



**Affordable Housing Advisory Council
November 5, 2021**

Housing Is Intrinsicly Important

Housing is the platform for individual and family health and well-being.

*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.

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

*Communities in which
everyone can prosper*

Housing supports sustainable local economic growth.

*Encourages people to both
live and work in the
community*

*Short commutes, easier to
attract and retain workers*

*World-class places to live,
work and play*

Affordable Housing – A Critical Challenge

- Need 15,000 net new homes, identified as part of Communitywide Housing Strategic Plan, for families at 60 percent of AMI and below by 2034
- About 30,000 renters with low-moderate income pay more than a third of their income for housing
- Almost 71,000 households in the county earn \$50,000 or less
- Rising rents and stagnant incomes mean the Fairfax County housing market is increasingly out of reach for people with lower income
- Lack of housing affordable to a range of incomes poses major challenges to attracting and retaining businesses

What Agencies and Bodies Address Housing Affordability

- Fairfax County Housing and Redevelopment Authority (FCRHA)
- Department of Housing and Community Development (HCD)
- Office of Human Rights and Equity Programs (OHREP) - Fair Housing
- Affordable Housing Advisory Council (AHAC) and the Continuum of Care Council (CoC)
- Department of Planning and Development (DPD) – Land Use, Zoning, Planning and Development
- Health Department
- Neighborhood and Community Services (NCS)

Fairfax County Redevelopment and Housing Authority - FCRHA

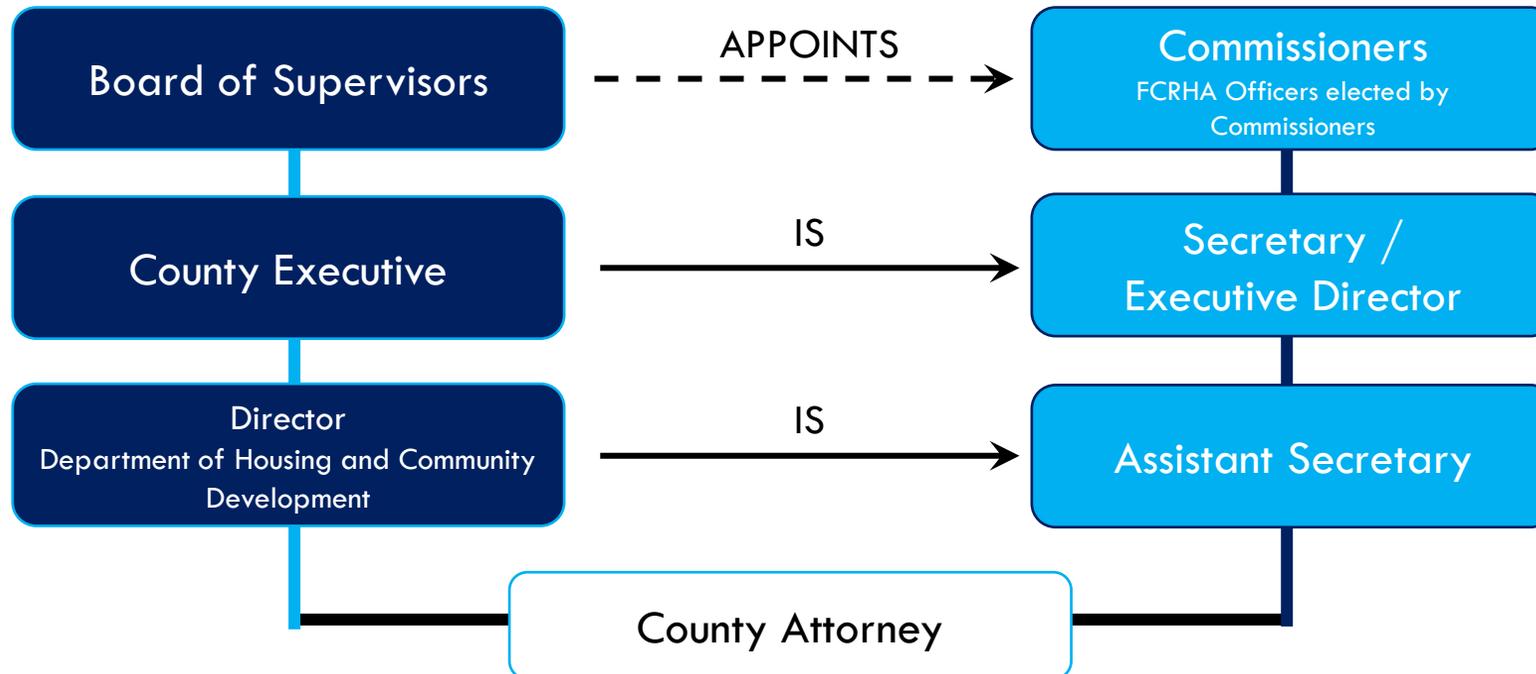
- Established in 1966
- Political subdivision of Commonwealth
- Separate legal entity
- 11 Commissioners appointed by Board of Supervisors
- Role is to set policy and direction for agency; provide oversight on use of FCRHA funds and properties
- HCD serves as staff to FCRHA



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.

Fairfax County HCD and the FCRHA



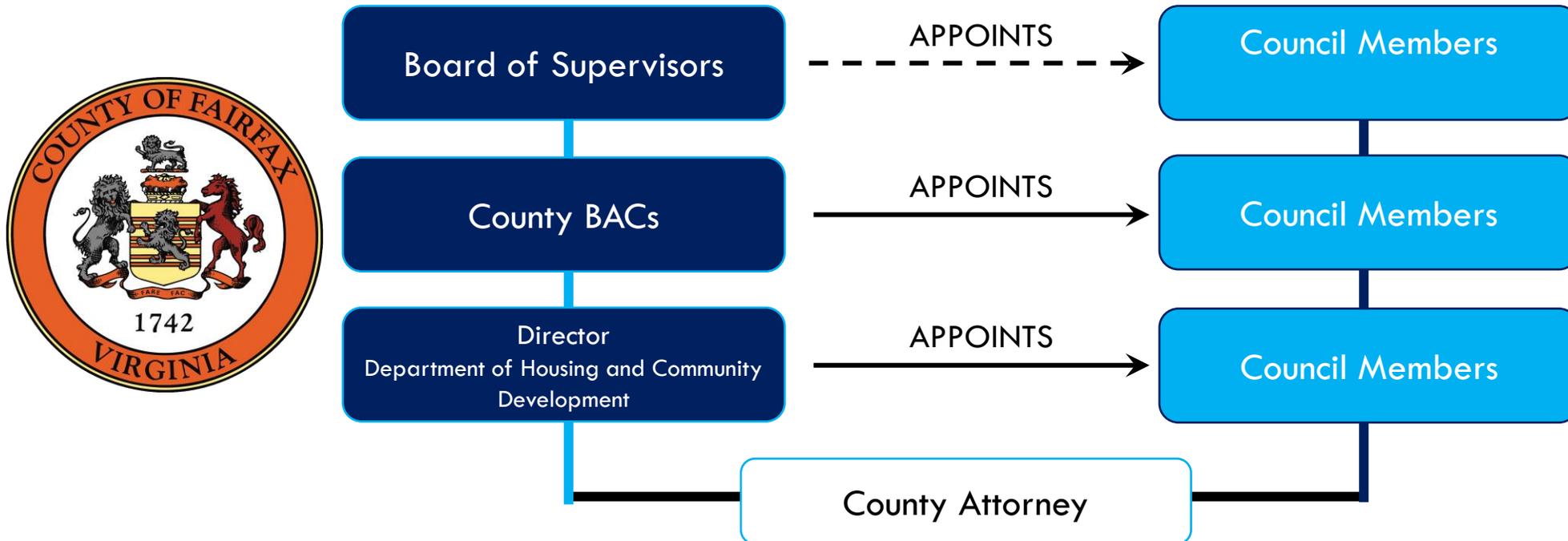
Affordable Housing Advisory Council (AHAC)

- First established by the Board on May 23, 2005; rechartered as a Board Authority Commission on June 22, 2021
- Official Council of the Board of Supervisors
- 36 Commissioners appointed or confirmed by Board of Supervisors
- Role is to ensure progress in achieving the Communitywide Housing Strategic Plan, the Countywide Strategic Plan and any additional adopted or successor affordable housing development or preservation guidance
- The Continuum of Care Committee is committee of the Council
- To ensure continuity between AHAC and the CoC Committee, the Chair of the CoC Committee serves as a member of AHAC

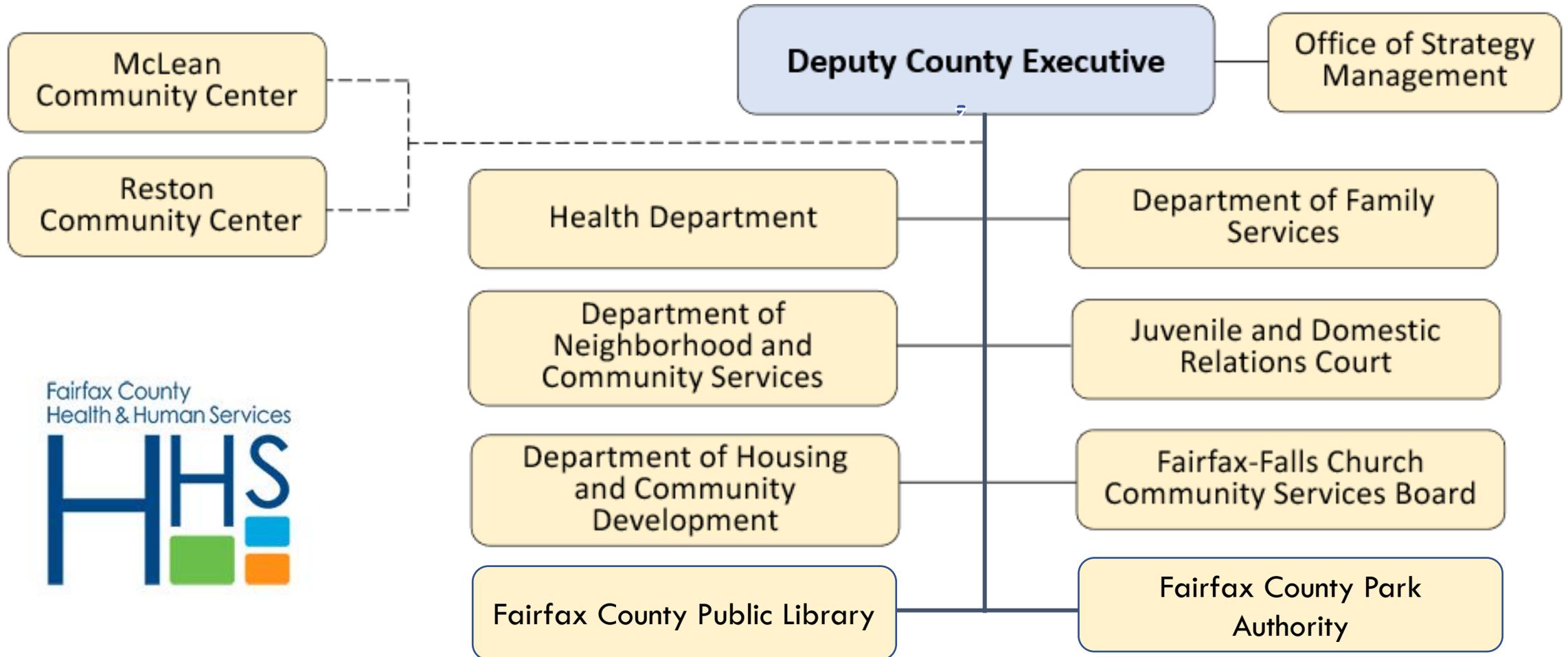
AHAC Mission

Recognizing that housing is foundational for all, the purpose of the Council is to provide recommendations to the Board of Supervisors, consistent with the One Fairfax initiative, regarding the implementation and achievement of the Communitywide Housing Strategic Plan, County resource requirements identified in the annual Budget Guidance, any additional adopted affordable housing development or preservation guidance, as well as recommendations on overarching policies and programs that synthesize County efforts related to both housing affordability and homelessness.

Fairfax County HCD and the AHAC



Fairfax County Health and Human Services System



HCD Executive Leadership

TOM 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

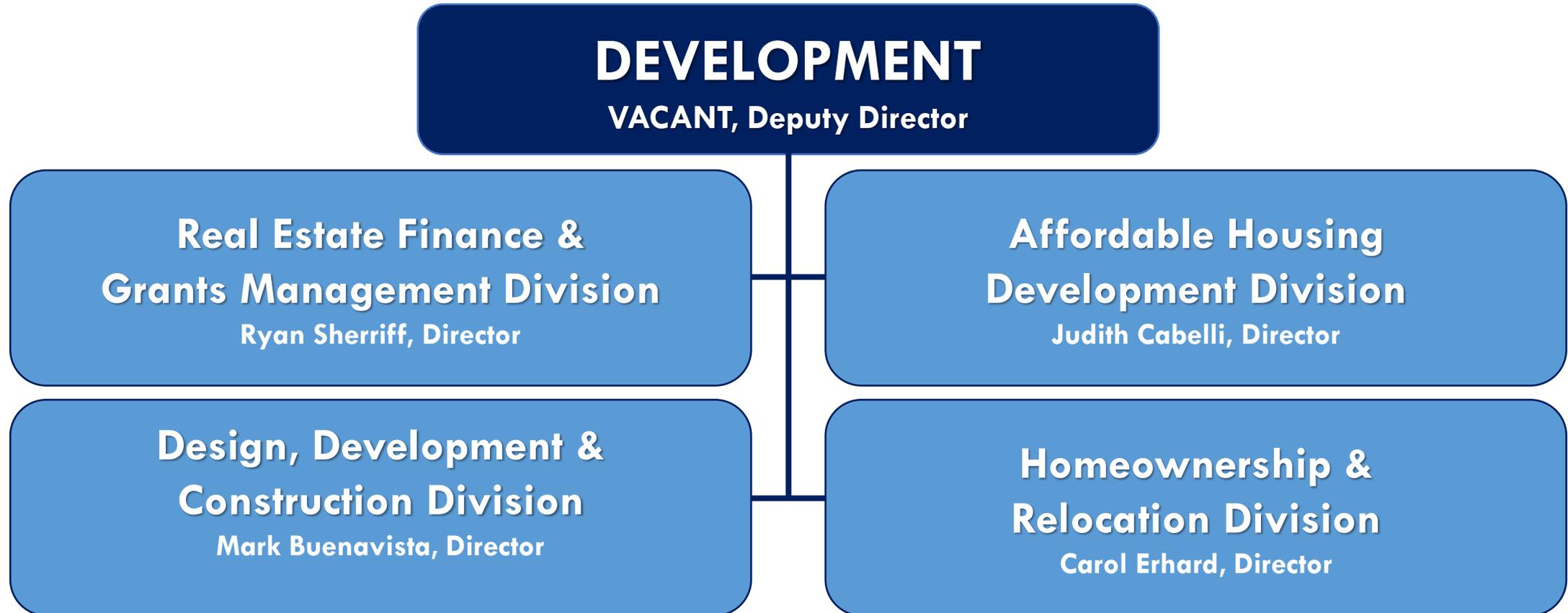
TOM BARNETT
Deputy Director
Office to Prevent and End Homelessness

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

Service Areas to Provide Affordable Housing

- 1. Housing Options to Homeless Individuals and Other Vulnerable Populations -**
Deputy Director Operations
- 2. Affordable Housing Development, Preservation, and Sustainability -**
Deputy Director Real Estate Finance and Development
- 3. Homeownership and Relocation Services -**
Deputy Director Real Estate Finance and Development
- 4. Tenant Subsidies and Resident Services -**
Deputy Director Office to Prevent and End Homelessness
- 5. Affordable Housing Management -**
Deputy Director Office to Prevent and End Homelessness

Development Team Organization



Affordable Housing Development Division

- **Affordable Dwelling Unit (ADU) Program and Workforce Dwelling Unit (WDU) Policy**
 - ADUs: Total of 2,929 units (1,429 rental and 1,500 for-sale)
 - WDUs: Total of 1,704 units (1,679 rental and 25 for-sale)
- **Board approved WDU Comprehensive Plan Amendment in 2021**
 - Recalibrated the allocation of affordability to ensure future WDUs provided by the program are targeted for essential workers earning low-to-moderate incomes.
- **Serve as support staff to the Affordable Housing Advisory Council**
- **Administer the Affordable Housing Dashboard**
 - Preservation of Existing Affordable Housing (Ensuring “No Net Loss”)
 - Development of New Affordable Housing (Minimum 5,000 units by 2034)

Data as of July 2021

Local Financing for Affordable Housing

- **Administer Local Financing Resources**
 - Affordable Housing Development and Investment Fund (a.k.a. “Housing Blueprint”)
 - Virginia Housing Amazon Impact REACH Funds
 - Tysons Housing Trust Fund
- **Financing and Refinancing Procurement for FCHRA-owned Properties**
 - Low Income Housing Tax Credit
 - Debt Financing
 - Bond Underwriting
- **Bond Issuance:** \$805 million FCRHA Bond issuances (60 projects, appx. 11,000 units)

Data as of July 2021

Blueprint Loans

- Since 2018 through July 2021
 - 9 transactions supported by Blueprint loans
 - 1,810 units supported
 - \$42.6 million in Blueprint funds leveraging sources for \$635 million in total development costs



New Lake Anne



The Arden

Federal Funding Programs



Community Development Block Grant (CDBG)
HOME Investment Partnerships Program (HOME)
Emergency Solutions Grant (ESG)

- **Consolidated Planning Process**
 - 5-Year Consolidated Plan
 - 1-year Action Plan
 - Consolidated Annual Performance and Evaluation Reports (CAPER)
- **Manage the Request for Proposals process and provide oversight for programs/projects funded by grant funds**

Federal Grant Funding



Cornerstones: Acquired two townhouse/condo units in Reston, Herndon, and Centreville serving households with very low-income.



Marion Homes:
Home serving up to 5 individuals with intellectual disabilities.



Pathway Homes, Inc.:
Eleven condos providing specialized housing with supportive services.

Design, Construction & Renovation

Development of Properties through PPEA Process

- **North Hill** (279 units - 216 multifamily, 63 senior)
- **One University** (240 units – 120 multifamily, 120 senior)
- **Oakwood** (150 senior units)
- **Autumn Willow** (150 senior units)
- **West Ox/Route 50** (30 beds for specialized housing)
- **Residences and the Government Center II** (~250 multifamily units)
- **Franconia Governmental Site** (~160 multifamily units)

Renovation and New Development

- **Murraygate Village Apartments** (200 renovated multifamily units)
- **Little River Glen** (60 new senior units; 120 renovated senior units)
- **Stonegate** (240 renovated multifamily units)

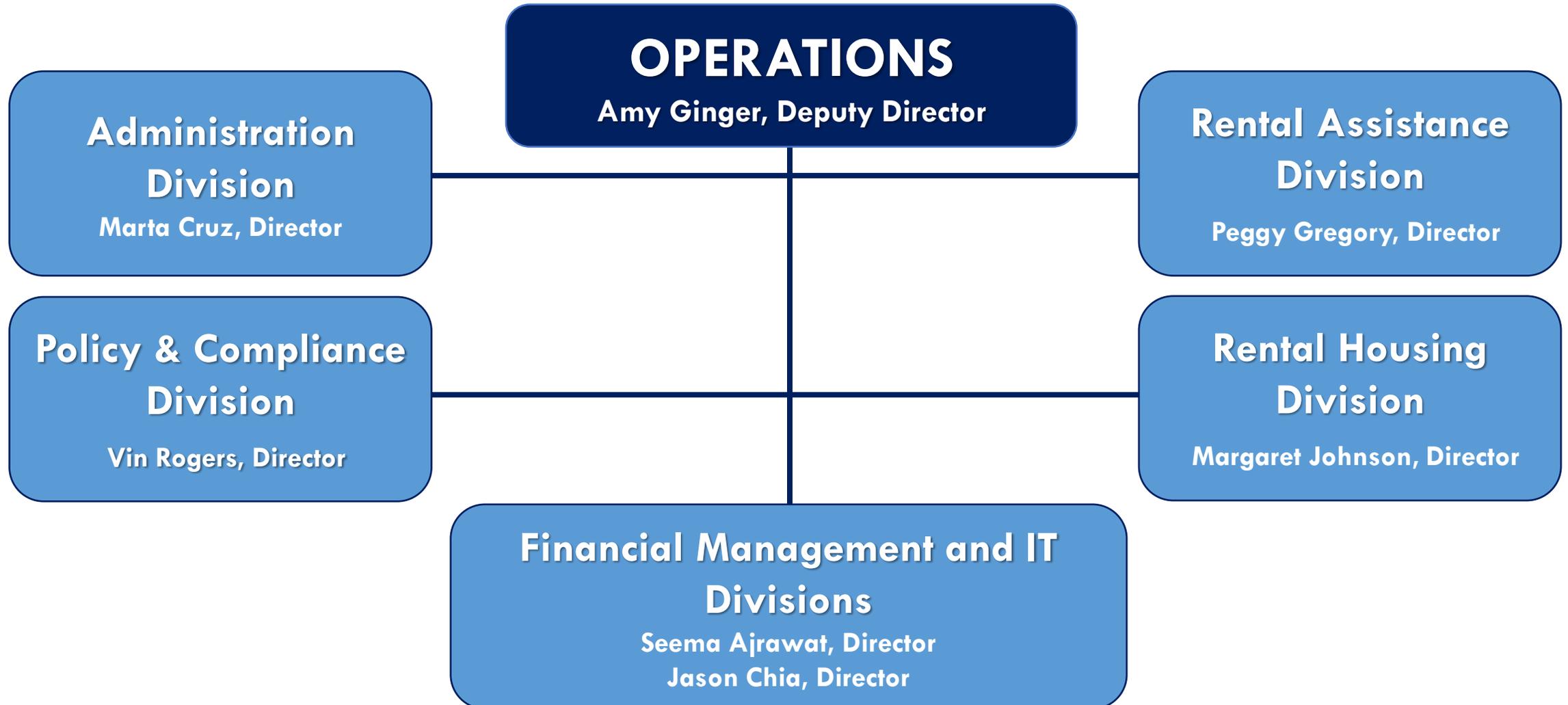


First-Time Homebuyer and Relocation Programs

- **First Time Home Buyers – Sales and Resales**
 - 47 New homebuyers- \$10,990,786 in unit sales
 - 5 Repurchased - \$740,495 in unit sales
 - 13 units sold in Extended Control Period contributing \$1,361,382 in FCRHA Equity Share to Housing Trust Fund
- **Down Payment Assistance Programs**
 - CDBG Home Loans: 85 Families served - through \$850,000 in funding
 - SPARC: 88 Families served – through \$30,342,697 in funding
- **Relocation**

Data as of July 2021

Operations Team Organization



Rental Housing

- Diverse portfolio of rental housing valued over \$750 million
 - 3,061 multifamily
 - 482 senior housing
 - 112 licensed assisted living
 - 224 units/beds of specialized housing
- Large multifamily buildings, townhome communities, condos, group homes, manufactured home park

Rental Housing – Maintaining Affordable Rents

- Long term HUD operating subsidy
 - 1,060 units with RAD Project Based Vouchers (RAD PBV)
 - 220 units with HUD Multifamily Project Based Rental Assistance (PBRA)
 - 53 units with non-RAD Project Based Vouchers
- Low Income Housing Tax Credits (LIHTC)
 - 1,081 units
- Other financing tools
 - Debt free acquisition

Rental Housing - Partnerships

- Neighborhood and Community Services (NCS)
 - Senior Centers
 - Boys and Girls Clubs
 - Head Start Programs
- Family Services
 - Domestic Violence Shelter Units
- Health Department
 - On-site vaccination clinics
 - Adult day care centers
- Fairfax Falls Church Community Services Board (CSB)
 - Group homes
 - Set aside units
- Local Non-Profits
 - Family and youth services
 - Community advocacy

Housing Choice Voucher (HCV)

Voucher Type	Allocated	Leased	Utilization Rate
Moving to Work	3,781	3,711	98.1%
HUD Veterans Affairs Supportive Housing (HUD-VASH) <i>Homeless veterans referred to FCRHA by the VAMC</i>	133	91	68.4%
Family Unification <i>Families where lack of adequate housing is primary factor in family separation and youth aged 18 – 24 who have or will leave foster care and are homeless or at risk of homelessness, referred by the local Public Child Welfare Agency (PCWA)</i>	100	92	92%
Mainstream <i>Non-elderly persons with disabilities from specific referral sources</i>	125	98	78.4%
Rental Assistance Demonstration <i>Units that were previously public housing, HCV provides operating subsidy</i>	1,060	1020	96.2%
Total	5,199	5,012	96.4%

Data as of July 2021

Special Initiatives and Programs

- PROGRESS Center (Partnerships for Resident Opportunities, Growth and Economic Self-Sufficiency)
 - Service coordination
 - Eviction prevention
- Family Self Sufficiency Program
 - Annual Congressional appropriations, administered by HUD
 - FCRHA Annual Grant: \$153k
 - Pairs self sufficiency service coordination with asset building

Data as of July 2021

Special Initiatives and Programs

- Home Repair for the Elderly
 - Enable low-income seniors and persons with disabilities to stay in homes and maintain independence
 - Provide minor home repairs and accessibility modifications
 - Staff paid by CDBG grant, and materials paid from Elderly fund
 - Examples of repairs:
 - Minor electrical
 - Window and door repair
 - Gutter and downspout repairs
 - Minor plumbing
 - Screen replacement
 - Installation of grab bars and railings

Mission Support Functions

- Financial Management
- Information Technology
- Human Resources
- Building Management for Office Building
- Marketing and Community Outreach
- Public Affairs
- Compliance and Quality Assurance

Office to Prevent and End Homelessness Organization

OFFICE TO PREVENT AND END HOMELESSNESS

Tom Barnett, Deputy Director

**Housing & Program
Services Division**

Diana Pina, Director

Leasing & Facilities Division

Elisa Johnson, Director

**Homeless Management
Information System**

Nikki Thomas-Campbell
Information Systems Manager

Continuum of Care

Jamie Ergas, Manager

Community Partnership, Mission and History

“Every person who is homeless or at risk of being homeless will be able to access appropriate housing and the services needed to keep them in their homes.”

- 2008 – 10-Year Plan adopted by Board
- 2009 – First OPEH staff hired
- 2015 – New consolidated homeless contracts
- 2018 – End of 10 Year Plan, team expands
- 2019 – Retrospective, Communitywide Strategic Plan
- 2020 – Merger with HCD

Challenges

- Homelessness up 27% in past four years
- Housing needed for extremely low-income households
- Chronic societal problems: racism, healthcare, income
- Historic crises: Great Recession, COVID-19 pandemic
- Public misunderstanding of causes of homelessness

Successes: 2008 - 2021

- 33% reduction in homelessness (1,835 to 1,222)
- 495% increase in permanent housing beds (243 to 1,446)
- 82% increase in competitive CoC funding (\$5.1m to \$9.2m)

Homelessness Prevention and Rapid Rehousing

- Serving people experiencing, and at-risk of, homelessness
- Housing Stabilization and Relocation Services
 - Case Management
 - Housing Location
 - Financial Assistance
- Short- and Medium-Term Rental Assistance

Emergency Shelter

- Serving literally homeless families and individuals
- Year-round and seasonal
- Includes:
 - Shelters for families with children
 - Shelters for single adults
 - Hypothermia Prevention Program
 - Domestic Violence

Street Outreach

- Serving literally homeless, unsheltered individuals
- Nonprofit contractor helps with basic needs plus housing
- Paired with nurse and mental health worker
- Responds to calls from community members, elected officials, businesses, and other staff

Permanent Supportive Housing

- Serving formerly homeless families and individuals
- Community-based housing without a designated length of stay in which supportive services are provided to assist homeless persons with a disability to live independently
- Prioritized for individuals with the longest lengths of homelessness and greatest vulnerability due to complicated physical and mental health conditions

Homelessness and HCD in The Future

- Merger brings opportunities
- Building on successful strategies
- Aligning approaches and resources
- Four shelters to be replaced, including new housing



Moving to Work

- The FCRHA has been a Moving to Work (MTW) agency since 2013.
- MTW Agreement with HUD extends through the end of FY 2028.
- MTW is a designation that allows the FCRHA to make changes to its federal housing programs (HCV and RAD-PBV).
- FCHRA is one of the original 39 MTW agencies, and the designation is only provided to high-performing housing authorities.
- The FCRHA has used the designation to adopt cost-saving measures in light of reduced federal funding; fund self-sufficiency services; and reduce the amount of administrative paperwork normally required in these housing programs.
- Looking forward, staff is in the process of exploring ways to use MTW funds for new development and acquisition of affordable housing, and to create opportunities for residents of the programs to be more involved in the MTW policy-making.

FCRHA's Impact in the Community

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:

- 4,139 Federal Housing Choice Vouchers (includes Mainstream, FUP and VASH)
- 160 Local/State Rental Subsidy Vouchers
 - 25 vouchers for Bridging Affordability
 - 135 vouchers for SRAP



Data as of July 2021

FCRHA's Impact in the Community

- Nearly 20,000 people live in housing provided by the Fairfax County Redevelopment and Housing Authority 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

HCD's Role in the COVID-19 Recovery

- On March 11, 2021, President Biden signed the American Rescue Plan Act of 2021.
- HCD is responsible for administering:
 - **169** (possibly more) **Emergency Housing Vouchers**
 - **\$7.88 Million in HOME-CV funding**
- **Both vouchers and funding are specifically designated for homeless assistance** to provide help to those who are experiencing homelessness, are in danger of becoming so, or are in need of assistance to escape abusive and/or dangerous circumstances.
- CDC recommendations
- Non-congregate shelters in hotels
- Moved Hypothermia Prevention Program
- Vaccination campaign

Policies and Priorities to Address Housing Challenges

Fairfax County Communitywide Housing Strategic Plan (2018)

Purpose was to develop a plan to help address the community's growing housing needs.

Key recommendation:

- The need for an additional 5,000 net new housing units to be built between 2019 and 2034 that are affordable to households at 60% AMI and below. This goal, known as the “5k by 15”, was adopted by the Fairfax County Board of Supervisors. The Board also adopted the principal of no net loss of the county's existing stock of affordable housing.
- Strategies:
 - Investment of Public Land
 - Incentivize Affordable Housing through Development Policy
 - Investing Local, State and Federal Resources
 - Housing for Vulnerable Populations (particularly individuals with disabilities, individuals experiencing homelessness, and older adults)
 - Investment in Supportive Infrastructure to Create Communities of Opportunity
 - Use Moving to Work Authority to Maximize Impact

Public Land as a Housing Resource (Ongoing)

The highest cost of development, land, is being leveraged by the Fairfax County Board of Supervisors and the Fairfax County Redevelopment and Housing Authority to create high-quality affordable housing. The county is strategically pursuing creative ways to develop public-private partnerships with the commitment of public land for development projects.

Recent Efforts to Address Housing Challenges

Workforce Dwelling Unit (WDU) Policy Amendment (2021)

The WDU Policy is a proffer-based incentive to encourage housing at a variety of affordability levels in mixed-use activity centers. Developers can receive a density bonus in exchange for a commitment of WDUs across a variety of income levels. The Fairfax County Board of Supervisors established the WDU Policy Task Force to consider recommendations that would provide more housing opportunities for low- and moderate-income households through the WDU Rental Program.

Key policy change:

- The Fairfax County Board of Supervisors adopted changes that now offer developers a density bonus for commitments of WDUs at 60%, 70% and 80% AMI.

Affordable Housing Preservation Task Force (2020-21)

Purpose was to identify preservation policies and tools to address the pressures facing market affordable rental homes.

Key recommendations:

- Preserve the affordability of approximately 9,000 market affordable multifamily units through physical preservation and use preservation.
- Preserve the affordability of committed affordable multifamily buildings when affordability covenants are set to expire.
- Preserve the affordability of approximately 1,750 housing opportunities that exist in manufactured housing communities.

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Questions