



Affordable Housing Advisory Council ***Executive Committee***

Tom Fleetwood, Director
Department of Housing and Community Development (HCD)

October 21, 2022

Under Construction

Goal - New Production and Preservation

Construction

Projects	Project Type	No. Units	Status
North Hill	New - PPEA	279	Complete – Fall 2022
Arden	New - Finance	126	Complete – Fall 2022
New Lake Anne House	Preservation - Finance	240	Complete – Summer 2022
Ovation at Arrowbrook	New - Finance	274	Complete – End of 2022
Oakwood	New - PPEA	150	Complete – Spring 2023
One University	New - PPEA	240	Complete – Summer 2024
TOTAL		1309	

Pre-Construction

Goal - New Production and Preservation Design

Projects	Project Type	No. Units	Status
Stonegate Village	Preservation	234	Design
Autumn Willow	New - PPEA	150	Close – Fall 2022
West Ox/Route 50	New - PPEA	34	Design
Little River Glen IV	New - HCD	60	Design/Permitting
Little River Glen Renovation	Preservation	120	Design/Permitting
Dominion Square West	New–Partnership	515	Financing in process
Somos at McLean Metro	New-Partnership	453	Land use completed
Residences at the GC II	New – PPEA	275	Land use process
Franconia Police/Supervisor Site	New – PPEA	120	RFP for PPEA in Process
Penn Daw	New – HCD	60	RFQ for A/E Selection in Process
Bowman Town	New - PPEA	350	PPEA – Interim Agreement
TOTAL		2,371	

Stonegate Village



Hunter Mill District

Located on Stone Wheel Drive in Reston

Summary:

- Built in 1972; acquired in 1990
- 12.4-acre site
- Preservation project: 234 units
- Renovations include the following:
 - ✓ HVAC replacement
 - ✓ Site improvement
 - ✓ Building improvements
 - ✓ Accessibility
 - ✓ Modernization

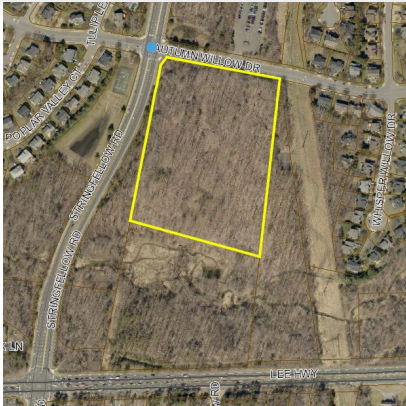
Status:

- Design in progress, no zoning action required
- Finance plan in development
- Bid 2023

Funding:

- Anticipate LIHTC bonds and local funds

Autumn Willow Senior Housing



Summary

- PPEA Development
- 10.9-acre site
- 150 senior affordable residential units
- Zoning: R-1

Status:

- Property transferred to FCRHA
- SE for independent living facility complete
- Low Income Housing Tax Credits (LIHTC) submission awarded in March 2021
- Permitting in progress
- Closing in Fall 2022

Funding:

- Private equity, local funds, and LIHTC bonds



Springfield District

Located at Stringfellow Road and Autumn Willow Drive

Housing at Route 50/West Ox Road



Sully District

Located near Route 50 and West Ox Road

Summary:

- PPEA Development
- 34 units of affordable housing
- Zoning: C-8

Status:

- Property transferred to FCRHA
- Unsolicited PPEA
- Competing Proposals
- Developer Selected/Approved October 2021, Interim Agreement entered 2021
- Board authorized Comp Plan Amend. (up to 35 DU/AC), Rezoning to R-30 w/ bonus density, and CDP/FDP by end of 2022

Funding:

- Private equity and LIHTC

Little River Glen I and IV



Braddock District

Located at Little River Turnpike and Olley Lane

Summary

- New Development
 - 60 affordable senior Independent Living units
- Redevelopment
 - 120 existing affordable senior Independent Living units
- 2.9-acre site on Little River Glen campus

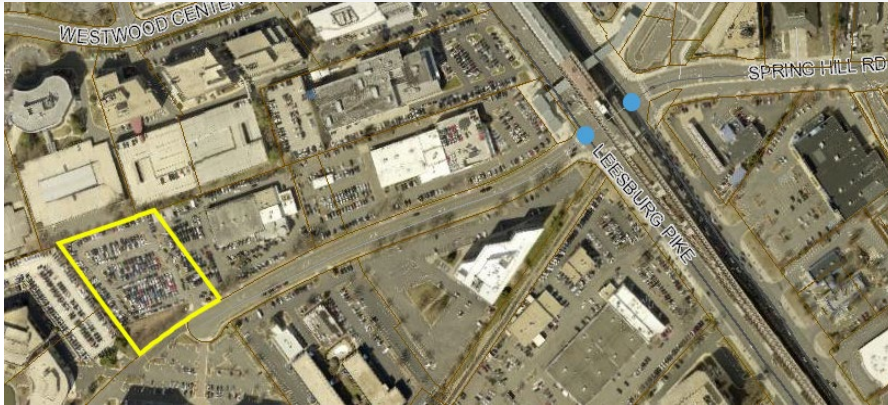
Status:

- Design/Permitting in progress
- No zoning action required
- Bid 2022

Funding:

- Bonds, LIHTC, and local funds

Dominion Square West



Hunter Mill District

1592 Spring Hill Road, Tysons

Summary

- Non-Profit Partnership Development
- 2.0-acre site
- 0.2 miles from Spring Hill Station
- 515 units multi-family affordable residential Units
- Zoning: PTC

Status:

- Property ultimately purchased by FCRHA
- Rezoning complete, FDPA complete
- Financing approved

Funding:

- ARPA and MTW Funds (Land Acquisition), Private equity, local funds, and LIHTC bonds
- Amazon Housing Equity Fund

Somos at McLean Metro



Providence District

1750 Old Meadow Road, Tysons

Summary

- Partnership Development
- 4.0-acre site
- 0.33 miles from McLean Station
- 450 Dwelling Units with Minimum of 300 at 60% AMI
- 5,000 SF Office/Retail
- Zoning: I-4

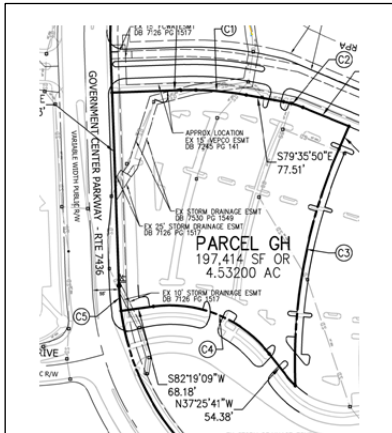
Status:

- Property ultimately purchased by FCRHA
- Rezoning to PTC, CDP/FDP, in process
- Low Income Housing Tax Credits (LIHTC) submission in Spring 2023

Funding:

- ARPA Funds (Land Acquisition), Private equity, local funds, and LIHTC bonds

The Residences at the Government Center II



Braddock District

12000 Government Center Parkway, Fairfax

Summary

- PPEA Development
- 4.53-acre site
- About 275 multifamily affordable residential Units
- 60% AMI or below
- 10,000 – 15,000 SF ground floor non-residential space
- Zoning: PDC

Status:

- Board approved property transfer to FCRHA
- Developer selected, entitlement and design in process
- Comp. Plan Amend., PCA, FDPA needed

Funding:

- Private equity, local funds, and LIHTC

Franconia Governmental Center Site



Franconia District

6121 Franconia Road

Summary

- PPEA Development
- 3.26-acre site
- Up to approx. 120 multifamily affordable residential Units including Magnet Housing
- 60% AMI or below
- Current site of Franconia Police Station, Lee District Supervisor, and Franconia Museum
- Zoning: R-2

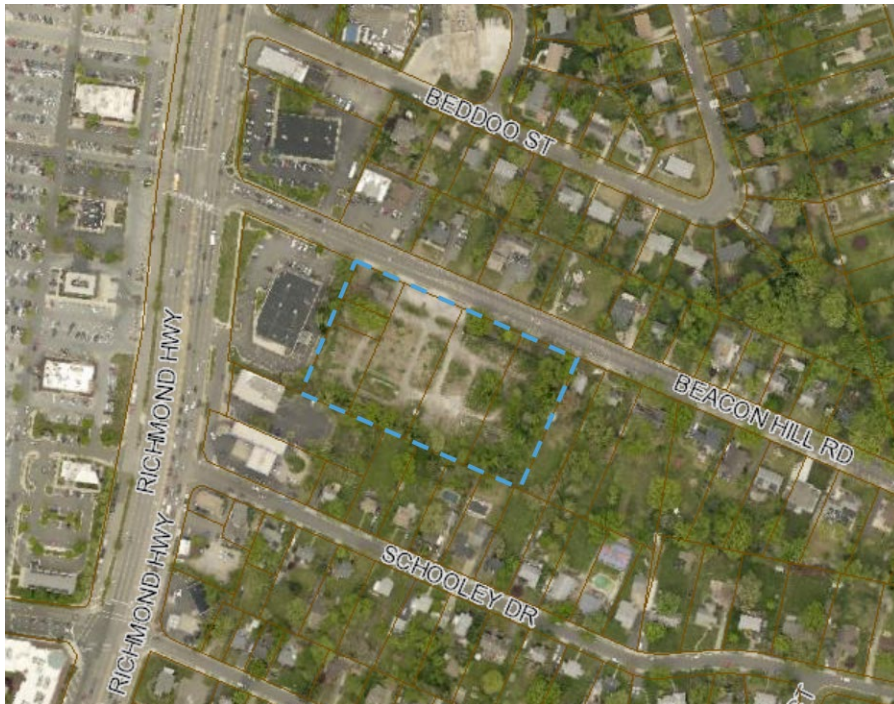
Status:

- Board approved property transferred to FCRHA
- Request for Proposals through a PPEA in process
- Comp. Plan Amend., Rezoning, PCA, FDPA needed

Funding:

- Private equity, local funds, and LIHTC

Penn Daw Fire Station, Emergency Shelter and Supportive Housing, and Affordable Housing



Mount Vernon District

2801 Beacon Hill Road

Summary

- PPEA Development, CMAR (TBD)
- 3.5-acre site
- 20,000 SF Fire Station
- 27,000 SF Emergency Shelter to replace existing Eleanor Kennedy shelter
 - ~50 emergency shelter beds
 - ~20 permanent supportive housing units
- 50,000 SF to 70,000 SF multifamily affordable housing facility w/ 1, 2, and 3-bed units
- 60% AMI or below
- Zoning: R-3/C-8

Status:

- Request for A/E Qualifications, Design Firm selection underway
- Rezoning to R-20, 2232 needed

Funding:

- County bonds, private equity, local funds, and LIHTC