



2024

**FAIRFAX COUNTY HOUSING SYMPOSIUM**

# **The Impact of the Fairfax County Redevelopment and Housing Authority on the Community**

10:15 a.m. – 11:15 a.m.



# Fairfax County Redevelopment and Housing Authority

- Nearly 20,000 Fairfax County residents are served by the FCRHA each year.
- More live in privately owned affordable housing developed with FCRHA financing and through inclusionary zoning policies.
- Key functions include:
  - Federal, state and local rental assistance
  - Rental housing owned by the FCRHA
  - Preservation and development of affordable homes
  - Homeownership
  - Homelessness prevention and assistance



# Fairfax County Redevelopment and Housing Authority



During the past year  
**5,057**  
**households**  
were served through  
federal rental assistance  
programs



**3,069**  
multifamily affordable  
housing units are owned  
by the FCRHA



SOURCE: Fairfax County Redevelopment and Housing Authority Annual Report, Fiscal Year 2023

# Preventing Homelessness through Affordable Housing Opportunities

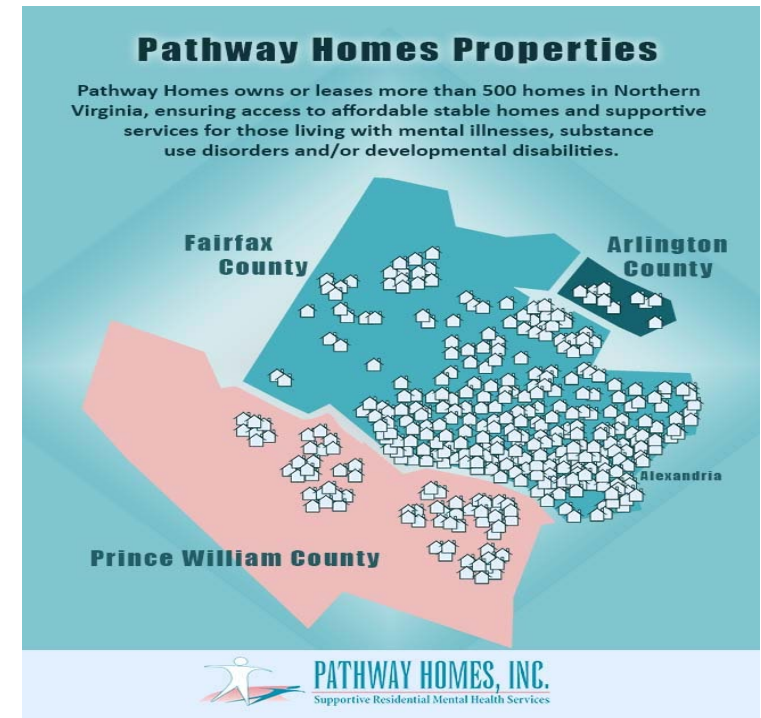
1:00 p.m. – 2:15 p.m.



# Pathway Homes

- Pathway Homes is a Behavioral Health agency built on a foundation of housing serving over 2,000 individuals in 2023 in Virginia, D.C., and Central Florida:
  - Permanent Supported Housing
  - Psychiatric Assisted Living Facilities
  - Assertive Community Treatment
  - Mental Health Skill Building
  - Crisis Stabilization
  - Case Management
  - Homeless Outreach

***Our Mission:*** Pathway Homes embodies the spirit of recovery: embracing an attitude of hope, self-determination and partnering with each individual on their personal journey toward achieving self-fulfillment and realizing their dreams. We fulfill our mission by making available to individuals with mental illnesses and co-occurring disabilities a variety of non- time-limited, affordable housing, and services to enable them to realize their individual potential.





# Operation Renewed Hope Foundation Properties and Services



Operation Renewed Hope Foundation provides a range of services assisting Veterans and breaking their cycle of homelessness or preventing Veterans from becoming homeless.

*Providing quality housing and supportive services to our Veterans and their families.*

## How We Help:

- Outreach
- Case Management
- Connection to Benefits
- Temporary Financial Assistance
- Homeless Prevention

## Services Include:

- Affordable Housing Placements
- Employment Support
- Stability Planning
- Transportation Assistance
- Connection to Legal, Medical & Childcare Services
- Help With VA & Public Benefits



# Cornerstones

## Cornerstones Programs and Services

- **Stable and Affordable Housing:** Embry Rucker Community Shelter, Affordable Rental and Supportive Housing, Foreclosure / Homeownership Counseling
- **Food Insecurity and Urgent Assistance:** Food Pantry, FREE from Hunger Center, Emergency Financial Assistance, Community/Neighborhood Resource Centers
- **Thriving Children and Youth:** Laurel Learning Center, Youth STEAM Enrichment Academic Programs, Before and After School Care
- **Community and Family Strengthening:** Pathway to Sustainable Employment, Opportunity Neighborhoods



**Cornerstones**   
stability • empowerment • hope  

Together with our community, **Cornerstones promotes stability, empowerment, and hope** through support, advocacy, and community-building for individuals and families in need.



**16,000 families and individuals, and 5,000 children served annually**



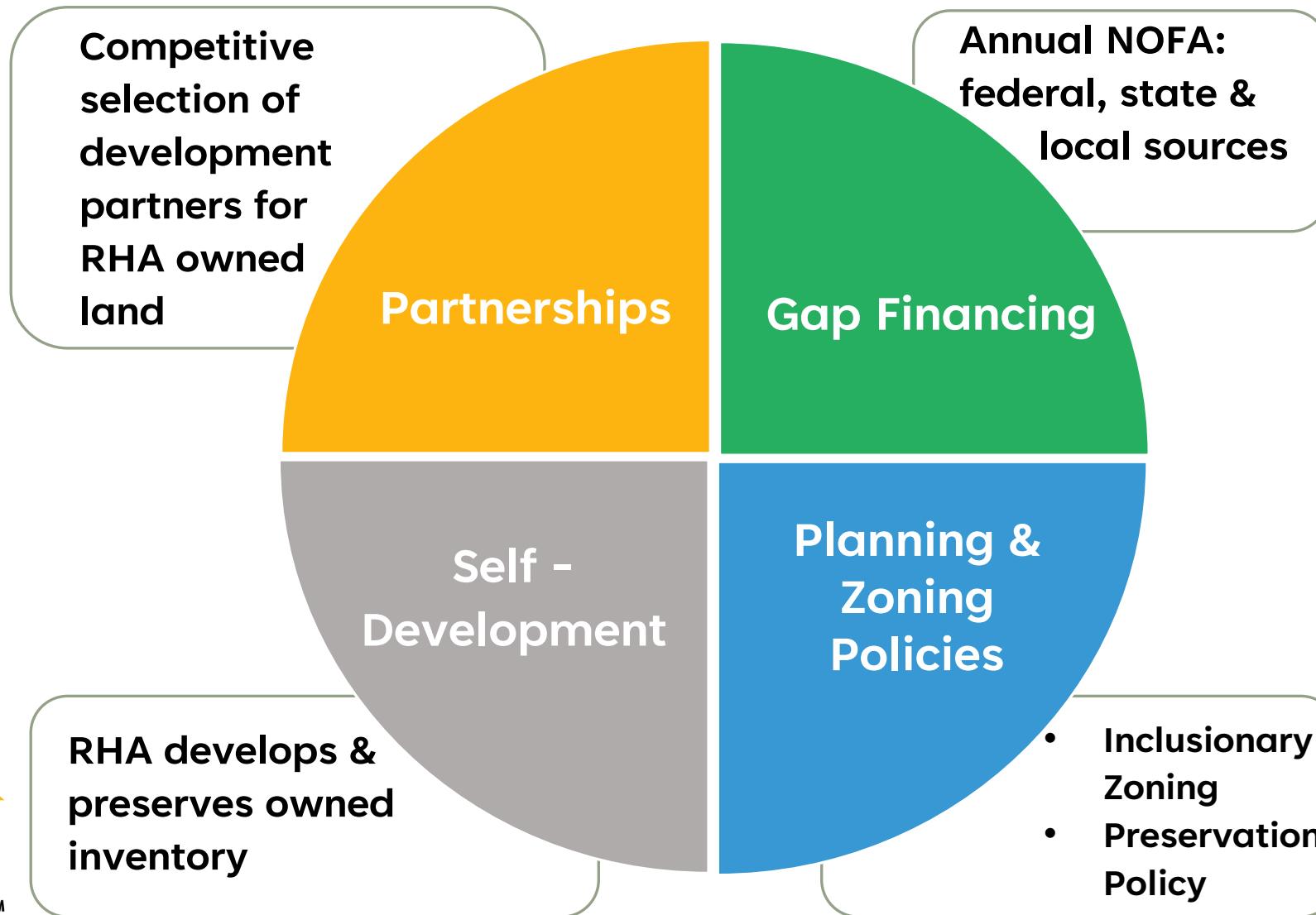


# **Who Decides the Deals? Development, Preservation and Adaptive Reuse Decisions**

2:30 p.m. – 3:45 p.m.



# Goal: 10,000 net new affordable homes by 2034



**Residences at North Hill**  
279 Units  
Mount Vernon District



**Oakwood Senior Apartments**  
150 Senior Apartments  
Franconia District



**Ovation at Arrowbrook**  
274 Multifamily Units  
Dranesville District

# APAH Approach:

## *How do we determine if it's a Good Deal?*

Using an established list of priorities ensures an opportunity aligns with mission and strategic plan:

- Threshold Requirements such as size, multi-family, serving 60% AMI and below is a priority
- Property Scoring for new construction or acquisition
- Social Impact and Community Support: is this an area of opportunity or a difficult-to-develop area?
- Financial Metrics
- Tax Credit eligible or alternate financial path
- Local Government Support
- Partnerships and REDI Commitment





# Housing Preservation

## Opportunities

- NOAH
- Conversions
- Adaptive Reuse

## Challenges

- Resources (\$)
- Regulatory Constraints
- Limited Scalability
- Maintenance Burdens
- Gentrification Pressure

## Benefits

- Lower Development Cost
- Shorter Delivery Time
- Environmental Sustainability
- Cultural/Social Cohesion
- Anti-displacement/Anti-gentrification Tool
- Historic/Community Preservation

**8,425**  
apartments in  
DC, MD, VA

**54**  
communities

**\$16m**  
**invested**  
during 2023  
in portfolio-wide  
improvements



# Kyle Speece:

## *Opportunities and Challenges*

- The pandemic-altered real estate landscape
  - Adaptive re-use opportunities, especially office buildings
  - Retail redevelopment opportunities, especially malls
  - Faith-based and institutional opportunities
- Greater need; greater acknowledgement of need
- New and continued challenges
  - Funding
  - Adaptive re-use isn't easy!
  - Density – Parking – Adequate Public Facilities
  - NIMBY-ism



# Closing Remarks

3:45 p.m. – 4:00 p.m.

