



# Board of Supervisors Housing Committee Meeting

Taking Stock: Progress on Housing Initiatives and Development

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Department of Housing and Community Development

June 18, 2024

# Taking Stock: Today's Discussion

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Focus on our progress in a variety of areas:

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



# HCD Capacity

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The Board has continued to make critical new investments in HCD's institutional capacity:

- Manufactured Housing Coordinator: Hired
- FY 2025 positions either advertised or in process



# Homelessness Response

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Critical County efforts underway in response to homelessness:

- Establishing a temporary overnight shelter in Reston; moving forward on Rucker shelter replacement
- Preparing for next steps on Kennedy shelter replacement
- Progress on new Permanent Supportive Housing units, including West Ox and Beacon Landing (City of Fairfax)
- 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 this fall
- Substantial new option for persons with serious mental illness



# Completed Construction Since 2020: 950 Units

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950 new units affordable to households earning 60 percent of AMI and below have been delivered since January 2020, including...

- **Arrowbrook** (*Dranesville District*)
  - 274 units of family housing
- **Ilda's Overlook** (*Braddock District*)
  - 80 units of senior housing
- **North Hill** (*Mount Vernon District*)
  - 279 units (including 63 senior units)
- **Arden** (*Mount Vernon District*)
  - 126 units of family housing
- **Oakwood** (*Franconia District*)
  - 150 units of senior housing
- **ADUs and WDUs below 60% AMI: 41 (out of app. 1100 ADU/WDUs)**



# Under Construction: 1356 Units

Project	District	Project Type	No. Units	Status
One University	Braddock	New - PPEA	240	Completing – Summer 2024
Somos at McLean Metro	Providence	New Acquisition/ Finance	450	Completing – End 2026
Autumn Willow Senior	Springfield	New- PPEA	150	Completing – End 2024
The Exchange at Spring Hill Metro	Hunter Mill	New Acquisition /Finance	516	Completing – End 2027
<b>TOTAL</b>			<b>1,356</b>	

# Development Pipeline: Approx. 851 Units

Projects	District	Project Type	Units Added	Status
Agape House (Senior)	Sully	New – Financing	250	Financing in development
Telestar	Providence	New-Partnership	80	Closing Late 2024
Residences at the GC II	Braddock	New – PPEA	279	Closing Fall 2024
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
Little River Glen IV	Braddock	New - HCD	60	Closing June 2024
Little River Glen I (120 FCRHA Units)	Braddock	Preservation	Renovation	Closing June 2024
Stonegate Village (234 FCRHA Units)	Hunter Mill	Preservation	Renovation	Design
West Ox/Route 50 PSH	Sully	New- PPEA	33	Design/Land Use
<b>TOTAL</b>			<b>851</b>	



# Planning Pipeline: Approximately 957 Units

Projects	District	Project Type	Estimated No. Units	Status
East County	Mason	New – PPEA	160	PPEA RFP in CY 2024
Innovation/Dulles Green	Dranesville	New - PPEA	195	PPEA RFP in CY 2024
James Lee Homeownership	Mason	New – PPEA	2	PPEA RFP in CY 2024
Chantilly Library	Sully	New - PPEA	200	Planning
Centreville	Sully	New – PPEA	140	Planning
Fairfax Crossing (Fair Oaks Business Park)	Springfield	New – Possible LIHTC	140	Planning
Franconia Government Center	Franconia	New – PPEA	120	PPEA process with FCRHA
<b>TOTAL</b>			<b>Approx. 957</b>	

# “Blueprint” Notice Of Funding Availability

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- Anticipate issuing approximately \$32.2 million NOFA this summer
- Planned 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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- 2024 Market Affordable Survey:  
Summer
- Preservation Policy in action:  
Multiple Plan Amendments involve  
preservation opportunities
- Creekside Village (Franconia  
District): 319 units preserved; to be  
renovated



# Manufactured Housing

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- New Manufactured Housing Coordinator in place
- Developed the draft PRICE Grant application; deadline extended to July 10
- Preparing to solicit for the manufactured housing repair program



# Affordable & Workforce Dwelling Units Since 2020

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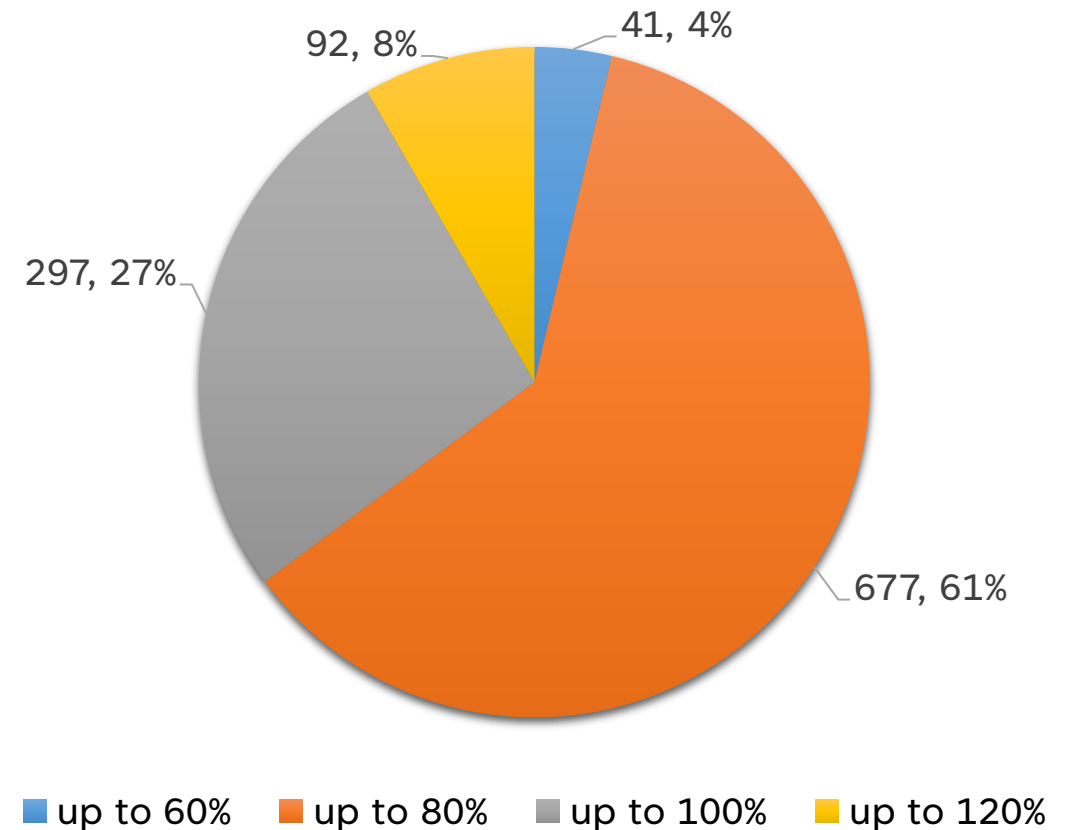
In total, **1107 new units** affordable to households earning up to 50 percent to 120 percent of AMI have been delivered since January 2020, in the ADU/WDU programs including...

- **776 new rental units**
- **331 new for-sale units**

Another **220 new units** are expected to be delivered within the next year.

**Area Median Income Level of Units**

Delivered 2020-2024



# Homeownership

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- New leadership in place in the Homeownership Division
- Focusing on 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



# Timelines for 2024 Policy Initiatives



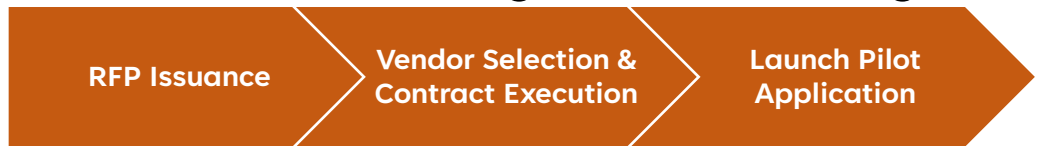
## WDU For-Sale Comp Plan Amendment and Guidelines



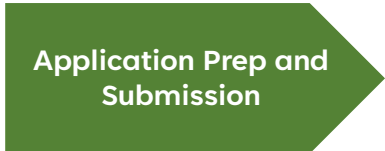
## Relocation Guidelines (Introduction & Multi-Family Chapter)



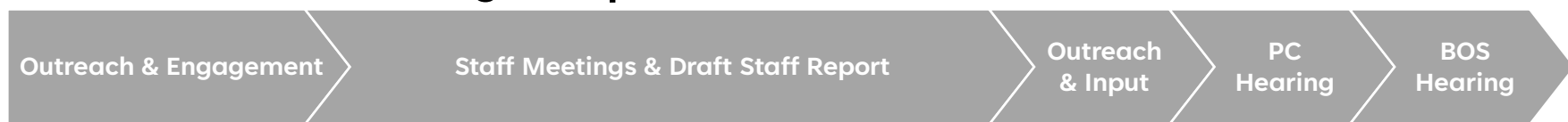
## Manufactured Housing Pilot Grant Program



## PRICE Grant

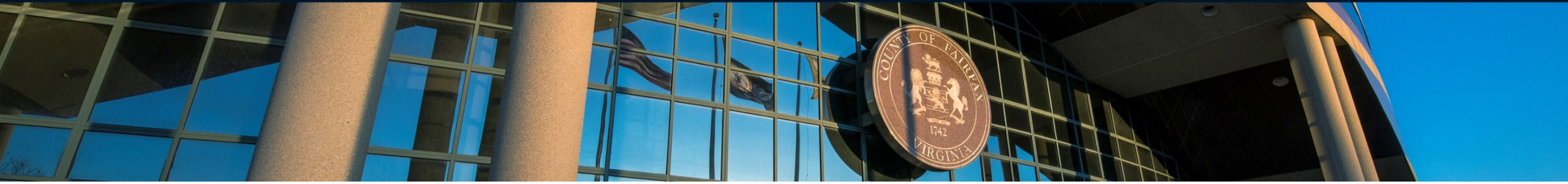


## Manufactured Housing Comprehensive Plan Amendment



## Relocation Guidelines (Manufactured Housing Chapter)





# Questions/Comments