

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, community development and neighborhood revitalization needs of the County's low and moderate income residents. HCD functions as staff to the eleven-member FCRHA board.

LINK TO THE COMPREHENSIVE PLAN

Fairfax County's Comprehensive Plan has established a number of objectives and policies in order to:

- ✓ Encourage the provision and promote the availability of affordable housing in all parts of the County.
- ✓ Support the Fairfax County Redevelopment and Housing Authority in its mission to plan, acquire, develop and maintain affordable housing using federal, state and county programs, including the following projects: Lewinsville, Lincolnia and The Residences at North Hill Park.
- ✓ Increase the supply of affordable housing units each year to serve the full range of incomes of households and special populations, including the physically and mentally disabled, the homeless, and the low-income elderly, needing affordable housing.
- ✓ Ensure workforce housing is provided in the county's mixed-use centers, including Tysons Urban Center, suburban centers, community business centers and transit stations areas.
- ✓ Promote the development of multi-family housing in both mixed-use Centers and existing residential use areas, and develop adequate transitional housing for homeless families.
- ✓ Retain existing below market rental housing through acquisition, rehabilitation assistance and other subsidies.

Source: 2007 Edition of the Fairfax County Comprehensive Plan, Policy Plan Element, Housing, Economic Development, and Human Services Sections, as amended

CURRENT PROGRAM INITIATIVES

In January 2010, the Board of Supervisors endorsed an affordable housing policy, known as the "Housing Blueprint". The Blueprint represents a shift in emphasis for the county's affordable housing policies in response to the ongoing recession. Per the Board's direction, the Blueprint focuses on providing housing for those with the greatest need, including homeless families and individuals, persons with disabilities, and people with extremely low-incomes. The Blueprint also emphasizes partnering with the county's non-profit community to provide creative affordable housing solutions, the refocusing of existing resources, and fostering the development of workforce housing through land use policies and public/private partnerships.

The current Housing Blueprint has four goals:

- To end homelessness in 10 years;
- To provide affordable housing options to those with special needs;
- To meet the affordable housing needs of low-income working families; and
- To produce Workforce Housing sufficient to accommodate projected job growth.

Key to achieving the metrics set forth in the Blueprint is completing the FCRHA's pipeline of affordable housing development projects, which includes the completed construction of "Kate's Place", which included six units of permanent supportive housing for formerly homeless households (Springfield District), the ongoing renovation of the Lincolnia Senior Facility (Mason District), the construction of the Residences at North Hill Park (Mount Vernon District), and others.

Also critical to the success of the Housing Blueprint are the following current program initiatives:

- Workforce Housing Policy: Created by the Board of Supervisors in 2007, Fairfax County's Workforce Housing policy is a proffer-based incentive system designed to encourage the voluntary development of new housing affordable to a range of moderate-income workers in Fairfax County's high-rise/high-density areas. The Comprehensive Plan provides for a density bonus of up to one unit for every workforce unit provided by a developer, with the expectation that at least 12 percent of units in new developments be affordable or workforce housing. The Workforce Housing policy also provides for the administrative tools for the long-term administration of proffered workforce units, and addresses issues such as unit specifications, price and financing controls, covenants and occupancy. As of November 2015, approximately 5,500 Workforce Dwelling Units (WDU) had been committed by private developers in rezoning actions approved by the Board of Supervisors. A total of 485 rental workforce units had been constructed as of November 2015.
- Affordable Housing Preservation: Preservation of affordable rental housing has long been a concern of the Board of Supervisors and the FCRHA. The stock of privately-owned subsidized units and non-subsidized rental housing with modest rents in the County has been declining as owners repositioned their properties in the market, prepaid their federally subsidized mortgages, opted not to renew their Section 8 project-based contracts or terminated their participation at the end of the control period for their FCRHA bond-financed properties. The centerpiece of the Board's Preservation Initiative was the creation of the "Penny for Affordable Housing Fund". For fiscal years 2006 through 2009, the Board dedicated revenue commensurate with the value of one cent from the Real Estate tax rate to affordable housing preservation. In FY 2010, the Board reduced The Penny for Affordable Housing Fund by 50 percent. The Board's Affordable Housing Preservation Initiative has preserved a total of 2,757 units of affordable housing as of the end of FY 2015.
- Affordable Dwelling Unit Program: In addition to the Workforce Housing policy described above, the county also has an Affordable Dwelling Unit (ADU) program, adopted in 1990 as part of the Zoning Ordinance. The ADU program requires developers of certain housing developments to set aside up to 12.5 percent of the units as affordable housing (6.25 percent for multifamily rentals) in return for additional density granted at the time the development is built. The FCRHA has the right to acquire one-third of the ADUs for sale and to lease up to one-third of the rental units. The remaining units are sold or rented to moderate income households. As of November 2015, a total of 2,656 units (1,278 rentals and 1,378 for-sale units) have been produced under the ADU program; the FCRHA has acquired 143 of the for-sale units, which are maintained as permanent affordable rental housing.

About the need for affordable housing in Fairfax County: Through the recent economic recovery, Fairfax County has remained one of the highest cost areas for housing in the nation. Over the last decade, Fairfax County has experienced unprecedented increases in the cost of for-sale housing and a significant loss of affordable rental housing. A continued reasonably healthy job market and above average housing prices compared to the rest of the country continue to make Fairfax County a profoundly challenging housing market for low- and moderate-income working households. This is particularly true for new entrants into the housing market who are coming to pursue new jobs in Fairfax County.

According to Virginia Tech Center for Housing Research data prepared for the Fairfax County Five-Year Consolidated Plan for FY 2016-2020, the total current affordable housing gap for low- and moderate-income renters in the county (those earning 80 percent of the area median income and below) is approximately 31,630 units. For low- and moderate income owners, the gap is approximately 27,900 units. This gap in housing affordability can affect the ability of employers, including the county, to attract employees crucial to the health and safety of the community, as well as to the area's growth and continued economic prosperity.

Based on job growth and housing data prepared by the Center for Regional Analysis at George Mason University, it is estimated that there is a need for approximately 49,284 net new affordable units for households earning up to \$124,000 per year (slightly over 115 percent of the AMI) by 2032. A previous George Mason University workforce housing study, commissioned by the FCRHA, found that Fairfax County's economic vitality is "inextricably tied" to its response to the need for affordable workforce housing, and that the county's continued growth is "highly dependent" on the availability of housing that is "affordable to workers from the full spectrum of the economy". The report concluded that "failing to plan for a balanced supply of housing in the future will reduce the County's opportunities for economic growth", resulting in the out-migration of businesses, reduced availability of personal and business services, and a decline in livability.

According to the US Census Bureau American Community Survey 2008-2012 five-year estimates, there are an estimated 72,042 households in Fairfax County earning less than \$50,000 per year, or about 46 percent of the area median income for a family of four (\$109,200). Also according to Census data, there are an estimated 60,691 persons living below the poverty level in the county. In Fairfax County, the National Low Income Housing Coalition *Out of Reach 2015* report found that the annual salary needed to afford a two-bedroom apartment at the HUD Fair Market Rent (FMR) of \$1,458 was \$58,320 – approximately 53 percent of the Area Median Income for a family of four. According to the report, a minimum wage earner would have to work nearly four full-time jobs to afford a two-bedroom unit at the FMR in Fairfax County.

Recent Program Accomplishments

Affordable Housing Construction: As of the end of FY 2015, the site plan for the development of The Residences at North Hill Park, to include 67 units of manufactured housing in the Mount Vernon District, had been approved. However, an unsolicited proposal for the site, submitted under the Virginia Public-Private Educational Facilities Infrastructure Act (PPEA), was received in FY 2012 from a private developer and considered as an alternative approach. The unsolicited proposal was subsequently accepted for this FCRHA-owned site and competing proposals were submitted in FY 2013. The FCRHA, working with the PPEA Team, entered into a feasibility study period pursuant to a negotiated Interim Agreement. As a result of studies performed by the developer under the Interim Agreement, the developer revised their development plans which are currently the subject of review and negotiation with the PPEA Team.

HCD staff briefed the Board of Supervisors' Housing Committee in June 2012 on the status of the development of six units of permanent housing at the Katherine K. Hanley Family Shelter campus in the Springfield District. The facility, known as "Kate's Place", was constructed in partnership with the Department of Public Works and Environmental Services and is complete.

A rezoning application and preliminary development plan were submitted and approved for The Residences at the Government Center, a 270-unit affordable/workforce housing project on the campus of the Fairfax County Government Center in the Braddock District. The project has been awarded Low-Income Housing Tax Credits, and the FCRHA has passed the final bond resolution. Construction started in 2015 and is currently underway.

In September 2013, the FCRHA opened its newest affordable housing community, Mondloch Place, featuring 20 studio units of permanent supportive housing for formerly homeless singles. Mondloch Place was developed by the HCD with the assistance of the Department of Public Works and Environmental Services, and constructed in the footprint of the former Mondloch House homeless shelter.

Homeownership: The FCRHA facilitated home purchases for 15 low- and moderate-income Fairfax County first-time homebuyers in FY 2015.

Rehabilitation of FCRHA-Owned Housing: To ensure that FCRHA-owned properties are maintained to community standards, the following rehabilitation projects were completed or underway in FY 2015.

Fairfax County Rental Program:

- *Castellani Meadows (24 units): Window and fence replacement; Kitchen renovations*
- *Chatham Towne (10 units): Siding, trim, exterior doors, and window replacement; Regrading and sod of yards.*
- *Herndon Harbor House (120 units): Generator plans and specifications under review*
- *Little River Glen (120 units): Generator installation; Elevator plans and specifications prepared*
- *McLean Hills (25 units): Electrical panel and closet door replacement; Kitchen and bathroom renovations*
- *Olley Glen (90 units): ADA repairs throughout the units/property*
- *Springfield Green (14 units): Kitchen and bathroom renovations*

Capital Fund Program/Public Housing Rehabilitation and Modernization:

- *Pender Drive Office Building: Masonry Repairs*
- *Newington Station; 36 units: Siding, wood trim including fascia board, gutter and downspout replacement; Window and entrance door replacement; Fence replacement*
- *Robinson Square; 46 units: Fence replacement*
- *Rosedale; 96 units: Speed bump replacement*
- *The Atrium; 37 units: Parking lot repaving*
- *West Ford Community Center: Sprinkler pipe replacement*

In FY 2015, the FCRHA also continued to increase the availability of accessible units in its federal Public Housing portfolio. Twelve Physical Needs Assessment studies (PNAs) and/or Capital Needs Assessment studies (CNAs) were completed or underway for the following FCRHA properties.

- *Audubon (45 units): Lee District*
- *Barkley Square (3 units): Providence District*
- *Briarcliff II (20 units): Providence District*
- *Greenwood II (94 units): Lee District*
- *Mount Vernon Gardens (34 units): Lee District*
- *Newington Station (36 units): Springfield District*
- *Sheffield Village (8 units): Mt. Vernon District*
- *Stonegate Village (240 units): Hunter Mill District*
- *The Atrium (37 units): Mt. Vernon District*
- *The Park (24 units): Lee District*
- *Waters Edge (9 units): Springfield District*
- *Wedgewood (672 units): Mason District*

Multifamily Rental Housing and Tenant Subsidy Programs: In FY 2015, the average income of households served in the FCRHA's major multifamily affordable rental housing and tenant subsidy programs, namely, federal Public Housing, the federal Housing Choice Voucher (HCV) program, and the Fairfax County Rental Program (FCRP), was approximately \$24,190, or 25 percent of AMI for a family of three (the average household size in these programs). This meets the U.S. Department of Housing and Urban Development's (HUD) definition of "extremely low income". A total of 17,690 individuals were housed in these programs in FY 2015.

Affordable Housing Preservation: In FY 2015, the Fairfax County Department of Housing and Community Development (HCD) and the Fairfax County Redevelopment and Housing Authority (FCRHA) used HOME, CDBG and local funds to preserve a total of 56 units/beds via the financing of purchases by nonprofit affordable housing providers. All nonprofit units/beds preserved during FY 2015 have affordability periods of a minimum of 30 years. From April 2004 through June 2015, a total of 2,757 affordable housing units were preserved in Fairfax County. This is more than double the Board of Supervisors' original 2004 goal of preserving 1,000 units.

Highlights of the FCRHA's preservation and other affordable housing activities in FY 2015 include:

- Good Shepherd Housing and Family Services (scattered sites; 3 units) Mount Vernon District: The FCRHA provided financing in the amount of \$449,377 from CDBG (awarded under the Consolidated Community Funding Pool (CCFP)) and HOME (awarded under the CHDO set-aside) to Good Shepherd Housing for the purchase and rehabilitation of three units. These units are used as affordable rental housing for families earning at or below 50 percent of AMI.
- Marian Homes (5 beds) Braddock District: The FCRHA provided financing in the amount of \$510,000 from CDBG to Marian Homes for the purchase of a single-family home providing five group home beds for residents with disabilities. All residents are at or below 30 percent of AMI and one resident is transitioning from the Northern Virginia Training Center.
- Cornerstones Housing Corporation (The Apartments at North Point; 48 units) Hunter Mill District: The FCRHA provided financing in the amount of \$1,631,180 from CDBG (awarded under the CCFP) and HOME for the acquisition of a 48 unit apartment development, preserving the affordability of all 48 units, with 24 units for households earning at or below 50 percent of AMI and 24 units for households earning at or below 60 percent of AMI.

CURRENT PROJECT DESCRIPTIONS

HCD and the FCRHA produce affordable housing via three principal means: 1) direct acquisition of affordable housing; 2) financing of acquisitions by qualified nonprofit or for-profit developers; and 3) capital construction. Financing is derived from a variety of sources including the Affordable Housing Partnership Program (AHPP), the FCRHA Tax-Exempt Bond Program, Low Income Housing Tax Credits and other, local, state and federal funds. Affordable units developed; acquired or financed by HCD/the FCRHA may serve a variety of residents, including very low income single individuals, as well as persons with disabilities, families and senior citizens. The following is a description of Fairfax County's current affordable housing capital construction projects:

1. **Lincolnia Residences Renovation** (Mason District): \$12,122,380 to renovate the building complex which provides space for three separate operations: Senior Housing and Assisted Living managed by the HCD, a Senior Center operated by the Department of Neighborhood and Community Services, and an Adult Day Health Care Center managed by the Health Department. The Housing portion is comprised of 26 units of affordable apartments for seniors, 52 beds of licensed Assisted Living, common areas for the Housing residents, and a commercial kitchen which supports all on-site activities. The renovation will include replacement of the HVAC system and the emergency generator, extensive interior renovations and upgrades of lighting and the fire alarm system, elevator modernization, roof and fire pump replacement, numerous modifications to improve accessibility, and various site enhancements, including drainage improvements. Funding sources available for this project include Elderly Housing Programs (Fund 40332), and proceeds from bond sales, as specified in the financing plan approved by the Board of Supervisors in FY 2014. The renovations are underway and will be completed in FY 2016. Further upgrades to the building may be performed in FY 2017 to address additional needs recently identified by building users.
2. **Lewinsville Expansion** (Dranesville District): \$17,725,000 estimated for the redevelopment of the Lewinsville senior housing and human services facility. The planned project includes the demolition of the current facility and construction of two buildings, which will provide: 1) 82 units of "Independent Living" housing for the elderly; 2) space for the Health Department's Adult Day care facility; 3) two child day care centers; and 4) expansion of services of the existing Senior Center programs operated by the Department of Neighborhood and Community Services. This project is being developed through a solicited Public Private Educational Facilities Infrastructure Act (PPEA) that was issued by the County. It will consist of two separate and independent facilities; an affordable senior housing building that will be constructed and operated at no cost to the County using Low Income Housing Tax Credits under a long term ground lease, and a community support building whose construction costs and operation will be paid for by the County. Resources available for predevelopment of this project include General Fund and the Housing Trust Fund (Fund 40300). During their deliberations on the FY 2011 CIP, the Board of Supervisors approved long term financing for capital project work at Lewinsville as discussed in the context of the Blueprint for Affordable Housing. In January 2015, the Board approved a

Comprehensive Agreement with Wesley Hamel, which received approval for a Special Exception Amendment for the property. Wesley Hamel received award of Low-Income Housing Tax Credits for the residential portion of the development in June 2015. Site work is planning to commence in April 2016, with construction of the residential and day care/senior center building planned to start in December 2016.

3. **The Residences at North Hill Park** (Mount Vernon District): \$10,400,000 for development of 67 units of manufactured housing on a portion of the 33 acres known as "North Hill," owned by the FCRHA. A major portion of the remaining land will be developed by the Fairfax County Park Authority as a passive community park directly north of the new community. An unsolicited proposal for the site, submitted under the Virginia Public-Private Educational Facilities Infrastructure Act (PPEA), was received from a private developer. The unsolicited proposal was reviewed through the Department of Purchasing and Supply Management in conjunction with other County agencies, the "PPEA Team", and was accepted for further consideration. Resources available for this project include the Housing Assistance Program (Fund 30310) and federal CDBG funds (Fund 50800). During their deliberations on the FY 2011 CIP, the Board of Supervisors approved long term financing for capital project work at North Hill as discussed in the context of the Blueprint for Affordable Housing. Pursuant to County adopted unsolicited PPEA guidelines, the FCRHA issued a "Request for Competing Proposals". After review by the County "PPEA Team" of responding competing proposals, a final developer selection was made. The FCRHA, working with the PPEA Team, entered into a feasibility study period with the selected developer. As a result of studies performed by the developer, the FCRHA, through the PPEA Team, entered into negotiation with the developer.
4. **Preservation/Rehabilitation of Existing FCRHA-owned Housing** (Countywide): Resources available to support the recurring maintenance and rehabilitation needs of FCRHA-owned properties include the County Housing Trust Fund (Fund 40300), the federal Community Development Block Grant (Fund 50800), and the federal HOME Investment Partnerships Program grant (Fund 50810). On an annual basis HCD updates the needs of the FCRHA properties. The needs are prioritized by: accessibility modifications/improvements; energy efficiency improvements; site improvements, and modernization. Properties that have been renovated to date or that are in the process of being renovated are listed in "Rehabilitation of FCRHA-Owned Housing/Fairfax County Rental Program" section above. In addition, projects that may be rehabilitated in FY 2016 are the projects that underwent Physical/Capital Needs Assessment studies.
5. **Redevelopment of Lake Anne (Crescent Apartments)** (Hunter Mill District): This project would help facilitate the redevelopment of the county-owned Crescent Apartments site and additional properties within the Lake Anne Village Center. 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 new Metro Silver Line and the Reston Town Center. The property is managed by the FCRHA on behalf of the Board of Supervisors. Redevelopment of the Crescent Apartments is closely coordinated with Lake Anne revitalization efforts. A solicited PPEA (a request for proposals to redevelop the project under the Public-Private Educational Facilities Infrastructures Act – PPEA) was issued by the County. The County entered into a Comprehensive Agreement with a partner to replace the existing affordable housing units at the site, to add market rate residential units, to provide additional affordable and workforce housing units and to assist in Lake Anne revitalization efforts through property consolidation and large scale redevelopment. Due to financing issues, the development partner has indicated that the project is no longer feasible. Resources currently available to support predevelopment activities include the FCRHA Revolving Development Fund (Fund 81030) and the Penny for Affordable Housing Fund (Fund 30300). In preparing for the redevelopment of the property, capital maintenance activities were deferred. As the redevelopment project will not occur in the timeframe previously anticipated, a physical needs assessment will be performed on the property to determine what improvements are needed to ensure its continued sustainability in its current form.

6. **Murraygate Renovation** (Lee District): \$17,134,148 is the current estimated development cost to conduct extensive renovations on the 200-unit Murraygate Village apartment complex. Anticipated rehabilitation needs include mechanical replacement, site improvement, accessibility, modernization, and routine repairs and maintenance. The Financing Plan will address a portion of these needs, including new heating and cooling systems, electrical upgrades, renovated kitchen and baths, ten accessible units, and insulation of units. Resources available include \$7,535,706 in Housing Blueprint funds within the Penny for Affordable Housing Fund (Fund 30300); \$1,381,152 in Housing Trust Fund (Fund 40300); \$500,000 in the project replacement reserve; \$7,717,290 are anticipated to include Low-Income Housing Tax Credits, Private Loan, General Partner Loan and Deferred Developer Fees.
7. **Stonegate Renovation** (Hunter Mill District): \$27,100,000 is the estimated development cost to conduct extensive renovations on the 240- unit Stonegate Village apartment complex. The estimated cost was provided as a result of the Physical Needs Assessment study completed in FY2015 by SWSG. Anticipated rehabilitation needs include HVAC replacement, site improvement, building improvements, accessibility, modernization, laundry room addition and routine repairs and maintenance. A funding source has not yet been identified.
8. **Wedgewood Renovation** (Mason District): \$54,119,282 is the current estimated cost of extensive immediate and long-term renovations on the 672 unit Wedgewood apartments. Anticipated immediate renovations (Priority 1 & 2) include structural foundation repairs, waterproofing, civil engineering and grading, environmental remediation, concrete and asphalt work, roof replacement, gutter replacement, and other repair and maintenance needs. Future anticipated renovations (Priority 3) include modernization of units, installation of individual HVAC equipment and electrical upgrades. The renovations have been prioritized in three phases. A plan has been developed to address Priority 1 (\$14.6 million) and Priority 2 (\$2.6) between FY 2016 and FY 2019. FY 2016 anticipated resources include: \$700,000 in 2H38-150-000, Wedgewood Renovation; project reallocations of \$2,000,000 from HF-000055, Development of Housing at Rt. 50 & West Ox; and \$2,500,000 in 2H38-180-000, Housing Blueprint Project in Fund 30300, Penny for Affordable Housing Fund; \$1,100,000 from 2H38-068-000, Rehabilitation of FCRHA Properties, and \$200,000 from 2H38-067-000, Housing First: Hanley Transitional Housing, in Fund 40300, Housing Trust Fund; as well as \$2,800,000 from the Wedgewood Replacement Reserve and Operating accounts held at the property. Anticipated FY 2017 resources include \$600,000 from Wedgewood Replacement Reserve and Operating Accounts. Anticipated FY 2018 resources include \$400,000 from the Wedgewood Replacement Reserve Account, as well as \$4,300,000 from Wedgewood Property Cash Flow. Anticipated FY 2019 resources include \$400,000 from the Wedgewood Replacement Reserve Account and \$2,300,000 from the Wedgewood Property Cash Flow. Funding of \$36.9 million for Priority 3, long-term modernization, remains to be identified, but may include Low Income Housing Tax Credits and other resources.
9. **Housing at Route 50/West Ox Road** (Sully District): \$8,000,000 is the current estimated cost for the construction of 20 to 30 units of affordable housing on land owned by the Fairfax County Board of Supervisors. At this time, it is unknown on what population this project would focus; potential options identified as priority populations in the Housing Blueprint include formerly homeless persons, including homeless veterans, those with disabilities and other special needs, as well as low-income working households. It should be noted that the Capital Improvement Program has, in the past, included plans for a "Magnet Housing" project on this site, which was anticipated to include approximately 30 units of housing coupled with a training facility. While the training facility was ultimately determined to be not feasible, the site remains a critical and available opportunity for the development of new affordable housing. Federal HOME Investment Partnership (HOME) funds have been expended on this site for pre-development purposes. In addition, the Board, as a part of the *FY 2014 Carryover Review*, allocated \$2,000,000 to this project within the Penny for Affordable Housing Fund (Fund 30300). This amount is currently proposed to be allocated to the Wedgewood Renovation project due to the immediate funding requirements.

10. **Department of Justice/ADA Improvements** (Countywide): \$2,200,000 is the current estimated cost for the improvements/modifications needed on FCRHA properties in order to comply with the January 28, 2011 Americans with Disabilities Act settlement between the Board of Supervisors and the Department of Justice. The following projects were inspected and identified as having deficiencies: Beacon Hill Group Home; Braddock Glen; Leland House Group Home; Minerva Fisher Hall Group Home; Mondloch House Group Home; Patrick Street Group Home; 4500 University Drive (FCRHA Board Room/Property Maintenance and Improvement Division Office); Rolling Road Group Home; Sojourn House Group Home; 3700 Pender Drive (HCD Headquarters Office); and Wedgewood Apartments. Funds have not been identified for these necessary improvements.

11. **The Residences at the Government Center** (Braddock District). \$57,000,000 in private funding will be leveraged for an innovative, high quality, mixed income, 270-unit apartment complex on its Government Center campus. In 2008 Fairfax County, through the solicited PPEA process, selected Dallas based JPI to build and operate the Government Center project. The County, using no money of its own, leveraged a \$57,000,000 investment by JPI's assignee, Jefferson Apartment Group, through a long-term ground lease of the eight acre County-owned site. Jefferson Apartment Group broke ground earlier this year on the four story complex, which will provide affordable and workforce housing to County households. Situated in a wooded setting, the Residences will incorporate green building, low impact and sustainable design features. Amenities will include garage parking, fitness and children's play areas, swimming pool, conference room and outdoor courtyards, and will be connected to the Government Center by a trail system. Located across the street from Fairfax Corner's restaurants, shopping and movie theaters, the residential complex will be close to transportation networks and the Fairfax Connector bus system. The Fairfax County Housing and Redevelopment Authority issued bonds for a portion of the project. The first apartments will be available for lease in October 2016 with project completion anticipated by December 2016.

**PROJECT COST SUMMARIES
HOUSING DEVELOPMENT
(\$000's)**

	Project Title/ Project Number	Source of Funds	Budgeted or Expended Through FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	Total FY2017-FY2021	Total FY 2022-FY 2026	Total Project Estimate
1	Lincolnia Residences Renovation / 2H38-119-000	X	522								
		B	11,570	30					30		12,122
2	Lewinsville Expansion / 2H38-064-000	HTF	400								
		B	1,275	500	8,700	5,725	800		15,725		17,725
		G	325								
3	The Residences at North Hill Park / 014249	G	1,300								
		B	144	200	150						
		F	304								
		U				8,302				8,652	
4	Preservation/Rehabilitation of Existing FCRHA-Owned Properties / 2H38-068-000	F	2,943	1,000							
		U		200	200	200	200	200	2,000		4,943
5	Crescent Redevelopment / 2H38-075-000	X	100	100							
		R	700							100	900
6	Murraygate Village Apartments	HTF	1,078	1,382	9,138	500			15,760		17,134
		X	296	4,740							
7	Stonegate Village Apartments	U	0	2,100	5,000	10,000	10,000		27,100		27,100
8	Wedgewood Apartments	HTF	1,279								
		R	1,984								
		X	3,500	600	4,738	2,700	2,418		10,456	36,900	54,119
		U									
9	Housing at Route 50/West Ox	R	300	1,000	1,200	5,000	500		7,700		8,000
10	ADA Compliance	G	238	202	440	440	440	440	1,962		2,200
		U									
11	Government Center Residences	X	36,000	21,000					21,000		57,000
TOTAL			\$64,258	\$33,054	\$29,566	\$32,867	\$14,358	\$640	\$110,485	\$36,900	\$211,643

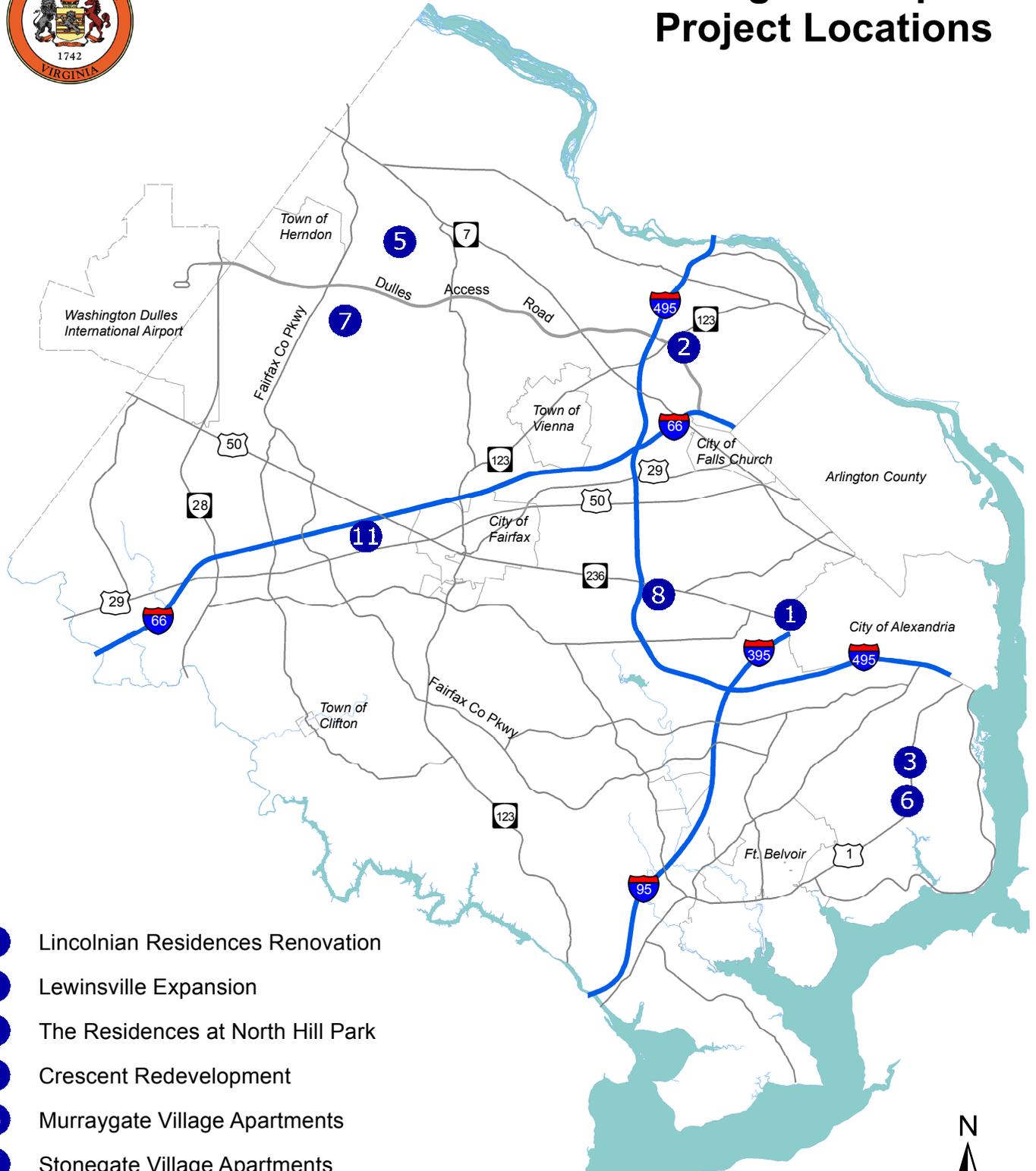
Notes: Numbers in **bold italics** represent funded amounts. A "C" in the 'Budgeted or Expended' column denotes a continuing project.

Key: Stage of Development	
	Feasibility Study or Design
	Land Acquisition
	Construction

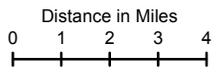
Key: Source of Funds	
B	Bonds
G	General Fund
R	Real Estate Tax Revenue
F	Federal
X	Other
U	Undetermined
HTF	Housing Trust Fund
LRB	Lease Revenue Bonds



Housing Development Project Locations



- 1 Lincolnian Residences Renovation
- 2 Lewinsville Expansion
- 3 The Residences at North Hill Park
- 5 Crescent Redevelopment
- 6 Murraygate Village Apartments
- 7 Stonegate Village Apartments
- 8 Wedgewood Apartments
- 11 Government Center Residences



Note: Map numbers correspond to project descriptions in the text and cost summary tables. Only CIP projects with selected, fixed sites are shown on the map.