.



30" portion of the base cabinet was removed to allow for knee space.

Summary:

- Physical improvements for Fairfax County Redevelopment and Housing Authority (FCRHA) properties are being implemented in order to comply with the Americans with Disabilities Act.
- Physical Needs Assessment were completed or underway for twelve FCRHA properties.
- FCRHA continued to increase the availability of accessible units in its federal Public Housing portfolio.

Funding: Projected expenditure over the next five years is \$440,000 annually.

Status: Ongoing.

Countywide

Mount Vernon Gardens



Lee District

Located on Fordson Road in Alexandria

- **Summary**

- Physical condition assessment was completed in 2015 and calls for total rehabilitation to include HVAC replacement, kitchen and bathroom upgrades, site improvements, and accessibility.
- Proposed scope is being reconsidered to include only health and safety items to sustain the property for the 10 years while preserving the RHA's ability for total redevelopment.

Funding:

- Total Project Estimate for full renovation is \$6,980,000. Funding source to be determined.

Status: On hold pending availability of funding.

Oakwood



Lee District

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

- **Summary**

- The project is in the feasibility stage of the development.
- Up to 150 affordable seniors and special needs population residences in multi-family style development can be accommodated on the site.

Funding:

- Total Project Estimate is \$37,000,000, which includes Low Income Housing Tax Credit and a gap of approximately \$7,500,000.

Status: Financial feasibility is completed.