



County of Fairfax, Virginia

MEMORANDUM

DATE: January 21, 2015

TO: Peter D. Murphy, Chairman
Fairfax County Planning Commission

FROM: Kurt Creager, Director
Department of Housing and Community Development

SUBJECT: Information for the record concerning DPA-A-502-07, PRC-A-502-03, PCA-A-502; Lake Anne Development Partners, LLC/Crescent Apartments

I am writing to provide information for the record concerning the planned redevelopment of the Crescent Apartments, which was the subject of a public hearing before the Planning Commission on January 8, 2015. This statement is intended to clarify information provided during the public hearing.

As you may know, Fairfax County purchased the Crescent Apartments in 2006 with the expressed purpose of preserving the existing 181 units of affordable housing, and encouraging the revitalization and redevelopment of the Lake Anne community. The vision to revitalize Lake Anne is now set to become a reality, with the redevelopment of the Crescent playing the central role. The developer, Lake Anne Development Partners/Republic, will replace all 181 existing affordable units on the site. As the Planning Commission prepares for its decision on the subject cases on January 22, it is important to consider the following:

- **It is the intention of Fairfax County that all current residents at the Crescent who wish to return to the property after the replacement units are built, and who continue to qualify, will be able to do so.** Right now, the rents at the property are set to be affordable to people earning 60 percent of the Area Median Income (AMI), or about \$64,200 for a family of four. Many families are able to qualify for the Crescent based on their incomes alone, while others qualify based on their income plus any rental subsidy they may have. In the new Crescent, the rents on the 181 replacement units will be even more affordable: 10 percent of the units will be affordable to households earning 30 percent of AMI, 20 percent will be affordable to households earning 50 percent of AMI, and the balance will be affordable at up to 60 percent of AMI. All existing residents who continue to qualify for the property will be able to return, including those using rental subsidies.
- **The tenant relocation plan is designed to make the process as seamless as possible for existing residents – and outreach to the residents is well underway.** It is anticipated that about 77 households will be able to remain on-site at the Crescent throughout the construction of the replacement units, and the remaining families will be

relocated off-site. Families with school-aged children will be given priority to stay on-site. Families relocating off-site will be given relocation assistance and counseling, moving expenses – both to their new homes and back to the Crescent – and the difference between their Crescent rent and their temporary apartments paid by the developer. Even residents who are determined to not be eligible to return to the Crescent – because, for example, their incomes are above 60 percent of AMI – will receive relocation counseling and a lump sum benefit paid by the developer to assist in the transition.

It should be noted that Supervisor Hudgins convened and hosted a well-attended meeting on January 14 with the residents of the Crescent, to inform them about the relocation plan for the property. The affordable housing partner in Lake Anne Development Partners, Community Preservation and Development Corporation (CPDC) conducted the briefing. The residents were very engaged and asked many questions, and their overall reaction was very positive.

- **The Crescent will continue to be a critically important affordable housing resource, for a range of low and moderate-income households, for many years to come.** The 181 modern, high-quality affordable apartments that will be constructed to replace the existing Crescent will be more affordable, as described earlier. In addition to replacing the existing units, a total of 20 percent of the new units constructed will also be affordable and workforce housing.

Affordability at the site could be further enhanced in the future if the owners were to apply for project-based subsidies that may come available. The allocation of these rental assistance vouchers entails an open and transparent competition, as stipulated by the US Department of Housing and Urban Development and subject to availability and the approval of the Fairfax County Redevelopment and Housing Authority (FCRHA). While we understand CPDC could apply for – and future Crescent residents would benefit from – an allocation of these vouchers, no competition is scheduled to take place prior to the decision of the Planning Commission with respect to the above referenced case: DPA-A-502-07, PRC-A-502-03, PCA-A-502; Lake Anne Development Partners, LLC/Crescent Apartments.

Thank you for the opportunity to present this statement, and for your support of this important redevelopment project. Should you have any questions or concerns, please feel free to contact me at 703-246-5182.

cc: Edward L. Long, Jr., County Executive; Patricia D. Harrison, Deputy County Executive; Rob Stalzer, Deputy County Executive; Barbara A. Byron, Director, Office of Community Revitalization