

Response to Questions on the FY 2015 Budget

Request By: Supervisor Herrity

Question: Please provide information on the total amount of real estate taxes being paid by the RHA to Fairfax County on the properties owned by RHA. Please also include the total assessed value of all properties owned by the RHA.

Response: According to a February 23, 2012 opinion from the Office of the County Attorney: “Article X, § 6(a)(1) of the Virginia Constitution exempts the Commonwealth and ‘any political subdivision thereof’ from state and local property taxes. Pursuant to § 36-4 of the Virginia Code, the FCRHA, as a housing authority, is a ‘political subdivision of the Commonwealth.’ Thus, the FCRHA does not owe real property taxes to the County.”

However, certain RHA affordable housing properties are owned by for-profit partnerships formed for the specific purpose of utilizing Low-Income Housing Tax Credit (LIHTC) financing for acquisition and/or rehabilitation. The properties in these partnerships are shown in the chart below. The total real estate taxes paid for these properties in FY 2013 was \$691,960.

PROPERTY	AMOUNT
Castellani Meadows	\$1,828
Cedar Ridge	\$210,914
Gum Springs	\$46,323
Herndon Harbor I	\$45,280
Herndon Harbor II	\$36,847
Morris Glen	\$27,856
Murraygate	\$67,449
Olley Glen	\$67,058
Stonegate	\$89,057
Tavener – Public Housing	\$9,901
Tavener – Fairfax County Rental Program	\$9,901
Westglade – Public Housing	\$39,773
Westglade – Fairfax County Rental Program	\$39,773
TOTAL	\$691,960

Per the June 2011 report of the Office of Financial and Program Audit (OFPA), the total assessed value of the rental properties owned and/or operated by the Fairfax County Redevelopment and Housing Authority was \$295,495,535. The OFPA report covered 75 properties, and also included properties owned by for-profit partnerships formed for the purpose of utilizing Low-Income Housing Tax Credit (LIHTC) financing for acquisition and/or rehabilitation. The OFPA report excluded group homes and homeless shelters owned by the RHA, as well as the Woodley Hills Estates mobile home park, which is an affordable homeownership property where income-qualified mobile home owners pay a pad rental.

It should be noted that the only rental property acquired by the RHA since the June 2011 OFPA report was Mount Vernon Gardens, purchased via a foreclosure sale in FY 2014. According to Department of Tax Administration (DTA) records, the current assessed value of Mount Vernon Gardens is \$2,705,250.