



# Housing Initiatives and Development Update

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Department of Housing and Community Development

March 7, 2025

# Today's Discussion

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- Homelessness response
- New Development and Preservation Update
- Homeownership
- HCD Budget
- Federal Funding



# Homelessness Response

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Critical County efforts underway in response to homelessness:

- Temporary overnight shelter in Reston **open**
- Hypothermia program ends March 31
- Preparing Fair Ridge Shelter for opening in April
- Startup of new State-funded Permanent Supportive Housing program; 300 new slots

# Homelessness: New Resources

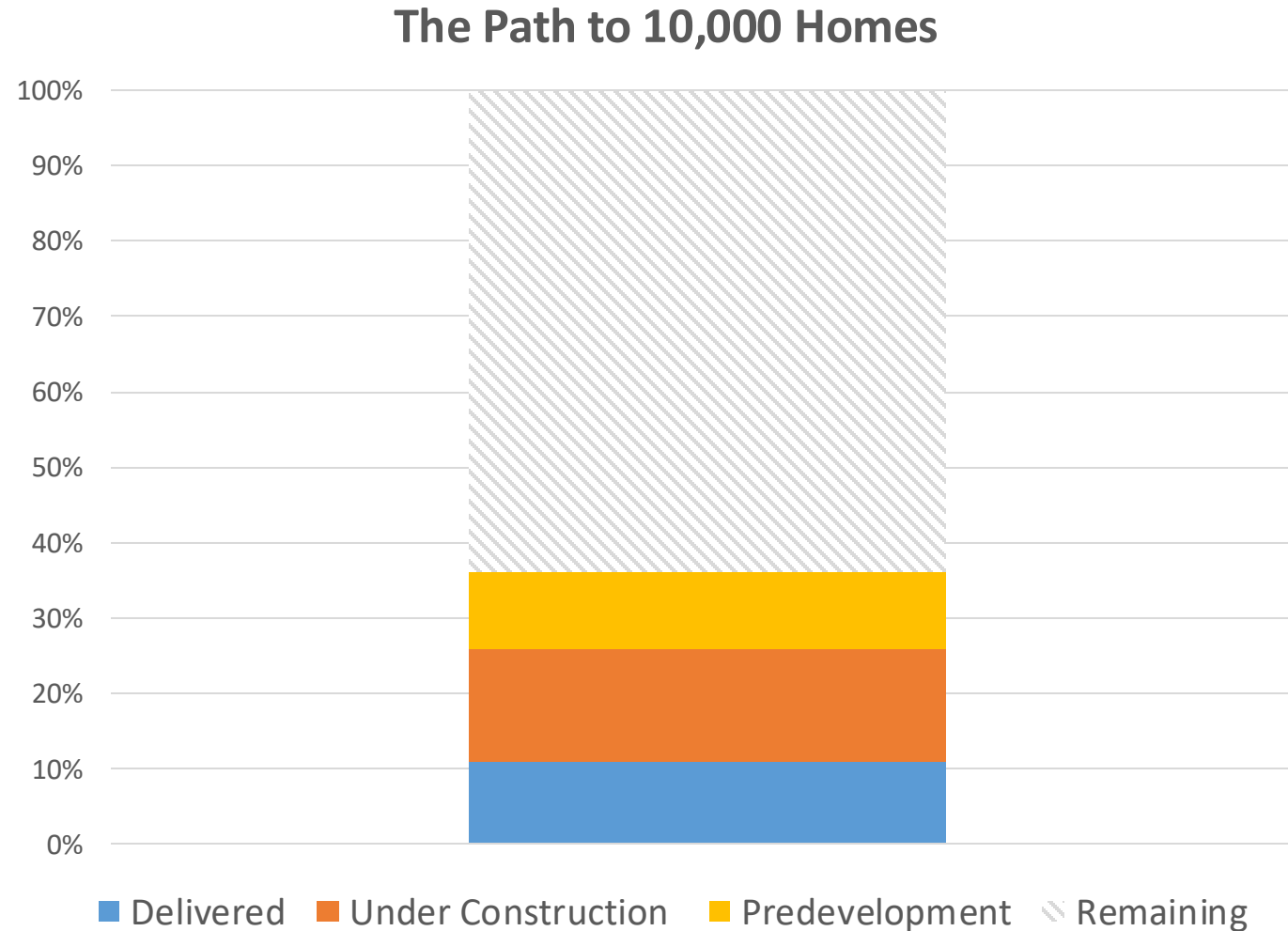
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## New Permanent Supportive Housing Partnership

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

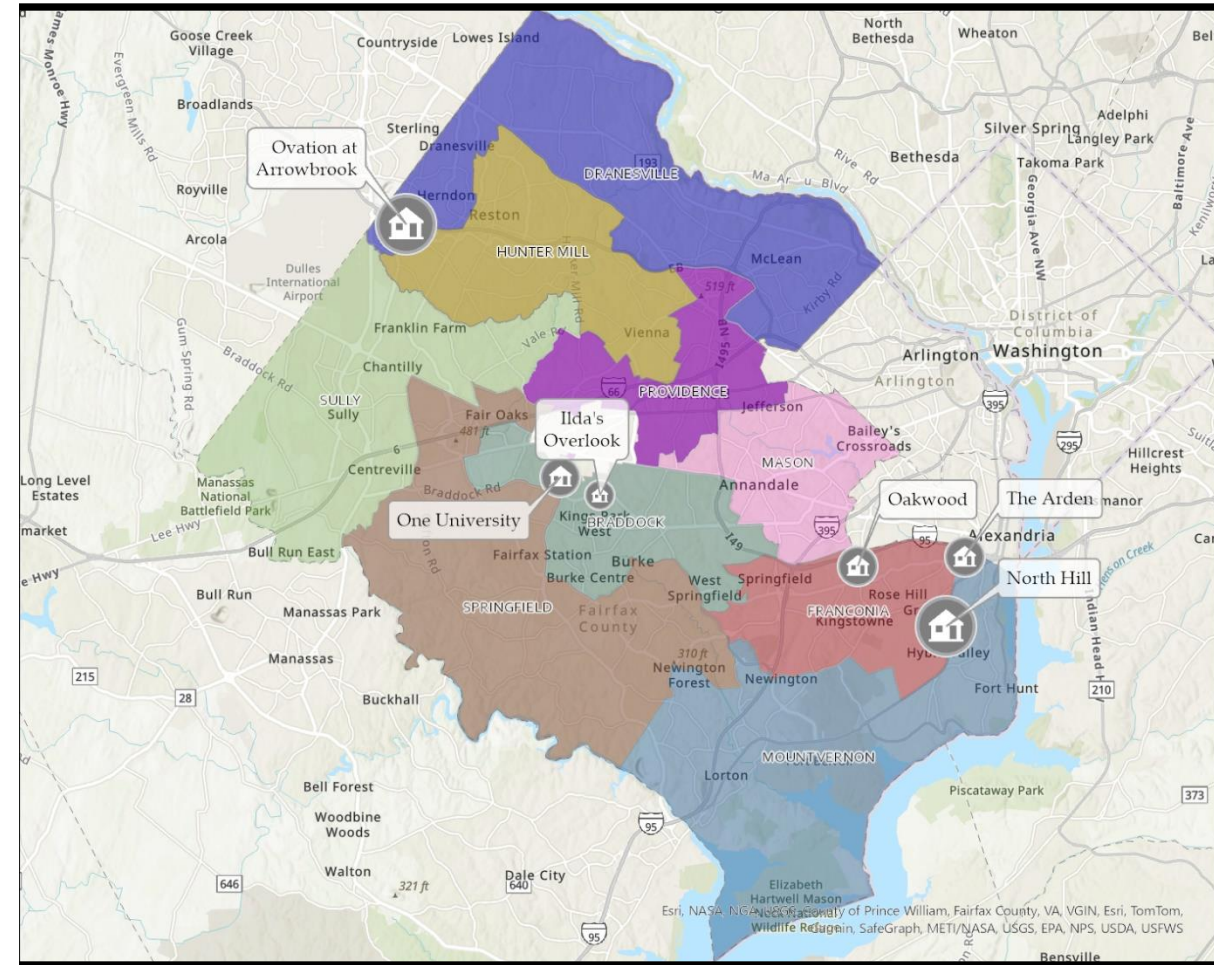


# Progress Toward Our 10,000 units by 2034 Goal



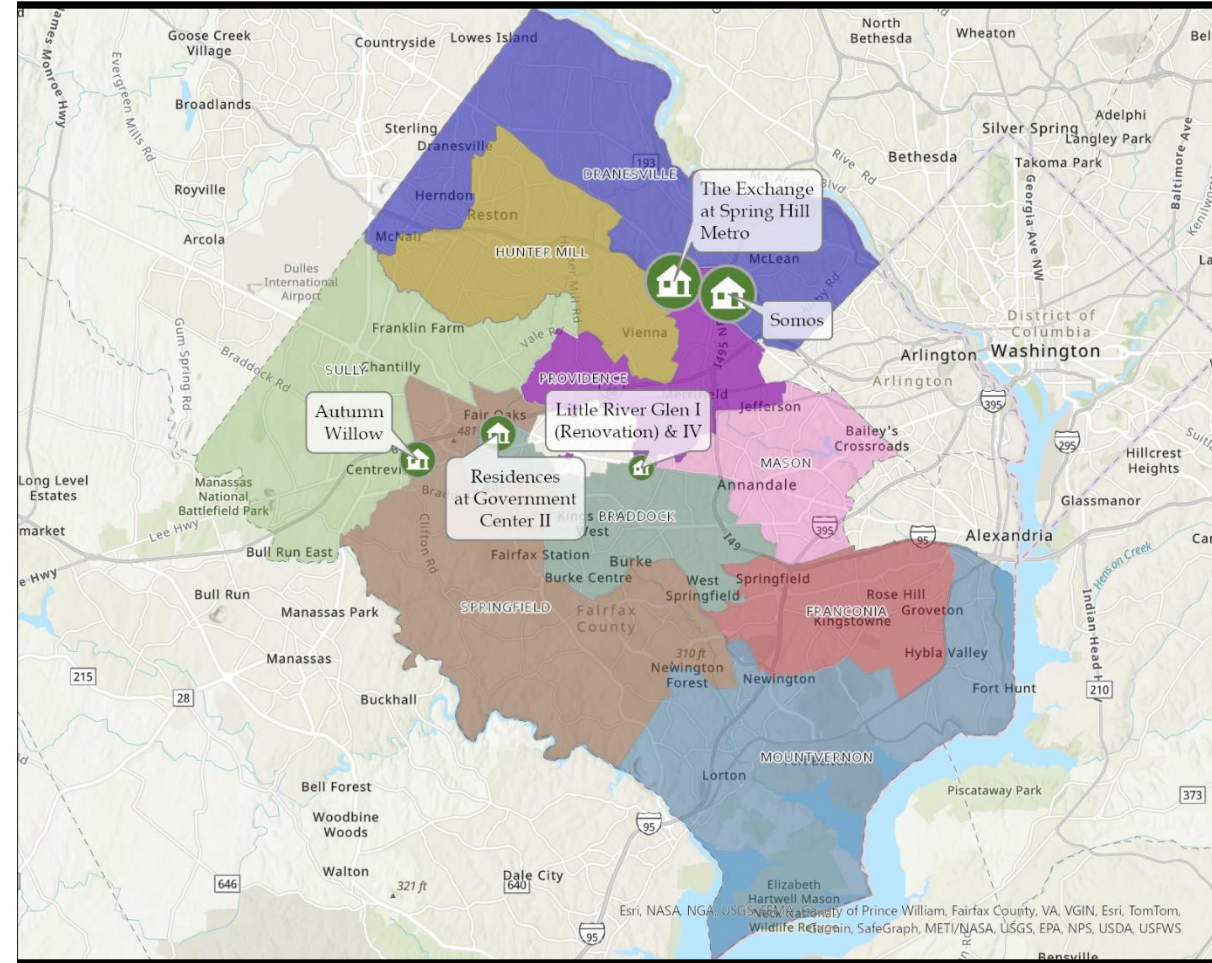
# New Production and Preservation – Completed Since 2020

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
Iida's Overlook	Braddock New - Finance	80	Delivered
The Arden	Mount Vernon New - Finance	126	Delivered
<b>TOTAL</b>		<b>1,149</b>	



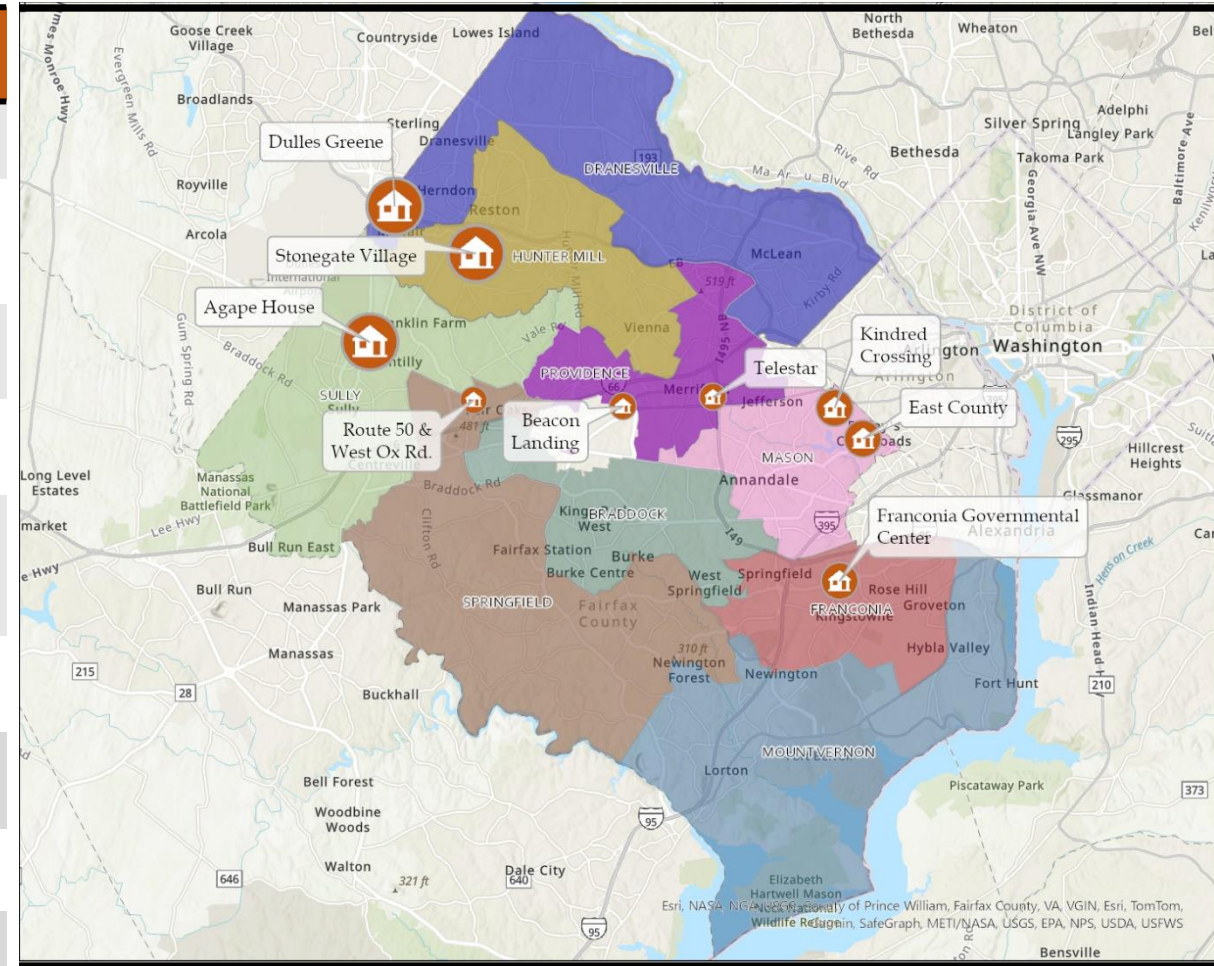
# New Production and Preservation - Under Construction

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

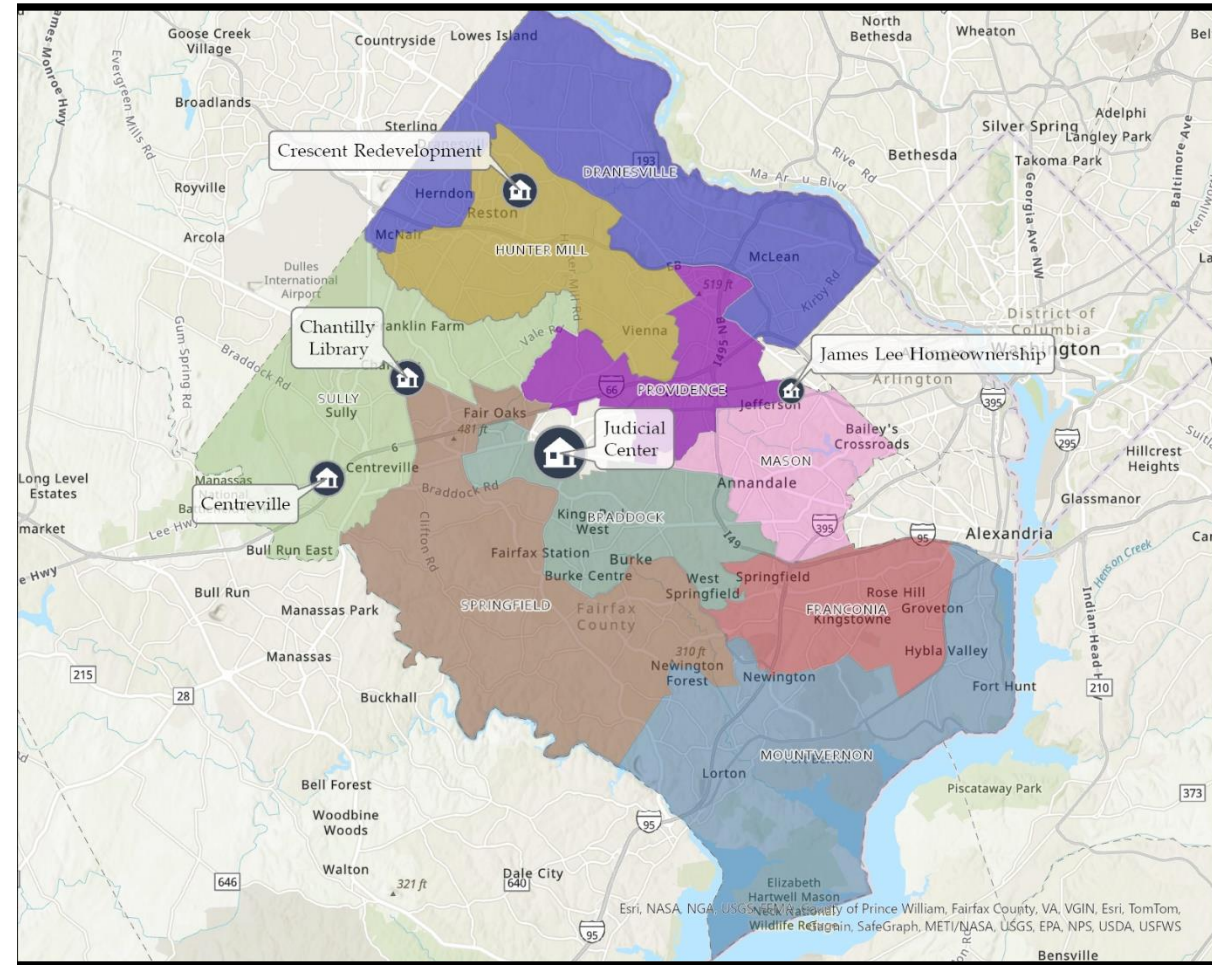
Projects	District	Project Type	No. Units	Status
Stonegate Village	Hunter Mill	Preservation	234	Design
Franconia GC Redevelopment	Franconia	New-PPEA	120	Preparing for Entitlement
West Ox/Route 50 PSH	Sully	New - PPEA	34	Entitlement
Telestar	Providence	New-Partnership	80	Closing FY 2025
Kindred Crossing (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>	



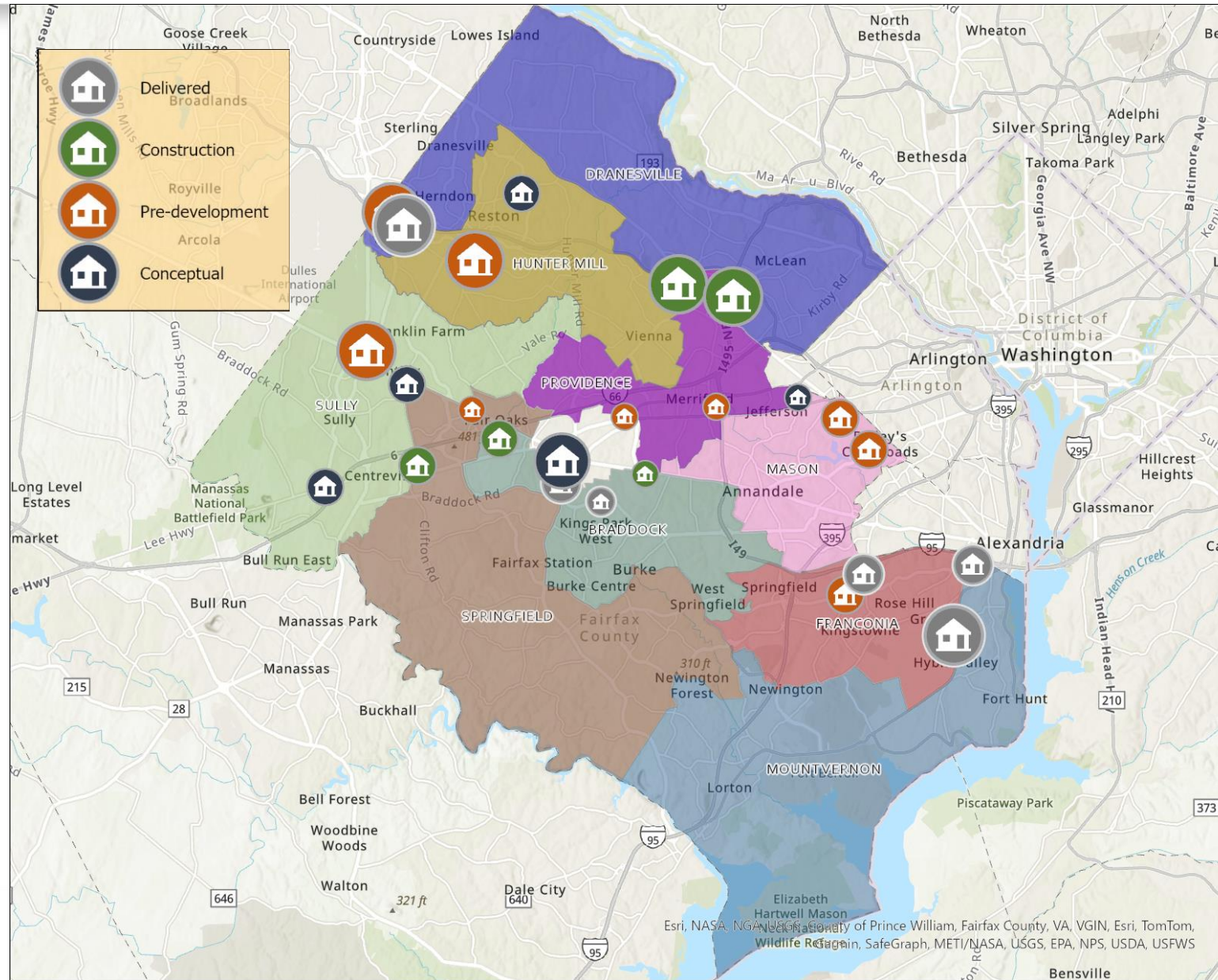


# New Production and Preservation – Conceptual

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



# “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*



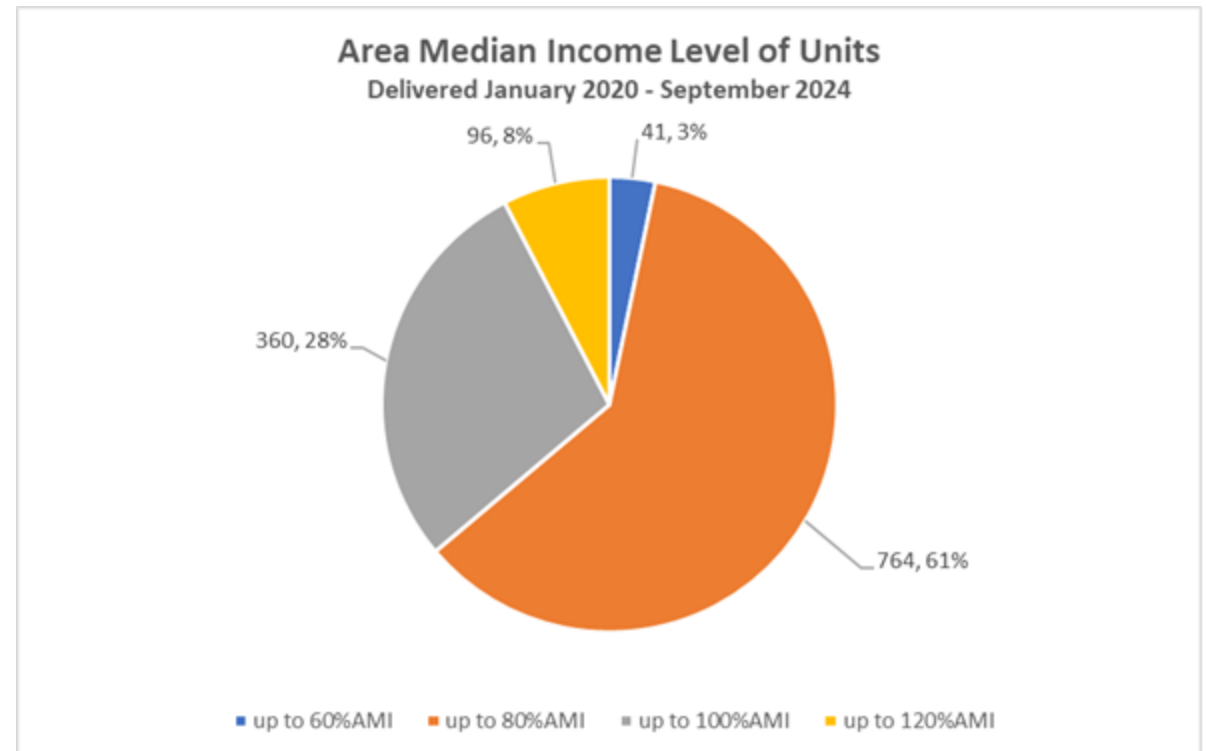
# Affordable & Workforce Dwelling Units Since 2020

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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 to be considered by the Board on March 18
- 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



# FY 2026 Advertised Budget - Highlights

- Board's budget guidance on Affordable Housing has identified a goal of reaching a total investment of two pennies on the Real Estate Tax rate by FY 2027
  - Funding necessary to reach goal of a minimum of 10,000 new affordable homes by the year 2034
- Proposal includes dedication of additional  $\frac{1}{4}$  penny, or \$8.49 million
  - Including existing penny, funding totals  $1\frac{1}{4}$  pennies, or \$42.44 million



# Federal Funding

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- Much remains unknown about next steps for federal funds
- Federal funding is the underpinning of Fairfax County's approach to affordable housing, and includes...
  - The Housing Choice Voucher program
  - CDBG and HOME
  - Continuum of Care funds
- Staff will continue to monitor the situation and keep AHAC informed





# Questions/Comments