



Board of Supervisors Housing Committee Meeting

Affordable Housing Development ***The State of Play***

Tom Fleetwood, Director,
Department of Housing and Community Development (HCD)

March 31, 2020

Community Housing Strategic Plan

- **Phase 1** approved by the Board in June 2018, is the first-ever housing strategic plan, called the Communitywide Housing Strategic Plan
 - Led to the creation of 25 short-term strategies that can be implemented in the next two years
- **Phase 2** includes longer-term strategies for developing new tools, policies, and resources to support the production, preservation, and access to housing that is affordable
- These recommendations were adopted as part of the budget guidance

The Affordable Housing Resources Panel Recommendations

Structured into five strategic areas:

1. **Need, new production goals, and resources**

- Produce at least 5,000 new affordable units over the next 15 years
- Increase the Affordable Housing Fund the equivalent of one additional cent on the real estate tax rate
- Transfer of county land for affordable housing purposes, and co-location.

2. **Land use policies and regulations**

3. **Preservation of affordable units**

- No net loss of existing market affordable units to be achieved through public financing and land use policy and
- Prioritization of current funding of a half a penny in the Penny for Affordable Housing Fund.

4. **Institutional capacity**

5. **Community awareness and legislative priorities**

A Robust Pipeline

- Ongoing and pipeline of multifamily preservation projects of 645 rental homes
- There is a pipeline of over 1 300 new rental homes for families earning 60 percent of the Area Median Income and below in eight developments across the county
- Combination of:
 - Public/private partnerships
 - FCRHA financing – bonds and Board resources
 - FCRHA projects

ADU/WDU

▪ Inclusionary Land Use Program/Policy

▪ Affordable Dwelling Unit (ADU) program

- A total of 2,841 units (1,407 rentals and 1,434 for-sale) have been produced through September 30, 2019
- Provided for under zoning ordinance

▪ Workforce Dwelling Unit policy

- A total of 1,502 rental WDUs and 22 for-sale) have been produced through September 30, 2019
- Proffer-based incentive system in the Comprehensive Plan
- Updating the WDU Program
 - Work in progress with task force; recommendations this year

Public-Private Partnerships – In Progress

Leveraging County Property

Project	District	Proposed Units	Status
The Residences at the Government Center	Braddock	270 Affordable Housing	Complete
Fallstead (formerly Lewinsville)	Dranesville	82 Affordable Senior	Complete
North Hill	Mount Vernon	216 Affordable Housing 63 Affordable Senior 175 Market Rate Townhomes	Close May 2020
One University	Braddock	120 Affordable Housing 120 Affordable Senior 333 Student	Close 2021
Oakwood	Lee	150 Affordable Senior	Close 2021
Autumn Willow	Springfield	150 Affordable Senior	PPEA in Progress
West Ox/Route 50	Sully	30 Special Needs	PPEA anticipated Spring 2020

Public-Private Partnerships



One University



Residence at the
Governments Center



Oakwood Senior Housing



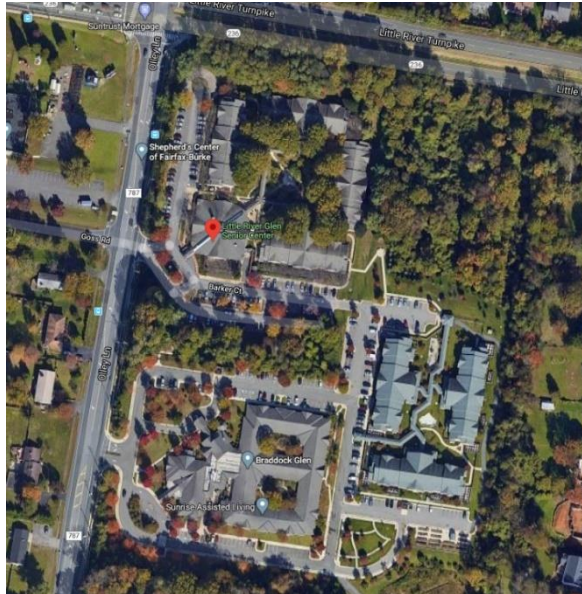
Fallstead



North Hill

HCD Development

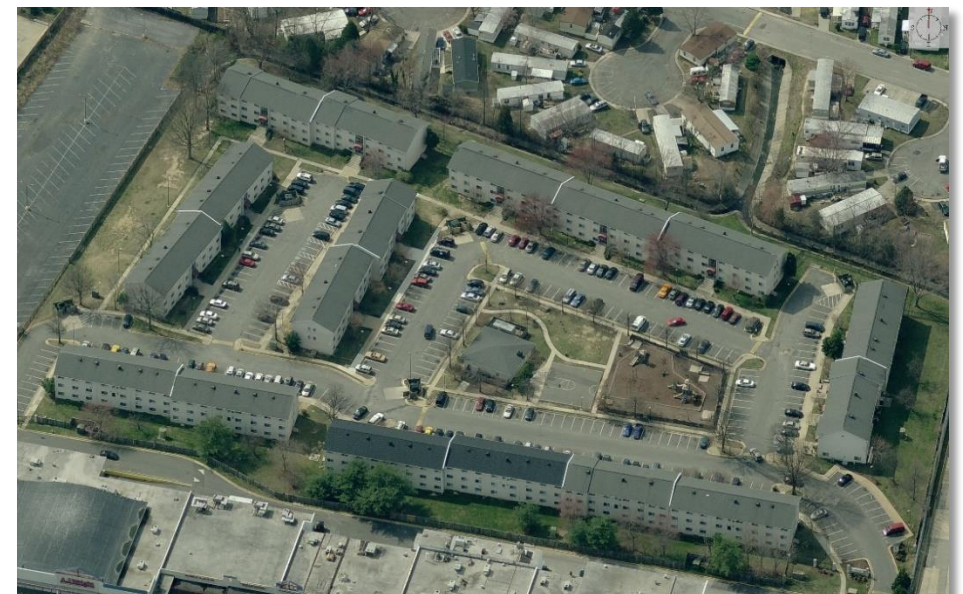
Project	District	Proposed Units	Status
Murraygate	Lee	200 Affordable Housing	Construction Complete January 2021
Little River Glen	Braddock	60 Additional Senior Rehabilitation of Existing 90 Units	Design Pre-Design
Stonegate	Hunter Mill	240 Affordable Housing - Rehabilitation	Initial Design in Progress



Little River Glen IV



Stonegate



Murraygate

Partnership Blueprint Funding

Project	District	Proposed Units	Status
New Lake Anne	Hunter Mill	240 units Affordable Housing (replacement)	Close May 2020
Arden	Mount Vernon	226 units Affordable Housing (net new)	Close March 2020
Arrowbrook	Dranesville	274 units Affordable Housing (net new)	Close September 2020
Parkwood	Mason	225 units Affordable Housing (preservation)	Completion Summer 2020



Arrowbrook



New Lake Anne



The Arden

Questions/Comments