



Creating Opportunities for Workforce Homeownership

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Agenda

- Proposed New Loan Programs
- Upcoming Homeownership P3
- Next Steps

Single Family Lending Programs

Current Federally Funded Program:

- Community Development Block Grant (CDBG)
 - In FY 2022, 56 families each received \$10,000 loan = \$560,000 total
 - Typically used on ADU and WDU properties
 - HCD Homeownership staff conduct income verifications and underwriting
 - Loan is forgivable and sits as a 2nd trust on the property

Upcoming Locally Funded Program:

- Bridle Creek Downpayment Assistance Program
 - FCRHA approved \$1,008,662 for downpayment assistance
 - Maximum of \$20,000 per household, serving up to 50 households
 - Incomes up to 50% of the AMI

New One-Time Funding Available: \$8.9M

Anticipated Federally Funded Program (through FCRHA)

- Community Project Funding Grants (CPF)
- Fairfax County awarded \$1,900,000 from Congress to provide downpayment and other assistance to homebuyers

Anticipated State/Private Funded Program

- VHDA/Amazon REACH Downpayment Assistance: **\$7M**
- Pending program development and Memorandum of Understanding execution

Currently no County-funded homebuyer assistance programs

Proposed Low Income Loan Program

Proposed initial loan program structure using one-time funds:



- **Applicable Uses:** Downpayment, Closing Costs
- **Position:** 2nd Trust Loan
- **Interest Rate:** 0%
- **Repayment Terms:** not forgivable, full amount due at sale, cash-out refinance, or at year 30
- **Households Served:** 80% AMI and below
- **Proposed Maximum Assistance:** \$100,000
- **Proposed Maximum Home Price:** \$650,000
- **Proposed Minimum Buyer Equity:** 5%

Program Requirements



Owner
Occupancy



Cannot Own
Other
Property



No Co-
signers



Minimum
Buyer Equity
& Reserves



Fairfax
County
Properties



Initial Program Evaluation and Recommendation

Conduct Evaluation of after funds expended:

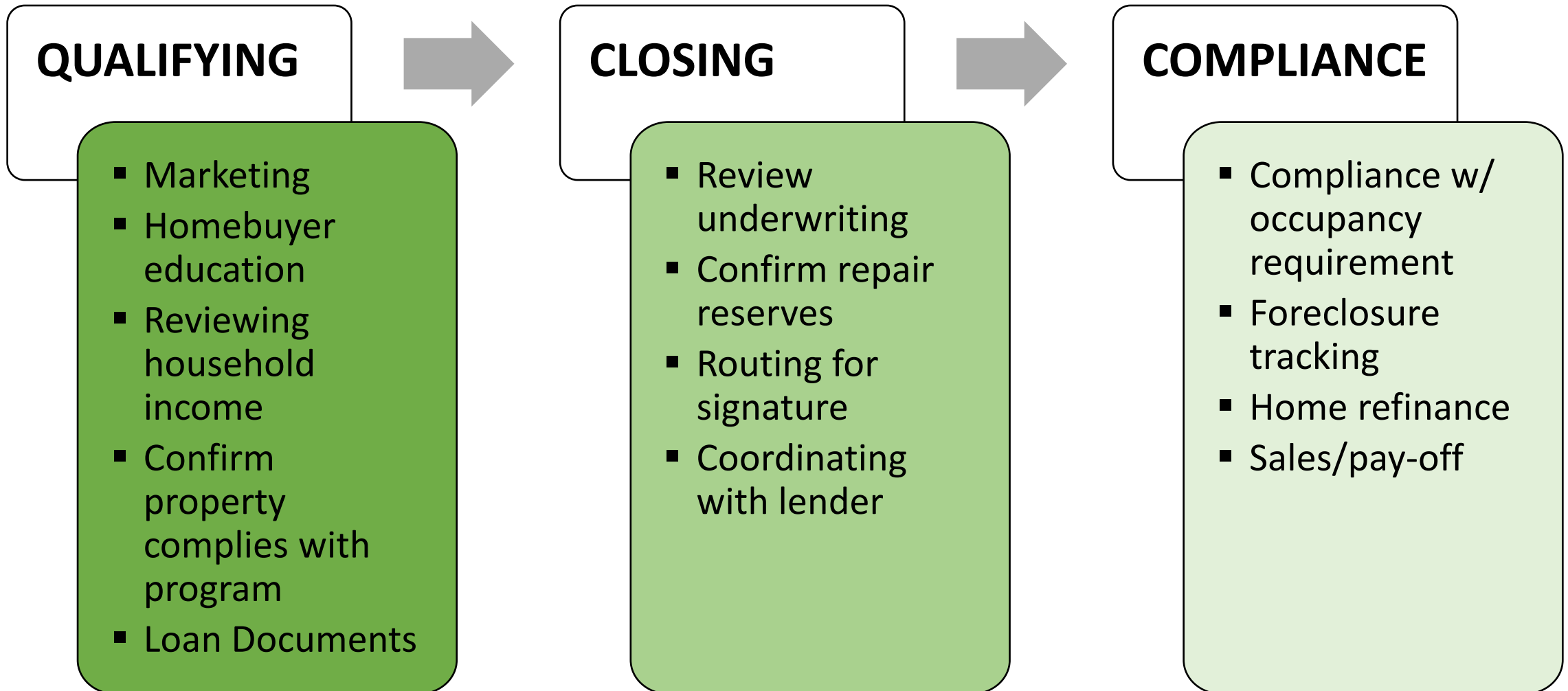
- Households served
- Pricing and assistance standards
- Program requirements
- Administrative process

Report Back to Board of Supervisors:

- Recommendation for potential future homebuyer assistance program(s)
- Anticipated costs of a proposed program



Personnel Resources Needed: 2 Additional FTE



Transfer of James Lee Site

- 2859 Annandale Road, adjacent to the James Lee Community Center
- Board Matter – June 6, 2023
- Public Hearing – Sept. 12, 2023

Opportunity:

- 2 single-family per current zoning
- Located on bus route to East Falls Church w/ good access to commercial area/shopping
- Potential for PPEA to get non-profit/private partner to develop long-term homeownership opportunities



Next Steps

- November Board Housing Committee:
 - Final Presentation on Initial Loan Program(s)
 - Recommendations regarding Community Land Trusts
- FCHRA approval of loan program
- Memorandum of Understanding with Virginia Housing, outlining the basic parameters of the programs
- Grant agreement to HUD
- BOS Public Hearing for James Lee Site – September 12



Questions/Comments