Housing Development

Program Description

The Department of Housing and Community Development (HCD) serves the people of Fairfax County by creating housing opportunities to promote inclusive and thriving communities. HCD has a vision where Fairfax County is a community everyone can afford to call home. HCD staff also serve as staff to the Fairfax County Redevelopment and Housing Authority (FCRHA).

Link to the Comprehensive Plan

Fairfax County's Comprehensive Plan, Public Facilities Element includes the countywide objectives 1-7, which apply to all facility types and the Housing Element countywide objectives 1-6 and Economic Development Element objective 5 as shown below:

- 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 price-appropriate housing and should include units that meet the needs of people with disabilities.
- The County should encourage the provision of price-appropriate housing affordable for all income levels in all parts of the County.
- The County should conserve stable neighborhoods and encourage rehabilitation and other initiatives that will help to revitalize 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 people with intellectual, developmental, and physical disabilities, families and individuals who are/were unhoused, and seniors with low- and moderate-incomes.
- Redevelopment should aim to preserve existing market and committed affordable rental multifamily housing units.
- Provide a superior quality of life for county residents and business personnel.

Source: Fairfax County Comprehensive Plan, 2017 Edition; Policy Plan - Public Facilities, Amended through 5-7-2024; Housing, Amended through 9-10-2024; Economic Development, Amended through 3-4-2014

Program Initiatives

Affordable housing is needed in the County to serve households with low- to moderate- incomes, in both the rental and homeownership markets. It has become increasingly difficult for many households to find housing they can afford in the County. Individuals and families with low-income levels face the greatest challenge finding affordable housing. The Communitywide Housing Strategic Plan identified a need for an additional 15,000 net new housing units, affordable to households at 60 percent of the AMI and below, over the 15 years between 2018 and 2033. These households are critical members of the workforce and an essential component of the local economy. As such, it is essential to ensure the availability of sufficient affordable housing, so these essential employees have an opportunity to live and work in the County. To partially address this need, in 2022, the Board of Supervisors doubled its housing production goal by committing to provide 10,000 units of affordable housing by 2034.

To partially address this need, in 2022, the Board of Supervisors doubled its housing production goal by the commitment to provide 10,000 net new affordable housing units by 2034. As part of this commitment, the Board has provided budget guidance to increase the level of funding to the Affordable Housing Development and Investment Fund (AHDI) to the equivalent of two pennies on the real estate tax rate in the next two years to support this goal.

Key to achieving the goals set forth in the Communitywide Housing Strategic Plan is the FCRHA's pipeline of affordable housing development projects. The following provides an overview of these projects by status (delivered, under construction, pre-development, or conceptual/planning phase). Additional information on HCD & FCRHA's work to achieve the 10,000 net new affordable housing unit goals can be found at: https://www.fairfaxcounty.gov/housing/AffordableHousingDashboard.

Projects Completed				
Project	**District**	**Project Type**	**Units**	**Status**
North Hill	Mt. Vernon	New – PPEA	279	Delivered
Ovation at Arrowbrook	Dranesville	New – Finance	274	Delivered
Oakwood	Franconia	New – PPEA	150	Delivered
One University	Braddock	New – PPEA	240	Delivered
Ilda's Overlook	Braddock	New-PPEA	80	Delivered
The Arden	Mt. Vernon	New – Finance	126	Delivered
Autumn Willow Senior	Springfield	New – PPEA	150	Delivered
ADUs/WDUs (80%AMI and below since 2020)	N/A	N/A	1,073	Delivered
FCRHA Financing Scattered Site Units at or below 60% AMI	N/A	N/A	81	Delivered
Total			**2,453**	

Projects Under Construction				
Project	**District**	**Project Type**	**Units**	**Delivery Status**
Telestar	Providence	New – Partnership	80	Late 2026
Indigo at McLean Metro	Providence	New Acquisition/Finance	456	Late 2026
The Exchange at Spring Hill Metro	Hunter Mill	New Acquisition/Finance	516	Late 2027
Fairfax Crest	Braddock	New – PPEA	279	Late 2026
Little River Glen IV	Braddock	New – HCD/FCRHA	60	Early 2026
Little River Glen I Renovation	Braddock	Preservation	120	Early 2026
Beacon's Landing	Fairfax City	New – Financing	54	Early 2027
Patrick Henry Program (PSH)	Mason	Replacement-CIP Program	16	Late 2027
Total			**1,581**	

Projects in Pre-Development Phase			
Project	**District**	**Project Type**	**Units**
Stonegate Village	Hunter Mill	Preservation	234
Franconia Govt Center Redevelopment	Franconia	New – PPEA	120
Crescent Apartments	Hunter Mill	Preservation	181
Kindred Crossing (at First Christian Church)	Mason	New – Financing	95
Agape House (Senior)	Sully	New – Financing	228
East County	Mason	New – PPEA	160
Innovation/Dulles Green	Dranesville	New – PPEA	250
Centreville Library	Sully	New-PPEA	170
Chantilly Library	Sully	New-PPEA	TBD
Total			**1,438**

Projects in Conceptual/Planning Phase				
Projects	**District**	**Project Type**	**Est. No. Units**	**Status**
Centreville Library	Sully	New	TBD	Planning
James Lee Homeownership	Mason	New	2-12	Planning
Chantilly Library	Sully	New - PPEA	200	Planning
Centreville Park & Ride	Sully	New – PPEA	140	Planning
Judicial Center	Providence – Fairfax City	New - PPEA	250	Planning
Crescent Redevelopment	Hunter Mill	Preservation & New – PPEA	TBD	Planning
Total Potential New			**Over 600**	

Equity Initiatives

Equity Review and Initiatives

The Fairfax County Strategic Plan envisions Fairfax County as a place where all people live in communities that foster safe, enjoyable, and affordable living experiences. Increasing the supply of affordable housing opportunities is the critical foundation to support stability and success of all residents, businesses, and places within Fairfax County. As a provider, developer, and financer of affordable housing, HCD sets policies and establishes practices to eliminate social and racial disparities in access to safe, stable, and affordable housing options throughout the County. HCD implements and adopts equitable organizational practices in partnership with those most impacted by social, racial and economic disparities in housing and community development, through community outreach and engagement practices.

Current Project Descriptions

1. **ADA Compliance – Housing (Countywide):** This is a continuing project to support improvements/modifications needed for FCRHA properties in order to comply with the Americans with Disabilities Act (ADA) settlement between the Board of Supervisors and the Department of Justice. Properties, such as 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, had modifications implemented in order to meet ADA compliance standards. Fifty-one FCRHA units in properties across the county were modified to Uniform Federal Accessibility Standards. FY 2027 funding of $50,000 has been included to continue to implement improvements.

2. **Housing Blueprint Project (Affordable Housing) (Countywide):** This is an ongoing program, allocating funding through an annual competitive selection process, NOFA, which leverages the Blueprint project funds with other financing opportunities from federal, state, and local funds, such as affordable housing proffers dedicated to specific geographic areas or special populations, and private resources. This also includes a competitive selection process, PPEA, for ground leasing of FCRHA properties for private development of affordable housing for special needs populations and low-income working families. Additional information on the Blueprint Program can be found at Housing Blueprint | Housing and Community Development (fairfaxcounty.gov). FY 2027 funding of $46,978,009 has been included for the Affordable Housing Program.

3. **Planning and Needs Assessment (Countywide):** This is a continuing project established to fund pre-development due diligence needed to determine the feasibility of potential sites, and conceptual planning activities for the development or redevelopment of affordable housing. FY 2027 funding of $1,400,000 has been included for planning and needs assessments.

Project Cost Summaries

Housing Development

($000's)

	Project Title Project Number	Source of Funds	Budgeted or Expended Through FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Total FY 2027 - FY 2031	Total FY 2032 - FY 2036	Total
1	ADA Compliance - Housing	G	***$1,106***	***$50***	$50	$50	$50	$50	$250	$250	$1,606
	HF-000036										
2	Housing Blueprint Project (Affordable Housing)	R	***C***	***$46,978***	$46,978	$46,978	$46,978	$46,978	$234,890	$234,890	$469,780
	2H38-180-000										
3	Planning and Needs Assessment	R	***C***	***$1,400***	$1,400	$1,400	$1,400	$1,400	$7,000	$7,000	$14,000
	2H38-226-000										
	Total		***$1,106***	**$48,428**	**$48,428**	**$48,428**	**$48,428**	**$48,428**	**$242,140**	**$242,140**	**$485,386**

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