

# 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 AMI 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)**

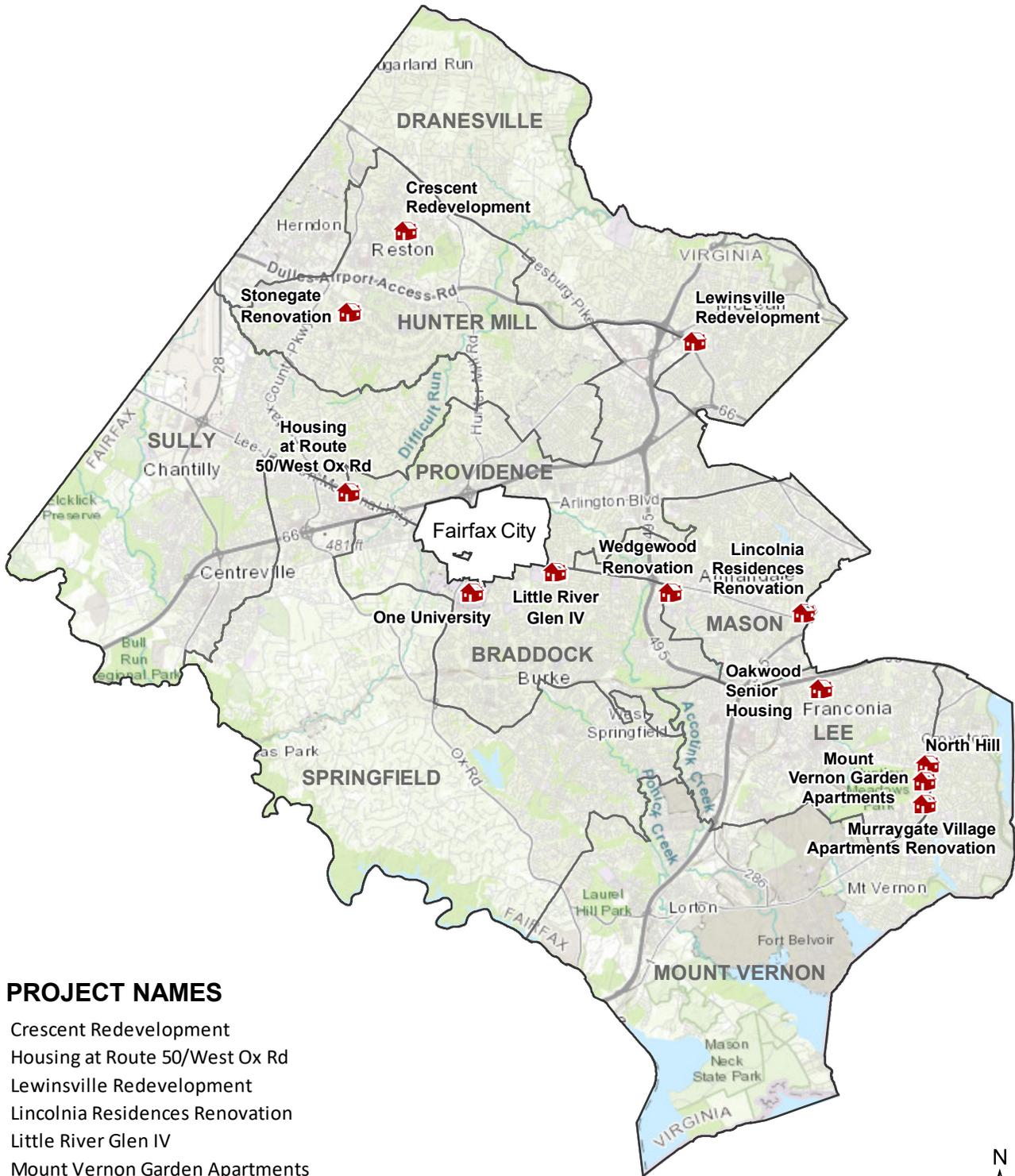
Project Title Project Number	Source of Funds	Budgeted or Expended Through						Total FY2019- FY2023	Total FY2024- FY2028	Total Project Estimate
		FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023			
1 Lincolnia Residences Renovation 2H38-119-000	B	<b>\$11,222</b>	<b>\$900</b>					\$900		\$12,122
2 Lewinsville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

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

