

Updates on Affordable Housing in Fairfax County

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Fairfax County Department of Housing and Community Development

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About the FCRHA and the Fairfax County Department of Housing and Community Development

- The Fairfax County Redevelopment and Housing Authority (FCRHA) spearheads the county's effort to develop and preserve affordable housing and administers a variety of assistance programs that enable residents to find and remain housed.
- The powers of the FCRHA are vested in eleven Commissioners appointed by the Fairfax County Board of Supervisors (BOS), and as provided for by the Code of Virginia.

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About the FCRHA and the Fairfax County Department of Housing and Community Development

- 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 Fairfax County Department of Housing and Community Development (HCD) serves as staff for the FCRHA and administers housing and community development programs on behalf of the BOS.

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Affordable Housing Development and Preservation Goals

- In 2019, the Board of Supervisors initially adopted a communitywide goal of developing 5,000 new affordable homes by the year 2034.
- As a result of successes to date, the affordable housing development goal was increased by the BOS in March of 2022 – now to create 10,000 new affordable housing units for households earning up to 60 percent of area median income by the year 2034.
- Importantly, the BOS also adopted a goal of no net loss of affordable units in Fairfax County.
- This commitment to preservation ensures that while the County expands the number of affordable homes through development, we are also simultaneously maintaining the existing stock of affordable homes.

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Affordable Housing Development

- Together, the FCRHA and BOS are using public land, leveraging funds, and working closely with private sector investors to meet the County's affordable housing goals.
- The FCRHA released a Notice of Funding Availability for \$52 million for Fiscal Year 2023; this is now fully committed.
- Currently, there is approximately 1,000 affordable homes under construction and over 2,000 homes in the development pipeline.

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Projects Under Construction

(As of February 2023)

Projects	District	Project Type	No. Units	Status
North Hill	Mount Vernon	New - PPEA	279	Complete – Spring 2023
Ovation at Arrowbrook	Dranesville	New - Finance	274	Complete – Spring 2023
Oakwood	Franconia	New - PPEA	150	Complete – Summer 2023
One University	Braddock	New - PPEA	240	Complete – Summer 2024
Braddock Senior	Braddock	New – Finance	80	Construction start – Fall 2022
TOTAL			1,023	

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Development Pipeline

(As of February 2023)

Projects	District	Project Type	No. Units	Status
Stonegate Village	Hunter Mill	Preservation	234	Design
Autumn Willow	Springfield	New - PPEA	150	Close – Spring 2023
West Ox/Route 50	Sully	New - PPEA	34	In land use process
Little River Glen IV	Braddock	New - HCD	60	Bid Advertisement
Little River Glen Renovation	Braddock	Preservation	120	Bid Advertisement
Dominion Square West	Hunter Mill	New-Partnership	516	Early Construction - Summer 2023
Somos at McLean Metro	Providence	New-Partnership	450	Design/Permitting
Residences at the GC II	Braddock	New - PPEA	275	Design/Permitting
Penn Daw (housing component)	Mount Vernon	New - County	60	Design
Franconia GC Redevelopment	Franconia	New - PPEA	120	In land use process
TOTAL			2,019	

*In addition, there are nearly 700 units in the predevelopment and procurement pipeline.

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Affordable Housing Preservation

- Over 1,000 units have been preserved since the BOS adopted the “no net loss” goal.
- The BOS recently adopted new guidance that will be added to the County’s Comprehensive Plan regarding the preservation of existing, affordable rental housing. The amendment promotes the goal of one-for-one replacement of affordable units in redevelopment and infill development applications by leveraging incentives such as allowing building height or density above current Comprehensive Plan guidance.
- New market affordable study was released in the Fall of 2022. Showed a decline from 2019 in the number of market affordable units and properties in the County.

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Affordable Properties Preserved

(as of the end of 2022)

Total Preservation Units: 1,321



Landings I and II

- Acquired by AHC
- \$3M Blueprint
- \$7.8M Amazon REACH
- 292 units

Colvin Woods

- Acquired by AHC
- \$15M Blueprint
- 259 units

Cityside

- Acquired by Lincoln Avenue Capital
- Amazon financing
- 570 units

Murraygate

- Renovated by FCRHA
- 200 units

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Financing Affordable Housing

Within the last fiscal year, the FCRHA and Fairfax County have worked to responsibly make strategic investments to develop and preserve affordable housing.

Local Resources - \$142.2 million (FY 2022)

- Affordable Housing Development and Investment Fund
- FCRHA Funds
- FCRHA Bonds
- Tysons Housing Trust Fund (Proffer Financing)

Federal Funds - \$15.9 million (FY 2022)

- American Rescue Plan Act
- Community Development Block Grant
- HOME Investment Partnerships Program



Dominion Square West
515 Multifamily Units & Community Center
Hunter Mill District



The Arden
126 Multifamily Units
Mount Vernon District



Ovation at Arrowbrook
274 Multifamily Units
Dranesville District

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Inclusionary Zoning

The FCRHA administers the county's Affordable Dwelling Unit and Workforce Dwelling Unit programs which incentivize the inclusion of affordable units within market-rate for-sale and rental communities.

In FY 2022:

- 269 Workforce Dwelling Units (WDUs) were constructed
- 88 Affordable Dwelling Units (ADUs) were constructed

A total of 4,942 units have been produced through these programs (3,017 ADUs and 1,925 WDUs)



269 WDUs
Constructed in FY 2022

88 ADUs
Constructed in FY 2022

4,942
Total ADUs (3,017) and WDUs (1,925)
produced through these programs

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Rental Housing Subsidies

The administration of federal rental subsidies, authorized by the U.S. Department of Housing and Urban Development, is one of the cornerstone activities of the FCRHA. Rental subsidies provide thousands of Fairfax County residents with resources needed to rent a home in the private market.

In FY 2022, the FCRHA:

- Administered over 5,000 vouchers
- Served over 12,000 persons through rental assistance
- Contributed more than \$5.5 million each month into the local economy through subsidies

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Fairfax County Rental Program

The FCRHA owns nearly 4,000 units of affordable rental housing which serve low-income working families, individuals with disabilities and older adults.

In FY 2022, the FCRHA owned and/or managed:

- 505 independent living units for older adults
- 2,121 multifamily units
- 112 assisted living units for older adults

For older adults in particular, the Fairfax County Rental Program can provide a key opportunity to find an affordable home within the communities they have been a part of for years.

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Specialized Rental Assistance

The FCRHA administers rental subsidy programs which assist individuals with specialized needs including veterans, individuals with disabilities, and those experiencing or at risk of becoming homeless.

In FY 2022, the FCRHA served:

- 55 households in the Rental Subsidy and Services Program
- 169 households who received an Emergency Housing Voucher
- 155 households through the State Rental Assistance Program Vouchers program
- 133 veterans through the Veterans Affairs Supportive Housing Vouchers program

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Questions/Comments