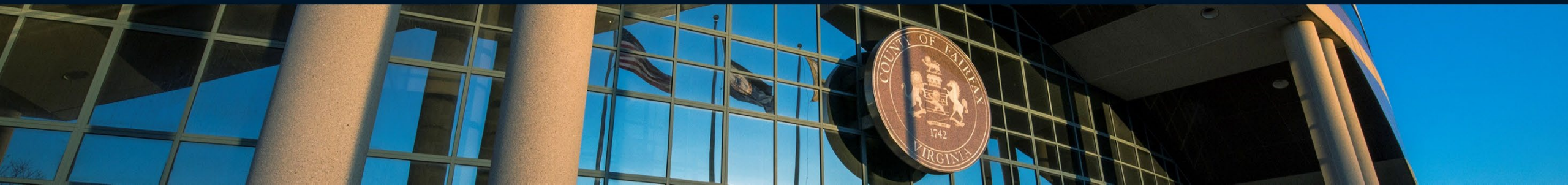
FAIRFAX COUNTY
VIRGINIA



Progress on Housing Initiatives and Development

Tom Fleetwood, Director
Department of Housing and Community Development

March 25, 2025

Today's Discussion

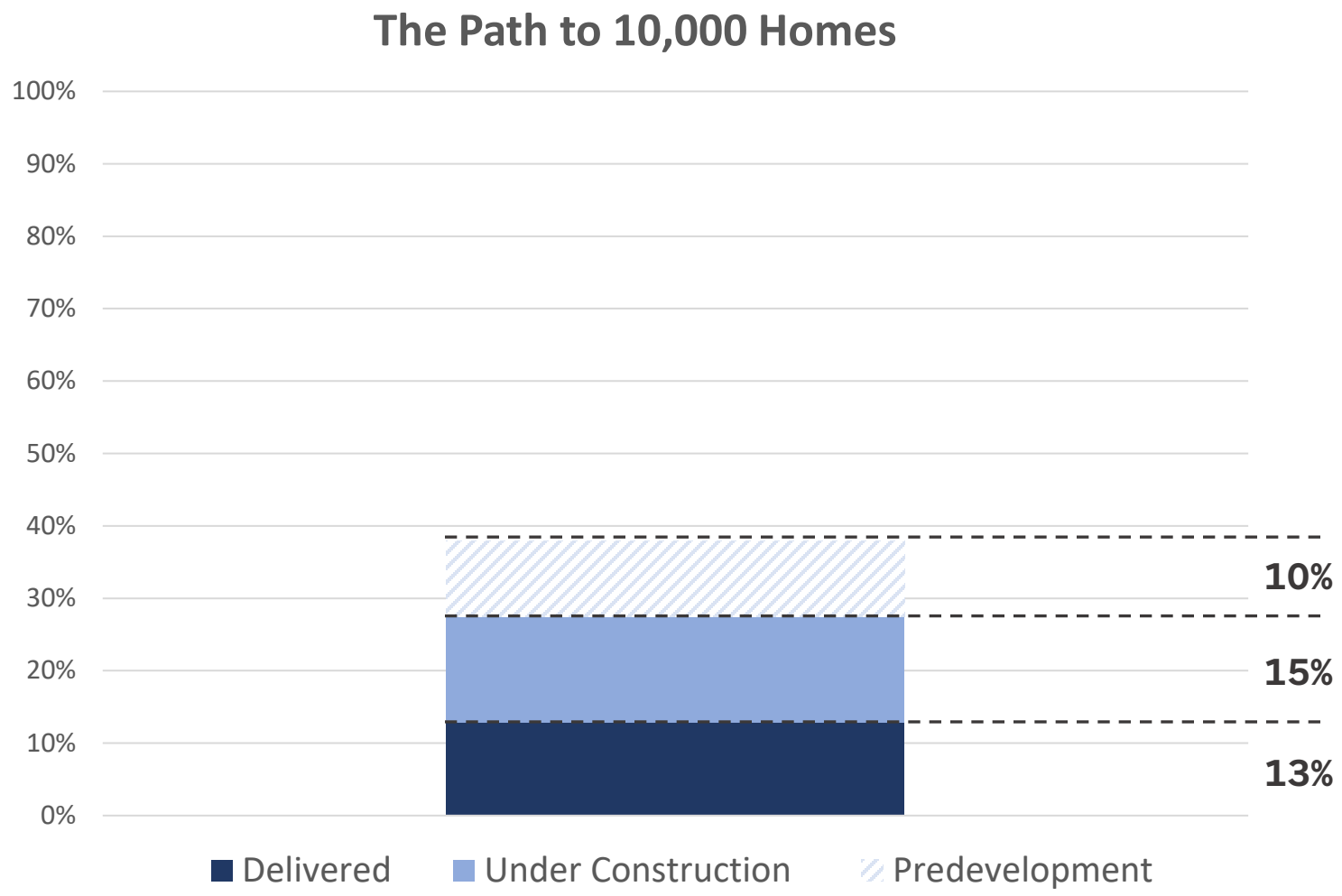
- Homelessness response
- New Development and Preservation Update
- Manufactured Housing
- Policy initiatives

Homelessness Response

Critical County efforts underway in response to homelessness:

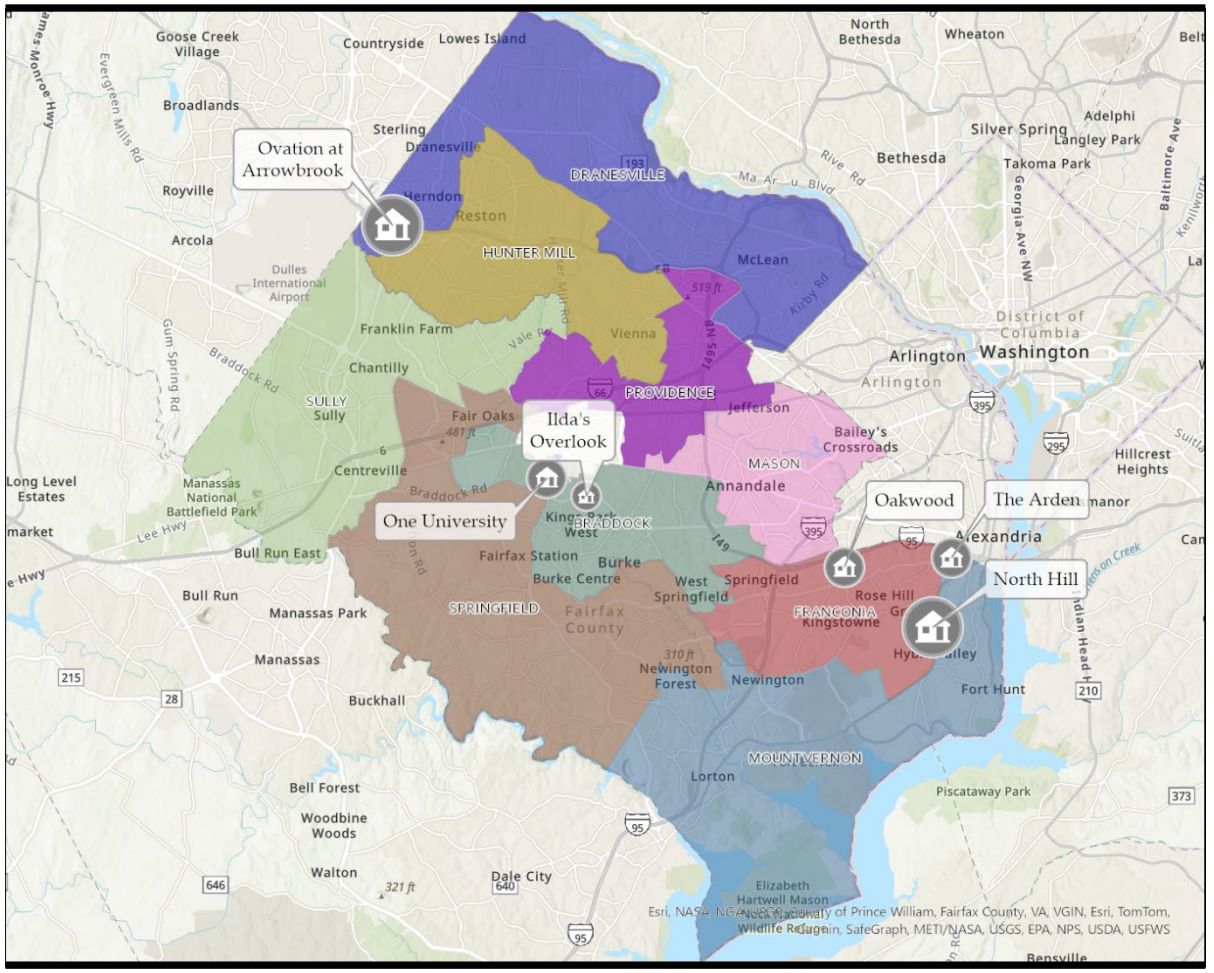
- New Fair Ridge Family Shelter expected to open in April
- Additional capacity for single adults experiencing homelessness created at Embry Rucker shelter
- Replacement of Rucker and Eleanor Kennedy Shelters progressing
- Working to deliver new Permanent Supportive Housing units
- Startup of new State-funded Permanent Supportive Housing program; 300 new slots – leasing starting this Spring/early Summer

Progress Toward Our 10,000 units by 2034 Goal



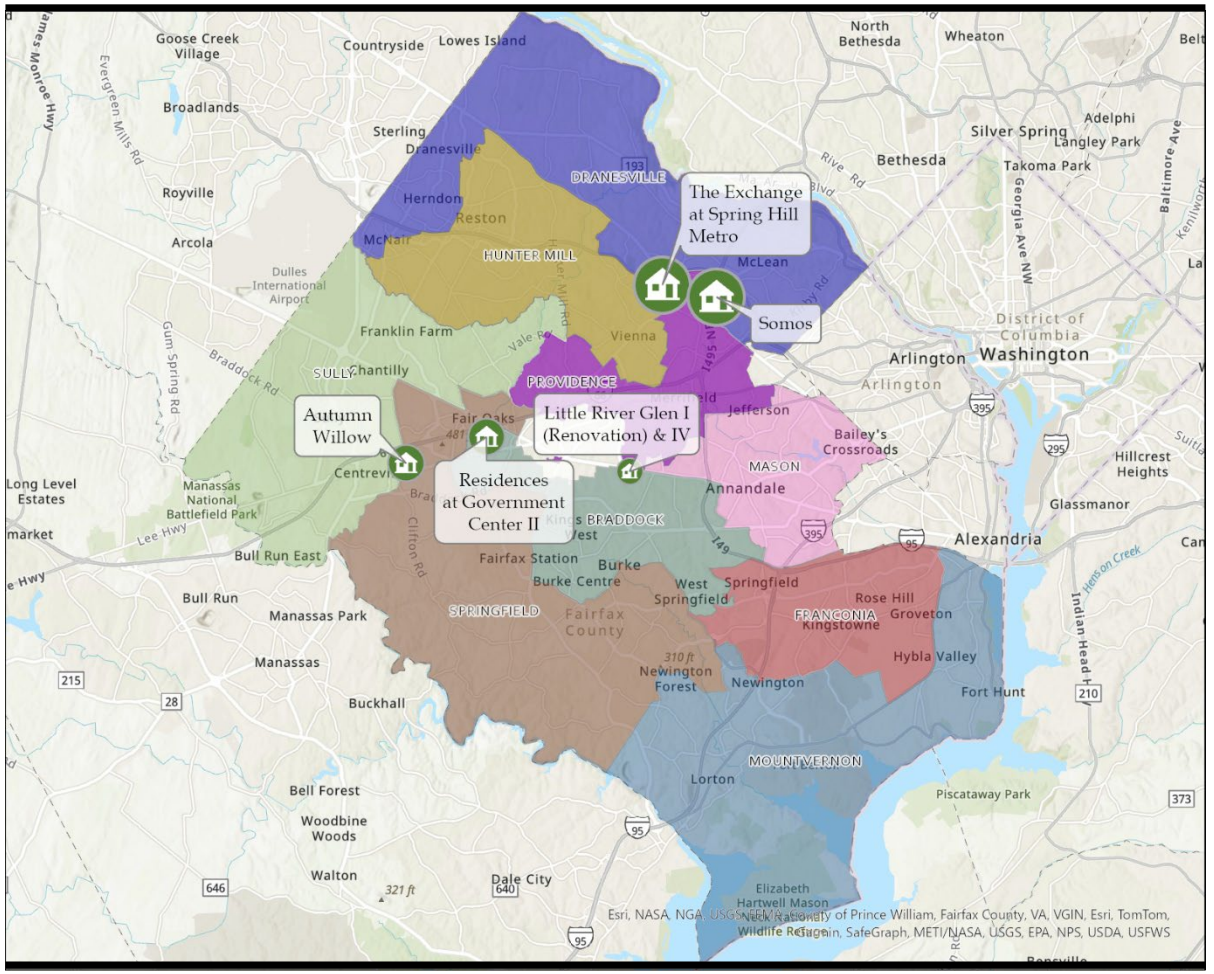
New Production and Preservation – Completed Since 2020

	District	Project Type	No. Units	Status
North Hill	Mount Vernon	New - PPEA	279	Delivered
Ovation at Arrowbrook	Dranesville	New - Finance	274	Delivered
Oakwood	Franconia	New - PPEA	150	Delivered
One University	Braddock	New - PPEA	240	Delivered
Ilda's Overlook	Braddock	New - Finance	80	Delivered
The Arden	Mount Vernon	New - Finance	126	Delivered
ADUs/WDUs Affordable at or below 60% AMI			76	Delivered
FCRHA Financed Scattered Site Units at or below 60% AMI			73	Delivered
TOTAL			**1,298**	



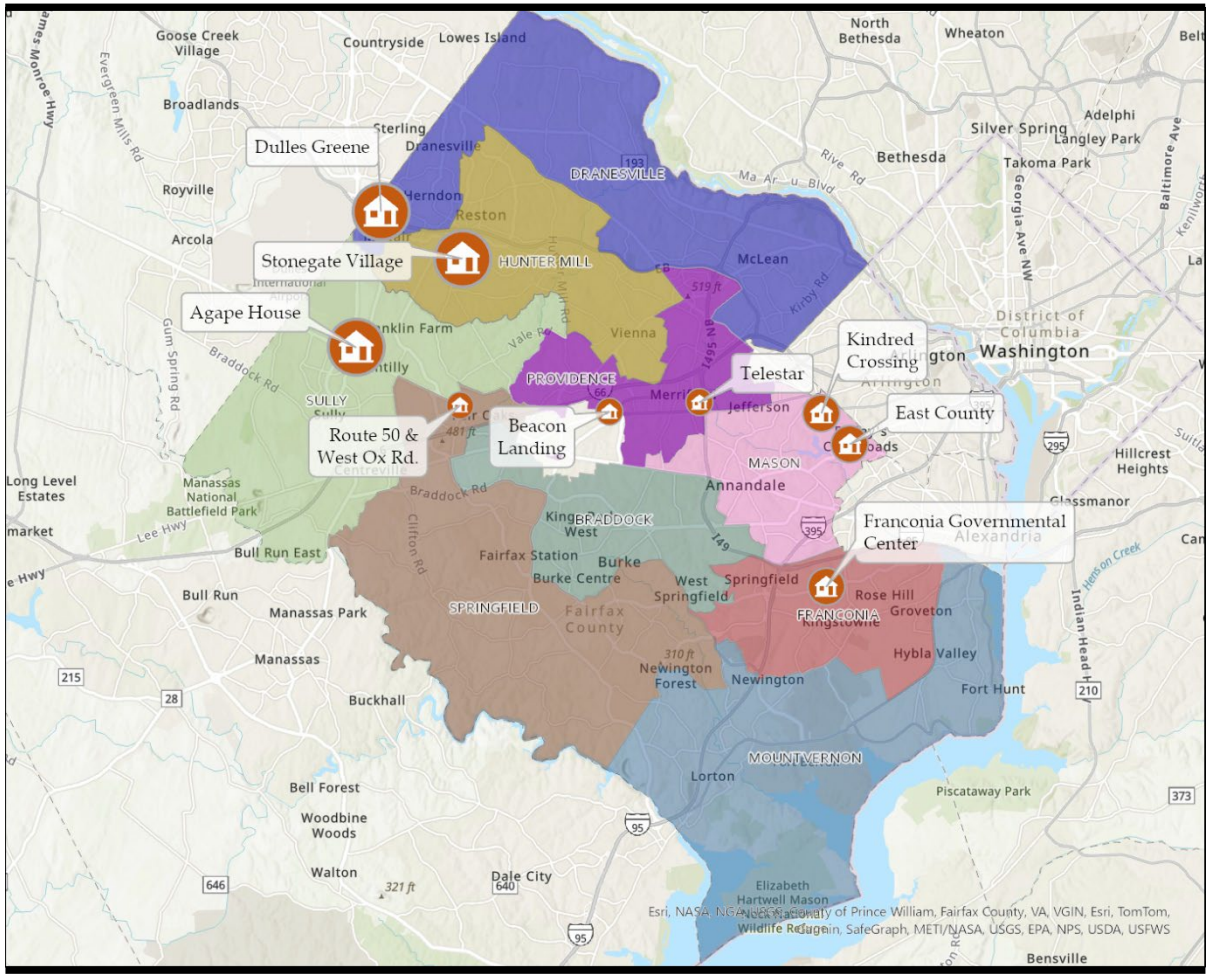
New Production and Preservation - Under Construction

Projects	District	Project Type	No. Units	Status
Autumn Willow Senior	Springfield	New- PPEA	150	Completing – Early 2025
Somos at McLean Metro	Providence	New Acquisition/ Finance	456	Completing – End 2026
The Exchange at Spring Hill Metro	Hunter Mill	New Acquisition / Finance	516	Completing – End 2027
Residences at the GC II	Braddock	New – PPEA	279	Completing – Early 2027
Little River Glen IV	Braddock	New - HCD	60	Completing – Early 2026
Little River Glen I Renovation	Braddock	Preservation	120	Completing – End 2025
TOTAL NEW			**1,461**	



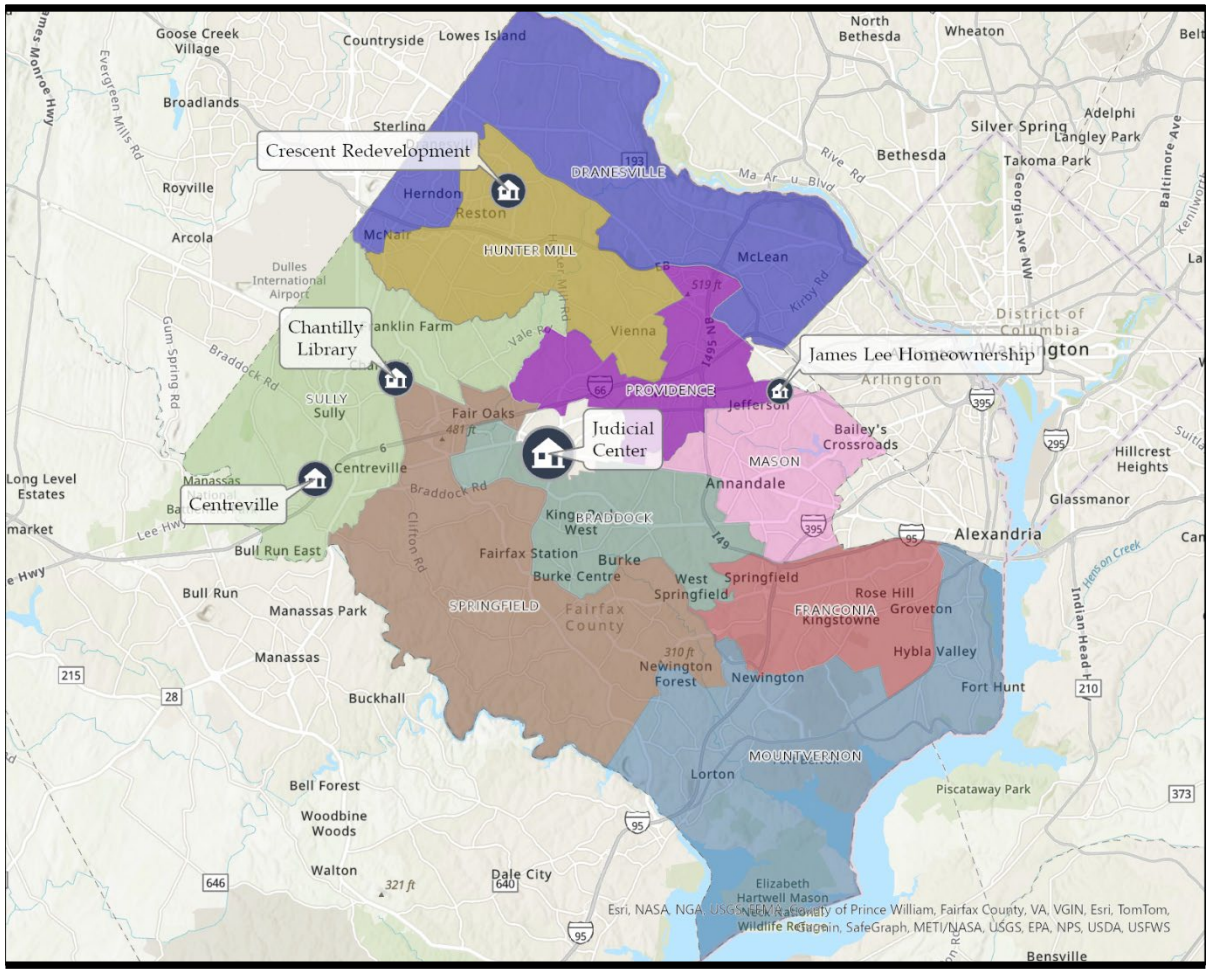
New Production and Preservation – Pre-Development

Projects	District	Project Type	No. Units	Status
Stonegate Village	Hunter Mill	Preservation	234	Financing in development
Franconia GC Redevelopment	Franconia	New-PPEA	120	Entitlement
West Ox/Route 50 PSH	Sully	New - PPEA	34	Entitlement
Telestar	Providence	New-Partnership	80	Closing FY 2025
Kindred Crossing (at First Christian Church)	Mason	New – Financing	95	Financing in development
Beacon Landing PSH (Lamb Center)	Fairfax City	New – Financing	54	Financing in development
Agape House (Senior)	Sully	New – Financing	250	Applying for 9% tax credits
East County	Mason	New – PPEA	160	Solicitation Released
Innovation/Dulles Green	Dranesville	New - PPEA	250	Solicitation Released
TOTAL POTENTIAL NEW			**1,277**	

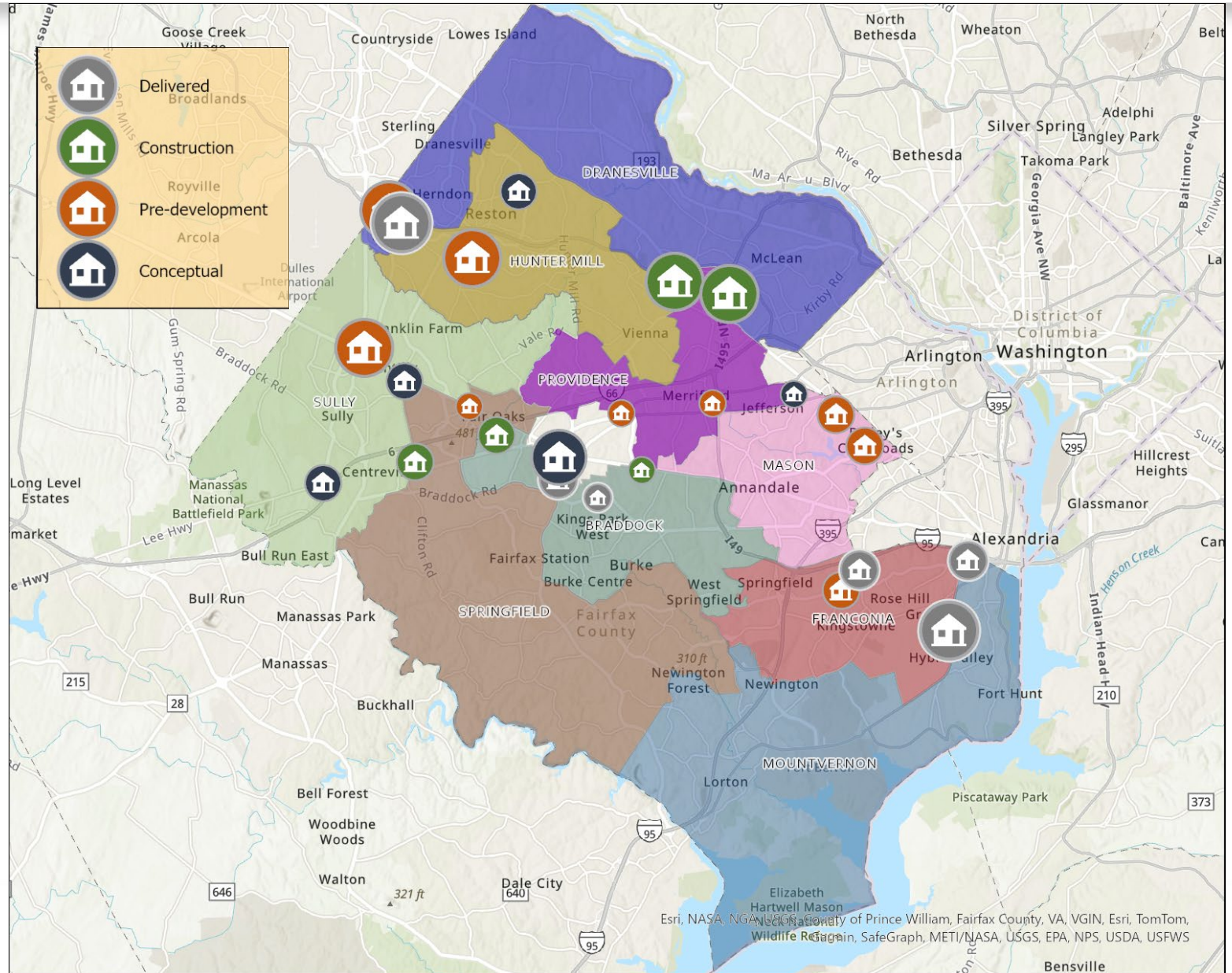


New Production and Preservation – Conceptual

Projects	District	Project Type	Estimated No. Units	Status
James Lee Homeownership	Mason	New	2	Planning
Chantilly Library	Sully	New - PPEA	200	Planning
Centreville Park & Ride	Sully	New – PPEA	140	Planning
Judicial Center	Providence – Fairfax City	New - PPEA	250	Planning
Crescent Redevelopment	Hunter Mill	Preservation & New – PPEA	TBD	Planning



Housing Development Pipeline as of November 2024

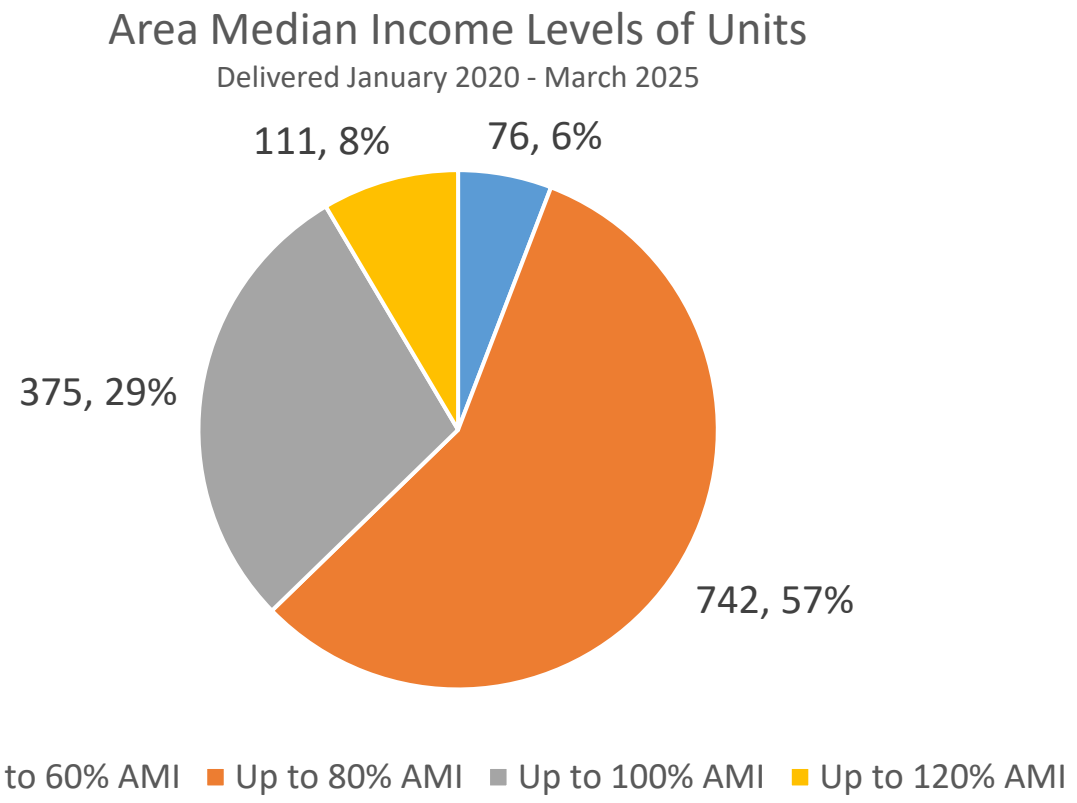


Affordable & Workforce Dwelling Units Since 2020

In total, 1,304 new units affordable to households earning up to 50 percent to 120 percent of AMI have been delivered since January 2020,in the ADU/WDU programs including...

- ***920 new rental units***
- ***384 new for-sale units***

Another **100 new units** are expected to be delivered within the upcoming months.

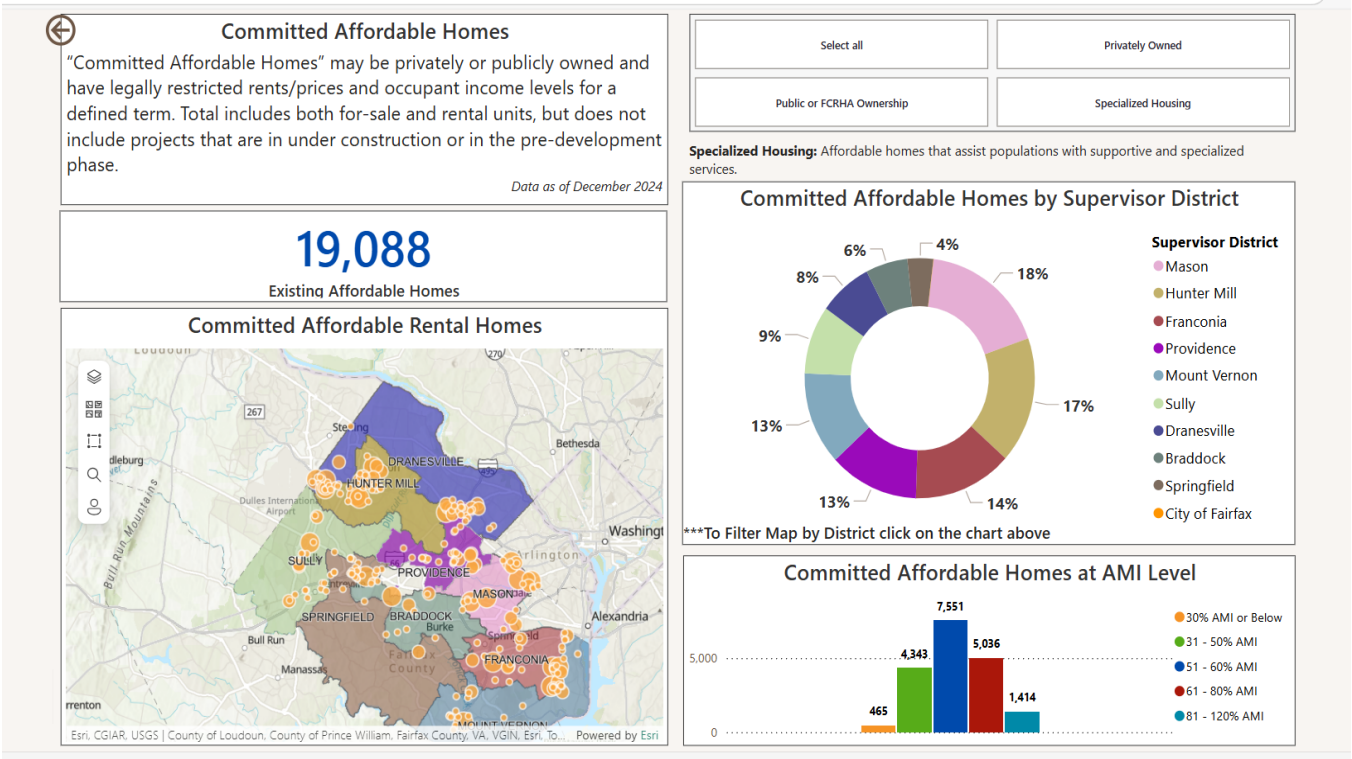


Manufactured Housing

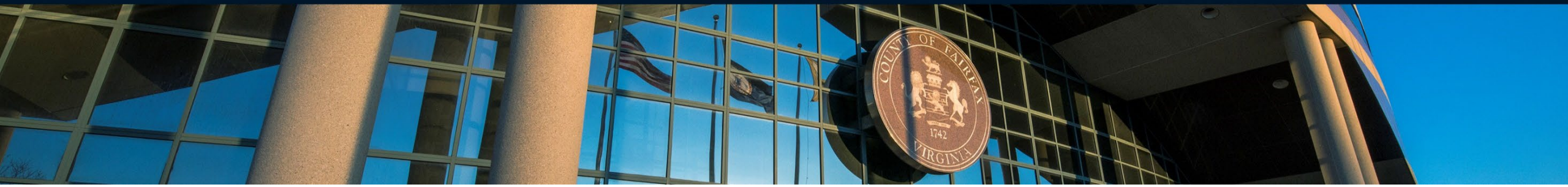
- Convened manufactured housing roundtable
  - *Includes representatives from all Fairfax County manufactured communities*
- Repair Pilot RFP:
  - *Proposals now under review*
  - *Anticipate making an award this spring*

Policy Initiatives

- **WDU Administrative regulations:** Adopted March 18
- **Tenant Relocation Guidelines:** Multifamily chapter drafted and to be presented today
- **New Housing Dashboard: Ready to use!**



https://www.fairfaxcounty.gov/housing/AffordableHousingDashboard



Questions/Comments