



Taking Stock: Progress on Housing Initiatives and Development

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Taking Stock: Housing Progress and the New Board Term

At the outset of the new Board term, substantial progress on our community's housing goals continues in a variety of areas:

- HCV Program update
- Homelessness governance
- New Development Update
- Housing Preservation
- Update on Policy Initiatives



Housing Choice Voucher Program: RealMarket Rents

The FCRHA adopted and implemented new, data-driven “RealMarket Rents” for the Housing Choice Voucher Program

- Enhances access to rental markets in communities of opportunity
- Utilizes the FCRHA’s “Moving to Work” designation to design local solutions for local challenges

Homelessness Governance

Continuum of Care Board

- Continuum of Care Board reconstituted by the Board
- Began meeting in late 2023
- Chaired by former Fairfax City Mayor David Meyer
- Report back to the Board with recommended strategies for improvements.



Completed Construction Since 2020: 879 Units

879 new units affordable to households earning 60 percent of AMI and below have been delivered through financing and partnerships since January 2020, including...

- **Arrowbrook** (Dranesville District)
274 units of family housing
- **North Hill** (Mount Vernon District)
279 units (including 63 senior units)
- **Arden** (Mount Vernon District)
126 units of family housing
- **Oakwood** (Franconia District)
150 units of senior housing
- **ADUs and WDUs below 60% AMI: 50**



Under Construction: 986 Units

Project	District	Project Type	No. Units	Status
One University	Braddock	New - PPEA	240	Completing – Summer 2024
Ilda's Overlook	Braddock	New – Finance	80	Completing – Summer 2024
Autumn Willow Senior	Springfield	New- PPEA	150	Completing – End 2024
The Exchange at Spring Hill Metro	Hunter Mill	New Acquisition /Finance	516	Completing – Mid 2026
TOTAL			986	

Development Pipeline: Approx. 1,100 Units

Projects	District	Project Type	Units Added	Status
Telestar	Providence	New – Partnership	80	Closing Fall 2024
Somos at McLean Metro	Providence	New-Partnership	450	Closing March 2024/Summer 2024
Residences at the GC II	Braddock	New – PPEA	275	LIHTC Application March 2024
Kindred Crossing (at First Christian Church)	Mason	New – Financing	95	LIHTC Application March 2024
Lamb Center PSH	Fairfax City	New – Financing	54	Financing in development
Little River Glen IV	Braddock	New - HCD	60	Closing May 2024
Little River Glen I (120 FCRHA Units)	Braddock	Preservation	Renovation	Closing May 2024
Stonegate Village (234 FCRHA Units)	Hunter Mill	Preservation	Renovation	Design
West Ox/Route 50 PSH	Sully	New- PPEA	34	Design/Land Use
Penn Daw (housing component)	Mount Vernon	New – County	60	Financing review
TOTAL			1,108	

Planning Pipeline: Approximately 950 Units

Projects	District	Project Type	Estimated No. Units	Status
East County	Mason	New – PPEA	160	Planning
Innovation/Dulles Green	Dranesville	New – PPEA	195	Planning
James Lee Homeownership	Mason	New – PPEA	2	Planning
Chantilly Library	Sully	New – PPEA	200	Planning
Centreville	Sully	New – PPEA	140	Planning
Agape House	Sully	New – Financing	250	Land Use
TOTAL			Approx. 950	

WDU For-Sale Plan Amendment

- WDU For-Sale Task Force completed in October 2023
- Task Force recommendations presented to BOS Housing Committee November 2023
- Comprehensive Plan amendment in development; expected to be presented to BOS Housing Committee in June 2024.



247 WDUs

Constructed in FY23

64 ADUs

Constructed in FY23

5,619

Total ADUs and WDUs
produced through FY23

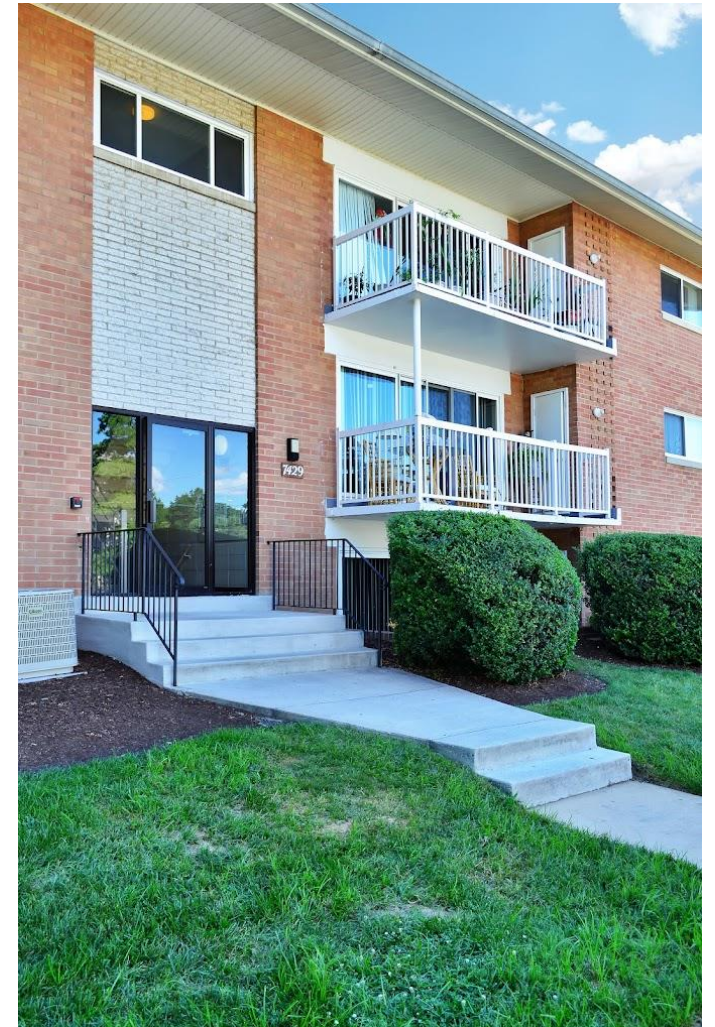
Preservation of the Coralain Gardens Apartments

Property Background:

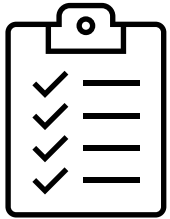
- 7435 Arlington Blvd, Mason District
- 106 units at 50% and 60% Area Median Income
- FCRHA loan on property in 2007 for \$5.3 million
- FCRHA had a Right of First Refusal (ROFR) that was triggered by the owner's intent to sell

Preservation in Action:

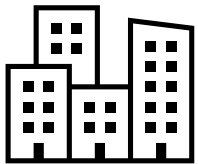
- HCD assigned ROFR through a competitive process to Enterprise Community Development
- 30-year extension of FCRHA Land Use Restriction Agreement (LURA)
- Enterprise is making immediate improvements and seeking LIHTC for comprehensive renovation



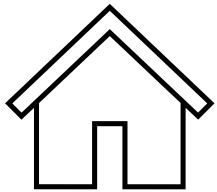
Upcoming Preservation Activities



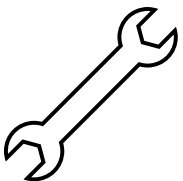
[2024 Preservation Partner Pool](#) Request for
Qualifications: Winter/Spring



2024 Market Affordable Survey: Spring/Summer



Manufactured Housing Comprehensive Plan
Amendment



Manufactured Housing Pilot Grant Program

Timelines for 2024 WDU & Preservation Initiatives



WDU For-Sale Comp Plan Amendment and Guidelines



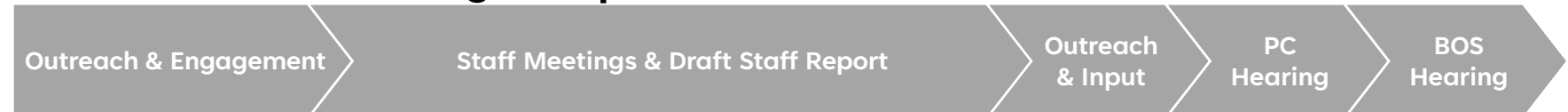
Relocation Guidelines (Introduction & Multi-Family Chapter)



Manufactured Housing Pilot Grant Program



Manufactured Housing Comprehensive Plan Amendment



Relocation Guidelines (Manufactured Housing Chapter)





Questions/Comments