



# Department of Housing and Community Development Capital Improvement Program

## Fiscal Years 2020 - 2024

(CIP Pages 114-123)

# A Common Mission

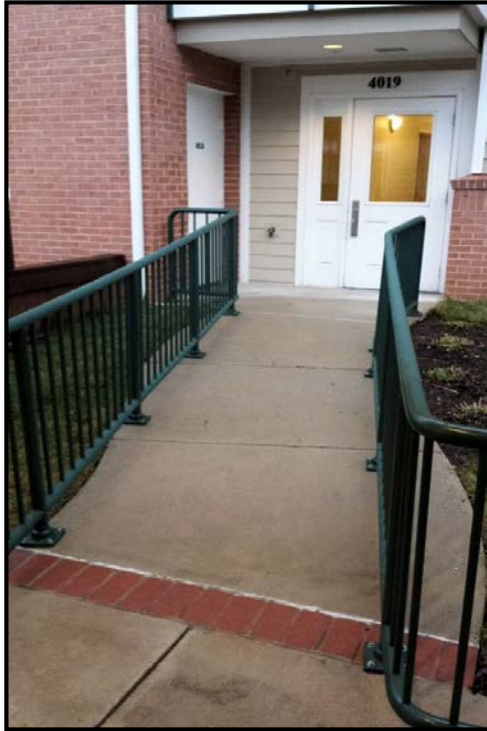
- ▶ *To provide opportunities for Fairfax County residents to live in safe, affordable housing and to help develop, preserve and improve communities through fiscally responsible and open processes.*
  - Mission of Fairfax County Redevelopment and Housing Authority
- ▶ *HCD is committed to creating and preserving affordable housing and caring, livable communities; serving the diverse needs of Fairfax County's residents through innovative programs, partnerships and effective stewardship; and fostering a respectful, supportive workplace.*
  - Mission of the Fairfax County Department of Housing and Community Development

# Impact on the Community

## Fast Facts

- ▶ *Nearly 20,000 people live in housing provided by the Redevelopment and Housing Authority (FCRHA) and Fairfax County.*
- ▶ *Countless more live in privately-owned housing developed with FCRHA financing.*
- ▶ Average household annual income served: \$23,795 (24% of the Area Median Income - “extremely low income”).
- ▶ Approximately 35% of all household served in FCRHA/HCD programs include a person with disability.

# ADA Improvements



Handrails were provide on each side of the ramps.



30" portion of the base cabinet was removed to allow for knee space.

## Summary:

- Physical improvements for Fairfax County Redevelopment and Housing Authority (FCRHA) properties are being implemented in order to comply with the Americans with Disabilities Act.
- Physical Needs Assessment were completed or underway for twelve FCRHA properties.
- FCRHA continued to increase the availability of accessible units.

**Funding:** Projected expenditure over the next five years is \$275,000 annually.

**Status:** Ongoing.

Countywide

# Autumn Willow Senior Housing

## Summary

- A balanced solution that leverages Fairfax County Board of Supervisors' land through a long term ground lease to create up to 180 affordable housing units.

## Status:

- The Board of Supervisors authorized the transfer of the property to Redevelopment and Housing Authority in February 2019.
- Ownership transfer process has begun and will end in May 2019.

## Funding Source:

- Private equity and Low Income Housing Tax Credit (LIHTC).



Springfield District

Located on Lee Highway, Alexandria

# Housing at Route 50/West Ox Road:

## Summary:

- This project is envisioned to provide a “Supportive Housing” development.
- The project is anticipated to include 20 to 30 units of affordable housing.

## Funding:

- Total Project Estimate is \$8,300,000. Funding sources to be determined.

## Status:

- On hold pending funding availability.



Sully District

Located near Route 50 and West Ox Road

# Little River Glen IV



Braddock District

Located at the intersection of Little River turnpike and Olley Lane

- **Summary**

- The project is in the feasibility stage of the development.
- Up to 60 affordable seniors housing units.

**Funding:**

- LIHTC and County resources.
- Total Project Estimate is \$18,240,000.

**Status:**

- Land use effort to increase parking on the site is underway.

# Murraygate Village Apartments Renovation



Lee District

Located on Belford Drive (Richmond Highway) in Alexandria

## Summary:

- Renovation of the 200 unit Murraygate Village Apartment Complex.
- Rehabilitation needs include, new heating and cooling systems, electrical systems upgrades, kitchen and bath renovation, site improvements, accessibility and modernization.

**Status:** Construction is underway and to be completed in July 2020.

## Funding:

LIHTC, bonds, and County resources.  
Total Project Estimate is \$40,866,000.



# North Hill



Mount Vernon District

Located on Richmond Highway, Alexandria

## Summary

- A balanced solution that leverages Fairfax County Redevelopment and Housing Authority land through a long term nominal fee ground lease to create 279 affordable housing units, including 63 senior affordable housing units.
- Approximately 12 acre Park.
- 175 Market Rate Townhomes.
- Contributing to the revitalization of the Route 1 corridor.

## Status:

- Rezoning is completed.
- Site plans submitted.
- LIHTC was awarded in June 2017.
- Finance closing and start of construction are planned for November 2019.

## Funding Source:

- Private equity, LIHTC, and County resources.

# Oakwood Senior Housing



Lee District

Located at the intersection of Oakwood Road and South Van Dorn Street.

- **Summary**

- PPEA development to create 150 senior affordable housing units.
- A developer has been selected.

**Funding:**

- Private equity and LITHC.

**Status:**

- Land use process started this week.

# One University



Braddock District

Located at the intersection of Ox Road and University Drive.

- **Summary**

- PPEA development to create
  - 140 affordable housing units.
  - 100 affordable senior housing units.
  - Up to 360 student housing units.
- A developer has been selected.

**Funding:**

- Private equity and LITHC.

**Status:**

- Land use process is underway.

# Stonegate Renovation



Hunter Mill District

Located on Stone Wheel Drive in Reston

## Summary:

- The Stonegate Village has 240 units of affordable housing under the Fairfax County Rental Program. It was built in 1972 and acquired in 1990.
- Renovation scope includes HVAC replacement, site improvements, building improvements, accessibility, modernization, and laundry room addition.

## Funding:

The anticipated funding sources are LIHTC and County resources. Total project Estimate is \$28,000,000.

## Status:

- Design to begin late 2019.