

FCRHA Financing Continues Despite Tough Capital Markets

Wedgewood Apartments

As the economic crisis grew and financing became more difficult to obtain, the bonds secured for the interim financing for Wedgewood Apartments, a 672-unit apartment community in the Braddock District were set to mature. In August 2009, using its tradition of ingenuity, the FCRHA authorized and secured the issuance and competitive sale of Bond Anticipation Notes (BANs) for \$104,105,000 for the second year of interim financing and to pay off the principal amount of the outstanding notes issued to finance the acquisition of Wedgewood. This structure provided time for the FCRHA and the county to subsequently complete the permanent financing of the property in such a manner that resulted in \$4 million being returned annually to the county to be used to fund a new local rental assistance program, Bridging Affordability.

Strawbridge Square Apartments

Fairfax County authorized funding from the Community Development Block Grant to Wesley Housing Development Corporation (WHDC) to acquire, rehabilitate and preserve Strawbridge Square Apartments. Strawbridge Square, a project-based Section 8 property with 128 units, had been identified by the FCRHA as being at-risk of losing the Section 8 contract which could have resulted the property converting to market-rate rental units. The acquisition of the property by WHDC with the assistance of its financing partners the FCRHA, the Virginia Housing Development Authority and Boston Capital ensured the affordability of the property for another 40 years.