



# Board of Supervisors Housing Committee Meeting

## **Fiscal Year 2022 – Updates and Accomplishments**

Melissa McKenna, Chair  
Fairfax County Redevelopment and Housing Authority

February 14, 2023

# About the FCRHA

- The Fairfax County Redevelopment and Housing Authority (FCRHA) provides affordable housing, both as an owner of thousands of units and as an administrator of a variety of rental subsidies; and is Fairfax County's local housing financing agency, providing loans and grants to partners to develop and reposition private-market affordable housing.
- This dual role is critical, as the FCRHA provides housing to over 17,000 people on a nightly basis, as well as finances and partners with the development community to create new affordable housing throughout Fairfax County.
- The partnership between the FCRHA and the Fairfax County Board of Supervisors is essential in achieving our shared missions.

# Reaching our Collective Goals

As a result of the partnership of the FCRHA and BOS, the County is well on its way to achieving our collective goals of continuing to provide housing for extremely low-income residents and creating 10,000 new homes by the year 2034. Efforts to reach our goals include:

- Housing Management:
  - Moving to Work authority is used to innovate and adapt federal programs and resources to meet local needs.
  - A continued focus on high occupancy rates in FCRHA-owned units and strong utilization rates in rental subsidy programs.
- Housing Development:
  - A Notice of Funding Availability for \$52 million for Fiscal Year 2023 was released; almost all funding is currently committed.
  - New development continues with 1,023 homes under construction and 2,019 homes in the development pipeline.

# Projects Under Construction

Projects	District	Project Type	No. Units	Status
North Hill	Mount Vernon	New - PPEA	279	Complete – Spring 2023
Ovation at Arrowbrook	Dranesville	New - Finance	274	Complete – Spring 2023
Oakwood	Franconia	New - PPEA	150	Complete – Summer 2023
One University	Braddock	New - PPEA	240	Complete – Summer 2024
Braddock Senior	Braddock	New – Finance	80	Construction start – Fall 2022
<b>TOTAL</b>			<b>1,023</b>	

# Development Pipeline\*

Projects	District	Project Type	No. Units	Status
Stonegate Village	Hunter Mill	Preservation	234	Design
Autumn Willow	Springfield	New - PPEA	150	Close – Spring 2023
West Ox/Route 50	Sully	New - PPEA	34	Design
Little River Glen IV	Braddock	New - HCD	60	Bid Advertisement
Little River Glen Renovation	Braddock	Preservation	120	Bid Advertisement
Dominion Square West	Hunter Mill	New–Partnership	516	Early Construction Start Summer 2023
Somos at McLean Metro	Providence	New-Partnership	450	Design/Permitting
Residences at the GC II	Braddock	New – PPEA	275	In land use process
Penn Daw (housing component)	Mount Vernon	New – County	60	Design
Franconia GC Redevelopment	Franconia	New-PPEA	120	In land use process
<b>TOTAL</b>			<b>2,019</b>	

\*In addition, there are nearly 700 units in the predevelopment and procurement pipeline.



**FAIRFAX COUNTY REDEVELOPMENT  
AND HOUSING AUTHORITY**



**FISCAL YEAR 2022  
ANNUAL REPORT**

# **Highlights from the Fiscal Year 2022 FCRHA Annual Report**

# Rental Housing Subsidies

The administration of federal rental subsidies, authorized by the U.S. Department of Housing and Urban Development, is one of the cornerstone activities of the FCRHA. Rental subsidies provide thousands of Fairfax County residents with resources needed to rent a home in the private market.

In FY 2022, the FCRHA:

- Administered over 5,000 vouchers
- Served over 12,000 persons through rental assistance
- Contributed more than \$5.5 million each month into the local economy through subsidies

***“Our housing voucher has provided us with peace of mind in having a stable home situation .... As a result, our household income has increased, our dependence on public assistance has decreased, and we’re even able to start thinking about the possibility of homeownership again through the county’s housing programs.”***

## Housing Assistance

Our People

### Rental Housing Subsidies:

The FCRHA administers subsidy programs which enable residents to afford rental housing in high-opportunity communities of their choice.

#### “Rental Housing Subsidies Helped Keep My Family Together”



Meet Heather - wife, mother of six, social service worker, volunteer, community advocate, member of several civic boards, and PTA president. When she and her family moved to Fairfax County in 2008, they were healthy, employed, and had dreams of homeownership. There was no reason to even suspect that within 10 years, they would be fighting to obtain many basic essentials - including a home.

“It was one thing after another that just kept knocking us down - downsizing at work, major health-related challenges, and other family circumstances - to the point where we were one step away from homelessness,” said Heather. “At one point we didn’t even own a car; I don’t know what we would have done. Without a place to go, our family would have broken apart.”

In addition to helping Heather and her family obtain affordable rental housing, the FCRHA has helped connect them with additional programs and resources to assist in addressing the challenges they face - including healthcare, food stability, school supplies for their children, holiday assistance, and more.

“Our housing voucher has provided us with peace of mind in having a stable home situation,” Heather said. “As a result, our household income has increased, our dependence on public assistance has decreased, and we’re even able to start thinking about the possibility of homeownership again through the county’s housing programs.”

<b>5,368</b> Vouchers authorized by the U.S. Department of Housing and Community Development	<b>12,174</b> Persons housed in FY 2022	<b>More than \$5.5 Million</b> Invested each month into the local economy through housing subsidies
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# Fairfax County Rental Program

The FCRHA owns nearly 4,000 units of affordable rental housing which serve low-income working families, individuals with disabilities and older adults.

In FY 2022, the FCRHA owned and/or managed:

- 505 independent living units for older adults
- 2,121 multifamily units
- 112 assisted living units for older adults

For older adults in particular, the Fairfax County Rental Program can provide a key opportunity to find an affordable home within the communities they have been a part of for years.

***“I’ve lived in a market-rate apartment in historic Gum Springs for four years, but as rent kept increasing, I couldn’t keep up ... living at Gum Springs Glen has provided a safe and friendly community that was conveniently located to my healthcare provider’s office.”***

**Fairfax County Rental Program:**  
The FCRHA owns nearly 4,000 units of affordable rental housing which primarily serve households with low income, individuals with disabilities, older adults, and working families.

**“Thanks to the FCRHA, I’m Still Here!”**

For many older adults, even those who have owned their homes in Fairfax County for many years, housing stability can become challenging over time - particularly as monthly income becomes more restrictive in retirement and the costs of housing (rental and ownership) continue to rise. For decades, the Fairfax County Rental Program has provided an affordable opportunity to age in place.

In instances for residents like T.B., when rents have become burdensome, senior housing by the FCRHA has provided the opportunity to find affordable accommodations within the communities they have been a part of for years. Many of these communities also provide easy access to a variety of supportive services and activities.

*“I’ve lived in a market-rate apartment in historic Gum Springs for four years, but as rent kept increasing I couldn’t keep up,” related T.B. “Living at Gum Springs Glen has provided a safe and friendly community that was conveniently located to my healthcare provider’s office.”*



For Judith, living at Herndon Harbor House has provided her the opportunity to live close to her sons who live in the area and enjoy time with them. It also has enabled her to afford a place to call her own, maintain her independence, and stay connected with friends and her community.



*“I love the serenity and feeling of community at Herndon Harbor House,” said Judith. “The property is well cared for and the staff really cares for residents and help to coordinate activities to meet our needs, like organizing regular shopping trips.”*



The Home Repair for the Elderly Program provides assistance to qualified elderly or disabled homeowners to help protect their most valuable asset. The FCRHA provides materials and manpower to help with basic home maintenance and accessibility improvements that help to preserve independence and allow residents to remain in their home as long as possible. In FY 2022, 153 households were served by the Home Repair for the Elderly Program.

<b>2,121</b> Multifamily Units	<b>505</b> Independent Living Units	<b>112</b> Assisted Living Units
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# Specialized Rental Assistance

The FCRHA administers rental subsidy programs which assist individuals with specialized needs including veterans, individuals with disabilities, and those experiencing or at risk of becoming homeless.

In FY 2022, the FCRHA served:

- 55 households in the Rental Subsidy and Services Program
- 169 households who received an Emergency Housing Voucher
- 155 households through the State Rental Assistance Program Vouchers
- 133 veterans through the Veterans Affairs Supportive Housing Vouchers program

The rental assistance “... ***allowed me to find a home where I wanted to live, a place to accommodate my disability needs, and the ability to regain some independence again. Without the program, I don’t know where I would have gone next or where I would be today.***”

**Specialized Rental Assistance:**  
The FCRHA administers rental subsidy programs which assist individuals with specialized needs including veterans, individuals with disabilities, and those experiencing or at risk of becoming homeless.

**“Housing Vouchers Gave Me a Helping Hand, Not a Handout”**



In 1991, Susan moved to Fairfax County in search of a new beginning after losing everything due to a series of circumstances beyond her control.

“I had been working since the age of 14 in the health club and insurance industries - working my way up into management-level positions,” Susan shared. “Losing everything was devastating. I had always been self-sufficient and was determined to get back on my feet again.”

After moving to Fairfax County, she took a part-time job at an optometrist’s office and rented rooms wherever she could find them as she pursued additional work opportunities. Then, in 1995, Susan was diagnosed with a long-term medical condition which affected her ability to maintain steady work. She had no choice but to file for disability, staying wherever and with whomever would take her in while awaiting her benefits.

“The Housing Choice Voucher was my saving grace,” Susan recalled. “It allowed me to find a home where I wanted to live, a place to accommodate my disability needs, and the ability to regain some independence again. Without the program, I don’t know where I would have gone next or where I would be today.”

Today, Susan has carved out a new life for herself with the help of the voucher program. When she is able, Susan volunteers at her church, especially in the nursery, is involved in her community, and will occasionally dog-sit for friends. Susan is also a participant on the Moving to Work Resident Advisory Committee, offering her valuable insight and experience to aid the FCRHA to enhance the impact of housing subsidy programs throughout the county.

<b>55</b> Households leased through the Rental Subsidy and Services Program	<b>155</b> State Rental Assistance Program Vouchers
<b>169</b> Emergency Housing Vouchers	<b>133</b> Veterans Affairs Supportive Housing Vouchers

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# Affordable Homeownership

The FCRHA provides qualified residents with opportunities to purchase homes at below-market prices and provides down payment assistance, reduced interest rates, and homebuyer education resources.

In FY 2022, the FCRHA:

- Assisted 71 new homebuyers
- Issued \$560,000 in down payment assistance
- Sponsored over \$11 million sponsored in first-trust mortgage assistance

***“ ... my top three goals were to obtain steady employment, build good credit, and own my own home ... My housing team connected me with English classes, financial education, computer training, and other courses. When I graduated, I had established credit and had a full-time job as an instructional assistant and was able to earn enough to qualify for a home loan.”***

## Affordable Homeownership:

The FCRHA provides qualified residents with opportunities to purchase homes at below-market prices and also provides down payment assistance, reduced interest rates, and homebuyer education.

### **“With Effort, the Journey Back to Homeownership is Possible!”**

The story of Fatima and her four children is one of hope and persistence. In 2015 they lost their home and had nowhere to turn. Despite the devastating turn of events and the challenges ahead, Fatima comforted her children that everything would be okay, and then she went to work.

Fatima's journey began through the Homestretch program - a nonprofit organization which provides transitional housing and helps families address the root causes of their housing instability. Through her caseworker, Fatima was connected with several programs which provided counseling and training to help her establish and achieve her goals for moving forward. One of these programs was the FCRHA's Family Self-Sufficiency Program, available in conjunction with the Housing Choice Voucher program.

*“When I began, my top three goals were to obtain steady employment, build good credit, and own my own home,” Fatima recalled. “My housing team connected me with English classes, financial education, computer training, and other courses. When I graduated, I had established credit and had a full-time job as an instructional assistant and was able to earn enough to qualify for a home loan.”*

Through her successful completion of the program, Fatima also became eligible for a \$10,000 grant to help with the down payment on a home which she qualified for through the First-Time Homebuyers Program. With amazing perseverance, Fatima now owns her own home in Fairfax County. She has completed her journey from homelessness to homeownership and has reached a major milestone in supporting her family.

*“This home is everything to us,” Fatima said. “It gives us a sense of permanence; it provides stability for my kids; and we feel security in knowing that this is our home. We're so grateful to be a part of this new community!”*



**71**  
New Homebuyers

**\$196,187**  
Average sales price through  
First-Time Homebuyers Program

**\$560,000**  
issued in down payment assistance

**Over \$11 million**  
sponsored in first-trust mortgage  
assistance

# Affordable Housing Development

The FCRHA continues to partner with Fairfax County on its goal of creating 10,000 new affordable homes by the year 2034 through partnerships; innovation in the investment of resources; and the inclusion of affordable housing development within market-rate communities.

The practice of the FCRHA and Board of Supervisors of dedicating public land through the use of the Public-Private Education Facilities and Infrastructure Act of 2002 (PPEA) has effectively taken the cost of land out of the “affordable housing” equation.

In FY 2022, the FCRHA continued to utilize PPEA to deliver affordable homes and advance the model at such properties as Residences at North Hill, Oakwood Senior Apartments, and Somos.



## Residences at North Hill

279 Units (216 multifamily, 62 senior)  
Mount Vernon District



## Oakwood Senior Apartments

150 Senior Apartments  
Franconia District



## Somos

450 Multifamily Units  
Providence District

# Preservation of Affordable Housing

The FCRHA continues to advance the preservation of affordable housing. These efforts are critical, as affordable homes are increasingly at risk as Fairfax County continues to grow in its population, economy, and infrastructure.

- Throughout Fiscal Year 2022, the FCRHA continued to implement recommendations developed by the Affordable Housing Preservation Task Force. This included creating financial strategies that can be employed to facilitate the preservation of affordable housing and developing land use recommendations to preserve affordable homes.
- Working closely with partners in the affordable housing industry, the FCRHA has preserved or is working towards preserving approximately 1,300 homes since adopting the goal of no net loss of affordable housing in the county.



**Little River Glen**  
**120 Units of Senior Housing**  
Braddock District



**Lake Anne House**  
**240 Units of Senior Housing**  
Hunter Mill District



**Landings I & II**  
**292 Units of Senior Housing**  
Mount Vernon District

# Financing Affordable Housing

Within the last fiscal year, the FCRHA and Fairfax County have worked hand-in-hand to responsibly make strategic investments to develop and preserve affordable housing.

Local Resources - \$142.2 million (FY 2022)

- Affordable Housing Development and Investment Fund
- FCRHA Funds
- FCRHA Bonds
- Tysons Housing Trust Fund (Proffer Financing)

Federal Funds - \$15.9 million (FY 2022)

- American Rescue Plan Act
- Community Development Block Grant
- HOME Investment Partnerships Program

The FCRHA continues to successfully utilize project-based vouchers in new construction, allowing projects to serve lower income households and making projects more competitive for tax credits.



**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

# Inclusionary Zoning

The FCRHA administers the county's Affordable Dwelling Unit and Workforce Dwelling Unit programs which incentivize the inclusion of affordable units within market-rate for-sale and rental communities

In FY 2022:

- 269 Workforce Dwelling Units (WDU)s were constructed
- 88 Affordable Dwelling Units (ADUs) were constructed

***A total of 4,942 units have been produced through these programs (3,017 ADUs and 1,925 WDUs)***



**269 WDUs**

Constructed in FY 2022

**88 ADUs**

Constructed in FY 2022

**4,942**

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

# Questions/Comments