



Fairfax County

Department of Housing and Community Development

From

*Concept
to
Creation*

**Making affordable housing a reality
in all areas of Fairfax County.**



Deputy Director of Real Estate Finance and Development

FAIRFAX COUNTY

Fairfax County is one of the premier centers of commerce and technology in the United States. It is among the highest income counties in the country. Located just west of the nation's capital, Fairfax County is the most populous jurisdiction in the Commonwealth of Virginia, with 13.5% of Virginia's population, and it is a great place to live, work and do business. The county maintains an exceptional Triple A bond rating.

Fairfax County has an excellent school system and is a national leader in K-12 public education. The public school system is one of the highest-rated school systems in America. It is a leader in higher education, and houses the campuses of five major colleges and universities, including the main campus of George Mason University, and Northern Virginia Community College, the largest community college in the Commonwealth of Virginia.

Fairfax County is a diverse and dynamic community and is committed to the advancement of racial and social justice through its "One Fairfax" policy.



www.fairfaxcounty.gov/topics/one-fairfax

HOUSING AND COMMUNITY DEVELOPMENT IN FAIRFAX COUNTY

Fairfax County has long been a leader in affordable housing development and innovation.

The Fairfax County Redevelopment and Housing Authority (FCRHA) was approved by voter referendum in 1965 and established in 1966. The FCRHA is a separate political body from the Fairfax County Government and possesses specific powers granted by state law (some examples include the ability to issue bonds, purchase property, and make loans). The authority of the FCRHA is vested in 11 commissioners appointed by the Fairfax County Board of Supervisors.

The FCRHA is Fairfax County's affordable housing



Photo courtesy of the Fairfax County Economic Development Authority

finance agency and is the premier provider of affordable housing in the county. The award winning FCRHA is well known for its regional and national achievements and has been recognized as a "High Performer" by the U.S. Department of Housing and Urban Development (HUD). The FCRHA was among the original housing authorities to receive HUD's Moving to Work designation.

In 1973, the Fairfax County Board of Supervisors established the Department of Housing and Community Development (HCD). HCD serves as staff to the FCRHA as well as the Board of Supervisors. The Department of Housing and Community Development is an integral part of a networked human services system in Fairfax County.

HCD manages a wide variety of housing programs and services, including:

- All real estate finance and grants management activities of the FCRHA
- All real estate development activities of the FCRHA – including an expanding portfolio of public/private partnership projects
- All housing and community development programs for the Fairfax County Board of Supervisors.
- Fairfax County's First-Time Homebuyers program
- All local, state, and federal rental subsidy programs
- A variety of client/tenant educational and support services and programs – including Family Self-Sufficiency, Bridging Affordability, and others

More information can be found online at www.fairfaxcounty.gov/housing

THE MISSION AND BLUEPRINT

The mission of the Fairfax County Department of Housing and Community Development (HCD) is to **create** and preserve affordable housing and caring, livable communities; **serve** the diverse needs of Fairfax County's residents through innovative programs, partnerships, and effective stewardship; and **foster** a respectful supportive workplace. Fairfax County's "Housing Blueprint" places emphasis on providing affordable housing for those with the greatest need, including individuals and families experiencing homelessness, persons with disabilities, and people with extremely low incomes. HCD oversees the prioritization and the allocation of resources through the Blueprint.



THE STRATEGIES

- **Affordable Housing Development, Preservation, and Sustainability** – we will preserve and facilitate the expansion of affordable housing in every area of Fairfax County.
- **Affordable Rental Housing** – we will maintain a portfolio of quality rental housing properties and administer rental housing programs in accordance with federal and local regulations.
- **Tenant Subsidies and Resident Services** – we will assist low- and moderate-income households in renting quality affordable housing and work to ensure participants achieve success in all FCRHA programs.
- will increase affordable homeownership opportunities in Fairfax County, provide relocation assistance, and ensure compliance with federal and local relocation regulations.
- **Program Planning and Management** – we will set housing priorities, establish a strategic vision for the FCRHA and HCD, and manage the day-to-day operations in progressing towards our goals.

The Fairfax County Housing Blueprint has four goals:

- To address the challenge of homelessness
- To provide affordable housing options to special need populations
- To meet the affordable housing needs of low-



income working families; and

- To increase workforce housing through creative partnerships and public policy

OUR HOUSING GOALS

- Produce **at least** 5,000 new affordable homes by 2034
- No net loss of existing affordable homes in our community

THE PROGRAMS

RENTAL HOUSING PROGRAMS

Fairfax County Rental Program (FCRP)

Includes all rental property owned by the FCRHA and developed with funds other than Public Housing includes housing for families, single persons, seniors, and supportive housing for special populations. There are over 2,009 FCRP multifamily units.

In addition, there are a total of 594 senior units also managed under the FCRP program.



Rental Assistance Demonstration Program (RAD)

Includes 1,060 units built or acquired using federal public housing funds. Units include townhouses, garden

apartments, and condominium units located across the county.



VISIT US ONLINE!



Fairfax County Department of Housing and Community Development
www.fairfaxcounty.gov/Housing

and



Fairfax County Redevelopment and Housing Authority
www.FCRHA.org

Housing Choice Voucher Program

HCD administers the federal Housing Choice Voucher rental subsidy program (formerly known as the Section 8 Program) for Fairfax County and the cities or towns with which the county has agreements. Participants in the Housing Choice Voucher Program receive assistance to rent privately-owned housing units that are located in apartment complexes, condominiums, townhouses, or single-family homes.

Senior Housing and Assisted Living Communities

HCD oversees 9 senior housing and assisted living communities providing affordable housing for seniors, persons with disabilities, and persons with other special needs. As with the multifamily properties in the Fairfax County Rental Program and RAD, properties are managed by third-party firms under HCD supervision.



FIRST TIME HOMEBUYERS' PROGRAMS

First Time Homebuyers Programs offer affordably priced townhomes and condominiums- both new and resale – to first-time homebuyers. Programs are a component of the county's Inclusionary Zoning Affordable Dwelling Unit and Workforce Dwelling Unit Programs and has been providing opportunities to low/moderate-income households since 1992.

REAL ESTATE FINANCE RESOURCES FOR DEVELOPERS OF AFFORDABLE HOUSING

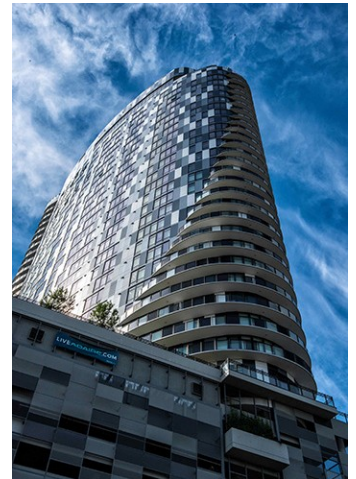
The FCRHA provides funds to nonprofit and for-profit housing development organizations for the development and preservation of affordable homeownership and rental housing.

AFFORDABLE DWELLING UNIT (ADU) RENTAL PROGRAM

The ADU Rental Program provides qualified low- and moderate-income households the opportunity to live at a reduced rent in some of the new privately-owned and privately managed market-rate apartment communities located in Fairfax County.

WORKFORCE DWELLING UNIT (WDU) PROGRAM

The WDU Rental Program is designed to help working households afford to live near employment centers at a reduced rent in some of the new privately-owned and operated market rate apartments communities in the county.



THE DEPUTY DIRECTOR OF REAL ESTATE FINANCE AND DEVELOPMENT

Manages and oversees all aspects of Fairfax County's and the FCRHA's affordable housing development (new and preservation), real estate finance, federal grants management, and homeownership lines of business. Directs the agency's Real Estate Finance, Design, Development and Construction including Private/Public Partnerships, Capital Improvement Program, Land Development, the Affordable Dwelling Unit Program, the Workforce Dwelling Unit program; HOME Investment Partnership Program (HOME); Community Development Block Grant Program (CDBG) activities, and Homeownership and relocation programs.

The Deputy oversees Capital Projects in the Fairfax County Redevelopment and Housing Authority's real estate portfolio and represents the agency in evaluation of Public/Private Partnerships. Oversees Capital Improvement planning.

This senior leader directs the Divisions of Affordable Housing Development; Real Estate Finance and Grants Management; Design, Development and Construction; and Homeownership and Relocation, comprised of more than 30 professional, technical and support staff reporting through four division directors. Interacts with investors, financial institutions, federal, state, and local officials, residents and clients and acts for the Director when required. In partnership with the Director, the Deputy creates an environment of collaboration to support system-wide approaches to program planning and decision making. Interfaces with County agencies including the Departments of Management and Budget, Planning and Zoning, Public Works, Land Development

- Managing homeownership and relocation programs
- Managing affordable housing policy development
- Ability to establish, maintain and sustain partnerships with boards, other governing bodies
- Knowledge of HUD programs and regulations Services, Procurement and Supply Management, the Office of the County Attorney and departments within the County's Human Services System as well as an extensive network of nonprofit and for-profit community partners.

THE CANDIDATE

The ideal candidate will be a visionary leader with the capacity to set high and attainable goals and possess a willingness and ability to take responsibility and apply relevant education, knowledge and/or experience to direct strategic real estate design and development and to create and preserve affordable housing in Fairfax County. The Deputy Director will model entrepreneurship, external awareness, financial stewardship, global strategic thinking, and communication, and cultivate our future leaders by creating a culture of engagement and innovation.

The successful candidate will demonstrate proven experience in development and preservation of affordable housing and financing; have the capacity to motivate, coach, and mentor staff as part of each individual's development and career planning; and must have the ability to build and foster a team environment. The candidate must have the ability to develop and sustain collaborative partnerships with land use/development agencies of local government, local human services systems, and with a diverse community

that is very engaged in the establishment of policy, planning, and delivery of services. The successful candidate will be committed to advancing racial and social equity in our agency and our work in the community.

MINIMUM EDUCATION & EXPERIENCE

Any combination of education and experience equivalent to the following: Bachelor's degree in business, public administration or related program area; and at least seven years of increasingly responsible managerial experience with the development and management of affordable housing and housing programs including programs and grants regulated by U.S. Department of Urban and Housing Development (HUD), local affordable housing development programs, real estate finance, low and moderate income homebuyer programs, public administration or a related program. A master's degree in an appropriate field may be substituted for one year of the required experience.

PREFERRED QUALIFYING EXPERIENCE:

Bachelor's or Master's in finance, architecture, civil engineering, public or business administration. Experience and competencies in the following areas:

- License as Professional Engineer or Architect
- Certification as a Project Management Professional
- Managing complex public/private partnerships
- Managing large scale redevelopment and development projects
- Managing projects in excess of \$100 million
- Managing real estate finance and grant management functions

SPECIAL REQUIREMENTS

The appointee to this position will be required to complete criminal background, driving record and credit history checks to the satisfaction of the employer.

COMPENSATION AND BENEFITS

Salary is open within the established range of \$108,581.62- \$180,969.57 depending on the qualifications and relevant experience of the selected candidate. Fairfax County Government's total compensation package includes:

- Defined benefit retirement system and deferred compensation program option
- Outstanding and affordable health, dental and life insurance plans
- Generous paid holiday pay schedules and leave programs
- Relocation benefits may be considered



TO APPLY

Applicants will be officially considered after completing Fairfax County's automated application system at:

<https://www.governmentjobs.com/careers/fairfaxcounty>

It is the policy of Fairfax County Government to prohibit discrimination on the basis of race, sex, color, national origin, creed, religion, age, veteran status and disabled veteran status, political affiliation, union affiliation, marital status, Genetic information, or disability in the recruitment, selection, and hiring of its workforce.

Reasonable accommodations are available to persons with disabilities during application and/or interview processes per the Americans with Disabilities Act. Contact 703-324-4900 for assistance. TTY 703-222-7314. EEO/AA/TTY



Fairfax County Department of Human Resources

12000 Government Center Parkway, Suite 270
Fairfax, Virginia 22035

703-324-3311, TTY 703-22-7314

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To receive this information in an alternate format, please contact the Fairfax County Department of Housing and Community Development at 703-246-5000, TTY 711.

