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COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX



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Rodney L. Lusk
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Board Matter

December 1, 2020

Mr. Chairman— Increasing the supply of affordable housing throughout Fairfax County is a high priority. A strategy to exceed our goal of developing a minimum of 5,000 affordable housing units within 15 years is to leverage use of vacant Board-owned property for housing development. The Department of Housing and Community Development is actively investigating the feasibility of several Board-owned sites for affordable housing within the Lee District. One site that has been identified is the Franconia Police Station property which also houses the Franconia Museum and the Lee District Supervisor's Office. The current operations are being relocated and co-located to the site of the future Kingstowne Library, which is expected to open in 2024, providing a redevelopment opportunity at the current site.

Based on initial studies, the Board owned 3.26-acre parcel is anticipated to accommodate up to 160 multifamily affordable units, with specific units designated for public safety personnel and teachers that serve our community to the extent feasible. Using public/private partnerships, appropriate publicly-owned land can be developed to efficiently produce affordable housing units in a cost effective manner through use of Low-Income Housing Tax Credits.

Therefore, I move that the Board to direct staff to initiate the steps to formally authorize and schedule a public hearing to consider conveyance of the 3.26-acre Franconia Police Station site located at Tax Map Parcels 81-3 ((5)) 2A,2B, 2C1 and 3A & Tax Map Parcels 81-3 ((8)) 503 to the Fairfax County Redevelopment and Housing Authority (FCRHA) for the development of affordable housing with appropriate lease-back provisions until the relocation of the police station and subject to the stipulation that in the event the FCRHA no longer pursues the project, the FCRHA will transfer ownership of the property back to the Board.

