



Board of Supervisors Housing Committee Meeting

Progress Report and Looking Forward

Tom Fleetwood, Director
Department of Housing and Community Development

May 16, 2023

Progress since the February Housing Committee Meeting

Substantial progress on a wide variety of fronts since the last meeting of the housing committee, including:

- New development
- Policy initiatives
- Preservation policy and actions
- Homelessness governance



Projects Under Construction

Projects	District	Project Type	No. Units	Status
North Hill	Mount Vernon	New - PPEA	279	Complete – June 2023
Ovation at Arrowbrook	Dranesville	New - Finance	274	Complete – May 2023
Oakwood	Franconia	New - PPEA	150	Completing – Summer 2023
One University	Braddock	New - PPEA	240	Completing – Summer 2024
Braddock Senior	Braddock	New – Finance	80	Construction underway
Autumn Willow Senior	Springfield	New- PPEA	150	Construction underway
TOTAL			1,173	

Development Pipeline

Projects	District	Project Type	No. Units	Status
Stonegate Village	Hunter Mill	Preservation	234	Design
Telestar	Providence	New – Partnership	80	Land use process/financing review
West Ox/Route 50 PSH	Sully	New - PPEA	34	Design
Little River Glen IV	Braddock	New - HCD	60	Financing in development
Little River Glen Renovation	Braddock	Preservation	120	Financing in development
Dominion Square West	Hunter Mill	New–Partnership	516	Land Closing - Summer 2023
Somos at McLean Metro	Providence	New-Partnership	450	Design/Permitting
Residences at the GC II	Braddock	New – PPEA	275	Financing in development
Penn Daw (housing component)	Mount Vernon	New – County	65	Design
Franconia GC Redevelopment	Franconia	New-PPEA	120	Preparing for land use process
Lamb Center/Wesley PSH	Fairfax City	New – Financing	54	Financing in development
First Christian Church	Mason	New – Financing	95	Financing in development
TOTAL			2,103	

Affordable Housing Development

- **Autumn Willow:** Financing closed and construction underway
 - *Springfield District*
 - *150 units of affordable senior housing*

- **Arrowbrook:** Construction complete and leasing underway
 - *Dranesville District*
 - *274 units of affordable family housing*



Autumn Willow



Arrowbrook

Preservation of Affordable Housing

- **Policy efforts:** The Board adopted the Affordable Housing Preservation Comprehensive Plan Amendment in March 2023. An update on the Administrative Regulations will be presented to the Board today.
- **Preservation “Bench:”** HCD successfully concluded an RFQ process to develop a bench of more than 20 development pre-qualified partners
- **Coralain Gardens:** 106-unit LIHTC property
The FCRHA holds a right of first refusal from a loan on the property. In response to the owner’s Notice of Intent to Sell the property, HCD issued a solicitation to the Preservation Bench for potential assignment of FCRHA’s purchase right.



Coralain Gardens: Mason District

WDU For Sale Task Force

HCD convened the WDU For Sale Task Force on April 28, 2023:

- Charter is to evaluate the incomes served in the program and unit expectations
- Made up of representatives from industry, county, advocacy community
- Expect to report out by the end of the calendar year



269 WDU_s

Constructed in FY 2022

88 ADU_s

Constructed in FY 2022

4,942

Total ADUs (3,017) and WDU_s (1,925)
produced through these programs

Homelessness Governance

Continuum of Care Board

- Action item expected for the June 6 meeting for the Board's consideration.
- Subsequent recruitment will include appointees from the Board, as well as consumers of homeless services.
- Inclusive community engagement and a gaps analysis will be conducted.
- Report back to the Board with recommended strategies for improvements.



Looking Forward: FY 2024 NOFA

HCD is preparing to issue a new RFP for affordable housing development and preservation this summer.

Highlights include:

A total of over \$30 million will be made available from local funds, plus any left-over ARPA funds

- Deadline of October 1 for projects planning 2024 9% LIHTC applications, otherwise on a rolling basis
- Available for production and preservation
- Continued emphasis on Permanent Supportive Housing
- NEW in 2024: Competitive preference for projects committing to the use of FCRHA bond financing



Dominion Square West
515 Multifamily Units &
Community Center
Hunter Mill District



The Arden
126 Multifamily Units
Mount Vernon District



Ovation at Arrowbrook
274 Multifamily Units
Dranesville District



Questions / Comments