

## 5. Housing

The Board of Supervisors' goal for housing states that opportunities should be available to all who live or work in Fairfax County to purchase or rent safe, decent and affordable housing within their means. Affordable housing should be located as close as possible to employment opportunities without adversely affecting quality of life standards. It should be a vital element in high density and mixed-use development projects, incentivized in revitalization areas, and encouraged through more flexible zoning wherever possible.

Table 5.1 shows affordable housing in the Lincolnia Planning District (PD) that is owned by the Fairfax County Redevelopment and Housing Authority (FCRHA) and private entities as of October 2014. Affordable or assisted housing is provided through financial assistance to homeowners and renters from federal, state, or local sources. Some programs have time limits, and those units are no longer considered "assisted" after income eligibility and rent limitations have been removed. In many cases, the affordable units comprise a portion of a larger development.

<b>Table 5.1: Affordable Housing in the Lincolnia PD as of October 2014</b>		
<b>Assisted Living Residences (FCRHA Owned)</b>		
<b>Development</b>	<b>Number of Beds</b>	<b>Address</b>
Lincolnia Adult Care Residence	52	4710 North Chambliss Street
<b>Senior Housing (FCRHA Owned)</b>		
<b>Development</b>	<b>Number of Dwelling Units</b>	<b>Address</b>
Lincolnia Residences	26	4710 North Chambliss Street
<b>Privately Owned Federally Assisted Rental Units</b>		
<b>Development</b>	<b>Number of Dwelling Units</b>	<b>Address</b>
Edsall Station	135	6272 Edsall Road
Strawbridge Square	128	5128 Lincoln Avenue
<b>Privately Owned Affordable Dwelling Units</b>		
<b>Development</b>	<b>Number of Dwelling Units</b>	<b>Address</b>
Sullivan Place (formerly Jefferson at Sullivan Place)	17	5575 Vincent Gate Terrace

*\*Rental Units Subject to the ADU Ordinance*

The following statements about assisted housing are found in the adopted Comprehensive Plan recommendations for the Lincolnia PD. The programs listed below are included as assisted housing:

- » Housing units owned or managed by FCRHA and operated by the Department of Housing and Community Development under the Federal Public Housing program or the local Fairfax County Rental program.
- » Housing units owned by the FCRHA and leased to the Fairfax Falls Church Community Services Board for use as group homes or to nonprofit groups for emergency housing.
- » Federal Choice Voucher (previously Section 8) project based rent subsidy units, which are usually privately owned.

- » Units subsidized under Federal mortgage subsidy programs including Section 202 (Elderly), Section 811 (Disabled), Section 221(d)(3), Section 235 or Section 236. These units may be publicly owned but most are owned by private or nonprofit entities.
- » Developments which were financed with FCRHA bonds where a portion of the units must have reduced rents for tenants who meet income eligibility requirements.
- » Tax Credit/Virginia Housing Development Authority (VHDA) financed projects with Low Income Housing Tax Credits and/or VHDA financing which establishes income eligibility requirements, many of which are privately owned.
- » Nonprofit rental units and group homes serving nine or more individuals and owned by private entities, which were assisted with loans or grants from the Community Development Block Grant (CDBG), Section 108 loans, Home Investment Partnerships Program (HOME), or Fairfax County Housing Trust Fund.
- » Moderate Income Direct Sales (MIDS) program units which are for sale to income eligible, first time home buyers with financial assistance provided in return for control of the resale price of the home.
- » Homebuyer Equity Loan Program (HELP) and Silver Lining Initiative are loan programs using federal funds to help moderate income families to purchase market rate homes in the county. Financing was both down payment and gap financing in the form of a second deed of trust. The Silver Lining Initiative applied only to the purchase of homes in foreclosure. Both programs are currently not available.
- » Affordable Dwelling Units (ADU) for sale or for rent to serve households with incomes up to 70% of Metropolitan Statistical Area (MSA) area median income (AMI) and which are required to be included in certain housing developments of 50 or more units pursuant to Article 2, Part 8 of the Fairfax County Zoning Ordinance. In some instances, units created under the ADU Program may be owned by the FCRHA or a nonprofit organization; if so, they would be considered in one of the other categories above.
- » Workforce Dwelling Units (WDU) are units created through the Board of Supervisors WDU Policy which was adopted in 2007 to provide affordable housing in mid and high-rise buildings which are exempt from the requirements of the ADU ordinance. The Policy Plan recommends that Workforce Housing be provided within mixed-centers. The WDU policy is a proffer-based incentive system designed to encourage voluntary development of new housing affordable to a range of moderate-income households earning up to 120% of AMI. Workforce housing is allocated to three equal groupings or tiers. The first tier is priced for households making up to and including 80 percent of AMI. The second tier is priced for households making up to and including 100 percent of AMI. The third tier is priced for households making up to and including 120 percent of AMI. Pricing in all tiers is adjusted for household size.



Sullivan Place apartments located at Bren Mar Drive and Edsall Road in the Lincolnia PD.