

THE HOUSING BLUEPRINT

BOARD HOUSING COMMITTEE MEETING
MARCH 7, 2017

ABOUT THE HOUSING BLUEPRINT

Housing Blueprint – first adopted in 2010

Current Goals

- To end homelessness in 10 years;
- To provide affordable housing options to those with special needs;
 - Including Seniors, Persons with Disabilities
- To meet the housing needs of low-income families; and
- To produce workforce housing sufficient to accommodate projected job growth.

Affordable Housing Advisory Committee • Fairfax County's Development and Housing Authority • Fairfax Habitat for Humanity Community Partnership on Ending Homelessness • Fairfax2040: A Bold Community Vision for 2040 • Quality Housing Fund

HOUSING BLUEPRINT: AT A GLANCE – FY 2017

GOALS:	To Provide Affordable Housing Options to Special Needs Population	Meet the Affordable Housing Needs of Low Income Working Families	To Increase Workforce Housing Through Continued Expansion and Public Policy
To End Homelessness in Ten Years (December 2018): 2,422 Units, with 600 Units in Need	NEED According to the 2014 Fair Housing Survey, between 1,254 (single) and 2,422 (double) households in the Fairfax Area have special needs. This represents a 12% reduction from the number of households in 2010. It is a good sign that the total decrease in the housing population from 2008 to 2014 is 12%, which represents a 7% net growth from the total in 2008. The 2014 Fair Housing Survey also revealed that in 2014, 1,622 opportunities have been created through new housing development, new subsidy sources, and new or existing resources.	• CDF, 1001 special-needs housing units for 1400 persons in need • Homeless Prevention • Seniors • Domestic Violence Victims • Large Families/Extremely Low Income • Persons with Physical/Intellectual Disabilities	According to the Center for Housing Research of the Urban Institute, the total of affordable housing gaps in Fairfax County for 2010 and includes more income (using 50 percent of the area median income (AMI) and below) in approximately 25,000 units.
NEW PROGRAM ADMISSIONS/TURNOVER Public Rental Assistance: 85 Subsidy Affordability: 21 Continuum of Care (Homeless): 25	Public Rental Assistance: 100 Subsidy Affordability: 80 Continuum of Care (Homeless): 80 • Persons with CDF eligible disabilities: 80	Public Rental Assistance: 200 FCFM Federal Resources: 200 Building Affordability: 90	Annual \$9,000 and more housing units, which also represents an increase of 17% compared to FY 2016 amount of 7,694 units (including all programs) and growth through 2017.
NEW UNITS DEVELOPED New Group Home Units: 10 New Seniors or Adult Supportive Housing: 0 CHARTS Funding: 18	Housing 100 agreements: seniors (Great House Housing) 49 Health/Infra/Environmental/Strong Home Units: 10 Non-Profit assistance Program: 48	Program's operations/Revolving accounts: 2	Workforce policy work (Continued): 600 Affordable Housing Fund (AHF) expansion: 60 Redesign of Government Center (Redden Building): 375
BLUEPRINT PROJECT New Private Partner 140-unit Assisted Goal of 17 percent below former assistance levels... 14 units • Possible inclusion of Project Based Rental (2 available)	New Private Partner 110-unit Assisted Goal of 17 percent below former levels... 14 units • Possible inclusion of Project Based Rental (2 available)	New Private Partner 140-unit Assisted Goal of approximately 11% units	Workforce policy work (Continued): 600 Affordable Housing Fund (AHF) expansion: 60 Redesign of Government Center (Redden Building): 375
FY 2017 TARGETS 223	FY 2017 NET INCREASE 48	FY 2017 NET INCREASE 291	FY 2017 NET INCREASE 720
ON THE HORIZON • Reuse 20 West On Oak's District – Permanent supportive housing: 80-100 units • Health equity initiatives and affordable permanent supportive housing: 100-150 units • Continuum of Care (Homeless)	• Construction of new Livestock Sector Facility (200 units) District: 80 units • New senior housing developments – FCFM/CDF/CDF: 100 units	• Reuse of North Hill Park (Senior Village District) – 275 units • Re-development of former FCFM Public Housing Properties under HUD Rental Assistance Program	• Enhance expansion of Workforce Housing by their policy • Continued implementation of FCFM in Housing to Work • Explore additional public-private partnerships • FCFM's priority investments: Midway and Main Street, Broad Avenue/University Road expansion
CROSS-CUTTING INITIATIVES • Support Housing Trust Fund for setting up • Reestablishment of Division 110 • Lower cost housing financing: for the completion of 2017 • Identify new funding opportunities for affordable housing development	• Single- to dual-unit Family (Midway Program) and Veterans Affairs Supportive Housing units • Housing support facilities (public) supporting various projects producing low permanent supportive housing	• Complete the expansion for development/operating housing affordable to extremely low income households (20 percent of area median income and below) • Identify and implement policy for use of Fairfax's long-term	• Continued implementation of FCFM in Housing to Work • Explore additional public-private partnerships • FCFM's priority investments: Midway and Main Street, Broad Avenue/University Road expansion



DRAFT HOUSING BLUEPRINT: AT A GLANCE – FY 2018

GOALS:

To End Homelessness in Ten Years (December 2018): 2,650 UNITS/OPPORTUNITIES NEEDED	To Provide Affordable Housing Options to Special Needs Population	Meet the Affordable Housing Needs of Low Income Working Families	To Increase Workforce Housing through Creative Partnerships and Public Policy
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NEED

According to the 2016 Point in Time survey, there were 1,059 people who were literally homeless in the Fairfax-Falls Church community. This represents a 12 percent reduction from the number counted in January 2015, or 145 less people. The total decrease in the homeless population from 2008 to 2016 is 42 percent, which represents 776 less people homeless on one night in January 2016 than were counted in January 2008. Ten Year Goal is 2,650 housing opportunities; through FY 2015, a total of 1,032 opportunities have been created through new housing development, new subsidy sources, and turnover in existing resources.

- CSB: 2011 report identified housing needs for 1600 customers in total
- Other High Priorities
 - Seniors
 - Domestic Violence Victims
 - Large Families/Extremely Low Incomes
 - Persons with Physical and/or Sensory Disabilities

According to the Center for Housing Research at Virginia Tech, the total affordable housing gap in Fairfax County for low- and moderate-income renters (earning 80 percent of the area median income (AMI) and below) is approximately 31,360 units.

About **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 2032.

NEW PROGRAM ADMISSIONS/TURNOVER

FCRHA Federal Resources: **35**
 Bridging Affordability: **60**
 Continuum of Care (turnover): **60**

FCRHA- Fairfax County Rental Program (Seniors) **53**
 FCRHA Federal Resources: **90**
 Bridging Affordability:
 • Persons with physical/sensory disabilities: **12**
 • Persons with CSB eligible disabilities: **12**
 • Households leaving domestic violence situations **24**

FCRHA – Fairfax County Rental Program **247**
 FCRHA Federal Resources: **130**
 Bridging Affordability: **58**

NEW UNITS DEVELOPED

New Group Home Beds: **10**
 Sojourn House - chronically homeless adults with disabling conditions (Springfield District) **6**

Lindsay Hill Apartments - seniors (Mount Vernon District) **55**
 Non-Profits: Federally-Funded Group Home Beds **12**
 State Rental Assistance Program: **40**
 Construction of new Lewinsville Senior facility (Dranesville District) - **82** units

Non-profit acquisitions/federal resources **5**

Workforce Dwelling Units (WDUs) (estimate): **400**
 Affordable Dwelling Units (ADUs) (estimate): **50**

BLUEPRINT PROJECT

New Private Partner 100-unit Acquisition or Construction
 Goal of 10 percent to serve former homeless households – 10 units
 ○ Possible inclusion of Project Based Vouchers (if available)

New Private Partner 100-unit Acquisition or Construction
 Goal of 10 percent to serve persons with special needs – 10 units
 ○ Possible inclusion of Project Based Vouchers (if available)

New Private Partner 100-unit Acquisition or Construction
 ~ \$5,000,000
 Goal of approximately 80 units

FY 2017 TARGETS

181	390	520	450
FY 2017 NET INCREASE			

26	199	85	450
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ON THE HORIZON

- Route 50/West Ox (Sully District) – Permanent supportive housing; 20 – 30 units
- Shelter rebuild/renovation and possible permanent supportive housing through bond referendum

- Residences at North Hill Park (Mount Vernon District) - 60 units
- Oakwood site - approximately 120 units of senior/special needs housing (Lee District)
- Domestic violence shelter expansion - mid and South County
- Little River Glen campus expansion - approximately 90 units of senior housing (Braddock District)

- Residences at North Hill Park (Mount Vernon District) – 219 units
- Redevelopment of Certain FCRHA Public Housing Properties under HUD Rental Assistance Demonstration (RAD)
- FCRHA property renovations: Wedgewood, Murraygate, Mount Vernon Gardens, RAD properties

Explore expansion of Workforce Dwelling Unit policy

CROSS-CUTTING INITIATIVES

- Implementation of Diversion First
- Countywide Housing Strategic Plan
- Identify new funding opportunities for affordable housing development
- Sustainable housing work group and report card

- Apply for additional Family Unification Program and Veterans Affairs Supportive Housing vouchers
- Explore increased flexibility in policies concerning serving persons graduating from permanent supportive housing

- Consider tax exemption for developers providing housing affordable to extremely low-income households (30 percent of area median income and below)
- Develop and implement policy for use of Tyson's housing funds

- Continued implementation of FCRHA Moving to Work designation
- Facilitate affordable studio development countywide
- Health and Human Services System integration