



# Housing Initiatives and Development Update

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December 13, 2024

# Today's Discussion

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- Homelessness response
- New Development and Preservation Update
- Manufactured Housing
- Policy Initiatives



# Homelessness Response

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Critical County efforts underway in response to homelessness:

- Temporary overnight shelter in Reston **now open**
- Preparing former hotel property for use as new family shelter
- Replacement of Embrey Rucker and Eleanor Kennedy Shelters progressing
- Working to deliver new Permanent Supportive Housing units, including West Ox and Beacon Landing
- Startup of new State-funded Permanent Supportive Housing program; 300 new slots

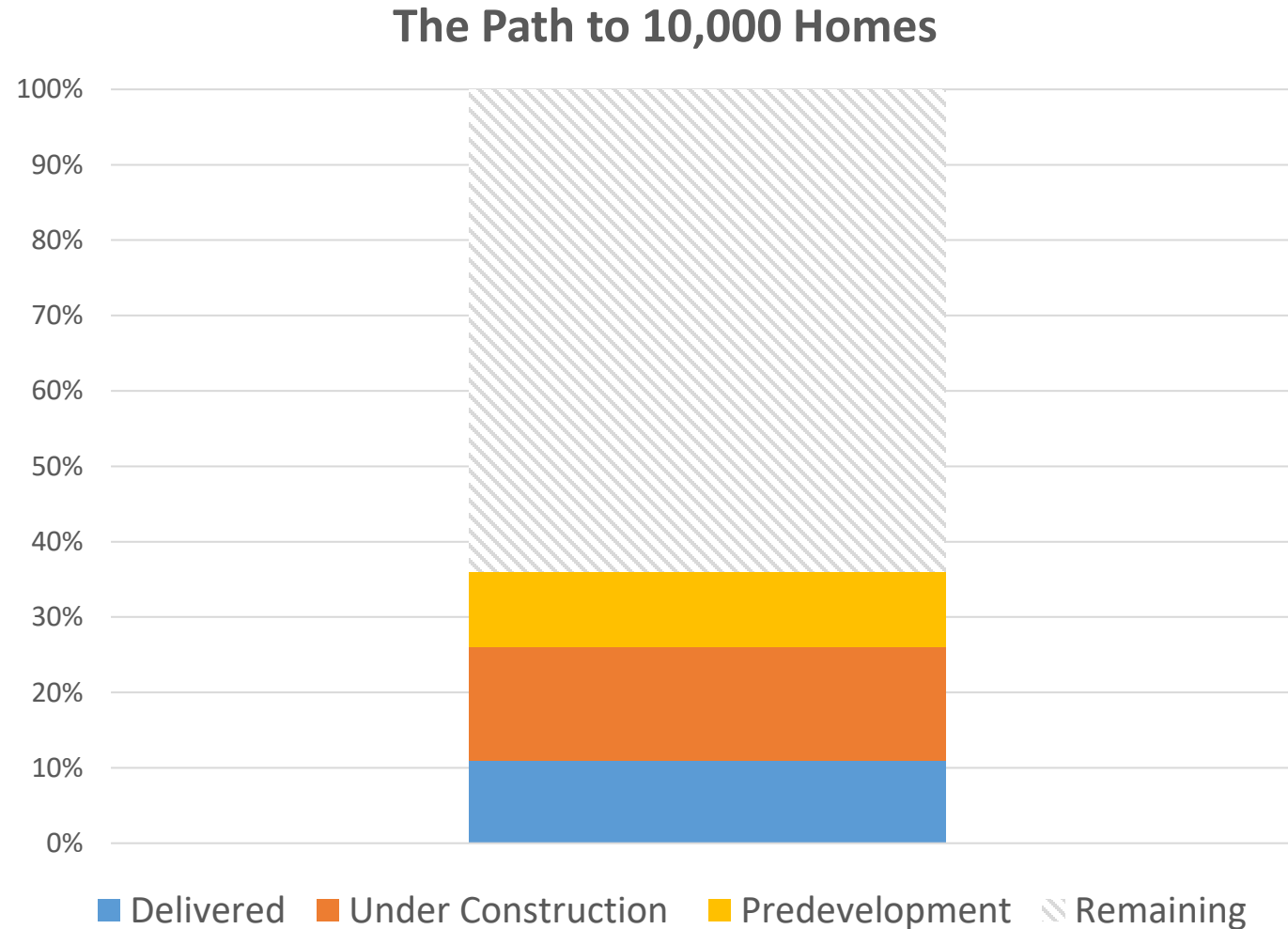
# Homelessness: New Resources

## New Permanent Supportive Housing Partnership

- 300 new PSH vouchers over the next three years
- Funds supportive services and housing
- \$20 million agreement with state
- Delay in MOU – now resolved
- Leasing to start by the Spring
- Substantial new option for persons with serious mental illness

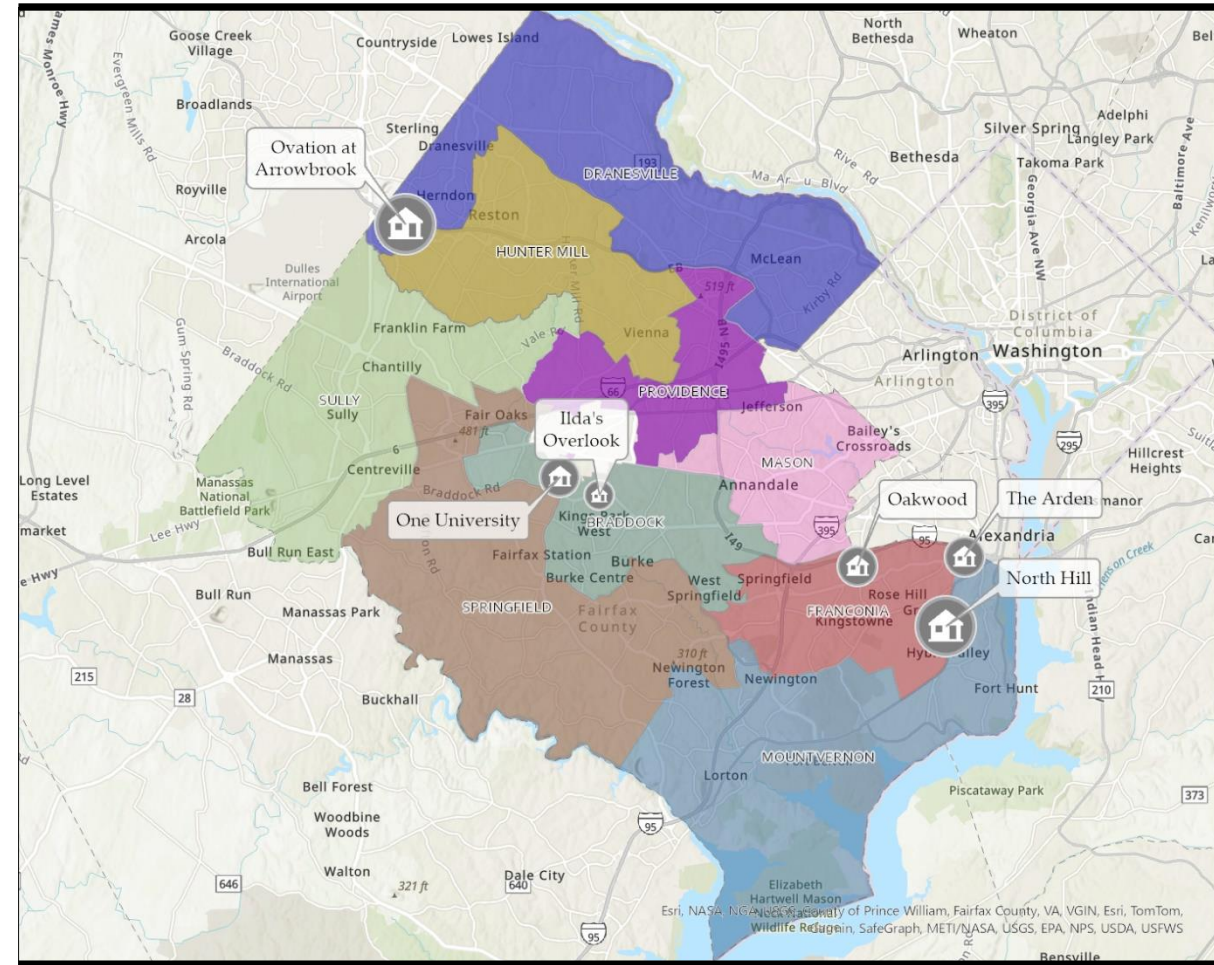


# Progress Toward Our 10,000 units by 2034 Goal



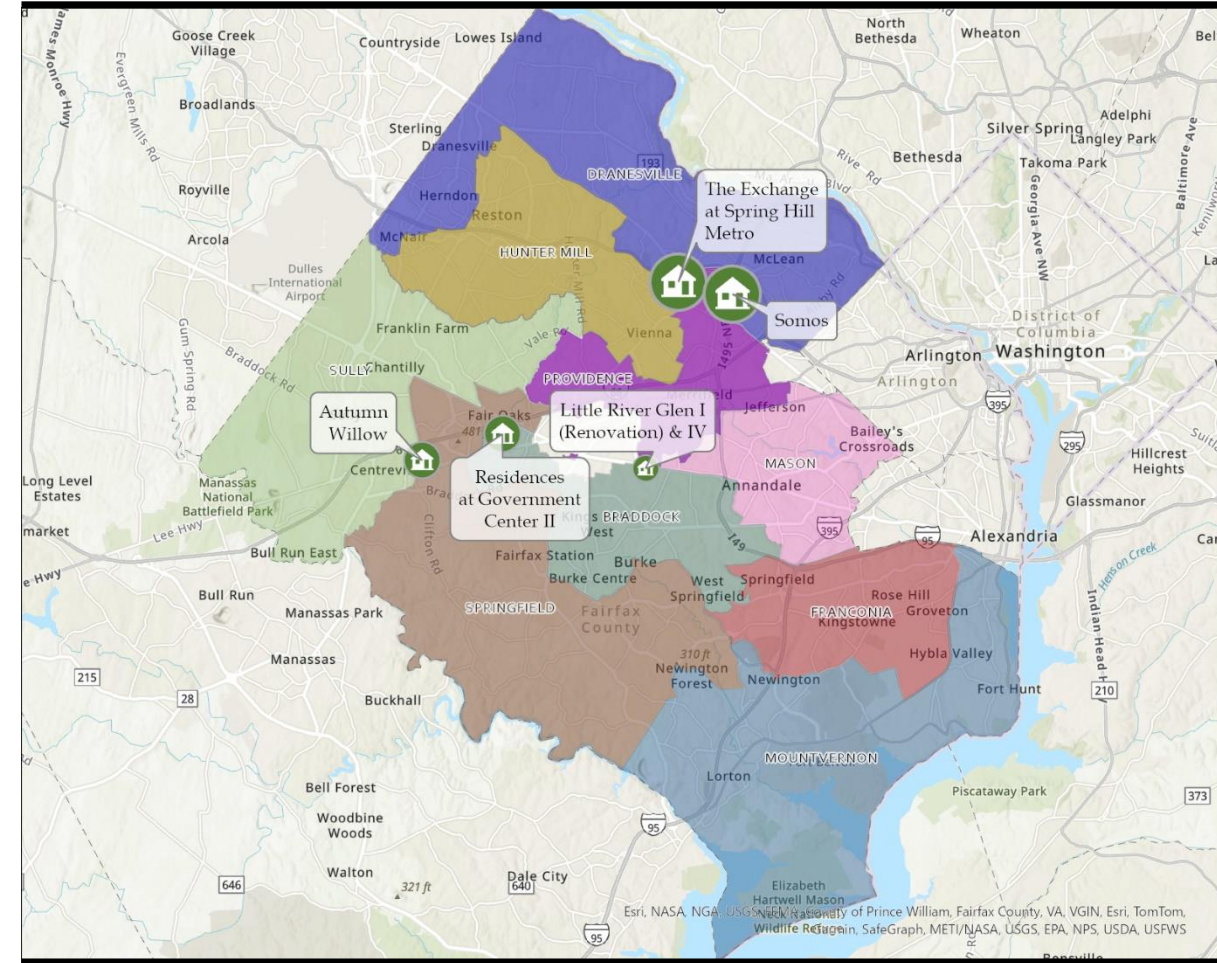
# New Production and Preservation – Completed Since 2020

District	Project Type	No. Units	Status
North Hill	Mount 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 - Finance	80	Delivered
The Arden	Mount Vernon New - Finance	126	Delivered
<b>TOTAL</b>		<b>1,149</b>	



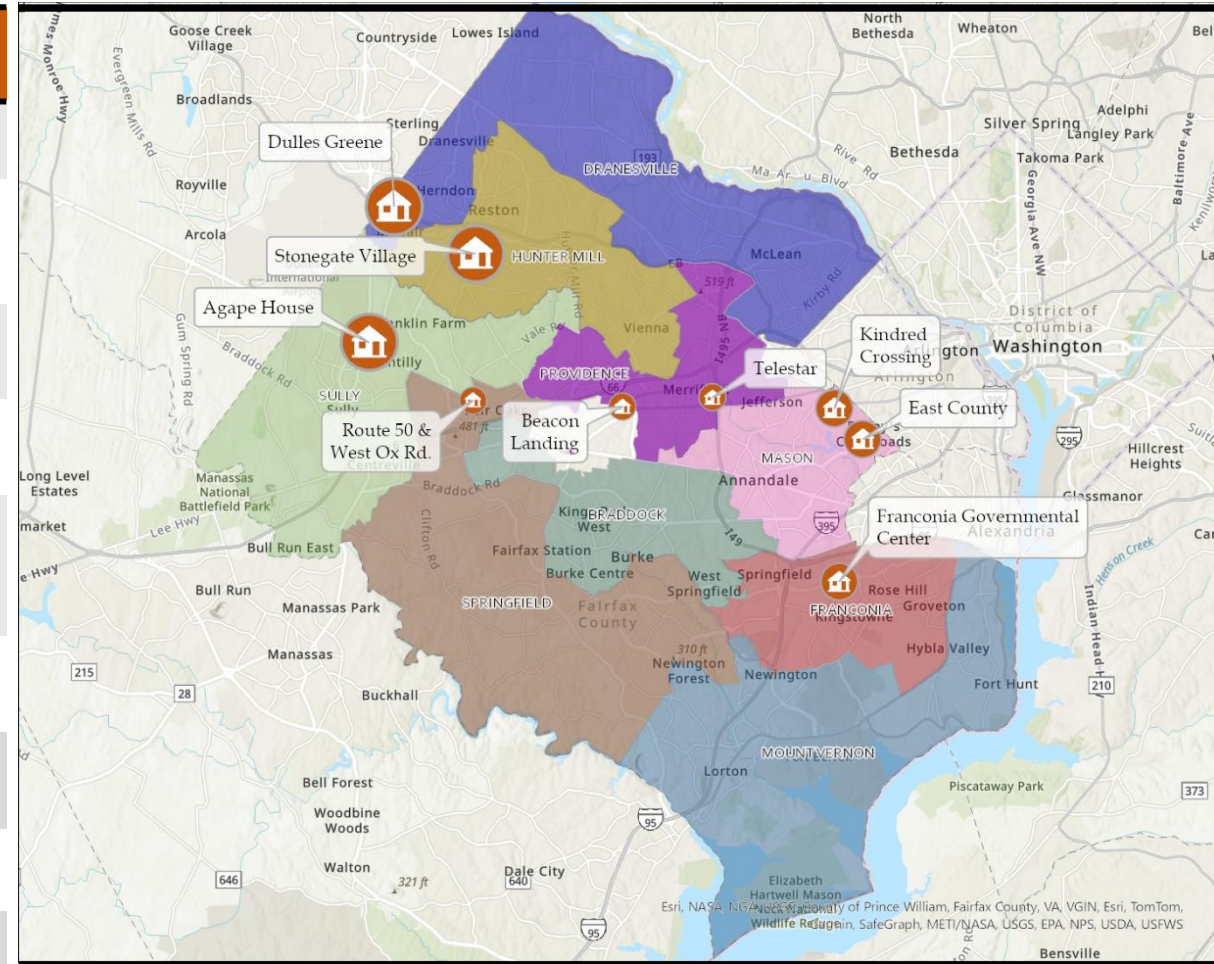
# New Production and Preservation - Under Construction

Projects	District	Project Type	No. Units	Status
Autumn Willow Senior	Springfield	New- PPEA	150	Completing – Early 2025
Somos at McLean Metro	Providence	New Acquisition/ Finance	450	Completing – End 2026
The Exchange at Spring Hill Metro	Hunter Mill	New Acquisition / Finance	516	Completing – End 2027
Residences at the GC II	Braddock	New – PPEA	279	Completing – Early 2027
Little River Glen IV	Braddock	New - HCD	60	Completing – Early 2026
Little River Glen I Renovation	Braddock	Preservation	120	Completing – End 2025
<b>TOTAL NEW</b>			<b>1,455</b>	



# New Production and Preservation – Pre-Development

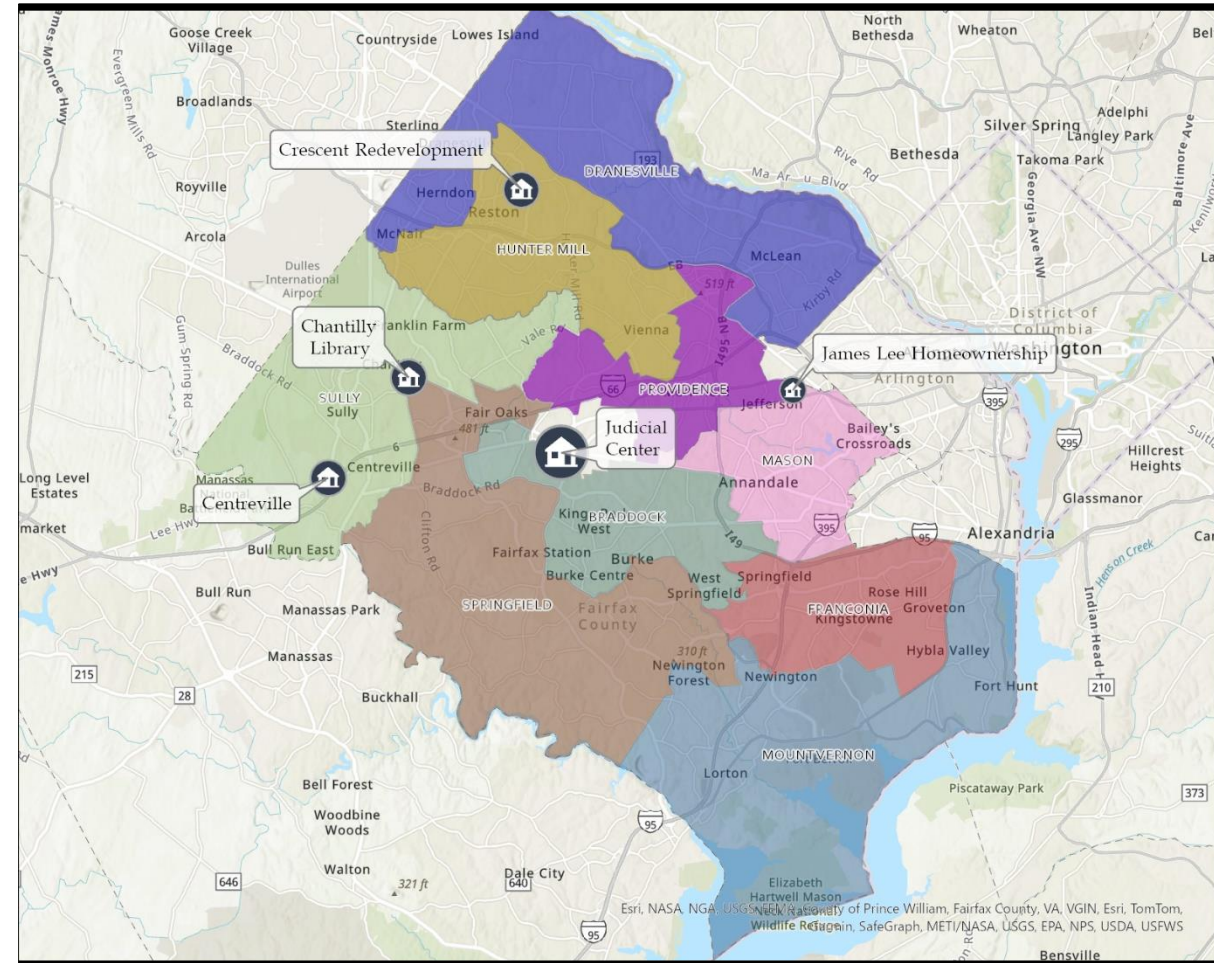
Projects	District	Project Type	No. Units	Status
Stonegate Village	Hunter Mill	Preservation	234	Design
Franconia GC Redevelopment	Franconia	New-PPEA	120	Preparing for Entitlement
West Ox/Route 50 PSH	Sully	New - PPEA	34	Entitlement
Telestar	Providence	New-Partnership	80	Closing FY 2025
Kindred Crossing (at First Christian Church)	Mason	New – Financing	95	Financing in development
Beacon Landing PSH (Lamb Center)	Fairfax City	New – Financing	54	Financing in development
Agape House (Senior)	Sully	New – Financing	250	Applied under NOFA
East County	Mason	New – PPEA	160	Solicitation FY25
Innovation/Dulles Green	Dranesville	New - PPEA	195	Solicitation FY25
<b>TOTAL POTENTIAL NEW</b>			<b>988</b>	



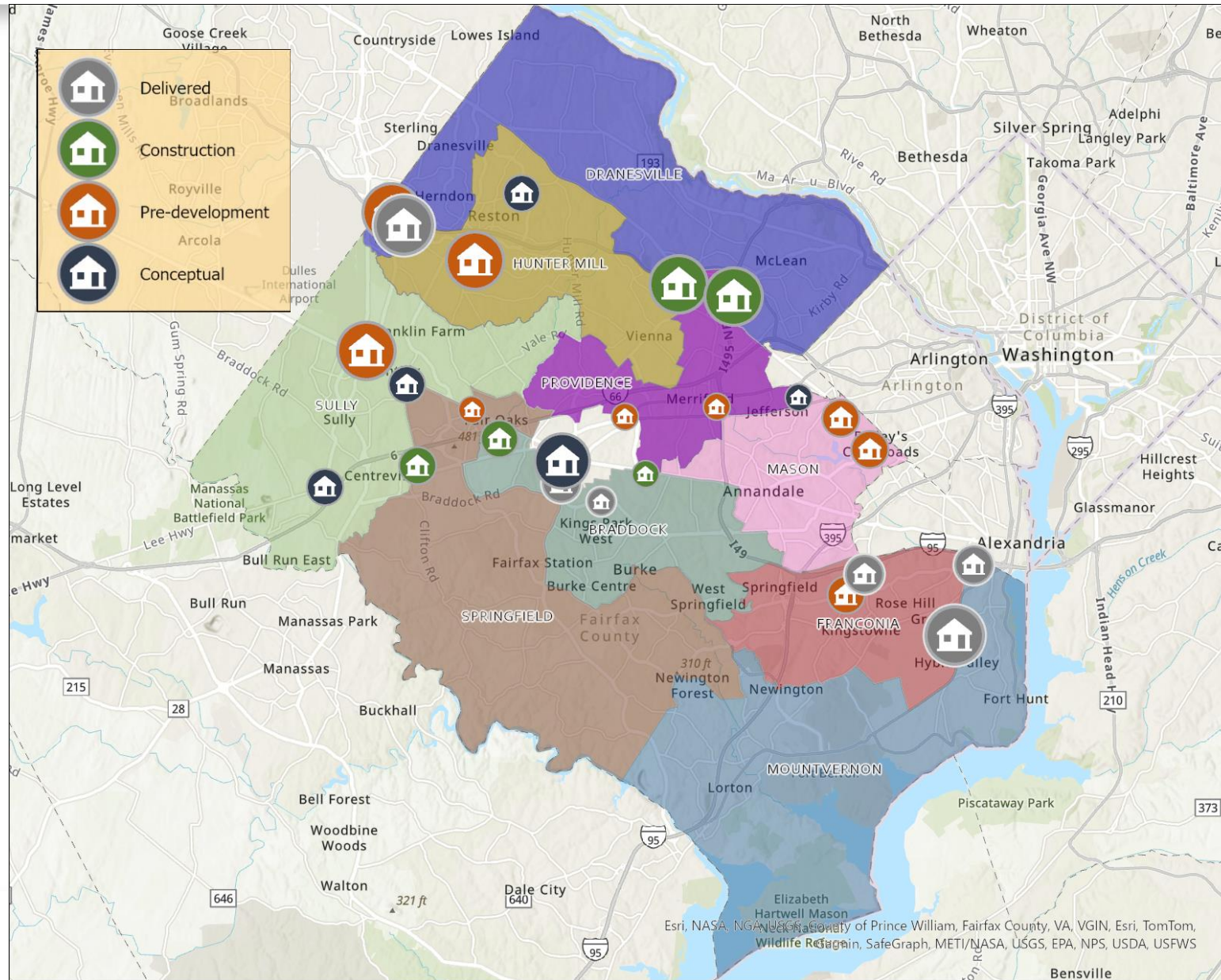


# New Production and Preservation – Conceptual

Projects	District	Project Type	Estimated No. Units	Status
James Lee Homeownership	Mason	New	2	Planning
Chantilly Library	Sully	New - PPEA	200	Planning
Centreville	Sully	New – PPEA	140	Planning
Judicial Center	Providence – Fairfax City	New - PPEA	250	Planning
Crescent Redevelopment	Hunter Mill	Preservation & New – PPEA	TBD	Planning
<b>TOTAL POTENTIAL NEW</b>			<b>Over 600</b>	



# Housing Development Pipeline as of November 2024



Esri, NASA, NOAA, National Center for Geographic Information Science, National Oceanic and Atmospheric Administration, National Science Foundation, National Security Agency, National Security Council, National Security Intelligence Council, National Security Council for Science and Technology, National Security Council for International Affairs, National Security Council for Economic Affairs, National Security Council for Environmental and Natural Resources, National Security Council for Health, Education, and the Arts, National Security Council for Intelligence and Counterterrorism, National Security Council for Information and Communications, National Security Council for International Security, National Security Council for Legal and Policy, National Security Council for Science and Technology, National Security Council for Special Operations, National Security Council for Veterans and the Americas, National Security Council for West and Central Europe, National Security Council for the Middle East, National Security Council for the Asia-Pacific, National Security Council for the Americas, National Security Council for the European Union, National Security Council for the African Union, National Security Council for the United Nations, National Security Council for the Organization for Security and Co-operation in Europe, National Security Council for the North Atlantic Treaty Organization, National Security Council for the Commonwealth of Independent States, National Security Council for the European Union, National Security Council for the African Union, National Security Council for the United Nations, National Security Council for the Organization for Security and Co-operation in Europe, National Security Council for the North Atlantic Treaty Organization, National Security Council for the Commonwealth of Independent States



# “Blueprint” Notice Of Funding Availability

- Approximately \$50 million NOFA issued
- Priorities:
  - *New housing production for households earning 60 percent of AMI and below, consistent with 10,000 unit goal*
  - *Preservation of “market affordable” apartment communities*
  - *Production of permanent supportive housing for formerly homeless individuals, in locations across the county*



# Preservation Activities

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- Market Affordable Survey: Winter/Spring
- Preservation Policy in action: Multiple Plan Amendments involve preservation opportunities
- Updated relocation guidelines drafted and out for public comment



# Manufactured Housing

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- Manufactured Housing work plan developed
- Submitted PRICE Grant application, awaiting funding decision
- Preparing to convene manufactured housing roundtable
- Repair Pilot RFP now out

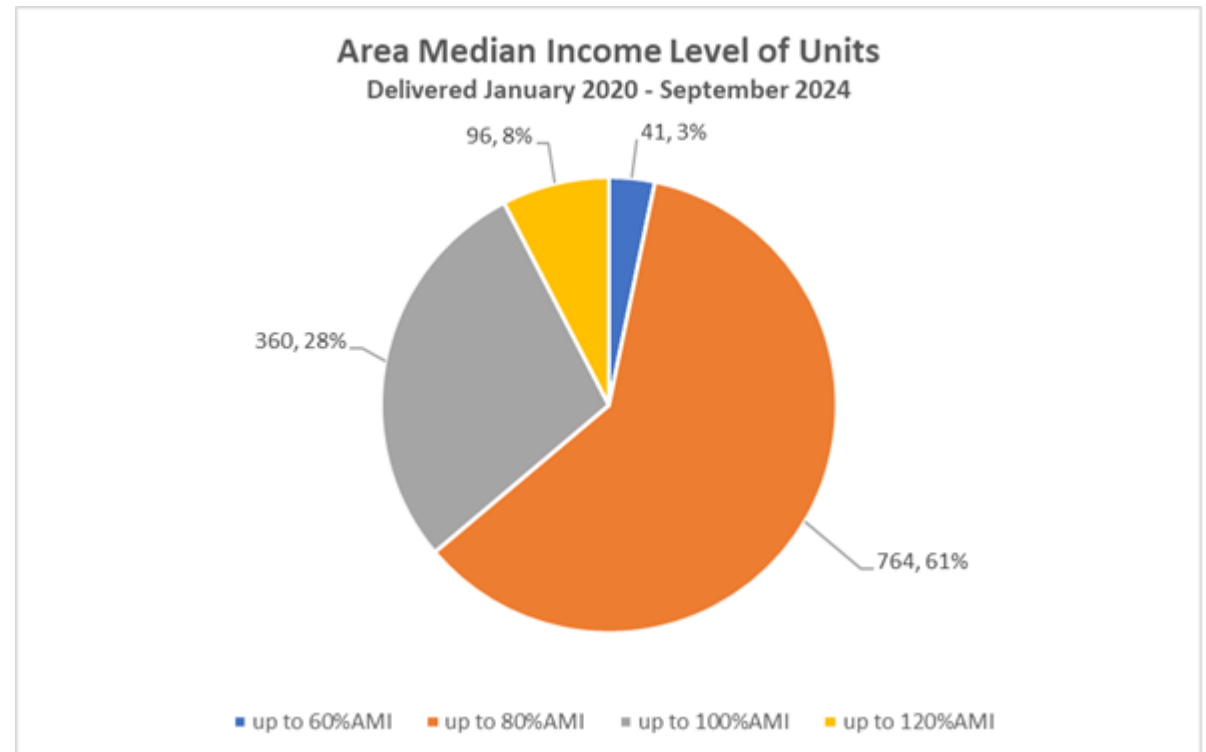


# Affordable & Workforce Dwelling Units Since 2020

In total, **1,261** new units affordable to households earning up to 50 percent to 120 percent of AMI have been delivered since January 2020, in the ADU/WDU programs including...

- **877 new rental units**
- **384 new for-sale units**

Another **185 new units** are expected to be delivered within the next year.



# Homeownership

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- For-sale WDU plan amendment adopted; administrative regulations drafted
- Streamlining the ADU and WDU buying process for both developers and buyers
- Preparing for the implementation of additional funding for down payment and closing cost assistance
- Anticipate issuing RFP for homeownership units on James Lee site in 2025



# Timelines for Policy Initiatives



## Updated WDU Administrative Guidelines



## Updated Relocation Guidelines (Introduction & Multi-Family Chapter)



## Manufactured Housing Pilot Grant Program



## Manufactured Housing Comprehensive Plan Amendment



## Relocation Guidelines (Manufactured Housing Chapter)







# Questions/Comments