

DRAFT FY 2015 THRIVE BLUEPRINT

Affordable Housing Advisory Committee • Fairfax County Redevelopment and Housing Authority • Fairfax-Falls Church Community Partnership on Ending Homelessness • Fairfax-Falls Church Community Services Board • Disability Services Board



TIER ONE: THROUGH THE GATEWAY TO PERMANENT AFFORDABLE HOUSING

HOUSING BLUEPRINT GOALS ADDRESSED:
 - HOMELESSNESS
 - SPECIAL NEEDS
 Includes targets for 10-year Homelessness Plan and Key Human Service Agencies

Services Needed to Move to Tier Two

Need:

- Those who are homeless
- Those living in precarious housing situations
- Those who are experiencing sudden, unexpected economic challenges
- Families who are living in over-crowded situations or who are severely rent-burdened
- Those with significant disabilities and extremely low incomes
- Frail elderly dependent on subsidies/Auxiliary Grant
- Large families with severely limited housing options
- Those who are escaping domestic violence

Plan: Immediate/Short Term Actions

- Bridging Affordability Program
- Construction of Kate's Place
- Replacement Apartments for Emergency Domestic Violence Shelter
- Non-Profit Purchase of Six Homes
- Faith Community Adoption of Six Homeless Individuals/Families
- Blueprint Project-- Units for Extremely Low Income
- Expand availability of group home options for persons with disabilities
- Apply for additional specialized vouchers, including FUP, VASH and Money follows the Person
- Conversion of time-limited, temporary housing to non-time limited, permanent housing opportunities.

Sustaining Existing Resources

- Rehabilitation of Lincolnia Assisted Living
- Continuum of Care Renewals

Next 5 Years

- Development of housing at 50/West Ox
- Redevelopment of Crescent Apartments- Units for Extremely Low Income
- Community Foundation Investment
- Explore re-use of Northern Virginia Training Center campus
- Support development of a bond referendum that would provide funds to increase affordable housing opportunities for homeless individuals and families, persons with disabilities and others by adding permanent housing units through renovations/redevelopment of existing emergency shelters.

- Case management/ Medical care management
- Job Readiness Training and Employment Training
- Alcohol and Drug Rehabilitation
- Veterans Administration Services
- Mental Health Services
- Medical services
 - Medical case management
 - Medication/medical assistance
 - Participation in medical services
 - Dental care
 - Health assessment
 - Mental Health Services
 - Outpatient psychiatric and addiction treatment
- Child/elder care needs
- Financial Assistance
 - TANF
 - Food Stamps
 - Auxiliary Grant
 - SSDI
- Rent Readiness Training
- Accessible Housing Registry
- Domestic violence safety, advocacy and legal services
- Counseling
- Community living skills training
- Crisis stabilization
- Outpatient psychiatric and addiction treatment
- Food assistance
- Credit repair/budgeting
- Parenting classes
- Housing location

TIER TWO: ADDRESSING SUSTAINABLE HOUSING

HOUSING BLUEPRINT GOALS ADDRESSED:
 - WORKING FAMILIES
 - SPECIAL NEEDS

Services Needed to Move to Tier Three

Need:

- Rent-burdened working families
- Those who have successfully graduated from the Bridging Affordability Program
- Families working in Fairfax County but unable to afford to live here
- Low Income elderly on fixed incomes
- Those with disabilities on fixed incomes
- Those who are rebuilding their lives after domestic violence

Plan: Immediate/Short Term Actions

- Conversion of scattered site Public Housing to RAD Vouchers
- Conversion of FCRHA units to accessible units
- Implementation of MTW/THRIVE
- Acquisition of ADUs with expiring covenants for use as affordable rental housing
 - Blueprint Project --units serving low-income households
 - Complete construction of renovation/expansion of Lewinsville Senior Housing via PPEA
 - Non-profit acquisition of affordable housing to serve a variety of needs
 - Identify county/FCRHA-owned sites for affordable housing development
- Implementation of countywide linkage policy in Comprehensive Plan
- North Hill Project

Sustaining Existing Resources

- Adjust HCV and PH programs for long term sustainability
- Rehabilitation of Kingsley Park (electrical)
- Rehabilitation of Lincolnia Senior Housing

Next 5 Years

- Construction of senior housing in underserved western part of the county
- Explore the use of "sponsor based" vouchers to serve homeless and people with special needs
- Foster developments under the Independent Living and potential Residential Studio provisions in the Zoning Ordinance
- Public/private partnerships on county/FCRHA-owned land
- Implementation of MTW/THRIVE
- Utilize funds generated under linkage policy to develop affordable housing near transit and employment centers
- Development of affordable housing at North Hill Redevelopment of Crescent Apartments - Units for Low-Income

- Case management
 - Individual skill development, education and on-the-job training
 - Participation in health clinics, services, programs
 - Access child/elder care services, parenting skills
 - Meet transportation needs
 - Financial literacy, credit education
 - ESL classes
 - After-school tutoring and programs
 - Accessible Housing Registry
 - Domestic violence counseling and support services
 - Financial Assistance
 - TANF
 - Food Stamps
 - Auxiliary Grant
 - SSDI
 - Medical assistance
 - Dental Care
- * **Note:** Many services carry over from one tier to the next, depending on need.

TIER THREE: TOWARD SELF-SUFFICIENCY

HOUSING BLUEPRINT GOALS ADDRESSED:
 - WORKING FAMILIES
 - WORKFORCE HOUSING

Services Needed to Move to Self-Sufficiency

Need:

- Low and moderate-income working families
- Entry level workers, recent graduates and new arrivals to the Fairfax County job market

Plan: Immediate/Short Term Actions

- Blueprint Project-- Units for Low and Moderate Income Households
- Develop and implement policy for FCRHA leasing of rental ADUs/WDUs in transit oriented developments
- Construction of the Residences at Government Center
- Private sector delivery of new ADUs and WDUs

Sustaining Existing Resources

- Ensure financial and physical sustainability of Fairfax County Rental Program properties
- Continue administration of ADU and WDU programs
- Rewrite ADU Ordinance language to comply with FHA and reduce future over-financing risk
- Rehabilitation of Murraygate Apartments-- Funding Plan/Engineering

Next 5 Years

- Tysons redevelopment and Wiehle Avenue development
- Utilize funds generated under linkage policy to develop affordable housing near transit and employment centers
- Redevelopment of Crescent Apartments - Units for Moderate-Income
- Long Term Sustainability of Stonegate Apartments

- Maintain stable employment, wage progression, education internships
- Practice preventative health activities, health education
- Stable child and elder care
- Reliable transportation
- Homebuyer education, retirement planning, wealth-building
- College education or technical skills training for young adults
- Accessible Housing Registry

* **Note:** Many services carry over from one tier to the next, depending on need.