



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 households 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:



Sully District

Located near Route 50 and 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.

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



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.

Lee District

Located on Belford Drive (Richmond Highway) in Alexandria

Funding:

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



North Hill



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.

Mount Vernon District

Located on Richmond Highway, Alexandria

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.