Housing Development

Program Description

The primary mission of the Department of Housing and Community Development (HCD) is to act as the development and administrative agency for the Fairfax County Redevelopment and Housing Authority (FCRHA) and the Board of Supervisors in meeting the housing and community development needs of the County's low- and moderate-income residents.

Link to the Comprehensive Plan

The Housing Section of the Policy Plan within the Fairfax County Comprehensive Plan includes the following established objectives:

- The County should increase the supply of affordable housing units each year by an amount that is equal to at least 12 percent of the total housing production in the County for the previous year. These units should serve the full range of incomes of households needing price-appropriate housing and should include units that meet the needs of people with disabilities.
- The County should encourage the provision of price appropriate housing affordable for all income levels in all parts of the County.
- The County should conserve stable neighborhoods and encourage rehabilitation and other initiatives that will help to revitalize and promote the stability of older neighborhoods.
- The County should maximize the use of federal and state housing assistance programs.
- The County should increase the supply of housing available to special populations, including people with intellectual, developmental, and physical disabilities, families who are/were homeless, and seniors with low- and moderate-incomes.

Source: Fairfax County Comprehensive Plan, 2017 Edition; Policy Plan - Housing, Amended through 2-23-2021

Program Initiatives

Affordable housing is needed in the County to serve households with low- to moderate- incomes, in both the rental and homeownership markets. It has become increasingly difficult for many households to find housing they can afford in the County. Individuals and families with low-income levels face the greatest challenge finding affordable housing. The Communitywide Housing Strategic Plan identified a need for an additional 15,000 net new housing units, affordable to households at 60 percent of the AMI and below, over the 15 years between 2018 and 2033. These households are critical members of the workforce and an essential component of the local economy. As such, it is essential to ensure the availability of sufficient affordable housing, so these essential employees have an opportunity to live and work in the County. To partially address this need, in 2022, the Board of Supervisors doubled its housing production goal by committing to provide 10,000 units of affordable housing by 2034.

Further, the lack of affordable housing in the County is a leading cause of homelessness. The Board of Supervisors recognized this when they endorsed the Blueprint for Success: Strategic Directions for the Plan to Prevent and End Homelessness in the Fairfax-Falls Church Community in 2008. Much progress has been made since then in reducing the overall number of families and individuals experiencing homelessness in the County, yet vulnerable residents continue to be at risk of housing instability and homelessness.

In addition, housing must be both affordable and available to County residents that have a disability. Individuals with disabilities are more likely to have extremely low-income and often face a compounded problem of finding housing that is affordable and has the accessibility features needed to live comfortably in the home. Similarly, for seniors who live on fixed incomes, many of whom have worked in the County throughout their careers and contributed to the local economy, have difficulty finding affordable housing with the necessary accessibility features.

Based on Fairfax County's Five-Year Consolidated Plan for Fiscal Years 2022–2026, the County faces a deficit of more than 37,500 renter-occupied and 26,385 owner-occupied units that are affordable to individuals and families with extremely low and very low incomes (defined by the Virginia Center for Housing Research as those earning 50 percent of AMI and below). Over time, the gap between the need and the supply will grow considerably without new approaches for expanded housing availability and affordability. By 2032, the County is expected to add more than 62,000 households. These household projections are based on the County's analysis of recent growth and the capacity for residential development based on current land use and zoning. To support sustainable population growth and bolster the County's economy, it is important to intentionally plan for price-appropriate housing to address the current housing gap and to meet the needs of the growing workforce.

In 2019, the Affordable Housing Resources Panel (AHRP), a group of citizens tasked by the Board of Supervisors to develop the recommendations for the second phase of the Communitywide Housing Strategic Plan, presented its report to the Board's Budget Committee. Included among the AHRP's recommendations were to: 1) produce a minimum of 5,000 new homes, as a floor, affordable to households earning up to 60 percent of AMI over the next fifteen years; 2) allocate the equivalent of one additional penny on the real estate tax rate to support this production starting in FY 2021; and 3) achieve no net loss of total "market affordable" rental apartments in Fairfax County, as feasible.

Key to achieving the goals set forth in the Communitywide Housing Strategic Plan is the FCRHA's pipeline of affordable housing development projects. Current projects at various stages of development on FCRHA properties include, Little River Glen I and IV (Braddock District), Residences at the Government Center II (Braddock District), One University (Braddock District), East County (Mason District), Innovation (Dranesville District), Route 50/West Ox Road (Sully District) and Autumn Willow (Springfield District). Properties recently transferred from the Board to the FCRHA for affordable housing redevelopment include, but are not limited to, a portion of the surface parking at the Government Center (Braddock District), and more recently, East County (Mason District) and Innovation (Dranesville District). In addition, as part of the Board's Housing Blueprint funding, affordable housing projects that have been financed by the County and/or using FCRHA land include the recently completed projects: Ovation at Arrowbrook (Dranesville District) which includes 274 units; New Lake Anne House (Hunter Mill District) which includes 240 units of preservation and new units; Oakwood (Franconia District), 150 senior units; North Hill (Mount Vernon District), 279 senior and family units; and The Arden (Mount Vernon District) which has generated an additional 126 units.

Current Project Descriptions

1. **ADA Compliance – Housing (Countywide):** $1,555,791 is planned for the improvements/modifications needed for FCRHA properties in order to comply with the Americans with Disabilities Act (ADA) settlement between the Board of Supervisors and the Department of Justice. Properties such as Braddock Glen; Leland House Group Home; Minerva Fisher Hall Group Home; Mondloch House Group Home; Patrick Street Group Home; Rolling Road Group Home; Sojourn House Group Home; 3700 Pender Drive; and Wedgewood Apartments had modifications implemented in order to meet ADA compliance standards. Fifty-one FCRHA units in properties across the county were modified to Uniform Federal Accessibility Standards. FY 2025 funding of $50,000 has been included to continue to implement improvements.

2. **Autumn Willow (Springfield District):** $9,000,000 was approved to fund activities and loans associated with the development of a 10.9-acre property owned by the FCRHA located at the intersection of Stringfellow Road and Autumn Willow Drive. The Michaels Organization was selected for the project under the Public Private Infrastructure and Education Act of 2002 (PPEA) process. A Blueprint award of $8.75 million and $250,000 from the Housing Trust Fund were provided for this project which is currently under construction for 150 units of affordable independent senior housing.

3. **Development of Housing at Rt. 50 & West Ox (Sully District):** $300,000 was approved to fund activities associated with the development of a 1.21-acre property owned by the FCRHA located at the intersection of Route 50 and West Ox Road. The Board of Supervisors has transferred the property to the FCRHA for the purpose of creating affordable housing. Cornerstones was selected through the PPEA process as the developer, and design is underway to provide 34 units of permanent supportive housing for very low-income individuals.

4. **Dominion Square West (Hunter Mill District):** $43,632,622 is approved to fund the development of a 2-acre property located near Spring Hill Road. The FCRHA issued $89 million in tax-exempt bonds to include this project. The FCRHA has purchased the property and will ground lease it to the developer, the Arlington Partnership for Affordable Housing, to construct approximately 516 units of affordable housing serving low- and moderate-income households. The site will also include an approximate 33,000 square-foot new Tyson's community center funded separately. Construction is now underway.

5. **Feasibility and Site Work Studies (Countywide):** $5,841,031 is proposed to fund pre-development due diligence activities needed to determine the feasibility of potential sites for the redevelopment of affordable housing.

6. **Government Center Site (Braddock District):** $14,643,222 was approved to fund predevelopment work and gap financing for a PPEA project at the Fairfax County Government Center. A $4.4 million Blueprint loan, $9.6 million from the Pandemic Reserve, and $643,222 from AHDI funds will fund Phase I of this project. Lincoln Avenue Capital was selected for the project under the PPEA process to redevelop the G and H parking lots at the Government Center to provide affordable housing for approximately 275 low- to moderate-income households, like the award-winning Residences at Government Center development also located on the Government Center Campus. Construction is anticipated to begin in 2024.

7. **Housing Blueprint Project (Affordable Housing) (Countywide):** This is an ongoing project to fund the development or preservation of affordable housing for special needs populations and low-income working families.

8. **Little River Glen I & IV (Braddock District):** $7,715,000 is the estimated design and construction cost for 60 new affordable independent senior housing units and renovation of the existing 120 affordable independent senior housing units located on land owned by the FCRHA. A financing plan for the project is being finalized and the renovation and new construction will each be financed separately. It will leverage 4 percent LIHTC, tax exempt bonds, mortgage proceeds, and a combination of CDBG, Blueprint, and FCRHA sources. The design of the 60 new units and renovation of the existing 120 units is complete and construction is anticipated to begin in 2024. Planned renovation includes site improvements, building improvements, accessibility modifications, and modernization. Construction for both the rehab and new units is expected to begin in the summer of 2024.

9. **One University (Braddock District):** $6,800,000 was approved to support the development of the One University site, which is located at the intersection of Route 123 and University Drive. The FCRHA awarded a $6,500,000 Blueprint loan for this project and $300,000 was provided from the Housing Trust Fund. The project is being developed through the PPEA process. The proposed development includes replacing existing affordable housing (Robinson Square) and existing FCRHA facilities with the construction of 240 units of affordable housing and 333 units of student housing. Construction began in 2021 and is anticipated to be completed in 2024.

10. **Penn Daw Affordable Housing (Mount Vernon District):** $1,412,500 was approved to support the predevelopment of a new, approximately 70,000 square-foot affordable housing facility collocated on a 3.5-acre site with a 20,000 square-foot fire station and a 27,000 square-foot emergency shelter with permanent supportive housing located at the intersection of Beacon Hill Road and Richmond Highway. The Department of Public Works & Environmental Services (DPWES) is managing the design of the collocated facility.

11. **Rehabilitation of FCRHA Properties (Countywide):** This is a continuing project to support the recurring maintenance and rehabilitation needs of FCRHA-owned properties. Resources for this project include: the Housing Trust Fund (Fund 40300) and the Federal Community Development Block Grant (Fund 50800). HCD updates the needs of the FCRHA properties annually and prioritizes them by accessibility modifications/improvements, energy efficiency improvements, site improvements, and modernization. Projects to be rehabilitated in FY 2025 have undergone Physical/Capital Needs Assessment studies.

12. **Reservation/Emergencies and Opportunities (Countywide):** The Reserve for Emergencies and Opportunities project was first funded in FY 2002 within the HTF. The Reserve for Emergencies Project was established as a funding source that could be used to fill a gap when other funding/financing is not available. Recent examples include emergency HVAC, flooding repairs, an elevator, and urgent capital and maintenance projects. Future uses of the funding are dependent on a variety of factors, including major maintenance/capital work needs and urgent or emergency needs at the FCRHA properties.

13. **SOMOS (Providence District):** $33,772,000 is proposed to fund the acquisition and redevelopment of a 4-acre site located at 1750 Old Meadow Road. The FCRHA purchased the property in 2022 for $20.02 million. The FCRHA will ground lease the property to the developer at closing for the construction of approximately 450 units of affordable housing serving low- and moderate-income households in Tysons. The remaining $12.8 million has been allocated for Phase A. Design for the development is currently underway and construction is anticipated to begin in 2024.

14. **Stonegate Village Renovations (Hunter Mill District):** $2,150,000 is approved for design and pre-development of the planned rehabilitation at Stonegate. The rehabilitation will include HVAC replacement, site improvements, interior and exterior building improvements, accessibility, modernization, and a laundry space addition. The procurement strategy and subsequent financing strategy for these renovations are under development.

Project Cost Summaries

Housing Development

($000's)

	Project Title Project Number	Source of Funds	Budgeted or Expended Through FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	Total FY 2025 - FY 2029	Total FY 2030 - FY 2034	Total
1	ADA Compliance - Housing								$250		$1,556
	HF-000036	G	***$1,006***	***$50***	$50	$50	$50	$50			
	N/A	HTF	***$300***								
2	Autumn Willow								$0		$9,000
	2H38-180-000	R	***$8,750***								
	HF-000157	HTF	***$250***								
3	Development of Housing at Rt. 50 & West Ox								$0		$300
	HF-000055	R	***$300***								
4	Dominion Square West								$200		$43,632
	2H38-180-000	R	***$13,332***								
	HF-000175	HTF	***$9,130***	***$200***							
	ARPA	F	***$10,970***								
	Private Financing	X	***$10,000***								
5	Feasibility and Site Work Studies								$2,561		$5,841
	2H38-210-000	HTF	***$1,447***	***$561***	$500	$500	$500	$500			
	2H38-226-000	R	***$1,833***								
6	Government Center Site								$0		$14,643
	HF-000171	R	***$643***								
	Pandemic Reserve	F	***$9,579***								
	2H38-180-000	R	***$4,421***								
7	Housing Blueprint Project (Affordable Housing)								$141,100		$141,100
	2H38-180-000	R	***C***	***$28,220***	$28,220	$28,220	$28,220	$28,220			
8	Little River Glen I & IV								$850		$7,715
	HF-000158, LRG	HTF	***$283***	***$350***							
	HF-000116, LRG	R	***$6,582***	***$500***							
9	One University								$0		$6,800
	HF-000100	HTF	***$300***								
	2H38-180-000	R	***$6,500***								
10	Penn Daw Affordable Housing								$100		$1,413
	HF-000181	R	***$1,313***	***$100***							

Project Cost Summaries

Housing Development

($000's)

	Project Title Project Number	Source of Funds	Budgeted or Expended Through FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	Total FY 2025 - FY 2029	Total FY 2030 - FY 2034	Total
11	Rehabilitation of FCRHA Properties								$1,200		$1,200
	2H38-068-000	HTF	***C***		$300	$300	$300	$300			
12	Reservation/Emergencies and Opportunities								$1,140		$1,140
	2H38-065-000	HTF	***C***		$285	$285	$285	$285			
13	SOMOS								$300		$33,772
	2H38-180-000	R	***$8,039***								
	HF-000180	R	***$5,165***								
	HF-000182	HTF	***$1,238***	***$300***							
	ARPA	F	***$19,030***								
14	Stonegate Village Renovations								$0		$2,150
	HF-000170	HTF	***$2,150***								
	Total		***$122,561***	**$30,281**	**$29,355**	**$29,355**	**$29,355**	**$29,355**	**$147,701**	**$0**	**$270,262**

Notes: Numbers in bold italics represent funded amounts. A "C" in the 'Budgeted or Expended' column denotes a continuing project.

Key: Source of Funds

B	Bonds
F	Federal
G	General Fund
HTF	Housing Trust Fund
R	Real Estate Tax Revenue
S	State
U	Undetermined
X	Other