

DRAFT HOUSING BLUEPRINT: AT A GLANCE - FY 2013 REV. 1-31-2012



GOAL

NEED

To End Homelessness in Ten Years:
2,650 UNITS/OPPORTUNITIES NEEDED
By the End of FY 2019

To Provide Affordable Options to Special
Needs Population

To Streamline and Reduce the Waiting Lists by Half
in Ten Years and Move Program Participants
Toward Self-Sufficiency ~ 6,900 HOUSEHOLDS

To Increase Workforce Housing
through Creative Partnerships
and Public Policy

Housed in FY 2011:	130
Remaining Need:	2520
FY 2012 Homelessness Plan Goal:	247
FY 2012 Housing Blueprint:	221
FY 2012 GAP:	26
FY 2013 Homelessness Plan Goal:	298
FY 2013 Housing Blueprint:	196
FY 2013 GAP:	102
Total Remaining Need:	2103

- CSB: Draft FY 2013 five-year CSB goal is 240 housing opportunities; FY 2013 Blueprint goal is 120 (assumes 10-year timeframe).
- Other High Priorities
 - Domestic Violence Victims
 - Large Families/Extremely Low Incomes
 - Seniors
 - Persons with Physical and Sensory Disabilities

Housed in FY 2011:	365
Remaining Need:	6535
FY 2012 Need:	690
FY 2012 Housing Blueprint:	522
FY 2012 GAP:	168
FY 2013 Need:	690
FY 2013 Housing Blueprint:	485
FY 2013 GAP:	205
Total Remaining Need:	5528

Approximately **50,000 net new housing units** affordable to households earning up to approximately 120 percent of AMI are needed based on projected job growth through 2030.

NEW OPPORTUNITIES FY 2013

Turnover	
FCRHA Federal Resources – Turnover:	93
New Resources	
New Federally-Funded Units/Beds:	17
New Group Home Beds:	5
Faith-Based Commitments:	6
FCRHA Project-Based Vouchers	40

- FCRHA Federal Resources – Turnover: 4
Serving CSB/eligible Clients and Persons with Physical/Sensory Disabilities – See also Homeless and Waiting List Goals
- FCRHA: Units Converted to Accessible: 6
- CSB: State Funded Group Home Beds: 12
- FCRHA/Non-Profits: HOME-Funded Group Homes for those with multiple disabilities: 16
- Housing Units Adjacent to Hanley Shelter: 6
- Shared Housing/Domestic Violence Victims: 2
- Other FCRHA Federal Resources: 8

FCRHA – FCRP Turnover:	200
FCRHA Federal Resources – Turnover:	40

Non-profit acquisitions/federal resources 5

Workforce policy units (estimate):	50
Affordable Dwelling Units (ADUs) (estimate):	25
Assistance to First-time Homebuyers (VHDA/federal):	50
Residences at Government Center:	270
Contributions by non-residential developers – Implementation of policy FY 2013	TBD

BRIDGING AFFORDABILITY PROGRAM

Year Three Funding: \$842,400 - new households 35

Year Three Funding : \$655,200 (10% of waiting list funding each for CSB-eligible persons and persons with a physical/sensory disability) – 30 new households

Year Three Funding: \$2,620,800 – new households 120

COUNTY FUNDING NEEDED

New Private Developer 200-unit Acquisition – 20% will serve homeless individuals and families with federal project based vouchers – (40 units; 20 singles, 20 families) –see *Waiting List Goal*

Rehabilitation of Lincolnia Senior Facility: (52 beds-assisted living/26 senior independent units) -Financing Plan in development
Lewinsville Senior Housing PPEA: Underway in FY 2013

New Private Developer 200-unit Acquisition: 120
\$5,000,000 (includes \$2,000,000 gap to be filled)
Residences at North Hill Park: Construction

New Private Developer 200-unit Acquisition – units 40

FY 2013 TARGET

196

84

485

435

COMMUNITY CHALLENGE TO CLOSE FY 2013 GAP

\$810,288

\$1,800,720

OTHER COUNTY EFFORTS IN CONCEPT

- Develop new housing options to serve chronically homeless - Future
- Apply for additional Family Unification Program vouchers
- Apply for additional Veterans Affairs Supportive Housing vouchers
- Seek funding from private corporations to serve homeless veterans
- Increase and deploy resources developed by new homelessness foundation

- Identify county surplus land for special needs housing production – Embury Rucker Shelter
- Re-apply for Money Follows the Person (MFP) Vouchers
- Development of units under amended Independent Living Zoning Ordinance
- Develop group homes to serve persons with MFP multiple disabilities
- Explore innovative design to accommodate co-location of those with special needs

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

- Tysons Redevelopment - Future
- Wiehle Avenue – Future
- Contributions by non-residential developers – Adoption of policy FY 2012
- Expansion of Crescent Apartments

CROSS-CUTTING INITIATIVES - FY 2013 AND BEYOND

- Coordinate Housing Blueprint with creation of supportive Services Blueprint
- Explore increased flexibility in policies concerning serving persons with credit issues/criminal histories
- Explore the use of commercial and industrial land for affordable housing development

- Develop Zoning Ordinance Amendment to encourage affordable studio development throughout the county
- Identify 5-10 county-owned parcels for the development of affordable housing county-wide, through public/private partnership