

# Department of Housing and Community Development Capital Improvement Program

## Fiscal Years 2022 – 2026

March 11, 2021



# A Common Mission

- Initiate and 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 by 2034
- 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**

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*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**

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

*Communities in which everyone can prosper*

Housing supports sustainable **local economic growth**

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*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*

# 2020 LIHTC Area Median Income (AMI)

LIHTC Income Limits	30% AMI	40% AMI	50% AMI	60% AMI
1 Person	\$26,460	\$35,280	\$44,100	\$52,920
2 Person	\$30,240	\$40,320	\$50,400	\$60,480
3 Person	\$34,020	\$45,360	\$56,700	\$68,040
4 Person	\$37,800	\$50,400	\$63,000	\$75,600

LIHTC Rent Limits	30% AMI	40% AMI	50% AMI	60% AMI
Efficiency	\$661	\$882	\$1,102	\$1,323
1-Bedroom	\$703	\$945	\$1,181	\$1,417
2-Bedroom	\$850	\$1,134	\$1,417	\$1,701
3-Bedroom	\$982	\$1,310	\$1,638	\$1,965

Note: 4 Person Area Median Income = \$126,000

# Communitywide Housing Strategic Plan – Affordable Housing Resources Panel Recommendations

1. Need, new production goals, and resources
  - Produce a minimum of 5,000 new affordable units by 2034
  - 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
  - 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

# ADU/WDU

- Inclusionary Land Use Program/Policy
  - Affordable Dwelling Unit (ADU) program
    - A total of 2,889 units produced through FY2021
    - Provided for under zoning ordinance
  - Workforce Dwelling Unit policy
    - A total of 1,640 units produced through FY2021
    - Proffer-based incentive system in the Comprehensive Plan
    - Updated the WDU Program
      - Approved by Planning Commission – January 27, 2021
      - Approved by Board – February 23, 2021

# Preservation Task Force

- The Board established the Preservation Task Force in 2020 to develop policy recommendations for creative and sustainable affordable housing preservation strategies consistent with the One Fairfax Initiative and best practices.
- Goal: Preservation of market and committed affordable units at 60% AMI and below
- Strategies:
  - Preservation Need, Goals and Resources
  - Development Strategies and Financing Tools
  - Land Use Policies and Recommendations
  - Institutional Capacity, Community Awareness and Legislative Priorities
  - Other Considerations
  - Recommendations Regarding Manufactured Housing Communities



# A Robust Pipeline

- Ongoing and pipeline of multifamily preservation projects of 646 rental homes
- There is a pipeline of nearly 1800 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

# Public-Private Partnerships – In Progress

## Leveraging County Property

Project	District	Proposed Units	Status
North Hill	Mount Vernon	216 units Multifamily 63 units Senior 175 Market Rate Townhomes	Closed June 2020
One University	Braddock	120 units Multifamily 120 units Senior 333 Student	Closing 2021
Oakwood	Lee	150 units Senior	Closing 2021
Autumn Willow	Springfield	150 units Senior	Closing 2022
West Ox/Route 50	Sully	30 units Special Needs	Unsolicited development proposal in review
Government Center	Braddock	~250 units Multifamily	Land transfer to FCRHA
Franconia	Lee	~160 units Multifamily	Land transfer to FCRHA

# Public-Private Partnerships



One University



Oakwood Senior Housing



Autumn Willow



North Hill



# HCD Development

Project	District	Proposed Units	Status
Murraygate <i>Multifamily</i>	Lee	200 Units – Rehabilitation	Construction Complete December 2020
Little River Glen I & IV <i>Senior</i>	Braddock	60 Units – New 120 Units – Rehabilitation	Design Design
Stonegate <i>Multifamily</i>	Hunter Mill	240 Units - Rehabilitation	Initial Design in Progress



Little River Glen I & IV



Stonegate



Murraygate



# Partnership - Blueprint Funding

Project	District	Proposed Units	Status
New Lake Anne	Hunter Mill	240 units Senior	Closed May 2020
Arden	Mount Vernon	226 units Multifamily	Closed June 2020
Arrowbrook	Dranesville	274 units Multifamily	Closed December 2020



Arrowbrook



New Lake Anne



The Arden

# Future

- **Applying the One Fairfax Lens**
- **Innovative Approaches**
  - Modular Construction
  - Repurpose Existing Building
  - Specialty Populations
  - Homeownership Model
- **Co-location with County Facilities**
  - CIP 5-Year Plan
  - Bond Referendum Projections
- **Coordination with Department of Planning and Development**
- **Partnerships with Other Jurisdictions**
- **Partnerships with Private and Non-Profit Developers**
- **Update to WDU policy and ADU program**

# Questions/Comments

