



# TRANSFORMING NORTH HILL

The **North Hill property** consists of approximately 33 unimproved acres off of Richmond Highway in the Mount Vernon District of Fairfax County. North Hill is part of a larger 48 acre piece of land that Fairfax County Redevelopment and Housing Authority (FCRHA) acquired in 1981 using federal Community Development Block Grant (CDBG) funds.

In 1991, approximately 15 of the 48 acres were redeveloped into the present day manufactured home community of Woodley Hills Estates, which currently consists of 115 mobile home pad sites. The remaining approximately 33 acres of the North Hill site remain undeveloped.

In 2012, an opportunity presented itself when the FCRHA received an unsolicited proposal from a developer under the Public Private Education Facilities and Infrastructure Act of 2002 (PPEA). Through the PPEA, the FCRHA could pursue a public-private partnership that would place the cost and risk of development on the developer. The unsolicited submission to the FCRHA proposed transforming North Hill into a mixed income, affordable and market rate housing community comprised of multifamily rental apartments and for-sale townhouses.

As required under PPEA, the FCRHA issued a "Request for Competing Proposals" from other developers. Several proposals were received, including an updated submission from the developer which submitted the original unsolicited proposal. After a rigorous review, the CHPPENN I, LLC proposal was determined by a county-appointed committee as the best choice.

### The developer proposed, among other things, to:

- Construct 329 multi-family rental units in two separate, high quality, urban designed buildings with structured parking; Rents: 47 units for households with an annual income at or below 30% of the Area Median Income (AMI), 94 units for households with an annual income at or below 50% of the AMI, 188 units for households with an annual income at or below 60% of the AMI. (Washington AMI for a family of four is \$107,000.)
- Construct 144 for-sale townhomes, a portion of which will offer affordability below market rate prices for first time home buyers.
- Preserve the undeveloped portion of the property for park land.
- Pay the FCRHA for the portion of the property that will contain the for-sale townhomes and make an annual ground lease payment for the land area proposed to contain the multi-family buildings.

### Going Forward:

- The FCRHA held a public hearing on an Interim Agreement with the developer on January 29, 2015. The Interim Agreement grants CHPPENN I, LLC a 90-day feasibility period to conduct on-site studies and public outreach to gauge whether to proceed forward with the project.
- On March 19, 2015, the FCRHA will make a decision on the Interim Agreement.
- March 20, 2015 begins the 90-day feasibility period for the developer.
- If the developer chooses to proceed with the project after the 90-day feasibility period, a Comprehensive Plan amendment, rezoning and site plan approvals with all required public hearings would have to be obtained as well as negotiation of one or more additional agreements, including a Master Development Agreement, prior to the transfer of the property and start of construction.

**For more information, visit: [www.fairfaxcounty.gov/rha/north\\_hill](http://www.fairfaxcounty.gov/rha/north_hill)**

### About CHPPENN I, LLC:

CHPPENN is a partnership between Virginia based Community Housing Partners (CHP) and Pennrose, a high quality developer based in Philadelphia, PA. Since 1975, CHP has expanded its service area to encompass seven states; built a multifamily housing inventory of almost 6,000 units; weatherized approximately 25,000 homes; developed more than 250 single-family houses; and assisted over 310,000 individuals with their housing, financial, and social needs. Pennrose has developed and managed more than 150 communities and 10,000-plus units.

