HOUSING BLUEPRINT: AT A GLANCE-FY2012

AWARD WINNING HOUSING BLUEPRINT

GOAL

To End Homelessness in 10 Years	To Provide Affordable Options to Special Needs Population	To Streamline and Reduce the Waiting Lists in Half in Ten Years	To Increase Workforce Housing through Creative Partnerships and Public Policy

NEED

Overall Need

- Need for 2,650 additional units/permanent housing opportunities for homeless individuals and families over 10 years to meet goal.

The Need in FY 2012: 247 Housing Opportunities

- *Annual Goal:* **247** homeless households (106 individuals/141 families)
- *Existing Resources:* **181** housing opportunities
- *Gap:* **66** housing opportunities in FY 2012.
- *Filling the Gap:* If 200 unit non-profit acquisition goes forward with a 20% set-aside for homeless, this gap is reduced to 26.

- Rehabilitation or replacement of Lincolnia Senior Facility
- Provide affordable housing for large families with extremely low incomes
- Provide opportunities to senior citizens to rent out a portion of their homes to individuals in need of affordable housing who in turn can help the seniors stay in their homes
- Begin development now to ensure adequate supply of affordable senior housing in FY 2012 and beyond by completing financing for Lewinsville Senior Housing, consistent with the 2011-2015 Capital Improvement Program

Estimate to Achieve Goal: 6,900 Housing Opportunities

- Approximately 12,000 households on FCRHA, 1,065 CSB and 120 on shelter waiting lists (FCRHA number includes federal Public Housing and Housing Choice Voucher programs, and FCRP).

The Need in FY 2012: 690 Housing Opportunities

- *Annual Goal:* **690** housing opportunities (vouchers/units)
- *Existing Resources:* **402** housing opportunities
- *Gap:* **288** opportunities
- *Filling the Gap:* If a 200 unit non-profit acquistion goes forward with a 60% set aside for the waiting lists, the gap is reduced to 168.
- Begin development now to ensure an on-going supply in FY 2012 and beyond by completing financing plan and funding predevelopment for North Hill.

- Fairfax County will need 63,660 net new housing units affordable to households earning up to 120 percent of AMI based on projected job growth through 2025.*
- As of June 2010, there were ~2,083 new Workforce Dwelling Units, ADUs, and Magnet Housing Units in the development pipeline; these units constitute 3.2% of the 63,660 new affordable workforce housing units needed by 2025.
- The county's economic vitality is "inextricably tied" to its response to the need for affordable workforce housing.*
- 255 housing opportunities expected in FY 2012

*Source: George Mason University, Center for Regional Analysis; June 2008.

FY 2012 METRICS: EXISTING RESOURCES

Non-profit continuum of Care Units (federal): (singles)	14	FCRHA Initial lease-up at Olley Glen (senior independent living/FCRP).	30	FCRHA - FCRP Multifamily -turnover/attrition (very low income (50% AMI) and below)	200	Workforce Policy Units coming on-line (estimate)	76
FCRHA Resources:		Occupancy of group homes on West Ox Road to house large families	2	Collaborative referral process with non-profit owners	50	New Affordable Dwelling Units (ADUs) (estimate)	79
• Tenant-Based Rental Assistance Vouchers (federal): *turnover/attrition*	4	FCRHA Tenant Based Rental Assistance Vouchers (federal) - non-elderly disabled	25	Non-profit acquisitions using federal resources	26	Assistance to First-time Homebuyers (VHDA/federal)	50
• Housing Choice Voucher - Homeless Preference: *turnover/attrition*	113			Bridging Affordability Program:		Linked Deposits mortgage program (county)	50
• Family Unification Program Vouchers (federal): *turnover/attrition*	5			- *Turnover and attrition*	36		
• Additional non-profit acquisitions (federal):	3			- Bridge to permanent housing (Housing Choice Voucher and Public Housing)	90		
Bridging Affordability: *turnover/attrition*:	10						
• Bridge to Permanent Housing:	12						
Mondloch Renovation: Affordable Efficiencies	20						
Total	181	Total	57	Total	402	Total	255

ADDITIONAL RESOURCES

Support Non-Profit Acquisitions:
20% will serve homeless individuals and families (*40 units using project-based vouchers*) - See Waiting List goal

"Bridging Affordability" program- continued funding **$842,400**

Rehabilitation of Lincolnia Senior Facility: (52 beds-assisted living/26 senior independent units) - financing plan in development - TBD

Lewinsville Senior Housing: Develop financing plan and fund predevelopment

Support non-profit acquisitions -200+units. (120 units *for waiting list eligible*). Total funding is $2.8 million; assumes reallocation of FY 2012 and prior years federal HOME and CDBG funding

Bridging Affordability Program - continued funding (10% of funding each for CSB eligible persons and persons with physical/ sensory disabilities) (126 new, 234 continuing) **$3,276,000**

Residences at North Hill: Construction **TBD**

Support non-profit acquisitions
(see "Waiting List" goal)
(*40 units for Workforce*)

Residences at North Hill: Construction
(see "Waiting List" goal)

OTHER COUNTY EFFORTS TO MEET THE NEED

Family Units at Kate Hanley Shelter: Construction – future: 6 units
Identify opportunities for affordable studio development; example: as part of Baileys Revitalization (CSB-eligible) – Future
Apply for additional Family Unification Program vouchers
Proffers from private developers
Seek partnerships - Example: HomeAid

Identify county surplus and underutilized land and facilities for special needs housing productio - Future
Re-apply for available Money Follows the Person-Disability Vouchers; Apply for additional Veterans Affairs Special Housing vouchers
Identify opportunity for housing development by faith-based community

Tax exemption to developers providing housing affordable to extremely low-income households (30 percent of area median income and below)

Proffers from private developers

Residences at the Government Center – Delivery anticipated in FY 2013 – 270 units
Workforce Housing:
- Tysons Redevelopment – Wiehle Avenue – Future
- Contributions by non-residential developers – Adoption of policy FY 2012

Adoption of SRO/RSU Ordinance
Expansion of Crescent Apartments -Future

NET GAP: 26 individuals/families not served

NET GAP: 168 individuals/families not served