

# Housing, Health and Human Services

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## Housing Development Goals

- ✓ To develop, maintain, and preserve affordable housing and promote equal housing opportunity through the acquisition, renovation, and/or construction of affordable housing units.
- ✓ To develop affordable housing programs for persons with disabilities, homeless, and elderly which provide or have access to supportive services to facilitate independent living.
- ✓ To locate affordable housing as close as possible to employment opportunities, public transportation and community services.
- ✓ To promote economically balanced communities by developing affordable housing in all parts of the County.
- ✓ To maintain the quality of existing units in the Fairfax County Rental Program as they age in order to promote the stability of the neighborhoods in which they are located.
- ✓ To maximize the use of federal, state, non-profit and private sector housing development programs and funding.

## Health and Human Services Goals

- ✓ To provide community services as an alternative to institutional placements.
- ✓ To provide facilities and services which will enhance the physical health, mental health and social well-being of County citizens.
- ✓ To establish additional group homes which promote integration within the community for persons who have developmental disabilities.
- ✓ To provide facilities and services that will assist in the rehabilitation of individuals recovering from alcohol and drug abuse.
- ✓ To establish additional treatment facilities in new growth areas to accommodate the human services needs for local residents.
- ✓ To continue partnerships with Virginia Department of Medical Assistance Services for maximizing Medicaid revenues to fund clinical residential supports.
- ✓ To continue a commitment to privatization by working collaboratively with private service provider agencies for the delivery of residential support services.
- ✓ To support, promote and provide quality child care and early childhood education services in Fairfax County.

# 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

Fairfax County's Comprehensive Plan has established a number of objectives and policies in order to:

- ✓ Encourage the provision and promote the availability of affordable housing in all parts of the County.
- ✓ Support the Fairfax County Redevelopment and Housing Authority in its mission to plan, acquire, develop and maintain affordable housing using federal, state and county programs, including the following projects: Lewinsville Center, Lincolnia Center, Oakwood, Murraygate, and Mount Vernon Gardens.
- ✓ Increase the supply of affordable housing units each year to serve the full range of incomes of households and special populations, including the physically and mentally disabled, the homeless, and the low-income elderly.
- ✓ Ensure workforce housing is provided in the county's mixed-use centers, including Tysons Urban Center, suburban centers, community business centers and transit stations areas.
- ✓ Promote the development of multi-family housing in both mixed-use Centers and existing residential use areas, and develop adequate transitional housing for homeless families.
- ✓ Retain existing below market rental housing through acquisition, rehabilitation assistance and other subsidies.

Source: 2017 Edition of the Fairfax County Comprehensive Plan, Policy Plan Element, Housing, Economic Development (amended through 3-4-2014), and Human Services Sections (amended through 3-4-2014), as amended.

## PROGRAM INITIATIVES

In January 2010, the Board of Supervisors endorsed an affordable housing policy, known as the "Housing Blueprint". The Housing Blueprint represented a shift in emphasis for the county's affordable housing policies in response to the recession at the time. The Housing Blueprint focuses on providing housing for those with the greatest need, including homeless families and individuals, persons with disabilities, and people with extremely low-incomes. The Housing Blueprint also emphasizes partnering with the county's non-profit community to provide creative affordable housing solutions, refocusing of existing resources, and fostering the development of workforce housing through land use policies and public/private partnerships.

The Housing Blueprint has four goals:

- To end homelessness in 10 years;
- To provide affordable housing options to those with special needs;
- To meet the affordable housing needs of low-income working families; and
- To produce sufficient Workforce Housing to accommodate projected job growth.

Key to achieving the metrics set forth in the Blueprint is the FCRHA's pipeline of affordable housing development projects, including: the completed construction of "Kate's Place", which included six units of permanent supportive housing for formerly homeless households (Springfield District); the completed construction of the Lincolnia Center (Mason District) and the Residences at the Government Center (Braddock District), and projects currently underway, such as the construction of the Lewinsville Center (Dranesville District), Murraygate Village (Lee District), Oakwood (Lee District), Little River Glen Expansion (Braddock District), One University (Braddock District), and North Hill (Lee District).

Also critical to the success of the Housing Blueprint are the following initiatives:

Workforce Housing Policy: Created by the Board of Supervisors in 2007, Fairfax County's Workforce Housing policy is a proffer-based incentive system designed to encourage the voluntary development of new housing affordable to a range of moderate-income workers in Fairfax County's high-rise/high-density areas. The Comprehensive Plan provides for a density bonus of up to one unit for every workforce unit provided by a developer, with the expectation that at least 12 percent of units in new developments be affordable or workforce housing. The Workforce Housing policy also provides for the administrative tools for the long-term administration of proffered workforce units, and addresses issues such as unit specifications, price and financing controls, covenants and occupancy. As of October 2017, approximately 5,778 Workforce Dwelling Units (WDU) have been committed by private developers in rezoning actions approved by the Board of Supervisors and a total of 900 rental WDUs have been constructed.

Affordable Housing Preservation: Preservation of affordable rental housing has long been a concern of the Board of Supervisors and the FCRHA. The stock of privately-owned subsidized units and non-subsidized rental housing with modest rents in the County has been declining as owners repositioned their properties in the market, prepaid their federally subsidized mortgages, opted not to renew their Section 8 project-based contracts or terminated their participation at the end of the control period for their FCRHA bond-financed properties. The centerpiece of the Board's Preservation Initiative was the creation of the "Penny for Affordable Housing Fund". For fiscal years 2006 through 2009, the Board dedicated revenue commensurate with the value of one cent from the Real Estate tax rate to affordable housing preservation. In FY 2010, the Board reduced The Penny for Affordable Housing Fund by 50 percent. The Affordable Housing Preservation Initiative has preserved a total of 3,000 affordable housing units as of the end of FY 2017.

Affordable Dwelling Unit Program: In addition to the Workforce Housing policy described above, the county adopted the Affordable Dwelling Unit (ADU) program in 1990 as part of the Zoning Ordinance. The ADU program requires developers of certain housing developments to set aside up to 12.5 percent of the units as ADUs (6.25 percent for multifamily rentals) in return for additional density granted at the time the development is built. The FCRHA has the right to acquire one-third of the ADUs for sale and to lease up to one-third of the rental units. The remaining units are sold or rented to moderate income households. As of October 2017, a total of 2,709 units (1,319 rental and 1,390 for-sale units) have been produced under the ADU program. FCRHA has acquired 147 of the for-sale units, which are maintained as permanent affordable rental housing.

**Lack of affordable housing in Fairfax County:** Fairfax County remains one of the highest cost areas for housing in the nation. Over the last decade, Fairfax County has experienced unprecedented increases in the cost of for-sale housing and a significant loss of affordable rental housing. A continued reasonably healthy job market and above average housing prices compared to the rest of the country continue to make Fairfax County a profoundly challenging housing market for low-and moderate-income working households. This is particularly true for new entrants into the housing market who are coming to pursue new jobs in Fairfax County. According to Virginia Tech Center for Housing Research data prepared for the Fairfax County Five-Year Consolidated Plan for FY 2016-2020, the total current affordable housing gap for low-and moderate-income renters in the county (those earning 80 percent of the Area Median Income (AMI) and below) is approximately 31,630 units. For low- and moderate income buyers, the gap is approximately 27,900 units. This gap in housing affordability can affect the ability of employers, including the county, to

attract employees crucial to the health and safety of the community, as well as to the area's growth and continued economic prosperity.

Based on job growth and housing data prepared by the Center for Regional Analysis at George Mason University, it is estimated that there is a need for approximately 49,000 net new affordable units for households earning up to \$124,000 per year (approximately 112 percent of the AMI) by 2032. A previous George Mason University workforce housing study, commissioned by the FCRHA, found that Fairfax County's economic vitality is "inextricably tied" to its response to the need for affordable workforce housing, and that the county's continued growth is "highly dependent" on the availability of housing that is "affordable to workers from the full spectrum of the economy". The report concluded that "failing to plan for a balanced supply of housing in the future will reduce the County's opportunities for economic growth", resulting in the out-migration of businesses, reduced availability of personal and business services, and a decline in livability.

According to the 2016 US Census Bureau American Community Survey, there are an estimated 70,339 households in Fairfax County earning less than \$50,000 per year, or about 45 percent of the area median income for a family of four (\$110,300). Also according to Census data, there are an estimated 66,681 persons living below the poverty level in the county. In Fairfax County, the National Low Income Housing Coalition *Out of Reach 2017* report found that the annual salary of \$69,840 is needed to afford a two-bedroom apartment at the U.S. Department of Housing and Urban Development's (HUD) Fair Market Rent (FMR) of \$1,746— approximately 63 percent of the AMI for a family of four. According to the report, a minimum wage earner would have to work nearly five full-time jobs to afford a two-bedroom unit at the FMR in Fairfax County.

**Construction of Affordable Housing:**

- The Residences at the Government Center (Providence District): This project includes 270 affordable housing units on the campus of the Fairfax County Government Center. The project was completed in December 2016 via a PPEA agreement.
- Lewinsville Redevelopment (Dranesville District): This project was awarded 9 percent of Low Income Housing Tax Credits (LIHTC). The project includes the demolition of the current facility and construction of two buildings, which will provide: 82 units of "Independent Living" housing for the elderly; space for the Health Department's Adult Day care facility; two child day care centers; and an expansion of services of the existing Senior Center programs operated by the Department of Neighborhood and Community Services. This project is being developed through a PPEA. Construction of the residential and senior center buildings is in progress. The residential building is planned for completion in August 2018 and the senior center building is planned for completion in February 2019.
- Lincolnia Residences Renovation (Mason District): The building complex provides space for three separate operations; Senior Housing and Assisted Living managed by the HCD, a Senior Center operated by the Department of Neighborhood and Community Services, and an Adult Day Health Care Center managed by the Health Department. The Senior Housing and Assisted Living portion is comprised of 26 affordable apartments, 52 beds of licensed assisted living, common areas for the residents, and a commercial kitchen, which supports all on-site activities. Phase I of the Lincolnia Residences Renovation project was substantially completed in FY2016. The renovation included extensive interior renovations and replacement of the HVAC system, emergency generator, fire pump and alarm system upgrades, roof replacement, elevator modernization, numerous modifications to improve accessibility, and various site enhancements, including drainage improvements. Phase II of the original project scope, includes trim work, cabinetry replacement, water heaters replacement, addition of electrical circuits, and other miscellaneous enhancements. It is scheduled to be completed in FY 2019.

**Homeownership:** The FCRHA facilitated home purchases for 11 low- and moderate-income Fairfax County first-time homebuyers in FY 2017.

**Rehabilitation of FCRHA-Owned Properties:** To ensure that FCRHA-owned properties are maintained to community standards, the following rehabilitation projects were completed or underway in FY 2017.

Fairfax County Rental Program:

- Herndon Harbor House (120 units): Replacement of the emergency generator
- Little River Glen (120 units): Replacement of the electric panels

Capital Fund Program/Public Housing Rehabilitation and Modernization:

- Heritage Woods I; S and N; (44 units): Replacement of HVAC systems; Flooring and electrical panels; Renovation of entry doors and cabinets.
- The Park (24 units): Replacement of gutters, fences, roofs, cabinets, washer and dryers.
- Kingsley Park (108 units): Replacement of roofs and HVAC systems. Tree pruning.
- Reston Town Center (30 units): Repair sidewalks and benches.
- Belle View Condominiums (48 units): Replacement of windows, HVAC, kitchen cabinets, ranges and flooring.
- Tavenner Lane Apartments (12 units): Replacement of attic sprinkler and main valves.

Rental Assistance Demonstration (RAD) Conversion

In FY 2017, the FCRHA conducted Capital Needs Assessment studies on all of its federal Public Housing properties to facilitate the conversion from the federal Public Housing program to the federal Project-Based Section 8 program, which has been a more stable source of funding. RAD Phase 1 – property conversion of 298 units was completed in May 2017. RAD Phase 2 - property conversion of 762 units was completed in December 2017, for a total of 1060 units converted from Public Housing to Section 8 Project-Based Vouchers through RAD.

**RAD PHASE 1 Properties**

1. Audubon Apartments: 46 units.
2. Belle View Condominiums: 40 units
3. Barkley Square: 3 units
4. Briarcliff II: 20 units
5. Colchester Condominiums: 8 units
6. Greenwood II: 4 units
7. Heritage Woods I, S, N: 44 units
8. Newington Station: 36 units
9. The Park: 24 units
10. Shadowood: 16 units
11. Sheffield Village: 8 units
12. Springfield Green: 5 units
13. Villages at Falls Church: 36 units
14. Waters Edge: 9 units

**RAD PHASE 2 Properties**

1. Atrium Apartments: 37 units
2. West Ford I, II, III: 105 units
3. Robinson Square: 46 units
4. Reston Town Center: 30 units
5. Ragan Oaks: 51 units
6. Barros Circle: 44 units
7. Greenwood Apartments: 138 units
8. Kingsley Park: 108 units
9. Rosedale Manor: 97 units
10. Old Mill: 48 units
11. Tavenner Lane: 12 units
12. The Green (West Glade and Scattered Site Units): 50 units

**Multifamily Rental Housing and Tenant Subsidy Programs:** In FY 2017, the average income of households served in the FCRHA's major multifamily affordable rental housing and tenant subsidy programs, namely, Federal Public Housing, the Federal Housing Choice Voucher (HCV) program, the Fairfax County Rental Program (FCRP), and the Bridging Affordability program was approximately \$22,594, or 23 percent of AML for a family of three (the average household size in these programs). This meets the HUD definition of "extremely low income". A total of 17,499 individuals were housed in the Public Housing, HCV, and FCRP programs in FY 2017.

**Affordable Housing Preservation:** In FY 2017, HCD and the FCRHA used HOME, CDBG and local funds to preserve a total of 23 units/beds via the financing of purchases by nonprofit affordable housing providers and the FCRHA. All nonprofit units/beds preserved during FY 2017 have affordability periods of a minimum of 30 years. From April 2004 through June 2017, a total of 3,000 affordable housing units were preserved in Fairfax County. This is three times the Board of Supervisors' original 2004 goal of preserving 1,000 units.

HCD and the FCRHA produce affordable housing via three principal means: 1) direct acquisition of affordable housing; 2) financing of acquisitions by qualified nonprofit or for-profit developers; and 3) capital construction. Financing is derived from a variety of sources including the Affordable Housing Partnership Program (AHPP), the FCRHA Tax-Exempt Bond Program, Low Income Housing Tax Credits and other, local, state and federal funds. Affordable units developed; acquired or financed by HCD/the FCRHA may serve a variety of residents, including very low income single individuals, as well as persons with disabilities, families and senior citizens.

Highlights of the FCRHA's preservation and other affordable housing activities in FY 2017 include:

- Pathway Homes, Inc. (6 units; Mason, Hunter Mill and Braddock Districts): The FCRHA provided \$974,783 in CDBG and HOME funding to acquire six 1-bedroom condominium units to provide affordable housing to individuals who are homeless or precariously housed with incomes at or below 30 percent of AMI, and who have special needs related to mental illness, co-occurring substance abuse disorders, or intellectual disorders.
- Marian Homes, Inc. (1 unit, 5 beds; Braddock District): The FCRHA provided \$570,000 in CDBG funding to acquire and renovate one 5-bedroom unit to provide community living for five individuals with intellectual disabilities who are in need of specialized residential accommodations requiring a barrier-free environment and whose incomes are at or below 30 percent of AMI.
- Christian Relief Service of Virginia (1 unit, 3 beds; Braddock District): The FCRHA provided \$244,000 in CDBG funding to partially fund the acquisition of a townhouse to be used as affordable housing for adults with serious mental illness and co-occurring substance abuse disorders with incomes at or below 30 percent of AMI.
- Cornerstones Housing Corporation (2 units; Hunter Mill District): The FCRHA provided \$235,000 in CDBG funding to purchase two units to provide affordable rental housing for formerly homeless females with incomes at or below 30 percent of AMI.
- Community Havens, Inc. (1 unit, 4 beds; Mason District): The FCRHA provided \$441,739 in CDBG funding to purchase and convert a five-bedroom single family house into a fully accessible four-unit shared home. The house is being used to provide affordable rental housing with appropriate supportive services for adults with developmental/intellectual disabilities, each with income at or below 30 percent AMI.
- Good Shepherd Housing and Family Services (6 units; Lee and Mount Vernon Districts): The FCRHA provided \$813,873 in CDBG and HOME funding to acquire six housing units to be used as affordable rental housing for families with incomes at or below 50 percent of AMI.
- New Wexford LLC and New Wexford Bond LLC (affiliates of Wesley Housing Development Corporation); (74 units; Providence District): The FCRHA provided financing of up to \$2.9 million to preserve and rehabilitate Wexford Manor in Falls Church, Virginia, as affordable housing with units for households with income at or below 60 percent of AMI.
- Christian Relief Services of Virginia (113 units; Lee District): The FCRHA provided financing of up to \$5.65 million for the acquisition of Huntington Gardens, with 28 units to be used as affordable housing for chronically homeless individuals with special needs and the remaining units as affordable housing for households with incomes at or below 60 percent of AMI.
- FCRHA (2 townhouse units; Hunter Mill District): Two townhouse units were purchased in the Hunter Mill District for use in the Fairfax County Rental Program to provide affordable housing for households with incomes at or below 60 percent of AMI.

## CURRENT PROJECT DESCRIPTIONS

1. **Lincolnia Residences Renovation** (Mason District): \$12,122,380 to renovate the building complex which provides space for three separate operations: Senior Housing and Assisted Living managed by the HCD, a Senior Center operated by the Department of Neighborhood and Community Services, and an Adult Day Health Care Center managed by the Health Department. The Housing portion is comprised of 26 units of affordable apartments for seniors, 52 beds of licensed Assisted Living, common areas for the Housing residents, and a commercial kitchen which supports all on-site activities. The renovation includes replacement of the HVAC system and the emergency generator, extensive interior overhauls and upgrades of lighting and the fire alarm system, elevator modernization, roof and fire pump replacement, numerous modifications to improve accessibility, and minor site enhancements. Funding sources available for this project included Elderly Housing Programs Fund (Fund 40332), and proceeds from bond sales, as specified in the financing plan approved by the Board of Supervisors in FY 2014. Phase I of the Lincolnia Senior Center Renovations Project was completed in FY 2016. Phase II, which includes trim work, cabinetry replacement, hot water heater replacement, the addition of electrical circuits, and other miscellaneous improvements will be completed in FY 2019.
2. **Lewinsville Redevelopment** (Dranesville District): \$18,900,000 for the redevelopment of the Lewinsville Center. The project includes the demolition of the existing facility and construction of two buildings. The first building will provide 82 units of affordable independent senior housing units, which will be constructed and operated at no cost to the County using Low Income Housing Tax Credits (LIHTC) under a long term ground lease agreement. The second building is funded by the County and will include the Health Department's adult day care facility, two child day care centers, and the expansion of services of the existing Senior Center programs operated by the Department of Neighborhood and Community Services. In January 2015, the Board approved a Comprehensive Agreement with Wesley Hamel. Wesley Hamel was awarded LIHTC for the affordable independent senior units in June 2015. This project is in the construction phase, with site work underway and construction of the residential and day care/senior center building started in fall 2017. Construction of the entire project is scheduled for completion in Spring 2019.
3. **North Hill** (Mount Vernon District): This project supports the development of the North Hill property, a 33-acre site owned by FCRHA located at the intersection of Richmond Hwy and Dart Drive. The project is being developed through the PPEA process. The FCRHA entered into an Interim Agreement with CHPPEN. CHPPEN was awarded LIHTC in June 2017. Approximately one third of the property will be sold to a developer to create 175 for-sale market rate townhomes. The sale proceeds will be used to fund the infrastructure needed for the multifamily and the affordable independent senior development. The rest of the property will be developed to create 219 multifamily affordable and workforce units, and 60 affordable independent senior housing units, and a 12-acre public park. Funding of \$7,486,000 has been identified, with a total project estimate under the PPEA of \$110 million.
4. **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), the federal Community Development Block Grant (Fund 50800), and the federal HOME Investment Partnerships Program grant (Fund 50810). HCD updates the needs of the FCRHA properties annually and prioritizes them by: accessibility modifications/improvements; energy efficiency improvements; site improvements, and modernization. Properties that have been renovated or are in the process of being renovated are listed in "Rehabilitation of FCRHA-Owned Properties section above. Projects that may be rehabilitated in FY 2018 have undergone Physical/Capital Needs Assessment studies. This effort does not include work to address Public Housing properties in need of significant renovation and conversion to a Section 8 rental subsidy platform under the federal RAD program. Properties requiring significant renovation will be listed in future years.

5. **Crescent Redevelopment** (Hunter Mill District): \$1,299,000 to facilitate the redevelopment of the county-owned Crescent Apartments site and the properties within the Lake Anne Village Center. The Crescent Apartments, a 181-unit apartment complex acquired by the County in FY 2006, is located adjacent to Lake Anne in Reston, near the new Metro Silver Line and the Reston Town Center. The property is managed by the FCRHA on behalf of the Board of Supervisors. A physical needs assessment study is underway to determine what improvements are needed to ensure the property's continued sustainability in its current form. The financial feasibility study is completed. Discussions are underway to select a path forward. Resources currently available to support predevelopment activities include the Penny for Affordable Housing Fund (Fund 30300).
6. **Murraygate Village Apartments Renovation** (Lee District): \$23,340,000 to conduct extensive renovations of the 200-unit Murraygate Village apartment complex. Anticipated rehabilitation will include replacement of central heating and cooling systems with individual HVAC units in apartments, electrical system upgrades, accessibility improvements, kitchen and bathroom modernization, other miscellaneous enhancements, and minor site work. The construction of Phase I is underway to address the necessary electrical upgrades and will be completed in FY 2018. Phase II will address the majority of the renovations and will be completed in FY 2021. Funding for the project is provided through: Penny for Affordable Housing Fund (Fund 30300); Housing Trust Fund (Fund 40300), LIHTC, seller take-back note, first mortgage, and deferred developer fees.
7. **Stonegate Renovation** (Hunter Mill District): \$27,100,000 is the estimated development cost to conduct extensive renovations on the 240-unit Stonegate Village apartment complex. The estimated cost was provided as a result of the Physical Needs Assessment study completed in FY 2015 by SWSG. Anticipated rehabilitation needs include HVAC replacement, site improvement, building improvements, accessibility, modernization, laundry room addition and routine repairs and maintenance. A funding source has not yet been identified.
8. **Wedgewood Renovation** (Mason District): \$7,461,000 for the limited renovation of the Wedgewood property. The scope of the project is intended to sustain the Wedgewood property for 10 or more years and preserve the Board's flexibility for future redevelopment of the property. Work completed includes condition assessments studies, a site plan for the grading and drainage improvements, permits; some basement water proofing, basement wall reinforcement; roofing and gutter replacements and repairs; one chiller replacement, repair of the cooling tower and control valves in central heating and cooling plants; patios, walkways, stairs and retaining walls repairs. Planned work includes site grading and drainage improvements, repaving parking lots, and improving reliability of the central plant systems. Additional basement waterproofing will be assessed after completion of the grading and drainage improvements. The renovation effort began in FY 2017 and will continue through FY 2019.
9. **Housing at Route 50/West Ox Road** (Sully District): \$8,500,000 for the construction of 30 units of affordable housing on land owned by the County. At this time, it is unknown as to what population this project would serve. Potential options identified as priority populations in the Housing Blueprint include formerly homeless persons, including homeless veterans, those with disabilities and other special needs, as well as low-income working households. It should be noted that the Capital Improvement Program has, in the past, included plans for a "Magnet Housing" project on this site, which was anticipated to include approximately 30 units of housing coupled with a training facility. While the training facility was ultimately determined to be not feasible, the site remains a critical and available opportunity for the development of new affordable housing. Federal HOME Investment Partnership (HOME) funds have been expended on this site for pre-development purposes and environmental remediation.
10. **ADA Compliance - Housing** (Countywide): \$2,449,000 is the current estimated cost for the improvements/modifications needed for FCRHA properties in order to comply with the January 28, 2011 Americans with Disabilities Act settlement between the Board of Supervisors and the Department of Justice. The following projects were inspected and identified as having deficiencies: Beacon Hill Group Home; Braddock Glen; Leland House Group Home; Minerva Fisher Hall Group Home; Mondloch House Group Home; Patrick Street Group Home; 4500 University Drive (FCRHA Board Room/Property Maintenance and Improvement Division Office); Rolling Road Group Home; Sojourn House Group Home; 3700 Pender Drive; and Wedgewood Apartments. Funds have been identified for ADA improvements at 3700 University Drive (HCD Headquarters Office). Funds have not been identified for the remaining improvements and additional requirements will be identified as part of a future budget quarterly review.

11. **Mount Vernon Garden Apartments** (Lee District): \$2,000,000 to renovate the 34-unit Mount Vernon Garden apartment complex. A Physical Needs Assessment study was completed in FY 2017. The assessment resulted in the identification of health and safety items that are needed to keep the property operational for the next 7 – 10 years. The scope of the rehabilitation will include central water heating system upgrades, roof replacement, limited electric system upgrades, hand rails and guardrails repair, and common area window replacement.
12. **Oakwood Senior Housing** (Lee District): \$37,000,000 to develop the 6.2 acres County-owned site located at the intersection of Oakwood Road and Van Dorn Street. The site has the potential for the development of up to 150 units of affordable independent housing. Potential funding may include LIHTC. A funding gap of \$7 million is anticipated.
13. **One University** (Braddock District): This site is located at the intersection of Route 123 and University Drive. An unsolicited proposal has been received to redevelop the FCRHA property. The proposal calls for replacing the existing affordable housing (Robinson Square) and the existing FCRHA facilities. The proposed development will include up to 240 units of affordable housing and 360 units (720 beds) of student housing. A request for competing proposals has been posted on the County website. The Competing proposals are due in early January 2018. Funding of \$700,000 has been identified for predevelopment activities.
14. **Little River Glen IV** (Braddock District): \$18,240,000 for the construction of 60 affordable independent senior housing units on land owned by the FCRHA. Federal HOME Investment Partnership (HOME) funds have been expended on this site for pre-development purposes.

# PROJECT COST SUMMARIES HOUSING DEVELOPMENT (\$000's)

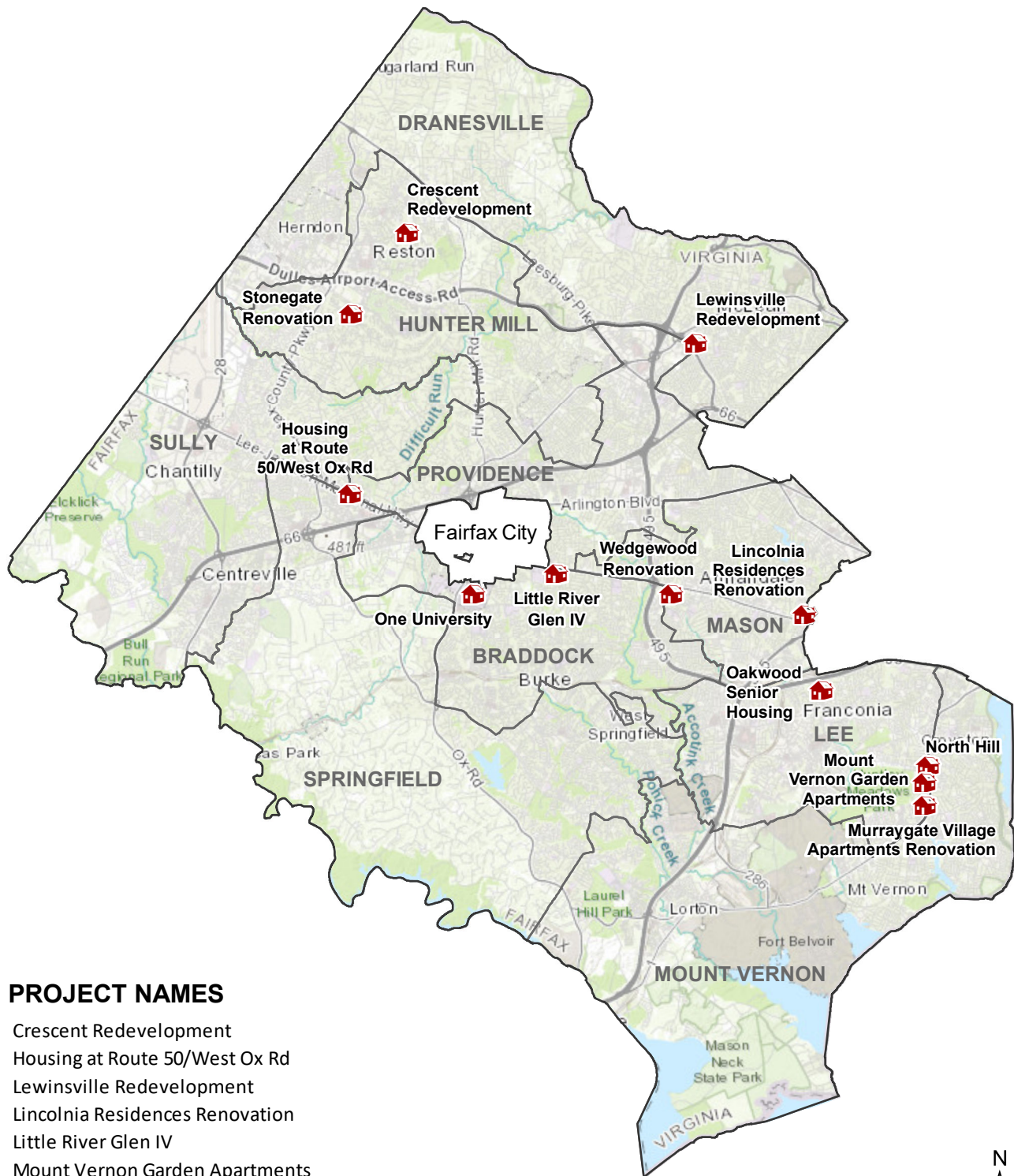
	Project Title Project Number	Source of Funds	Budgeted or Expended Through FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	Total FY2019- FY2023	Total FY2024- FY2028	Total Project Estimate
1	Lincolnia Residences Renovation 2H38-119-000	B	\$11,222	\$900					\$900		\$12,122
2	Lewinsville Redevelopment 2H38-064-000, HS-000011	B	\$14,050	\$4,650	\$200				\$4,850		\$18,900
3	North Hill 1380070	B F	\$4,248 \$618	\$120	\$1,500	\$1,000			\$2,620		\$7,486
4	Rehabilitation of FCRHA Properties 2H38-068-000, 1380026, 1380027	F	C	\$1,300	\$1,000	\$1,000	\$1,000	\$1,000	\$5,300		\$5,300
5	Crescent Redevelopment 2H38-124-000	R	\$764	\$50	\$485				\$535		\$1,299
6	Murraygate Village Apt Renovation 2H38-194-000	HTF R F U	\$1,551 \$7,536 \$427	\$2,449	\$4,699 \$427	\$2,151	\$4,100		\$13,826		\$23,340
7	Stonegate Renovation TBD	U	\$0		\$1,000	\$1,100	\$12,000	\$13,000	\$27,100		\$27,100
8	Wedgewood Renovation 2H38-207-000, 2H38-150-000	R X	\$2,161 \$4,300	\$1,000					\$1,000		\$7,461
9	Housing at Route 50/West Ox Road 2H38-126-000	R	\$0	\$500	\$500	\$3,200	\$4,300		\$8,500		\$8,500
10	ADA Compliance - Housing HF-000036	G	\$249	\$440	\$440	\$440	\$440	\$440	\$2,200		\$2,449
11	Mount Vernon Garden Apartments HF-000083	R	\$500	\$750	\$750				\$1,500		\$2,000
12	Oakwood Senior Housing TBD	R X	\$818	\$200 \$1,500	\$200 \$1,500	\$200 \$2,000	\$200 \$9,000	\$200 \$21,382	\$36,182		\$37,000
13	One University TBD	U	\$0	\$200	\$500				\$700		\$700
14	Little River Glen IV TBD	U	\$0	\$400	\$1,000	\$7,500	\$9,340		\$18,240		\$18,240
<b>Total</b>			\$48,444	\$14,459	\$16,352	\$20,540	\$36,280	\$35,822	\$123,453	\$0	\$171,897

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

# HOUSING DEVELOPMENT PROJECT LOCATIONS

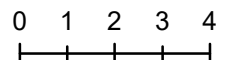


## PROJECT NAMES

Crescent Redevelopment  
 Housing at Route 50/West Ox Rd  
 Lewinsville Redevelopment  
 Lincolnia Residences Renovation  
 Little River Glen IV  
 Mount Vernon Garden Apartments  
 Murraygate Village Apartments Renovation  
 North Hill  
 Oakwood Senior Housing  
 One University  
 Stonegate Renovation  
 Wedgewood Renovation



Distance in Miles



## Health and Human Services

### PROGRAM DESCRIPTION

Health and Human Services (HHS) program areas support direct and contracted services to residents of Fairfax County and the cities of Fairfax and Falls Church. These services include support for prevention and early intervention services, behavioral health, primary and oral health care and treatment services, protective services and ongoing support for vulnerable families and individuals, long term care supports, financial and emergency assistance, and employment and training services. Departments providing direct services or oversight include the Fairfax-Falls Church Community Services Board, the Departments of Family Services, Neighborhood and Community Services, Health Department, Housing and Community Development, Administration for Human Services, Office to Prevent and End Homelessness, the Juvenile and Domestic Relations District Court, the McLean Community Center and the Reston Community Center.

### LINK TO THE COMPREHENSIVE PLAN

Fairfax County's Comprehensive Plan has established a number of objectives and policies in order to:

- ✓ Develop region-based health and human service sites that are accessible and within reasonable distances for all county residents seeking to participate in multiple services and programs.
- ✓ Provide for treatment needs of persons with emotional and behavioral needs, including episodic and longer term medically supervised and supported substance abuse treatment services.
- ✓ Maintain and increase capacity for long term supportive community-based housing for adults with developmental disabilities.
- ✓ Develop adequate permanent supportive housing for adults and children experiencing homelessness, with goal to stabilize families experiencing financial hardship, conflict, neglect, violence and other dysfunctions that require services to address.
- ✓ Provide for before- and after-school child care needs of children in public schools.
- ✓ Locate services for older adults within redeveloped and high density areas with access to public transportation, in walkable communities and near to community amenities and services.
- ✓ Maximize the use of existing public facilities, including public schools, for community use, including recreation, social, cultural, health and wellness purposes for all county residents.

Source: 2017 Edition of the Fairfax County Comprehensive Plan, Areas I, II, III, & IV (amended through 10-24-2017), and the Policy Plan Element, Human Services Section (as amended through 3-4-2014), as amended.

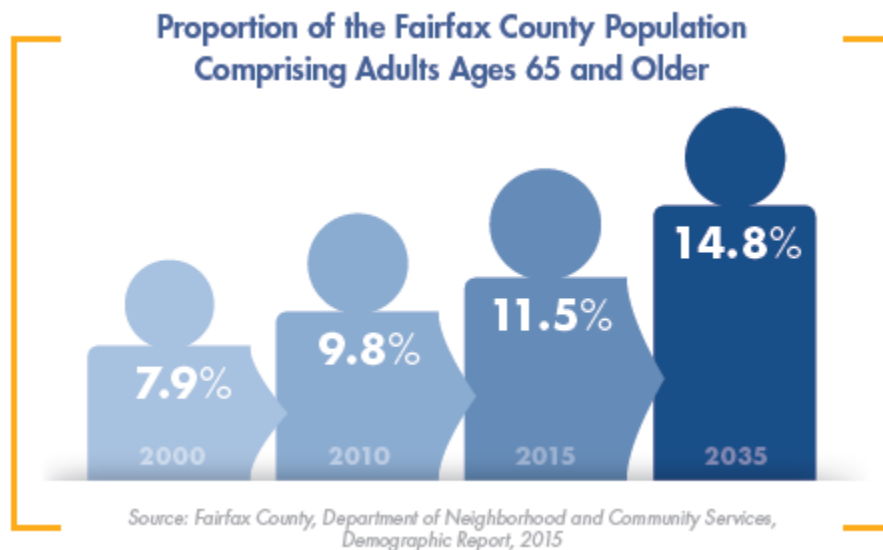
## PROGRAM INITIATIVES

HHS develops strategies to address changing county, federal, state and local public policy directives, regulations, laws, and needs identified through various community planning efforts. Future land development or redevelopment, population growth/loss and shifting demographics within the county must be anticipated and service adjustments implemented to address the changing community environment. Through collection of socio-economic indicators, analysis and projections of demographics and trends including income, ages, household size and education, HHS can design appropriate service strategies for neighborhoods and communities within and across the county. HHS programs address the continuum of needs of the community –for all ages. Responses include prevention services, early intervention and treatment for health and behavioral health needs, responses to community-wide emergencies and individual health, environmental and safety concerns, aftercare and stabilization supports, as well as supportive services for vulnerable individuals including older adults, persons with disabilities, children and persons in need of assistance to live independently.

The county is responsible to deliver services on an equitable basis. Factors in determining the appropriate placement of service sites includes the needs of target populations, neighborhoods and communities identified as having unmet service needs, and programming to address identified service delivery gaps brought upon by population growth on changing community conditions.

### Key County Trends

- The County population is projected to increase, although at a slower pace than in the past.
- The center of the population is projected to shift north by 2040 – due to growth in the Tyson's Corner area.
- The County has continued to become more diverse over the past decades.
- Youth are the most diverse population among all residents.
- Many residents are multi-lingual and English proficiency is vital. In 2014, 7% of all households in Fairfax County were linguistically isolated. This meant that no member of the household ages 14 or older spoke English "very well."



HHS programs address the following strategies in development of comprehensive service approaches:

***Exercise sound financial stewardship of county resources*** – To balance costs and achieve a return on investment for service delivery, choices involve cost of relocations, expansions, use of leases, county ownership, public-private development partnerships and leveraging revenues. Goals include maximizing taxpayers' investments, addressing gaps in service delivery and reducing costs associated with service delivery. Centralized service delivery where service utilization allows, and decentralized sites based on access considerations are balanced with the cost of delivery for both staffing and facilities operations.

***Promote economic vitality of neighborhoods*** - In support of the Board of Supervisors' Economic Success Strategic Plan, departments in the Health and Human Services portfolio deliver critical components vital to the well-being of residents and livability of neighborhoods, including the public infrastructure for recreation, active living, physical activity, environmental health, employment, and emergency response and preparedness.

***Equitable access to services*** - Public facilities can bolster economic success of a community, so public services are often in close proximity to areas of poverty or limited opportunity. Equity in responsiveness to those who face barriers to opportunity include investments such as employment opportunities, ensuring health and well-being, assuring residents' financial independence and attainment of affordable housing. Service trends today focus on client-centered services, integrated, multi-disciplinary service strategies, and blended funding to meet individualized services delivery ("funding follows client"). Economic success is tied to equity in services access as well as service provision. Resources are prioritized to support preventive/early interventions to reduce need for high intensity services.

***Use of technology*** - HHS has embarked on a five-year Information Technology Roadmap that will modernize information collection, sharing and use of new technology. A new document management tool, system-level analytics, information governance strategies, and new business practices will improve service delivery. This effort will incorporate:

- A new approach to "front door" services for residents;
- Development of new casework tools and practices, and new outcomes and accountability tools, including mobile technology to meet clients where they are;
- Creation of an integrated data inventory and analysis with indicators of countywide and community health status drawn from various sources;
- Identification of community resources such as county leased/owned facility-based services, contractors, community assets, by location and services available.

***Develop and maintain flexibility for new uses and partnership strategies*** – Leveraging federal, state and local funding streams creates additional capacity to ensure service mandates are met and community needs are addressed.

***Development of affordable housing*** - Development of affordable and accessible housing is an integral strategy for achieving county goals. Details on the current projects and are included in the Housing Development section of the CIP.

***Address health and well-being for vulnerable populations (trauma, crisis, persons with disabilities) in building design*** - Services to vulnerable populations and persons in need of assistance involve access to educational and job training opportunities, safe and affordable housing, access to affordable transportation options, and public amenities available through county services.

**Efficient service delivery through integration** - The county's goal is to build an integrative model that addresses the root causes of client needs and challenges and is defined by seamless coordination and integration of services. Co-location of programs, and coordination of referrals, eligibility and registration activities improves timely access to commonly used services. Supports for target populations as well as community-wide activities designed to respond to overall county needs, include:

- Affordable housing, child care, income supports, employment, and community/faith based partnerships to *address poverty*
- Prevention and earlier interventions to avoid recurrence/recidivism and or more intensive services to *meet needs of at risk populations*
- Care coordination, infant/toddler connection, employment supports, day programming to *support vulnerable populations*

## Services Strategies Provided through County Health and Human Services

Access services (information and referral, enrollment, registration, referral and service connections)	Environmental services (emergency planning and preparedness, community( safety, environmental hazards, pandemics, terrorism response)
Accessible housing (i.e., housing for persons with disabilities)	Family functioning/parenting services
Adult basic education (literacy services, HS/GED)	Financial education and counseling
Affordable and safe housing (acquisition, development/maintenance)	Food and nutrition assistance and supports
Care coordination	Health care and health treatment and access (physical, oral, behavioral, medication, care coordination, Medicaid/insurance access services, long term care, waiver programs)
Community development and engagement	Income and self-sufficiency supports (e.g. eligibility/enrollment to federal programs - TANF, Housing choice vouchers, child support, adoption assistance, EITC, SSI/SSDI)
Community health and protection	In-home services (i.e., daily activities support for independent living)
Domestic violence and sexual assault services	Homelessness prevention/assistance (e.g., shelters, housing voucher programs, supportive housing)
Day support services (e.g., supported employment, adult day health care)	Licensing/permitting
Early childhood education, child care/school readiness (including preschool programs , after-school programs for children/youth)	Prevention and Wellness
Emergency financial assistance for basic needs (e.g., rent/mortgage, energy assistance, clothing – local funding/General Relief, charity)	Protection services (older adults, persons with disabilities, youth at risk of abuse/neglect, foster care, kinship care, domestic and sexual violence services)
Emergency services (treatment, assessment, access)	Recreation, cultural, and social activities/programs
Employment services (vocational services, education, job placement)/retention, workforce supports, English as Second Language)	Regional and neighborhood planning and supports

## **Fairfax County Board of Supervisors Health and Human Services Public Policy Goals**

“In order to achieve the stated public policy goals, state and local governments must partner to achieve the following outcomes:

- Protect the vulnerable;
- Help people and communities realize and strengthen their capacity for self-sufficiency;
- Whenever needed, help link people to health services, adequate and affordable housing, and employment opportunities;
- Ensure that children thrive and youth successfully transition to adulthood;
- Ensure that people and communities are healthy through prevention and early intervention;
- Increase capacity in the community to address human service needs; and
- Build a high-performing and diverse workforce to achieve these objectives”

Source: 2015 Human Services Issue Paper - BOS Adopted December 2, 2014

The Fairfax County Board of Supervisors policy goals guide prioritization of projects to refurbish, modify, replace, expand, modernize, reconfigure, build or locate service sites and facilities. Requests for inclusion in the Capital Improvement Program focus on the following:

**Health and Safety Mitigation** – Factors considered include exposure to health, safety or risk to community and individuals to be served.

**Timing and Urgency** - The facility meets an urgent projected need.

**Required Facility Compliance (e.g.; licensing, building codes, ADA)** - The project is required to meet legal, compliance, and licensing or regulatory mandates or there is risk to regulatory compliance if needs not met. Increased stress to infrastructure and capacity for service delivery is impacted by the age of the facility, adapted use/reuse and cost of refurbishment or repurposing of facility. The facility has or has not reached the end of its useful life.

**Feasible Alternative Solutions** - Alternative spaces are not available, including leased or other public facilities. The costs/return on investment are reasonable.

**Service Capacity Needs** - The project expands the amount of people served and/or expands the levels of care that can be offered.

**Leverage Potential** - The facility can be leveraged for other uses/customers; and/or adds value for external partners

**Strategic Alignment** - The project aligns with overall County strategies and goals.

## CURRENT PROJECT DESCRIPTIONS

1. **SACC Contribution** (Countywide): This is a continuing project for which an annual contribution is funded to offset school operating and overhead costs associated with School-Age Child Care (SACC) centers. In FY 2018, funding of \$1,000,000 is included for the County's annual contribution.
2. **Bailey's Shelter - 2016** (Mason District): \$15,667,258 to fund the replacement of the Bailey's Shelter. The existing Shelter is an emergency homeless shelter that accommodates 50 adults and serves as a day time drop-in center and main operations center for the region's hypothermia prevention program. The facility is over 27 years old and has had no major renovations since it was constructed. Consolidation and joint redevelopment of the current site with a private development partner, as part of the redevelopment plan in the southeast area of the County, creates the opportunity for the shelter to be relocated to a new location for an upgraded facility. The County has purchased a new site for the homeless shelter replacement near the existing shelter area. On the new site, the Office to Prevent and End Homelessness will leverage the property and services to provide a more cost effective solution to reducing homelessness by adding new permanent supportive housing units. This project was approved as part of the 2016 Human Services/Community Development Bond Referendum, and facility construction will begin in spring 2018.
3. **Eleanor Kennedy Shelter - 2016** (Mt Vernon District): \$12,000,000 to fund the renovation or replacement of the Eleanor Kennedy Shelter. The Shelter is an emergency homeless shelter located on the Fort Belvoir Military Reservation that is leased indefinitely to Fairfax County. The facility accommodates beds for 38 men and 12 women. The facility can also accommodate an additional 15 people, in a trailer, for overflow capacity year-round and another 10 during cold weather (hypothermia). A renovation and expansion or replacement of the Eleanor Kennedy Shelter is essential to meet the needs of the emergency homeless population within Fairfax County including many homeless veterans. Options under consideration include renovation and/or expansion of the existing two-level, approximately 11,000 square foot facility or design and construction of a new facility at a site to be determined. A feasibility study has been completed and options for the current site have been evaluated. Potential new sites for the facility are also being investigated. This project was approved as part of the 2016 Human Services/Community Development Bond Referendum.
4. **Patrick Henry Shelter - 2016** (Mason District): \$12,000,000 to fund the replacement of the Patrick Henry Shelter. The Patrick Henry Shelter provides emergency 30-day accommodations to homeless families. The shelter has a capacity to serve 7 families with an additional 2 emergency overflow units available. Improvements are needed to the community and shared family spaces at the facility due to high utilization, age of the facility and normal wear and tear from every day use of the building. This project was approved as part of the 2016 Human Services/Community Development Bond Referendum.
5. **Embry Rucker Shelter - 2016** (Hunter Mill District): \$12,000,000 to fund the replacement of the Embry Rucker Shelter. The Shelter provides temporary emergency shelter and is comprised of 42 beds (10 rooms) for families, 28 beds for unaccompanied adults (20 men and women) and 10 beds for cold weather overflow (hyperthermia). The one story 11,000 square feet facility was constructed in 1987 and has had no major renovations. The shelter is located within the overall master plan area that reconfigures and provides integrated redevelopment of approximately 50 acres currently owned by Fairfax County and Inova at Reston Town Center North. The redevelopment of the site will include the replacement of the Embry Rucker Shelter. The Office to Prevent and End Homelessness will leverage the property and services to provide a more cost effective solution to reducing homelessness by adding new permanent housing units. This project was approved as part of the 2016 Human Services/Community Development Bond Referendum.
6. **Health and Human Services Facilities Studies** (Countywide): \$435,580 to conduct feasibility studies at various Health and Human Services facilities. Funding is currently being used for the Joseph Willard Health Center and Woodburn Crisis Care feasibility studies to identify sites, scope, conceptual designs, cost estimates, and financing options.

7. **North County Health and Human Services Center** (Hunter Mill District): \$125,000,000 is proposed to fund a replacement facility for the existing North County Health and Human Services Center located in Reston. The existing facility is within the redevelopment master plan area known as Reston Town Center North (RTCN), which will be reconfigured for an integrated redevelopment consistent with the needs of the community and in conformance with the Comprehensive Plan Amendment approved in February 2014. The proposed facility will also support a consolidation of existing leased facility spaces in the service area into one Health and Human Services site to provide enhanced and integrated multi-disciplinary services to residents in the western part of the County. Solicitation for the Phase 1 development for the two County-owned parcels at RTCN, known as Blocks 7 and 8, on which the Reston Library and the Embury Rucker Shelter are currently located, is underway. The North County Human Services Center replacement will be part of a future phase PPEA solicitation to develop the balance of the property within the overall RTCN master plan, which is anticipated to be in a 10 to 15 year timeframe. It is anticipated that EDA bonds will finance the project.
8. **East County Health and Human Services Center** (Mason District): \$125,500,000 is proposed for a new East County Health and Human Services Center to be located in the Bailey's Crossroads area. This facility will provide enhanced service delivery to the residents of the eastern part of the county through consolidation of existing leased facility spaces in the service area to an integrated Health and Human Services site with the goal of addressing the residents' needs in an effective and efficient manner. Funding in the amount of \$5,375,000 has previously been approved from 2004 Human Services Bonds remaining from completed projects to support initial studies, pre-design, design phase activities, rezoning and developer negotiations on the site of the existing Bailey's Community Shelter, also known as Southeast Quadrant Redevelopment site. This site was recently rezoned for joint redevelopment with the adjacent private property for coordinated private residential development, a County office site and needed road connections. Site location options for East County Human Services Center are being evaluated including, the Southeast Quadrant Redevelopment site, and repurposing of existing office building options in the service area. It is anticipated that EDA bonds will finance the County's share of project.
9. **Early Childhood Education Initiatives** (Countywide): \$350,000 was approved by the Board of Supervisors as part of the FY 2017 Third Quarter Review to begin to address Early Childhood Education throughout the County. Specifically, this funding will support the design and construction costs associated with the renovation of space at the Annandale Christian Community for Action (ACCA) Child Development Center. Renovations will include carpeting, painting, and some exterior and interior requirements. The space will support the provision of services for 36 additional children, ages two–five years.
10. **Lorton Community Center - 2016** (Mt. Vernon District): \$18,500,000 for construction of a community center, to include space for the Lorton Community Action Center and the Lorton Senior Center. The Lorton Senior Center is currently housed in leased space. A feasibility study was completed in FY 2008 and locates the Lorton Community Action Center at the pre-existing Lorton Library site. This location, combined with the planned co-location of services within the community center facility, aligns with the county's strategic efforts in developing and promoting multi-service sites. In addition, targeted youth programming is in great demand in the Lorton area and the presence of a community center would help meet that need. The facility is proposed to include a 2 story, 32,900 square foot building. This project was approved as part of the 2016 Human Service/Community Development Bond Referendum.
11. **Sully Community Center - 2016** (Sully District): \$18,500,000 for construction of replacement Sully Senior Center/Community Center. The current Sully Senior Center is located in the VDOT right-of-way that is part of a new interchange currently approved for construction by VDOT. The Senior Center has relocated to leased space until the new Center is completed. The senior center provides social, recreational, and health/wellness activities and programs for older adults. This location, combined with the planned co-location of services within the community center facility, aligns with the county's strategic efforts to develop and promote multi-service sites. In addition, targeted youth programming is in great demand in the Sully area and the presence of a community center would help meet that need. This project was approved as part of the 2016 Human Service/Community Development Bond Referendum.

12. **McLean Community Center Renovation/Expansion** (Dranesville District): \$8,041,652 for the McLean Community Center renovation project includes: new building additions of approximately 7,700 square feet; renovations of approximately 33,000 square feet; reconfigurations of approximately 3,400 square feet; and site improvements including additional parking.
13. **RCC Natatorium Projects** (Hunter Mill District): \$5,595,596 for the renovation of the Terry L. Smith Aquatics Center at Reston Community Center. Originally constructed in the late 70's, the facility includes a 25-Meter, 6-Lane pool with a t-shaped deep end and a warm-water spa with associated locker rooms and pool equipment rooms. The facility has been through a number of improvement cycles during nearly 40 years of operation, but has basically remained in its current configuration. Renovations would broaden market appeal, increase operational effectiveness, and improve HVAC, lighting and pool systems and features. The design will maximize the utility of the existing building shell and infrastructure while introducing new program elements that will reduce scheduling conflicts and increase customer satisfaction. The fundamental conceptual change is going from a single T-shaped pool configuration with one water temperature to three separate bodies of water which will have a variety of depths and water temperatures.

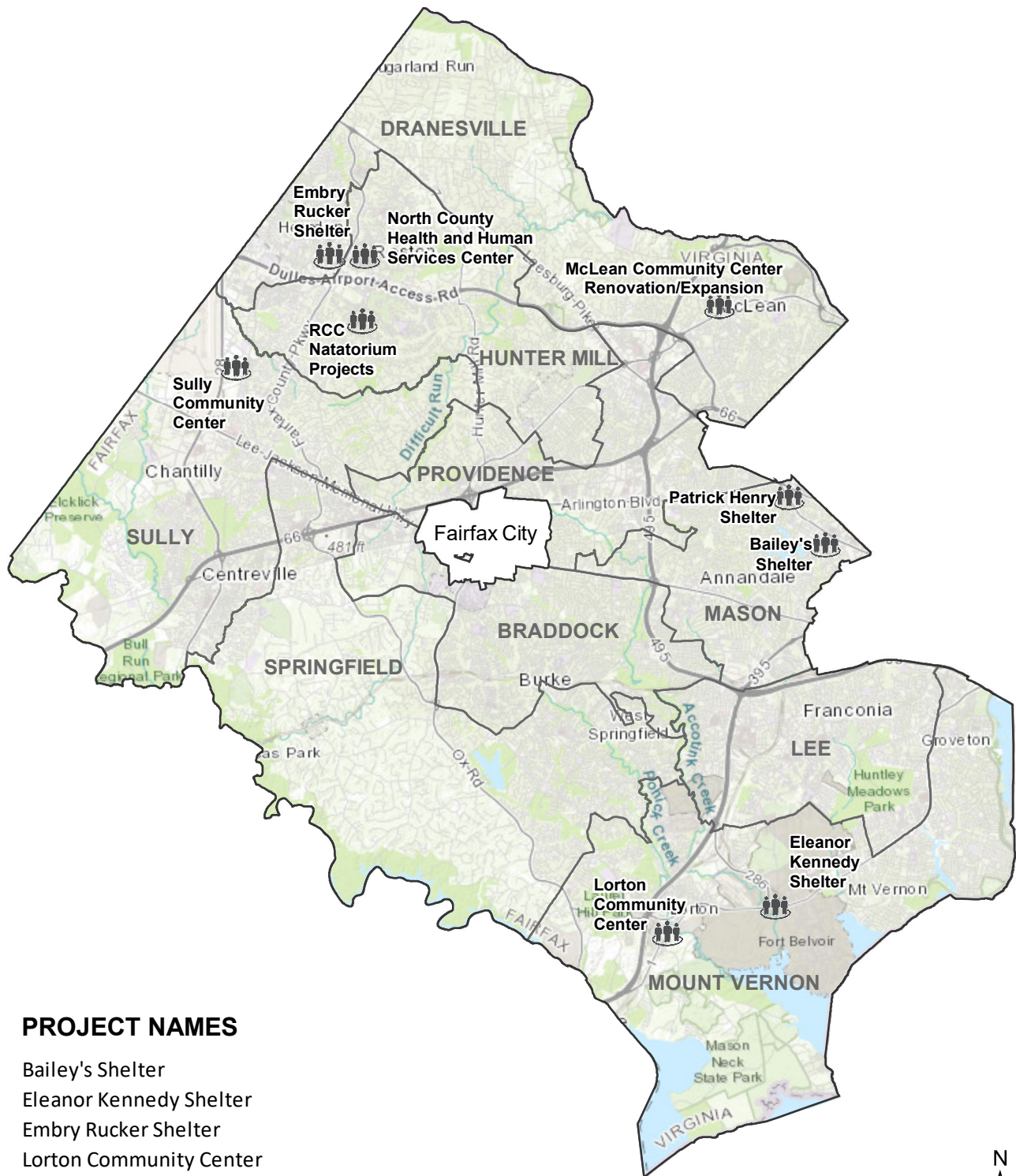
**PROJECT COST SUMMARIES  
HEALTH AND HUMAN SERVICES  
(\$000's)**

Project Title Project Number	Source of Funds	Budgeted or Expended Through FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	Total FY2019- FY2023	Total FY2024- FY2028	Total Project Estimate
1 SACC Contribution (2G25-012-000)	G	C	<b>\$1,000</b>	\$1,000	\$1,000	\$1,000	\$1,000	\$5,000	\$5,000	\$10,000
2 Bailey's Shelter - 2016 (HS-000013)	B	<b>\$8,667</b>	<b>\$5,000</b>	<b>\$2,000</b>				\$7,000		\$15,667
3 Eleanor Kennedy Shelter - 2016 (HS-000019)	B	<b>\$500</b>	<b>\$800</b>	<b>\$5,600</b>	<b>\$5,000</b>	<b>\$100</b>		\$11,500		\$12,000
4 Patrick Henry Shelter - 2016 (HS-000021)	B	<b>\$600</b>	<b>\$600</b>	<b>\$6,500</b>	<b>\$4,200</b>	<b>\$100</b>		\$11,400		\$12,000
5 Embry Rucker Shelter - 2016 (HS-000018)	B	<b>\$400</b>	<b>\$2,800</b>	<b>\$3,000</b>	<b>\$3,000</b>	<b>\$2,800</b>		\$11,600		\$12,000
6 Health and Human Services Facilities Studies 2G25-094-000	G	<b>\$436</b>						\$0		\$436
7 North County Health & Human Services Ctr. TBD	X	<b>\$0</b>				\$12,000	\$113,000	\$125,000		\$125,000
8 East County Health & Human Services Ctr. HS-000004	G, X	<b>\$5,375</b>		\$6,000	\$114,125			\$120,125		\$125,500
9 Early Childhood Education Initiatives HS-000024	G	<b>\$350</b>						\$0		\$350
10 Lorton Community Center - 2016 HS-000020	B	<b>\$600</b>	<b>\$620</b>	<b>\$4,000</b>	<b>\$8,900</b>	<b>\$4,300</b>	<b>\$80</b>	\$17,900		\$18,500
11 Sully Community Center - 2016 HS-000022	B	<b>\$575</b>	<b>\$620</b>	<b>\$4,000</b>	<b>\$8,900</b>	<b>\$4,300</b>	<b>\$105</b>	\$17,925		\$18,500
12 McLean Community Center Renovation/Exp. CC-000006, CC-000015	X	<b>\$7,335</b>	<b>\$707</b>					\$707		\$8,042
13 RCC Natatorium Projects CC-000009	X	<b>\$495</b>	<b>\$4,000</b>	<b>\$1,100</b>				\$5,100		\$5,595
Total		\$25,333	\$16,147	\$33,200	\$145,125	\$24,600	\$114,185	\$333,257	\$5,000	\$363,590

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  
 G General Fund  
 S State  
 F Federal  
 X Other  
 U Undetermined

# HEALTH AND HUMAN SERVICES PROJECT LOCATIONS



## PROJECT NAMES

- Bailey's Shelter
- Eleanor Kennedy Shelter
- Embury Rucker Shelter
- Lorton Community Center
- McLean Community Center Renovation/Expansion
- North County Health and Human Services Center
- Patrick Henry Shelter
- RCC Natatorium Projects
- Sully Community Center



Distance in Miles  
0 1 2 3 4



1742