



Affordable Housing Advisory Council

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

December 15, 2023

HCD Executive Leadership

Thomas Fleetwood
Director

Amy Ginger
Deputy Director
Operations

- Rental Assistance
- Rental Housing
- Policy and Compliance
- Central Services

Anna Shapiro
Deputy Director
Real Estate Finance
and Development

- Real Estate Finance
- Design, Development and Construction
- Affordable Housing Development
 - Inclusionary Zoning
 - Preservation
- Homeownership and Relocation

Tom Barnett
Deputy Director
Office to Prevent
and End Homelessness

- Leasing and Facilities
- Continuum of Care
- Housing and Program Services
- Homeless Management Information System
- Grants Management

Fairfax County Redevelopment and Housing Authority (FCRHA)

- Established in 1966
- Political subdivision of Commonwealth
- Separate legal entity
- 11 Commissioners appointed by Board of Supervisors
- Role is to set policy and direction for agency; provide oversight on use of RHA funds and properties
- HCD serves as staff to FCRHA



FCRHA Impact in the Community

- 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: \$25,164 for a family of three (22 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 75 percent of homeless households placed in long-term affordable housing are served by FCRHA resources.

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**

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

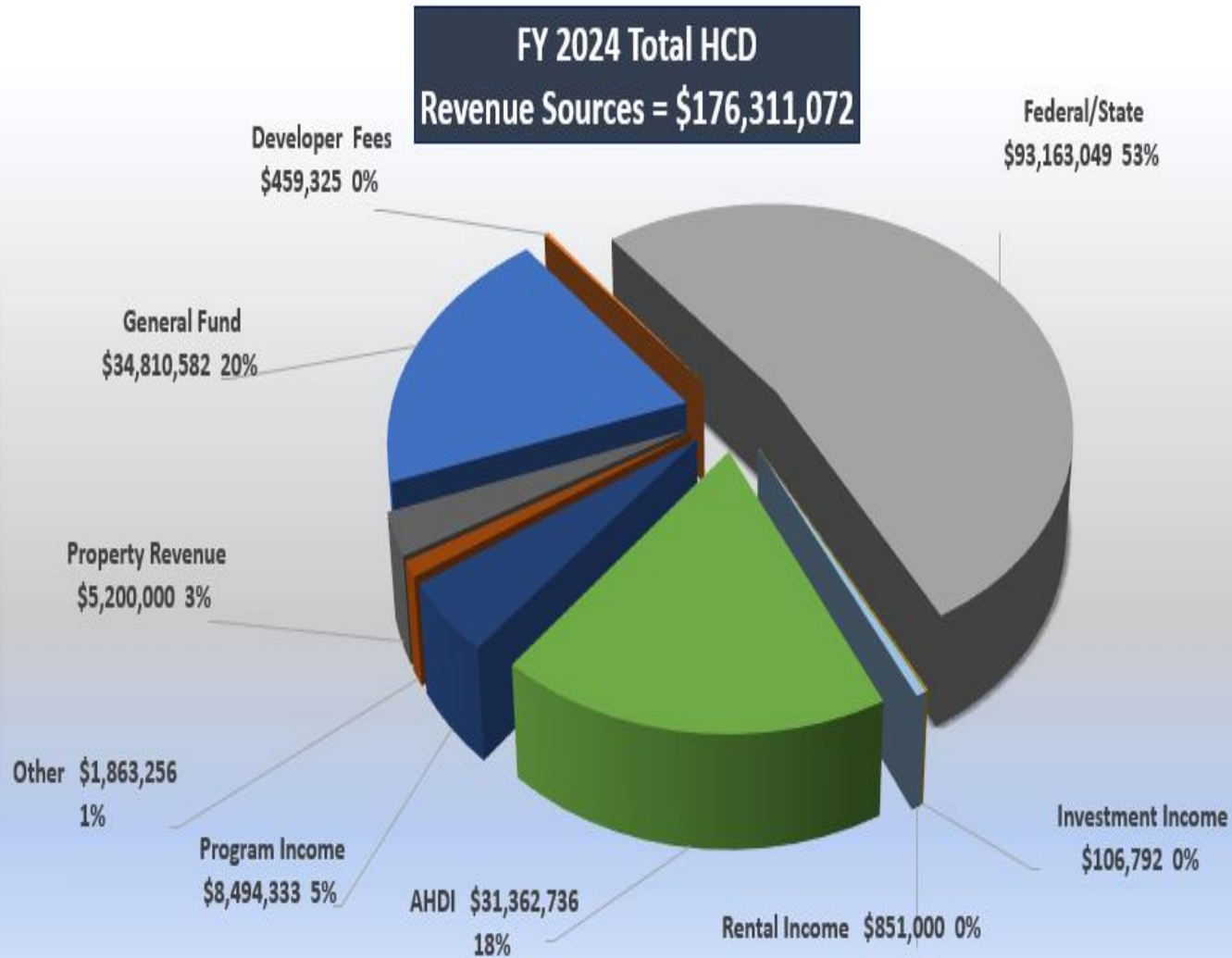
Housing supports sustainable **local economic growth**

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

Short commutes, easier to attract and retain workers

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

Housing Budget – The Basics



Communitywide Housing Strategic Plan

➤ Goal – New Production and Resources

- Produce a minimum of 10,000 new affordable units by 2034

➤ Goal – Preservation of Affordable Housing Units

- The Board reaffirmed its commitment to no net loss of existing market affordable units

PROJECTS DELIVERED SINCE JANUARY 2020

Goal - New Production and Preservation

Construction

Projects	Project Type	No. Units	Status
North Hill	New - PPEA	279	Delivered – July 2023
Arden	New - Finance	126	Delivered – October 2022
New Lake Anne House	Preservation - Finance	240	Delivered – July 2022
Ovation at Arrowbrook	New - Finance	274	Completed – May 2023
Oakwood	New - PPEA	150	Completed – August 2023
TOTAL		1069	

Under Construction

Goal - New Production and Preservation

Construction

Projects	Project Type	No. Units	Status
One University	New - PPEA	240	Complete – Spring 2024
Autumn Willow	New – PPEA	150	Complete – End 2024
Dominion Square West	New – Finance	516	Complete – Mid 2026
Ilda’s Overlook	New – Finance	80	Complete – Mid 2024
TOTAL		986	



Pre-Construction Pipeline

Goal - New Production and Preservation

Projects	Project Type	No. Units	Status
Stonegate Village	Preservation	234	Design
Telestar	New - Financing	80	Financing
West Ox/Route 50 PSH	New - PPEA	34	Design/Land Use
Little River Glen IV	New - HCD	60	Design/Permitting
Lamb Center/Wesley PSH	New - Financing	52	Financing
Little River Glen Renovation	Preservation	120	Design/Permitting
Agape House	New – Financing	250	Land Use
First Christian Church	New – Financing	80	Financing
Somos at McLean Metro	New-Financing	450	Financing
Residences at the GC II	New – PPEA	275	Financing
Franconia Police/Supervisor Site	New – PPEA	120	Land Acquisition
Penn Daw	New – HCD	60	Design
TOTAL		1,815	

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 2024

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:

- Under Construction

Funding:

- Private equity, local funds, FCRHA land, and 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
- Developer is Cornerstones – land use in process
- 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

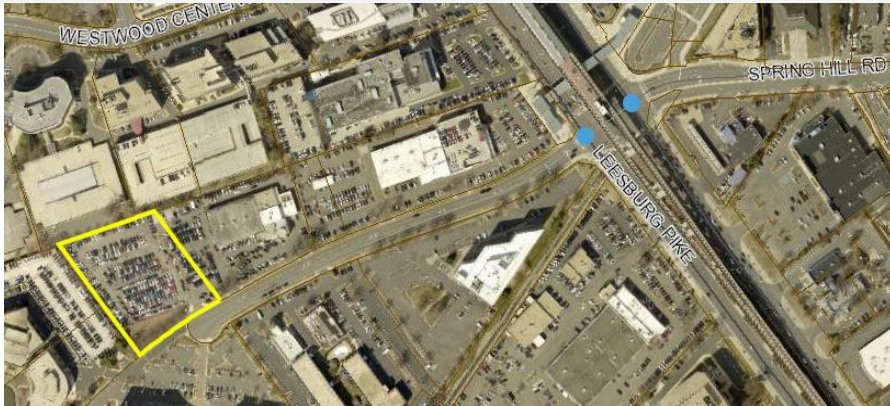
Status:

- Design/Permitting in progress
- No zoning action required
- Bid 2024

Funding:

- Bonds, LIHTC, and local and federal 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 owned by the FCRHA
- Under construction

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

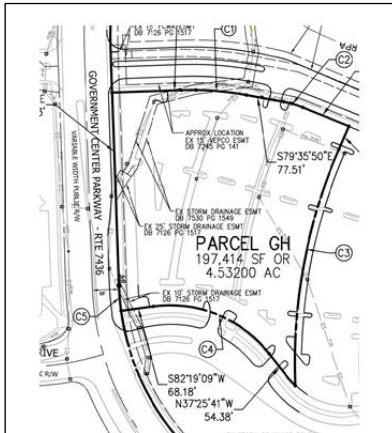
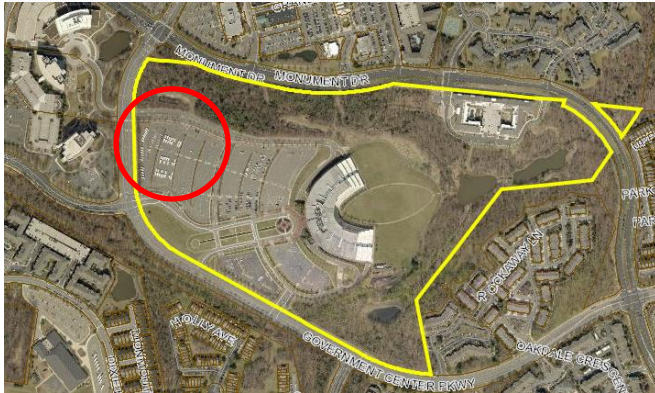
Status:

- Property purchased by FCRHA
- Rezoning to PTC, CDP/FDP, in process
- Financing in development

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
- Financing in development

Funding:

- Private equity, local funds, and LIHTC

- **QUESTIONS**
- **COMMENTS**

