

Housing Development

Program Description

The primary mission of the Department of Housing and Community Development (HCD) is to act as the development and administrative agency for the Fairfax County Redevelopment and Housing Authority (FCRHA) and the Board of Supervisors in meeting the housing and community development needs of the County's low- and moderate-income residents.

Link to the Comprehensive Plan

The Housing Section of the Policy Plan within the Fairfax County Comprehensive Plan includes the following established objectives:

- The County should increase the supply of affordable housing units each year by an amount that is equal to at least 12 percent of the total housing production in the County for the previous year. These units should serve the full range of incomes of households needing price-appropriate housing and should include units that meet the needs of people with disabilities.
- The County should encourage the provision of price appropriate housing affordable for all income levels in all parts of the County.
- The County should conserve stable neighborhoods and encourage rehabilitation and other initiatives that will help to revitalize and promote the stability of older neighborhoods.
- The County should maximize the use of federal and state housing assistance programs.
- The County should increase the supply of housing available to special populations, including people with intellectual, developmental, and physical disabilities, families who are/were homeless, and seniors with low- and moderate-incomes.

Source: Fairfax County Comprehensive Plan, 2017 Edition; Policy Plan - Housing, Amended through 2-23-2021

Program Initiatives

Affordable housing is needed in the County to serve households with low- to moderate- incomes, in both the rental and homeownership markets. It has become increasingly difficult for many households to find price-appropriate housing in the County. Individuals and families with low-income levels face the greatest challenge finding affordable housing. The Communitywide Housing Strategic Plan identified a need for an additional 15,000 net new housing units, affordable to households at 60 percent of the AMI and below, over the 15 years between 2018 and 2033. These households are critical members of the workforce and an essential component of the local economy. As such, it is essential to ensure availability of sufficient affordable housing, so these essential employees have an opportunity to live and work in the County. To partially address this need, in 2022, the Board of Supervisors doubled its housing production goal by committing to provide 10,000 units of affordable housing by 2043.

Further, the lack of affordable housing in the County is a leading cause of homelessness. The Board of Supervisors recognized this when they endorsed the Blueprint for Success: Strategic Directions for the Plan to Prevent and End Homelessness in the Fairfax-Falls Church Community in 2008. Much progress has been made since then in reducing the overall number of families and individuals experiencing homelessness in the County, yet vulnerable residents continue to be at risk of housing instability and homelessness.

In addition, price-appropriate housing must be available to County residents that have a disability. Individuals with disabilities are more likely to have extremely low-income and often face a compounded problem of finding housing that is affordable and has the accessibility features needed to live comfortably in the home. Similarly, for seniors who are on fixed income, many of whom have worked in the County throughout their careers and contributed to the local economy, have difficulty finding affordable housing with the necessary accessibility features.

Based on Fairfax County's Five-Year Consolidated Plan for Fiscal Years 2022–2026, the County faces a deficit of more than 37,500 renter-occupied and 26,385 owner-occupied units that are affordable to individuals and families with extremely low and very low incomes (defined by the Virginia Center for Housing Research as those earning 50 percent of AMI and below). Over time, the gap between the need and the supply will grow considerably without new approaches for expanded housing availability and affordability. By 2032, the County is expected to add more than 62,000 households. These household projections are based on the County's analysis of recent growth and the capacity for residential development based on current land use and zoning. To support sustainable population growth and bolster the County's economy, it is important to intentionally plan for price-appropriate housing to address the current housing gap and to meet the needs of the growing workforce.

In 2019, the Affordable Housing Resources Panel (AHRP), a group of citizens tasked by the Board of Supervisors to develop the recommendations for the second phase of the Communitywide Housing Strategic Plan, presented its report to the Board's Budget Committee. Included among the AHRP's recommendations were to: 1) produce a minimum of 5,000 new homes, as a floor, affordable to households earning up to 60 percent of AMI over the next fifteen years; 2) allocate the equivalent of one additional penny on the real estate tax rate to support this production starting in FY 2021; and 3) achieve no net loss of total "market affordable" rental apartments in Fairfax County, as feasible.

Key to achieving the goals set forth in the Communitywide Housing Strategic Plan is the FCRHA's pipeline of affordable housing development projects. Current projects at various stages of development on FCRHA properties include Oakwood (Franconia District), Little River Glen I and IV (Braddock District), One University (Braddock District), Route 50/West Ox Road (Sully District), North Hill (Mount Vernon District), and Autumn Willow (Springfield District). Properties recently transferred from the Board to the FCRHA for affordable housing redevelopment include a portion of the surface parking at the Government Center (Braddock District) and at the Franconia Government Center Site (Franconia District). In addition, as part of the Board's Housing Blueprint funding, affordable housing projects that have been financed by the County include Ovation at Arrowbrook (Dranesville District) which will generate 274 units, New Lake Anne House (Hunter Mill District) which includes 240 units of preservation and new units, and The Arden (Mount Vernon District) which will generate 126 units.

HCD is also acting as the bond issuer for the Original Mount Vernon High School Building Renovation Project. To enable this project to be eligible for historic tax credits of approximately \$10 million, the Board of Supervisors approved a transfer of all project balances to a new OMVHS Development LLC project within Fund 81400, FCRHA Asset Management. Funding of \$7.6 million was previously approved, and FCHRA bonds as well as historic tax credits are anticipated to fund the remaining \$86 million. This project is further referenced in the Government Facilities section of the CIP.

Current Project Descriptions

- 1. ADA Compliance – Housing (Countywide):** \$1,505,791 is planned for the improvements/modifications needed for FCRHA properties in order to comply with the Americans with Disabilities Act (ADA) settlement between the Board of Supervisors and the Department of Justice. Properties such as Braddock Glen; Leland House Group Home; Minerva Fisher Hall Group Home; Mondloch House Group Home; Patrick Street Group Home; Rolling Road Group Home; Sojourn House Group Home; 3700 Pender Drive; and Wedgewood Apartments had modifications implemented in order to meet ADA compliance standards. Fifty-one FCRHA units in properties across the county were modified to Uniform Federal Accessibility Standards. FY 2024 funding of \$50,000 has been included to continue to implement improvements.
- 2. ADU Acquisitions (Countywide):** \$9,000,999 is proposed to fund the acquisition of for-sale Affordable Dwelling Units (ADUs) that would be placed in the Fairfax County Rental Program (FCRP). Funding for these acquisitions can be derived from multiple revenue sources within the Housing Trust Fund (HTF). When possible, revenues from proffered contributions will be utilized.
- 3. Autumn Willow (Springfield District):** \$500,000 was approved to fund activities associated with the development of a 10.9-acre property owned by the FCRHA located at the intersection of Stringfellow Road and Autumn Willow Drive. A developer has been selected for the project under the Public Private Infrastructure and Education Act of 2002 (PPEA) process. Design is underway by the developer to construct 150 units of affordable independent senior housing.
- 4. Crescent Rehabilitation (Hunter Mill District):** \$425,000 was approved to fund needed repairs at the County-owned Crescent Apartments site, which was completed in 2021. Redevelopment of the site is anticipated to be implemented through the PPEA process in the future. The Crescent Apartments, a 181-unit apartment complex acquired by the County in FY 2006, is located adjacent to Lake Anne in Reston, near the Wiehle-Reston East Metrorail and the Reston Town Center and is managed by the FCRHA on behalf of the Board of Supervisors.
- 5. Development of Housing at Rt. 50 & West Ox (Sully District):** \$300,000 was approved to fund activities associated with the development of a 1.21-acre property owned by the FCRHA located at the intersection of Route 50 and West Ox Road. The Board of Supervisors has transferred the property to the FCRHA for the purpose of creating affordable housing. A developer has been selected through the PPEA process and design is underway to provide 34 units of permanent supportive housing for very low-income individuals.
- 6. Dominion Square West (Hunter Mill District):** \$43,831,534 is proposed to fund the development of a 2-acre property located near Spring Hill Road. A developer is purchasing the property to construct approximately 516 units of affordable housing serving low- and moderate-income households. The site will also include an approximately 33,000 square-foot new Tyson's community center funded separately. The land will be transferred to the FCRHA upon purchase, which will ground lease the property to the developer for construction of the affordable housing and community center. Design for the development is currently underway and construction is anticipated to begin as early as summer 2023.

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7. **Feasibility and Planning (Countywide):** \$3,133,242 is proposed to fund pre-development due diligence activities needed to determine the feasibility of potential sites for the redevelopment of affordable housing.
8. **Franconia Governmental Center (Franconia District):** \$205,820 was approved to fund predevelopment activities associated with the development of a 3.25-acre property located at 6121 Franconia Road in Alexandria. The Board previously approved the transfer of the property to the FCRHA. The location is the current site of the Franconia Governmental Center, a 25,800 square foot building including the Franconia District Supervisor's Office, Franconia Police Station, and Franconia Museum, which are planned to be relocated to a new complex in Kingstowne. The FCRHA has issued a Request for Proposal (RFP), through the PPEA, to create up to 120 units of affordable multi-family housing serving low- to moderate-income households pursuant to a long-term, nominal fee ground lease from the FCRHA. This project will also include units serving qualified households under the County's Magnet Housing Program.
9. **Government Center Site (Braddock District):** \$500,000 was approved to fund predevelopment work for a PPEA project at the Fairfax County Government Center. A developer has been selected for the project under the PPEA process to redevelop the G and H parking lots at the Government Center to provide affordable housing for approximately 275 low- to moderate-income households, like the award-winning Residences at Government Center development also located on the Government Center Campus.
10. **Housing Blueprint Project (Affordable Housing) (Countywide):** This is an ongoing project to fund the creation or preservation of affordable housing for special needs populations, low income working families, and to end homelessness.
11. **Little River Glen I & IV (Braddock District):** \$53,613,539 is the estimated design and construction cost for 60 new affordable independent senior housing units and renovation of the existing 120 affordable independent senior housing units located on land owned by the FCRHA. A financing plan for the project is being prepared to identify a funding strategy. The design of the 60 new units and renovation of the existing 120 units is underway. Planned renovation includes site improvements, building improvements, accessibility modifications, and modernization.
12. **North Hill (Mount Vernon District):** \$15,057,000 was approved to support the development of the North Hill property, a 33-acre site owned by FCRHA located at the intersection of Richmond Highway and Dart Drive. The project is being developed through the PPEA process. Construction is underway for 175 for-sale market rate townhomes, 216 multi-family affordable units, 63 affordable independent senior housing units, and a 12-acre public park. The townhouse land sale proceeds are being used to fund the infrastructure needed for the affordable rental development. The project is anticipated to be completed in 2023.
13. **Oakwood Senior Housing (Franconia District):** \$600,151 was approved to fund predevelopment activities associated with the development of a 6.2-acre site owned by the FCRHA located at the intersection of Oakwood Road and Van Dorn Street. A developer was selected in January 2019 through the PPEA process. Construction of the 150 units of affordable independent senior housing is underway and is anticipated to be completed in 2023.

- 14. One University (Braddock District):** \$450,000 was approved to support the development of the One University site, which is located at the intersection of Route 123 and University Drive. The project is being developed through the PPEA process. The proposed development includes replacing existing affordable housing (Robinson Square) and existing FCRHA facilities with the construction of 240 units of affordable housing and 333 units of student housing. Construction began in 2021 and is anticipated to be completed in 2024.
- 15. Penn Daw Affordable Housing (Mount Vernon District):** \$1,152,500 was approved to support the predevelopment of a new, approximately 70,000 square-foot affordable housing facility collocated on a 3.5-acre site with a 20,000 square-foot fire station and a 27,000 square-foot emergency shelter with permanent supportive housing located at the intersection of Beacon Hill Road and Richmond Highway. The Department of Public Works & Environmental Services (DPWES) is managing the design of the collocated facility.
- 16. Rehabilitation of FCRHA Properties (Countywide):** This is a continuing project to support the recurring maintenance and rehabilitation needs of FCRHA-owned properties. Resources for this project include: the Housing Trust Fund (Fund 40300) and the Federal Community Development Block Grant (Fund 50800). HCD updates the needs of the FCRHA properties annually and prioritizes them by accessibility modifications/improvements; energy efficiency improvements; site improvements, and modernization. Projects to be rehabilitated in FY 2023 have undergone Physical/Capital Needs Assessment studies.
- 17. Reservation/Emergencies and Opportunities (Countywide):** The Reserve for Emergencies and Opportunities project was first funded in FY 2002 within the HTF. The Reserve for Emergencies Project was established as a funding source that could be used to fill a gap when other funding/financing is not available. Recent examples include emergency HVAC, flooding repairs, and elevator and urgent capital and maintenance projects. Future uses of the funding is dependent on a variety of factors including major maintenance/capital work needs and urgent or emergency needs at the FCRHA properties.
- 18. SOMOS (Providence District):** \$25,372,613 is proposed to fund the acquisition and redevelopment of a 4-acre site located at 1750 Old Meadow Road. The developer is purchasing the property and immediately transferring title to the FCRHA. The FCRHA will then ground lease the property back to the developer for the construction of approximately 450 units of affordable housing serving low- and moderate- income households in Tysons. Design for the development is currently underway and construction is anticipated to begin as early as 2024.
- 19. Stonegate Village Renovations (Hunter Mill District):** \$49,601,000 is the estimated design and construction cost for extensive renovations to the 240-unit Stonegate Village Apartments Complex. The cost was estimated based on the updated Physical Needs Assessment (PNA) study completed in October 2020 with design currently in progress. The planned rehabilitation includes HVAC replacement, site improvements, interior and exterior building improvements, accessibility, modernization, and a laundry space addition.

Project Cost Summaries

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(\$000's)

Project Number	Project Title	Source of Funds	Budgeted or Expended Through FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total FY 2024 - FY 2028	Total FY 2029 - FY 2033	Total
1	ADA Compliance - Housing								\$250		\$1,506
	HF-000036	G	\$956	\$50	\$50	\$50	\$50	\$50			
	N/A	HTF	\$300								
2	ADU Acquisitions								\$1,000		\$9,000
	HF-000093	HTF	\$8,000	\$1,000							
3	Autumn Willow								\$0		\$500
	HF-000157	HTF	\$500								
4	Crescent Rehabilitation								\$0		\$425
	HF-000097	R	\$425								
5	Development of Housing at Rt. 50 & West Ox								\$0		\$300
	HF-000055	R	\$300								
6	Dominion Square West								\$10,000		\$43,832
	HF-000175	HTF	\$8,880								
	2H38-180-000	G, R	\$13,332								
	ARPA	F	\$10,970								
	Private Financing	X	\$650	\$10,000							
7	Feasibility and Planning								\$93		\$3,133
	2H38-210-000	HTF	\$1,381	\$93							
	2H38-226-000	R	\$1,659								
8	Franconia Governmental Center								\$0		\$206
	HF-000174	G	\$206								
9	Government Center Site								\$0		\$500
	HF-000171	G	\$500								
10	Housing Blueprint Project (Affordable Housing)								\$133,915		\$133,915
	2H38-180-000	R	C	\$26,783	\$26,783	\$26,783	\$26,783	\$26,783			
11	Little River Glen I & IV								\$48,528		\$53,614
	Private Financing	X	\$0	\$24,528	\$23,000						
	HF-000116	R	\$4,803	\$1,000							
	HF-000158	HTF	\$283								

Project Cost Summaries

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(\$000's)

Project Title Project Number	Source of Funds	Budgeted or Expended Through FY 2023						Total FY 2024 - FY 2028	Total FY 2029 - FY 2033	Total
			FY 2024	FY 2025	FY 2026	FY 2027	FY 2028			
12 North Hill								\$0		\$15,057
N/A	X	\$12,078								
2H38-072-000	R	\$1,000								
HF-000159	HTF	\$1,518								
HF-000160	HTF	\$461								
13 Oakwood Senior Housing								\$0		\$600
HF-000084	R	\$600								
14 One University								\$0		\$450
HF-000100	HTF	\$450								
15 Penn Daw Affordable Housing								\$0		\$1,153
HF-000181	X	\$1,153								
16 Rehabilitation of FCRHA Properties								\$1,200		\$1,200
2H38-068-000	HTF	C		\$300	\$300	\$300	\$300			
17 Reservation/Emergencies and Opportunities								\$1,140		\$1,140
2H38-065-000	HTF	C		\$285	\$285	\$285	\$285			
18 SOMOS								\$20,268		\$25,373
HF-000180	GF	\$5,025								
HF-000180	HTF						\$1,238			
2H38-210-000	HTF	\$80								
ARPA	F						\$19,030			
19 Stonegate Village Renovations								\$42,500		\$49,601
Private Financing	X	\$5,101	\$22,000	\$20,500						
HF-000170	HTF	\$2,000								
Total		\$82,611	\$105,722	\$70,918	\$27,418	\$27,418	\$27,418	\$258,894	\$0	\$341,505

Notes: Numbers in bold italics represent funded amounts. A "C" in the 'Budgeted or Expended' column denotes a continuing project.

Key: Source of Funds

B	Bonds
G	General Fund
HTF	Housing Trust Fund
F	Federal
X	Other
R	Real Estate Tax Revenue