



# Department of Housing and Community Development Capital Improvement Program

Fiscal Years 2017 - 2021

# A Common Mission

- ▶ *To 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

# Lincolnia Residences Renovation



Mason District

Located on N. Chambliss Street in Alexandria

- Renovation of the Lincolnia Residences Complex.
- 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 Complex houses three separate operations: Senior Housing and Assisted Living, a Senior Center, and an Adult Day Health Care Center.
- The complex is managed/operated by the Department of Housing and Community Development, the Department of Neighborhood and Community Services, and the Fairfax County Health Department.
- Renovation is to be completed in 2016.
- Estimated Cost: \$12,122,000.
- Status: Construction is ongoing. <sup>3</sup>

# Lewinsville Center Redevelopment



Dranesville District

Located on Great Falls Street, McLean

Creating an intergenerational community center and privately-owned affordable senior housing

- **Summary**

- Senior Residences Building - 82 senior independent living units for a total of 78,000 sf.  
Developer Budget: \$21 million (No cost to County)
- Senior and Daycare Center Building -  
7,672 sf senior center  
9,571 sf adult daycare center  
12,354 sf two child daycare centers
- Athletic Fields
- Site Infrastructure and Senior Residences development is managed by HCD
- Senior Daycare Center design & construction are managed by DPWES (Funded by County)

- **Status:** Permitting and Bidding

- **County Budget:** Total Project Estimate - \$17.725 million

# The Residences at North Hill Park



Mount Vernon District

Located on Richmond Highway, Alexandria

Creating a high quality affordable **mixed-income** community

- **Summary**

- Leveraging Fairfax County Redevelopment and Housing Authority (FCRHA) land through a long term, nominal fee ground lease to create a vibrant workforce community at no cost to the FCRHA or the County.
- Undeveloped Parkland.
- Affordable workforce apartments.
- Homeownership opportunities.
- Revitalization of the Route 1 corridor.

- **Status:** Negotiations with the selected developer are underway.

- **Funding:** Total Project Estimate - \$87 million.

## Murraygate Village Apartments Renovation



Lee District

Located on Belford Drive (Richmond Highway) in Alexandria

### Rehabilitation of FCRHA/County Owned Properties

- Renovations of the 200 unit Murraygate Village Apartment Complex.
- Anticipated rehabilitation needs include new heating and cooling systems, electrical systems upgrade, kitchen and bath renovation, site improvement, accessibility, and modernization.
- Status: In design phase.
- Current Estimated Cost for the improvements: \$17,134,000.

# Stonegate Village Renovation



Hunter Mill District

Located on Stone Wheel Drive in Reston

## Rehabilitation of FCRHA/County Owned Properties

- The Stonegate Village Apartments Complex was built in 1972. The Complex was acquired in 1990. The Complex has 240 units of affordable housing under the Fairfax County Rental Program.
- Rehabilitation needs include HVAC replacement, site improvement, building improvements, accessibility, modernization, and laundry room addition.
- Estimated Development Cost: \$27,100,000.
- Status: Needs assessment completed in 2015.

# Wedgewood Apartments Renovation

## Rehabilitation of FCRHA/County Owned Properties



Mason District

located on Little River Turnpike and McWhorter Road  
in Annandale.

- The Wedgewood Apartments complex, built between 1962-1967 on a 35 acre site, is a garden-style multifamily rental community.
- Wedgewood includes 672 units and 15 townhomes of affordable housing under the Fairfax County Rental Program.
- Given the age of the property, critical capital needs have emerged, and therefore staff engaged consultants to conduct a condition assessment to prepare a cost estimate of the recommended renovation.
- In order to preserve the Board's flexibility for future redevelopment of Wedgewood, staff has identified an approach where a more limited renovation could be undertaken to address immediate health and safety issues and make the property sustainable for the next 8 -10 years.
- The estimated cost for this approach is \$7- \$7.5 million.
- Status: Project is to be initiated in 2016.

# Housing at Route 50/West Ox Road:

## Rehabilitation of FCRHA/County Owned Properties (New Construction)

- The Capital Improvement Program includes plans for a “Magnet Housing” project on this site. This site is available for the development of new affordable housing.
- The project is anticipated to include 20 to 30 units of affordable housing.
- Current Estimated Cost: \$8,000,000
- Status: On hold pending on funding availability and zoning determination



Sully District

Located near Route 50 and West Ox Road

## Accessibility Improvements



Handrails were provide on each side of the ramps.



30" portion of the base cabinet was removed to allow for knee space.

## Compliance with the American with Disabilities Act

- Improvements for Fairfax County Redevelopment and Housing Authority (FCRHA) properties are being implemented to comply with the Americans with Disabilities Act.
- Physical Needs Assessment studies and/or Capital Needs Assessment studies were completed or underway for twelve FCRHA properties
- In FY 2015, the FCRHA also continued to increase the availability of accessible units in its federal Public Housing portfolio.
- Estimated Cost for the Improvements: \$2,200,000
- Status: Ongoing

Countywide

## Preservation/Rehabilitation of Existing FCRHA Owned Housing



*\*Generator installation at Little River Glen*

Countywide

### Property Maintenance and Rehabilitation

- Preservation/Rehabilitation of FCRHA-owned properties ensures that they are maintained to community standards.
- On an annual basis, HCD identifies the needs of several of FCRHA properties. Recurring maintenance and rehabilitation of FCRHA-owned properties includes kitchen and bath renovations, energy efficiency improvements, accessibility modifications, mechanical and electrical upgrades, and site work.
- 13 designated projects were completed or underway in FY2015.
- 12 Physical and/or Capital Needs Assessment studies were completed or underway.
- Status: Ongoing.

# The Residences at the Government Center

Creating high quality homes that are affordable in the vicinity of the Government Center



## BRADDOCK DISTRICT

Located on Monument Drive near the Government Center Campus.

- **Summary**

- Leveraging county land through a long term, nominal fee ground lease to create 270 award winning apartments at no cost to FCRHA and County
- Located on the Government Center Campus across from shopping and restaurants
- Providing homes that are affordable to the county's workforce.

- **Status:** Under construction. To be completed in 2016.

- **Funding:** Total Project Estimate - \$57 million.

# The Residences at the Government Center

Coming Fall 2016



- The Residences at the Government Center is the first of its kind in Virginia to employ a financing structure that uses a creative mixture of both 9% and 4% tax credit allocations from VHDA and leverage private investor capital.
- It is anticipated that the project will be ready for occupancy this Fall. Pre-leasing activities will begin approximately three months prior to opening day.

Braddock District

Located on Monument Drive near the Government Center Campus.