

Department of Housing and Community Development Capital Improvement Program

Fiscal Years 2021 – 2025

March 12, 2020



A Common Mission

- 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

Housing that is Affordable – A Critical Challenge

- Need 15,000 net new homes, identified as part of housing planning process, for families at 60 percent of AMI and below in the next 15 years
- About 30,000 low-moderate income renters are paying more than a third of their incomes for housing
- Almost 71,000 households in the county earning \$50,000 or less
- Rising rents and stagnant incomes mean the Fairfax County housing market is increasingly out of reach for lower income people
- Lack of housing affordable to a range of incomes poses major challenges to attracting and retaining businesses

Why Having a Range Of Price and Age-appropriate Housing Matters in Fairfax County

Housing serves as a platform for **individual and family well-being**

Economic self-sufficiency and upward mobility

Student achievement and academic success

Physical and mental health and well-being

Housing is the basis for **inclusive and diverse communities**

Equitable access to opportunities and services, regardless of race and socioeconomic status

Communities in which everyone can prosper

Housing supports sustainable **local economic growth**

Housing opportunities to encourage people to both live & work in the community

Short commutes, easier to attract and retain workers

Communities that are world-class places to live, work & play

Impact in the Community:

Fast Facts

- **The FCRHA owns/operates:**

- 3,035 multifamily units, including federally-subsidized units formerly known as “Public Housing”
- 482 senior housing units
- 112 licensed assisted living beds
- 224 units/beds of specialized housing

- **The FCRHA provides:**

- 3,936 Federal Housing Choice Vouchers (includes Mainstream, FUP and VASH)
- 262 Local/State Rental Subsidy Vouchers
 - 164 vouchers for Bridging Affordability
 - 98 vouchers for SRAP

Impact in the Community:

Fast Facts

- Nearly 20,000 people live in housing provided by the Fairfax County Redevelopment and Housing Authority (FCRHA) and Fairfax County
- Countless more live in privately-owned housing developed with FCRHA financing
- Housing programs are meeting our mission:
 - Average household income served: \$26,127 for a family of three (27 percent of Area Median Income – “extremely low income”)
 - Approximately 35 percent of all households served in FCRHA/HCD programs include a person with a disability
 - Approximately 60 percent of homeless households placed in long-term affordable housing are served by FCRHA resources.

Communitywide Housing Strategic Plan

- **Phase 1** approved by the Board in June 2018, is the first-ever housing strategic plan, called the Communitywide Housing Strategic Plan
 - Led to the creation of 25 short-term strategies that can be implemented in the next two years
- **Phase 2** includes longer-term strategies for developing new tools, policies, and resources to support the production, preservation, and access to housing that is affordable
- These recommendations were adopted as part of the budget guidance

The Affordable Housing Resources Panel Recommendations

Structured into five strategic areas:

1. Need, new production goals, and resources

- Produce at least 5,000 new affordable units over the next 15 years
- Increase the Affordable Housing Fund the equivalent of one additional cent on the real estate tax rate
- Transfer of county land for affordable housing purposes, and co-location.

2. Land use policies and regulations

3. Preservation of affordable units

- 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.

4. Institutional capacity

5. Community awareness and legislative priorities

A Robust Pipeline

- Ongoing and pipeline of multifamily preservation projects of 645 rental homes
- There is a pipeline of over 1300 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

ADU/WDU

■ Inclusionary Land Use Program/Policy

■ Affordable Dwelling Unit (ADU) program

- A total of 2,841 units (1,407 rentals and 1,434 for-sale) have been produced through September 30, 2019
- Provided for under zoning ordinance

■ Workforce Dwelling Unit policy

- A total of 1,502 rental WDUs and 22 for-sale) have been produced through September 30, 2019
- Proffer-based incentive system in the Comprehensive Plan
- Updating the WDU Program
 - Work in progress with task force; recommendations this year

Public-Private Partnerships – In Progress

Leveraging County Property

Project	District	Proposed Units	Status
The Residences at the Government Center	Braddock	270 Affordable Housing	Complete
Fallstead (formerly Lewinsville)	Dranesville	82 Affordable Senior	Complete
North Hill	Mount Vernon	216 Affordable Housing 63 Affordable Senior 175 Market Rate Townhomes	Close May 2020
One University	Braddock	120 Affordable Housing 120 Affordable Senior 333 Student	Close 2021
Oakwood	Lee	150 Affordable Senior	Close 2021
Autumn Willow	Springfield	150 Affordable Senior	PPEA in Progress
West Ox/Route 50	Sully	30 Special Needs	PPEA anticipated Spring 2020

Public-Private Partnerships



One University



Residence at the Governments Center



Oakwood Senior Housing



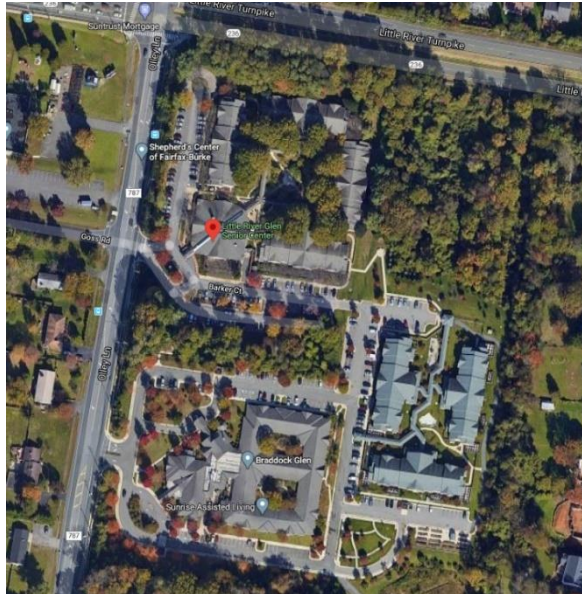
Fallstead



North Hill

HCD Development

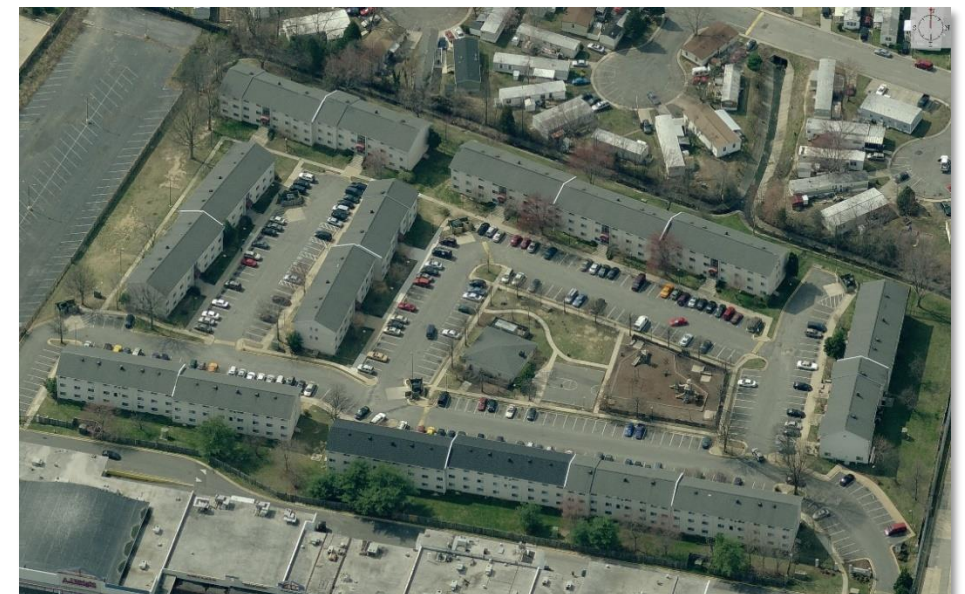
Project	District	Proposed Units	Status
Murraygate	Lee	200 Affordable Housing	Construction Complete January 2021
Little River Glen	Braddock	60 Additional Senior Rehabilitation of Existing 120 Units	Design Pre-Design
Stonegate	Hunter Mill	240 Affordable Housing - Rehabilitation	Initial Design in Progress



Little River Glen IV



Stonegate



Murraygate

Partnership Blueprint Funding

Project	District	Proposed Units	Status
New Lake Anne	Hunter Mill	240 units Affordable Housing	Close May 2020
Arden	Mount Vernon	226 units Affordable Housing	Close March 2020
Arrowbrook	Dranesville	274 units Affordable Housing	Close September 2020



Arrowbrook



New Lake Anne



The Arden

Future

- **Innovative Approaches**
 - Modular Construction
 - Repurpose Existing Building
 - Specialty Populations
 - Homeownership Model
- **Applying the One Fairfax Lens**
- **Co-location with County Facilities**
 - CIP 5-Year Plan
 - Bond Referendum Projections
- **Coordination with Department of Planning and Development**
 - New liaison position for development
 - Active participation new development projects
- **Preservation** – No net loss of affordable units
- **Partnerships with Other Jurisdictions**
- **Partnerships the Private and Non-Profit Developers**
- **Update to WDU policy and ADU program in Zoning Documents**

Questions/Comments

