

Housing and Community 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 Policy Plan Housing Section includes the following established objectives:

- ✓ The county should increase the supply of affordable housing units each year by an amount that is equal to at least 12 percent of the total housing production in the County for the previous year. These units should serve the full range of incomes of households needing affordable housing and should include units for the disabled and handicapped.
- ✓ The county should encourage the provision of affordable housing in all parts of the county.
- ✓ The county should conserve stable neighborhoods and encourage rehabilitation and other initiatives that will help to revitalize and promote the stability of older neighborhoods.
- ✓ The county should maximize the use of federal and state housing assistance programs.
- ✓ The county should increase the supply of housing available to special populations, including the physically and mentally disabled, the homeless, and the low-income elderly.

Source: Fairfax County Comprehensive Plan, 2017 Edition; Policy Plan - Housing, Amended through 3-14-2017

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 recently completed Lewinsville Center (Dranesville District). Projects currently underway on FCRHA properties include Murraygate Village Apartments Renovation (Lee District), Oakwood (Lee District), Little River Glen IV (Braddock District), One University (Braddock District), North Hill (Lee District), Autumn Willow (Springfield District), and Housing Route 50/West Ox (Sully District).

In addition to goals established in the Housing Blueprint, in 2018, the Board of Supervisors approved Phase I of its Communitywide Housing Strategic Plan, which established twenty-five strategies to start the process for expanding housing options for future and current County residents and workers. The Phase I Report identified a projected need over the next 15 years of more than 62,000 new housing units at all income levels, including 15,000 new units for families earning 60 percent of AMI and below. With the stagnation of federal funding for affordable housing development over the last several years, the burden to produce and preserve enough housing to meet the significant need will fall to Fairfax County. In addition, the Board of Supervisors directed staff to develop Phase II recommendations for the number of housing units that should be developed over the next 15 years, as well as the funding needed and other creative solutions to be used to deliver those units.

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

In addition, as part of the *FY 2019 Third Quarter Review*, the Board of Supervisors approved \$5 million for Affordable Housing initiatives consistent with the AHRP recommendations. This funding will support the Housing Blueprint and is considered a down payment on permanent increased funding anticipated in FY 2021. Affordable housing projects that have been initiated by the private sector are Arrowbrook (Dranesville District), which will generate 274 units and The Arden (Mount Vernon District), which will generate 126 units. Both of these projects have been awarded of Housing Blueprint funds to help bridge the financing gaps.

CURRENT PROJECT DESCRIPTIONS

1. **ADA Compliance - Housing** (Countywide): \$1,371,000 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; Rolling Road Group Home; Sojourn House Group Home; 3700 Pender Drive; and Wedgewood Apartments. FY 2021 funding of \$50,000 has been included to continue to implement improvements.
2. **ADU Acquisitions and Rehab** (Countywide): \$3,533,000 is available to fund the acquisition of for-sale Affordable Dwelling Units (ADUs) that would be placed in the Fairfax County Rental Program (FCRP). Funding for these acquisitions can be derived from multiple revenue sources within the HTF, however, an emphasis has been placed on utilizing revenues from proffered contributions.

3. **Autumn Willow Senior Housing** (Springfield District): \$500,000 has been identified for predevelopment activities associated with the development of a 10.9-acre site owned by the FCRHA located at the intersection of Stringfellow Road and Autumn Willow Drive. The project is to be implemented through the PPEA process. The project scope is to develop 150 units of affordable independent senior housing.
4. **Crescent Rehabilitation** (Hunter Mill District): \$600,000 is available to facilitate the redevelopment of the county-owned Crescent Apartments site. The project is anticipated to be implemented through the PPEA process in the future. 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.
5. **Feasibility and Site Work Studies** (Countywide): \$434,000 is available to fund pre-development due diligence activities needed to determine the feasibility of candidate sites for the creation of affordable senior and multifamily housing.
6. **Housing Blueprint Project/Affordable Housing** (Countywide): This is an ongoing project to fund the creation or preservation of affordable housing for special needs populations, low income working families, to end homelessness, and increase workforce housing by providing funding or loans to non-profit sponsors and Fairfax County funded projects.
7. **Housing at Route 50/West Ox Road** (Sully District): \$500,000 is needed to fund the pre-development activities. The Board of Supervisors has initiated the process to transfer this property to the FCRHA for the purpose of creating affordable housing. The development of the site will be implemented through the PPEA process.
8. **Little River Glen IV** (Braddock District): \$18,830,000 is estimated to be required for the construction of 60 affordable independent senior housing units on land owned by the FCRHA. The site and building design is on hold pending the completion of the parking study, which is needed to determine if a zoning action is required. Upon completion of the parking evaluation, the schematic design and detailed cost estimates will be initiated and a financing plan for the project will be developed to identify funding sources.
9. **Murraygate Village Apartments Renovation** (Lee District): \$41,266,000 has been approved to conduct extensive renovations of the 200-unit Murraygate Village apartment complex. The scope of the renovations includes 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 renovations are expected to be completed in late 2020/early 2021. Funding for the project is provided through: Penny for Affordable Housing Fund (Fund 30300); Housing Trust Fund (Fund 40300), Low Income Housing Tax Credits (LIHTC), seller take-back note, first mortgage, and deferred developer fees.
10. **North Hill** (Mount Vernon District): \$18,623,000 will support the development of the North Hill property, a 33-acre site owned by FCRHA located at the intersection of Richmond Highway and Dart Drive. The project is being developed through the PPEA process. The FCRHA entered into an Interim Agreement with CHPPENN, a partnership of Community Housing Partners (CHP) and Pennrose. CHPPENN was awarded Low Income Housing Tax Credits (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 rest of the property will be developed to create 219 multi-family affordable workforce units, and 60 affordable independent senior housing units, and a 12-acre public park. The townhouse land sale proceeds will be used to fund the infrastructure needed for the affordable rental development. Closing is anticipated in the first quarter of calendar year 2020 with construction starting shortly after.

11. **Oakwood Senior Housing** (Lee District): \$800,151 has been identified for predevelopment activities associated with the development of a 6.2-acre site owned by the FCRHA located at the intersection of Oakwood Road and Van Dorn Street. A developer was selected in January 2019 through the PPEA process. The land use approval process is underway. The selected proposal includes the development of up to 150 units of affordable independent senior housing.
12. **One University** (Braddock District): \$600,000 has been identified for predevelopment activities associated with One University. The project is being developed through the PPEA process. The site is located at the intersection of Route 123 and University Drive. A developer was selected in July 2018, and the land use process is complete. The selected proposal includes replacing the existing affordable housing (Robinson Square) and the existing FCRHA facilities with the construction of 240 units of affordable housing and 333 units of student housing, to serve the needs of George Mason University.
13. **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. Projects that may be rehabilitated in FY 2021 have undergone Physical/Capital Needs Assessment studies.
14. **Reservation/Emergencies and Opportunities** (Countywide): The Reserve for Emergencies and Opportunities project was first funded in FY 2002 within the Housing Trust Fund (HTF). The Reserve for Emergencies Project was established as a funding source that could be used to fill a gap when other funding/financing wasn't available. Recent examples include emergency HVAC repairs, funding for floods, and elevator and urgent capital and maintenance projects. Future uses of the funding is dependent on a variety of factors including major maintenance/capital work needs and urgent or emergency needs at the FCRHA properties.
15. **Stonegate Renovation** (Hunter Mill District): \$28,000,000 is the estimated cost to conduct extensive renovations of the 240- unit Stonegate Village Apartments Complex. The cost was estimated based on a Physical Needs Assessment (PNA) study completed in FY 2015. Planned rehabilitation includes HVAC replacement, site improvement, building improvements, accessibility, modernization, laundry room addition and routine repairs and maintenance. A funding source has not yet been identified.

**PROJECT COST SUMMARIES
HOUSING AND COMMUNITY DEVELOPMENT
(\$000's)**

Project Title Project Number	Source of Funds	Budgeted or Expended Through FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Total FY2021- FY2025	Total FY2026- FY2030	Total Project Estimate
1 ADA Compliance - Housing HF-000036, HF-000115	G	\$721	\$50	\$50	\$50	\$50	\$50	\$250		\$1,371
	HTF	\$400						\$0		
2 ADU Acquisitions and Rehab HF-000093	HTF	\$3,233	\$300					\$300		\$3,533
3 Autumn Willow Senior Housing HF-000157	HTF	\$500						\$0		\$500
4 Crescent Rehabilitation HF-000097	R	\$600						\$0		\$600
5 Feasibility and Site Work Studies 2H38-210-000	HTF	\$434						\$0		\$434
6 Housing Blueprint Project (Affordable Housing) 2H38-180-000	R	\$35,448	\$7,562	\$32,543	\$32,543	\$32,543	\$32,543	\$137,734		\$173,182
7 Housing at Route 50/West Ox Road TBD	R	\$500						\$0		\$500
8 Little River Glen IV HF-000099, HF-000116, HF-000158	U	\$0			\$6,902	\$9,000		\$15,902		\$18,830
	HTF	\$283						\$0		
	R	\$1,055	\$591					\$591		
	G	\$999						\$0		
9 Murraygate Village Apt Renovation 2H38-194-000, 2H38-068-000	R	\$7,936						\$0		\$41,266
	HTF	\$1,551						\$0		
	X	\$25,579	\$6,200					\$6,200		
10 North Hill HF-000156, HF-000154	B	\$2,102						\$0		\$18,623
	F	\$13,257						\$0		
	R	\$1,000						\$0		
	G	\$2,264						\$0		
11 Oakwood Senior Housing HF-000084	R	\$800						\$0		\$800
12 One University HF-000100	HTF	\$600						\$0		\$600

**PROJECT COST SUMMARIES
HOUSING AND COMMUNITY DEVELOPMENT
(\$000's)**

Project Title Project Number	Source of Funds	Budgeted or Expended Through FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Total FY2021- FY2025	Total FY2026- FY2030	Total Project Estimate
13 Rehabilitation of FCRHA Properties 2H38-068-000	F	C	\$500	\$1,000	\$1,000	\$1,000	\$1,000	\$4,500		\$4,500
14 Reservation/Emergencies and Opportunities 2H38-065-000	HTF	\$285		\$285	\$285	\$285	\$285	\$1,140		\$1,425
15 Stonegate Renovation TBD	U	\$0	\$900	\$1,000	\$1,100	\$12,000	\$13,000	\$28,000		\$28,000
Total		\$99,547	\$16,103	\$34,878	\$41,880	\$54,878	\$46,878	\$194,617	\$0	\$294,164

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