



# Briefing for the Advisory Social Services Board

## **Affordable Housing Snapshot: Fairfax County**

Tom Fleetwood, Director  
Department of Housing and Community Development (HCD)

April 13, 2022

# HCD EXECUTIVE LEADERSHIP

**Thomas Fleetwood**  
Director

**Amy Ginger**  
Deputy Director  
Operations

- Rental Assistance
- Rental Housing
- Financial Management and IT
- Policy and Compliance
- Administration

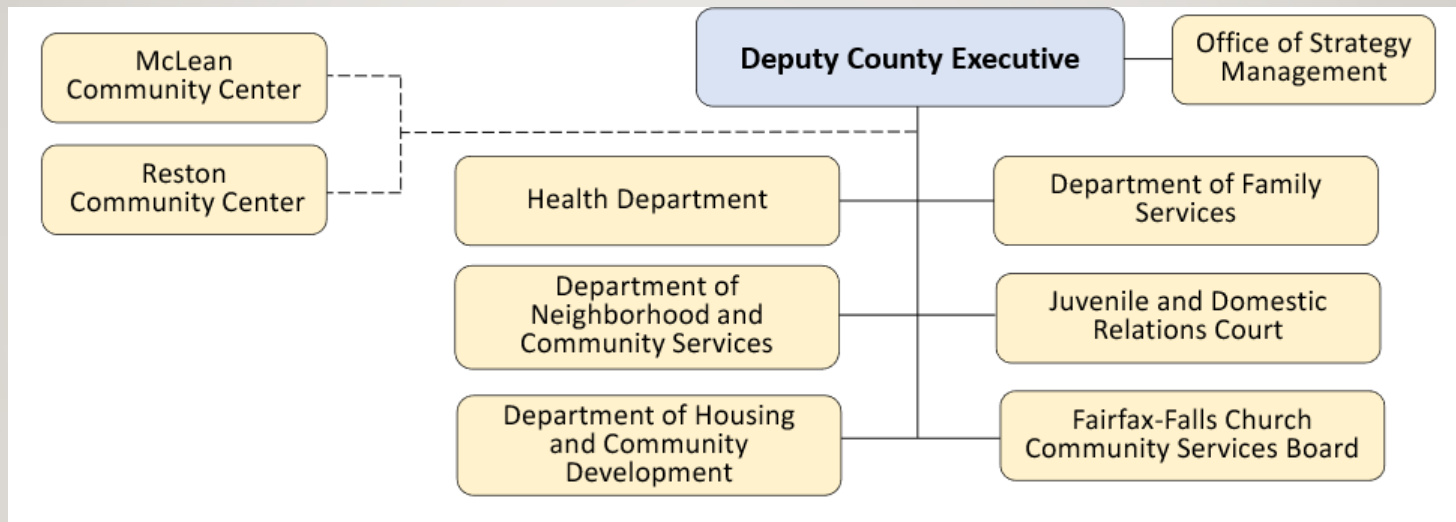
**Vacant**  
Deputy Director  
Real Estate Finance  
and Development

- Affordable Housing Development
- Homeownership and Relocation
- Real Estate Finance and Grant Management
- Design, Development and Construction

**Tom Barnett**  
Deputy Director  
Office to Prevent  
and End Homelessness

- Leasing and Facilities
- Continuum of Care
- Housing and Program Services
- Homeless Management Information System

# FAIRFAX COUNTY HEALTH AND HUMAN SERVICES SYSTEM



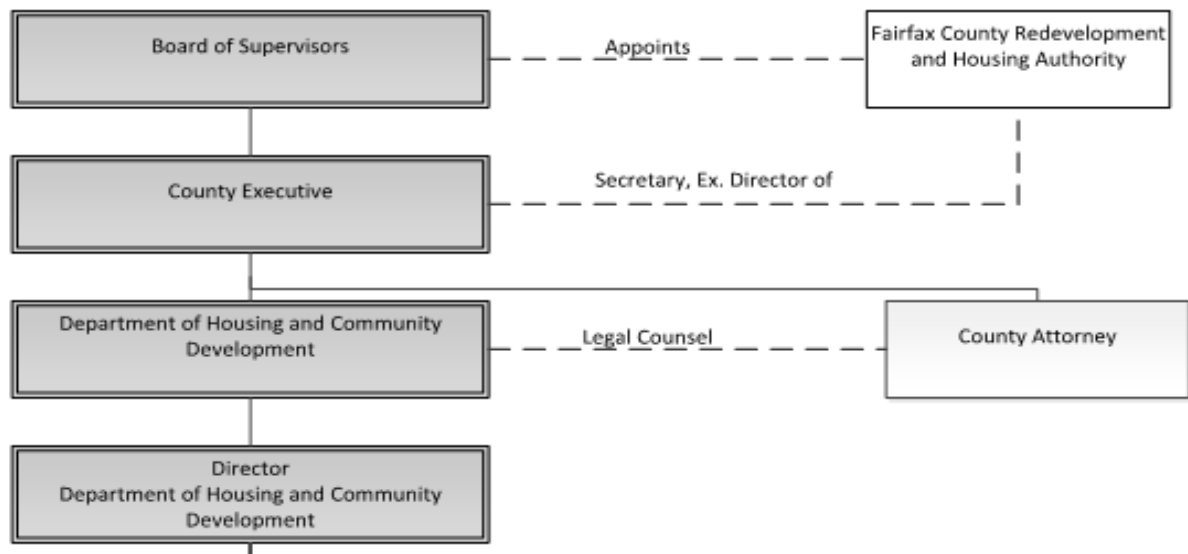
# FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY - FCRHA

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- Established in 1966
- Political subdivision of Commonwealth
- Separate legal entity
- 11 Commissioners appointed by Board of Supervisors
- Role is to set policy and direction for agency; provide oversight on use of RHA funds and properties
- HCD serves as staff to FCRHA



# Board of Supervisors Fairfax County Redevelopment and Housing Authority Department of Housing and Community Development



## FCRHA MISSION

The mission of the Fairfax County Redevelopment and Housing Authority is to initiate and provide opportunities for Fairfax County residents to live in safe, affordable housing and to help develop, preserve, and revitalize communities through fiscally responsible and open processes.



# FCRHA IMPACT IN THE COMMUNITY

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## The FCRHA owns/operates:

- 3,061 multifamily units, including federally-subsidized units formerly known as “Public Housing”
- 482 senior housing units
- 112 licensed assisted living beds
- 224 units/beds of specialized housing

## The FCRHA provides:

- 3,945 Federal Housing Choice Vouchers (includes Mainstream, FUP and VASH)
- 167 Local/State Rental Subsidy Vouchers
  - 74 vouchers for Bridging Affordability
  - 93 vouchers for SRAP

## FCRHA IMPACT IN THE COMMUNITY

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- Nearly 20,000 people live in housing provided by the Fairfax County Redevelopment and Housing Authority (FCRHA) and Fairfax County
- Countless more live in privately-owned housing developed with FCRHA financing
- Housing programs are meeting our mission:
  - Average household income served: \$25,164 for a family of three (22 percent of Area Median Income – “extremely low income”)
  - Approximately 35 percent of all households served in FCRHA/HCD programs include a person with a disability
  - Approximately 75 percent of homeless households placed in long-term affordable housing are served by FCRHA resources.





# Housing that is Affordable – A Critical Challenge

- Need 15,000 net new homes, identified as part of housing planning process, for families at 60 percent of AMI and below in the next 15 years
- About 30,000 low-moderate income renters are paying more than a third of their incomes for housing
- Almost 71,000 households in the county earning \$50,000 or less
- Rising rents and stagnant incomes mean the Fairfax County housing market is increasingly out of reach for lower income people
- Lack of housing affordable to a range of incomes poses major challenges to attracting and retaining businesses



# Why Having a Range Of Price and Age-appropriate Housing Matters in Fairfax County

Housing serves as a platform for **individual and family well-being**

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*Economic self-sufficiency and upward mobility*

*Student achievement and academic success*

*Physical and mental health and well-being*

Housing is the basis for **inclusive and diverse communities**

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*Equitable access to opportunities and services, regardless of race and socioeconomic status*

*Communities in which everyone can prosper*

Housing supports sustainable **local economic growth**

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*Housing opportunities to encourage people to both live and work in the community*

*Short commutes, easier to attract and retain workers*

*Communities that are world-class places to live, work and play*

# Moving Forward, Setting Goals

## Communitywide Housing Strategic Plan

- **Goal – New Production and Resources**
  - Produce a minimum of 5,000 new affordable units by 2034
  
- **Goal – Preservation of Affordable Housing Units**
  - The Board reaffirmed its commitment to no net loss of existing market affordable units
  
- **Goal – Innovative Land Use Policies, Regulatory Toolbox, and Financing Mechanisms**
  - The Board directed Deputy County Executive for planning and development to explore different tools to facilitate housing production and preservation

### Recommendation to the Board on Resources to Achieve Goal:

- Increase the Affordable Housing Fund the equivalent of one additional cent on the real estate tax rate (in addition to the current half penny)\*
  - Transfer of county land for affordable housing purposes, and co-location
- \* investment deferred to FY22 as a result of COVID-19*

# Under Construction

## Goal - New Production and Preservation

### Construction

Projects	Project Type	No. Units	Status
North Hill	New - PPEA	279	Complete – Fall 2022
Arden	New - Finance	126	Complete – Summer 2022
New Lake Anne House	Preservation - Finance	240	Complete – Summer 2022
Ovation at Arrowbrook	New - Finance	274	Complete – End of 2022
Oakwood	New - PPEA	150	Complete – Spring 2023
One University	New - PPEA	240	Complete – Summer 2024
<b>TOTAL</b>		<b>1309</b>	

## Goal - New Production and Preservation Design

Projects	Project Type	No. Units	Status
Stonegate Village	Preservation	234	Design
Autumn Willow	New - PPEA	150	Close – Summer 2022
West Ox/Route 50	New - PPEA	34	Design
Little River Glen IV	New - HCD	60	Design/Permitting
Little River Glen Renovation	Preservation	120	Design/Permitting
Dominion Square West	New–Partnership	175	Tax Credits – Spring 2023
Somos at McLean Metro	New-Partnership	450	Development Agrmt. In Process
Residences at the GC II	New – PPEA	275	Design
Franconia Police/Supervisor Site	New – PPEA	120	RFP for PPEA in Process
Penn Daw	New – PPEA/CMAR	TBD	RFQ for A/E Selection in Process
<b>TOTAL</b>		<b>1,618*</b>	*Exc. Penn Daw

# Stonegate Village



## Hunter Mill District

Located on Stone Wheel Drive in Reston

### Summary:

- Built in 1972; acquired in 1990
- 12.4-acre site
- Preservation project: 234 units
- Renovations include the following:
  - ✓ HVAC replacement
  - ✓ Site improvement
  - ✓ Building improvements
  - ✓ Accessibility
  - ✓ Modernization

### Status:

- Design in progress, no zoning action required
- Finance plan in development
- Bid 2023

### Funding:

- Anticipate LIHTC bonds and local funds

# Autumn Willow Senior Housing



## Springfield District

Located at Stringfellow Road and Autumn Willow Drive

## Summary

- PPEA Development
- 10.9-acre site
- 150 senior affordable residential units
- Zoning: R-1

## Status:

- Property transferred to FCRHA
- SE for independent living facility complete
- Low Income Housing Tax Credits (LIHTC) submission awarded in March 2021
- Permitting in progress
- Closing in Summer 2022

## Funding:

- Private equity, local funds, and LIHTC bonds

# Housing at Route 50/West Ox Road



## Sully District

Located near Route 50 and West Ox Road

### Summary:

- PPEA Development
- 34 units of affordable housing
- Zoning: C-8

### Status:

- Property transferred to FCRHA
- Unsolicited PPEA
- Competing Proposals
- Developer Selected/Approved October 2021, Interim Agreement entered 2021
- Board authorized Comp Plan Amend. (up to 35 DU/AC), Rezoning to R-30 w/ bonus density, and CDP/FDP by end of 2022

### Funding:

- Private equity and LIHTC



# Little River Glen I and IV



## Braddock District

Located at Little River Turnpike and Olley Lane

## Summary

- New Development
  - 60 affordable senior Independent Living units
- Redevelopment
  - 120 existing affordable senior Independent Living units
- 2.9-acre site on Little River Glen campus

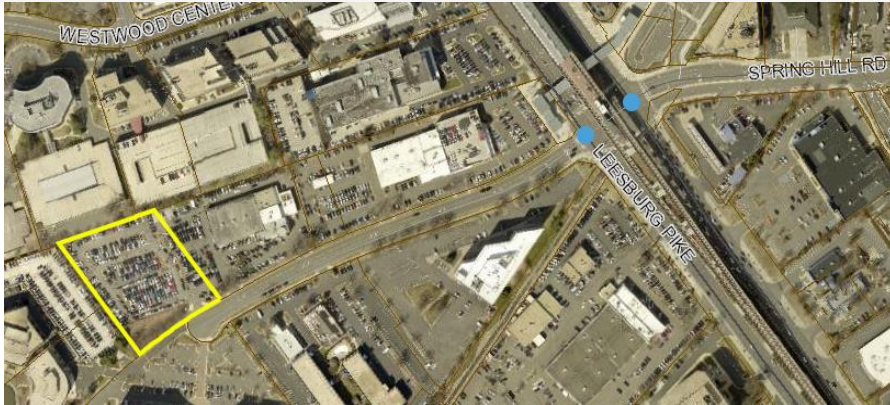
## Status:

- Design/Permitting in progress
- No zoning action required
- Bid 2022

## Funding:

- Bonds, LIHTC, and local funds

# Dominion Square West



## Hunter Mill District

1592 Spring Hill Road, Tysons

## Summary

- Non-Profit Partnership Development
- 2.0-acre site
- 0.2 miles from Spring Hill Station
- Approx. 175 units multi-family affordable residential Units
- Zoning: PTC

## Status:

- Property ultimately purchased by FCRHA
- Rezoning complete, FDPA complete
- Low Income Housing Tax Credits (LIHTC) submission in Summer 2023

## Funding:

- ARPA and MTW Funds (Land Acquisition), Private equity, local funds, and LIHTC bonds

# Somos at McLean Metro



## Providence District

1750 Old Meadow Road, Tysons

## Summary

- Partnership Development
- 4.0-acre site
- 0.33 miles from McLean Station
- 450 Dwelling Units with Minimum of 300 at 60% AMI
- 5,000 SF Office/Retail
- Zoning: I-4

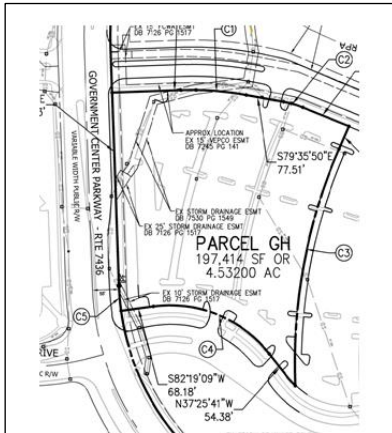
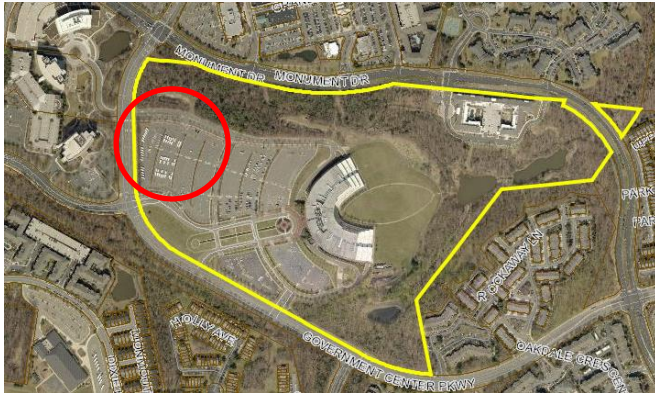
## Status:

- Property ultimately purchased by FCRHA
- Rezoning to PTC, CDP/FDP, in process
- Low Income Housing Tax Credits (LIHTC) submission in Summer 2023

## Funding:

- ARPA Funds (Land Acquisition), Private equity, local funds, and LIHTC bonds

# The Residences at the Government Center II



## Braddock District

12000 Government Center Parkway, Fairfax

## Summary

- PPEA Development
- 4.53-acre site
- No more than 275 multifamily affordable residential Units
- 60% AMI or below
- 10,000 – 15,000 SF ground floor non-residential space
- Zoning: PDC

## Status:

- Board approved property transfer to FCRHA
- Developer selected, entitlement and design in process
- Comp. Plan Amend., PCA, FDPA needed

## Funding:

- Private equity, local funds, and LIHTC

# Franconia Governmental Center Site



Lee District

6121 Franconia Road

## Summary

- PPEA Development
- 3.26-acre site
- Up to approx. 120 multifamily affordable residential Units including Magnet Housing
- 60% AMI or below
- Current site of Franconia Police Station, Lee District Supervisor, and Franconia Museum
- Zoning: R-2

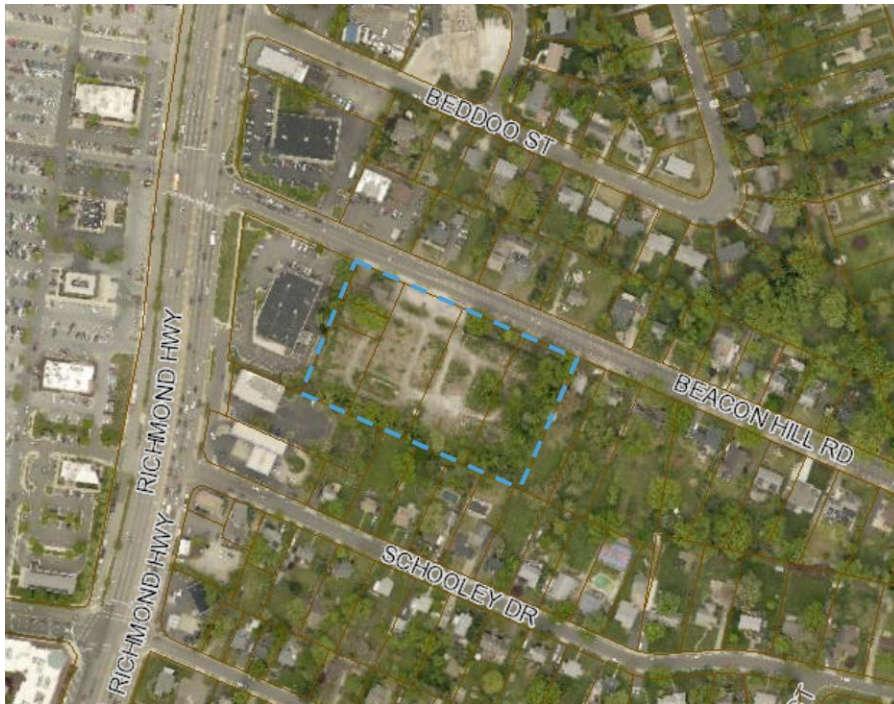
## Status:

- Board approved property transferred to FCRHA
- Request for Proposals through a PPEA in process
- Comp. Plan Amend., Rezoning, PCA, FDPA needed

## Funding:

- Private equity, local funds, and LIHTC

# Penn Daw Fire Station, Emergency Shelter and Supportive Housing, and Affordable Housing



Lee District

2801 Beacon Hill Road

## Summary

- PPEA Development, CMAR (TBD)
- 3.5-acre site
- 20,000 SF Fire Station
- 27,000 SF Emergency Shelter to replace existing Eleanor Kennedy shelter
  - ~50 emergency shelter beds
  - ~20 permanent supportive housing units
- 50,000 SF to 70,000 SF multifamily affordable housing facility w/ 1, 2, and 3-bed units
- 60% AMI or below
- Zoning: R-3/C-8

## Status:

- Request for A/E Qualifications, Design Firm selection underway
- Rezoning to R-20, 2232 needed

## Funding:

- County bonds, private equity, local funds, and LIHTC

## Goal: Innovative land use policies, regulatory toolbox, and financing mechanisms

- **Workforce Dwelling Comprehensive Plan Amendment (Adopted Feb. 2021)**
  - **Objective:** Enhance the delivery of units for households with lower-income. Comprehensive Plan Amendment for the Housing and Land Use Elements for the Policy Plan and for specific guidance on the Area Plans and the Glossary.
  
- **Affordable Housing Preservation Comprehensive Plan Amendment**
  - **Objective:** Enhance preservation of existing affordable housing stock for households with lower-income. Comprehensive Plan Amendment authorized by Board in April 2021 in progress to define “Affordable Housing Preservation” and types of preservation that can occur (e.g., physical real estate, affordability, and redevelopment).

## Goal: Innovative land use policies, regulatory toolbox, and financing mechanisms

### ➤ Affordable Housing Preservation Task Force

- **Objective:** Developed policy recommendations for creative and sustainable preservation of the county's existing stock of affordable housing consistent with One Fairfax Policy and industry best practices.

### ➤ Manufactured Housing Task Force

- **Objective:** Develop policy recommendations for creative and sustainable redevelopment and preservation of the county's manufactured housing (mobile home) stock consistent with One Fairfax Policy. Currently exploring five areas of strategic focus which includes study of and recommendations for land use component in June 2022.