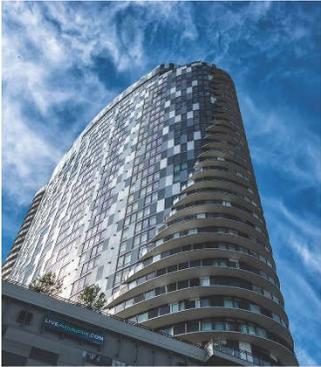




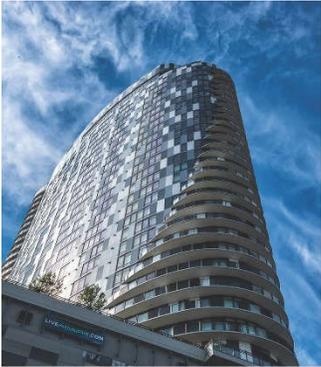
# **Affordable Housing in Fairfax County**

March 6, 2019



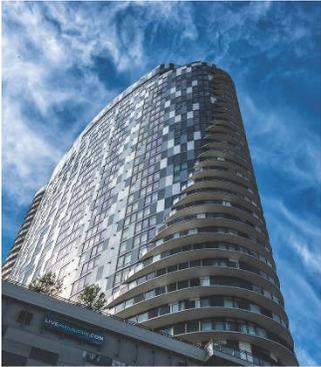
# Housing that is Affordable – A critical challenge

- About 30,000 low-moderate income renters are paying more than a third of their incomes for housing
- Extremely low-income households and people with disabilities tend to have extreme cost burdens
- Nearly 67,000 people living below the poverty line
- Almost 71,000 households in the county earning \$50,000 or less
- Rising rents outstripping incomes meaning the Fairfax County housing market is increasingly out of reach for lower income people
- Homeownership remains a critical challenge as well
- Burgeoning need for workforce and senior housing



# About the Fairfax County Redevelopment and Housing Authority (FCRHA)

- The preeminent provider of affordable housing in Fairfax County. FCRHA also serves as the County's local finance agency.
- The Department of Housing and Community Development (HCD) acts as the staff to the FCRHA and manages all county and FCRHA affordable housing programs and activities.
- The FCRHA and HCD operate four principal affordable housing programs:
  - Rental Assistance Demonstration Program (RAD) (previously Public Housing)
  - Housing Choice Voucher (HCV) Program
  - Fairfax County Rental Program (FCRP)
  - Bridging Affordability



# Impact in the Community: Fast Facts

- Nearly 20,000 people live in housing provided by the Fairfax County Redevelopment and Housing Authority (FCRHA) and Fairfax County
- Countless more live in privately-owned housing developed with FCRHA financing
- Housing programs are meeting our mission:
  - Average household income served: \$23,795 (24 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
  - Sixty percent of homeless households placed in **long-term affordable** housing in Fiscal Year (FY) 2016 served by FCRHA resources

# FCRHA-owned/operated Affordable Housing



Braddock Glen (Braddock District)



Wedgewood  
(Mason District)



Gum Springs Glen (Mount Vernon District)



East Market (Magnet Housing)  
(Springfield District)



The Crescent  
(Hunter Mill District)



# Public-Private Partnerships

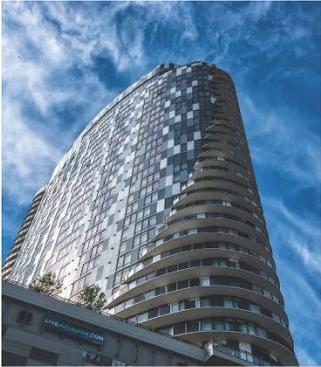


# Public-Private Partnerships

- **Inclusionary Land Use Program/Policy**
  - **Affordable Dwelling Unit (ADU) program**
    - **A total of 2,791 units (1,385 rentals and 1,406 for-sale) have been produced under the ADU program.**
    - Provided for under zoning ordinance
  - **Workforce Dwelling Unit policy**
    - **Approximately 8,400 Workforce Dwelling Units (WDU) have been committed by private developers in rezoning actions approved by the Board of Supervisors and a total of 1,247 rental WDUs have been constructed (1,243 rental and 4 for-sale).**
    - Proffer-based incentive system in the Comprehensive Plan

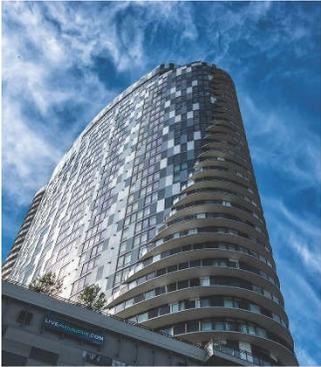


Workforce Dwelling Units (WDUs)  
Affordable Dwelling Units (ADUs)



# Public-Private Partnerships

- Virginia Public-Private Education Facilities and Infrastructure Act of 2002 (PPEA)
  - Through the Virginia Public-Private Education Facilities and Infrastructure Act of 2002 (PPEA) Fairfax County is able to create new affordable housing opportunities for little to no cost for the local county taxpayer.



# Public-Private Partnerships

- The future of affordable/workforce housing development
- Highly successful in Fairfax County



# Public-Private Partnerships



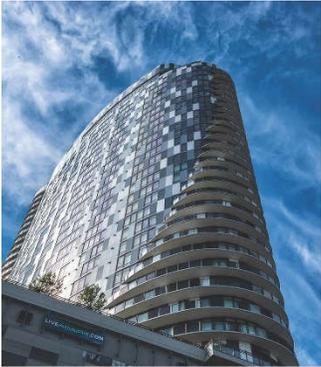
## North Hill



# Public-Private Partnerships



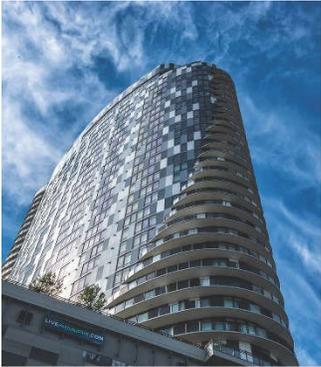
## Residences at the Government Center



# Public-Private Partnerships

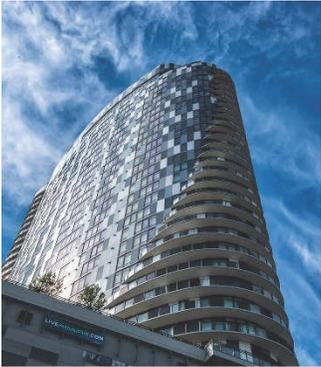


## The Fallstead



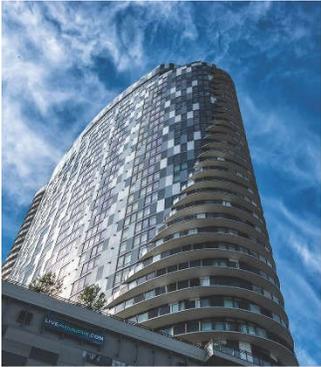
# Our Vision for Redevelopment Projects

- The Fairfax County Redevelopment and Housing Authority's (FCRHA) vision for potential redevelopment of its communities includes:
  - Range of Affordability, Intergenerational: Creating additional affordable housing consistent with the Housing Blueprint and the FCRHA mission of creating affordable housing including an affordable senior housing component, where possible.
  - Revenue: Maximizing revenue to the FCRHA through long term ground leases, fee simple transaction payments, and/or other financial arrangements.



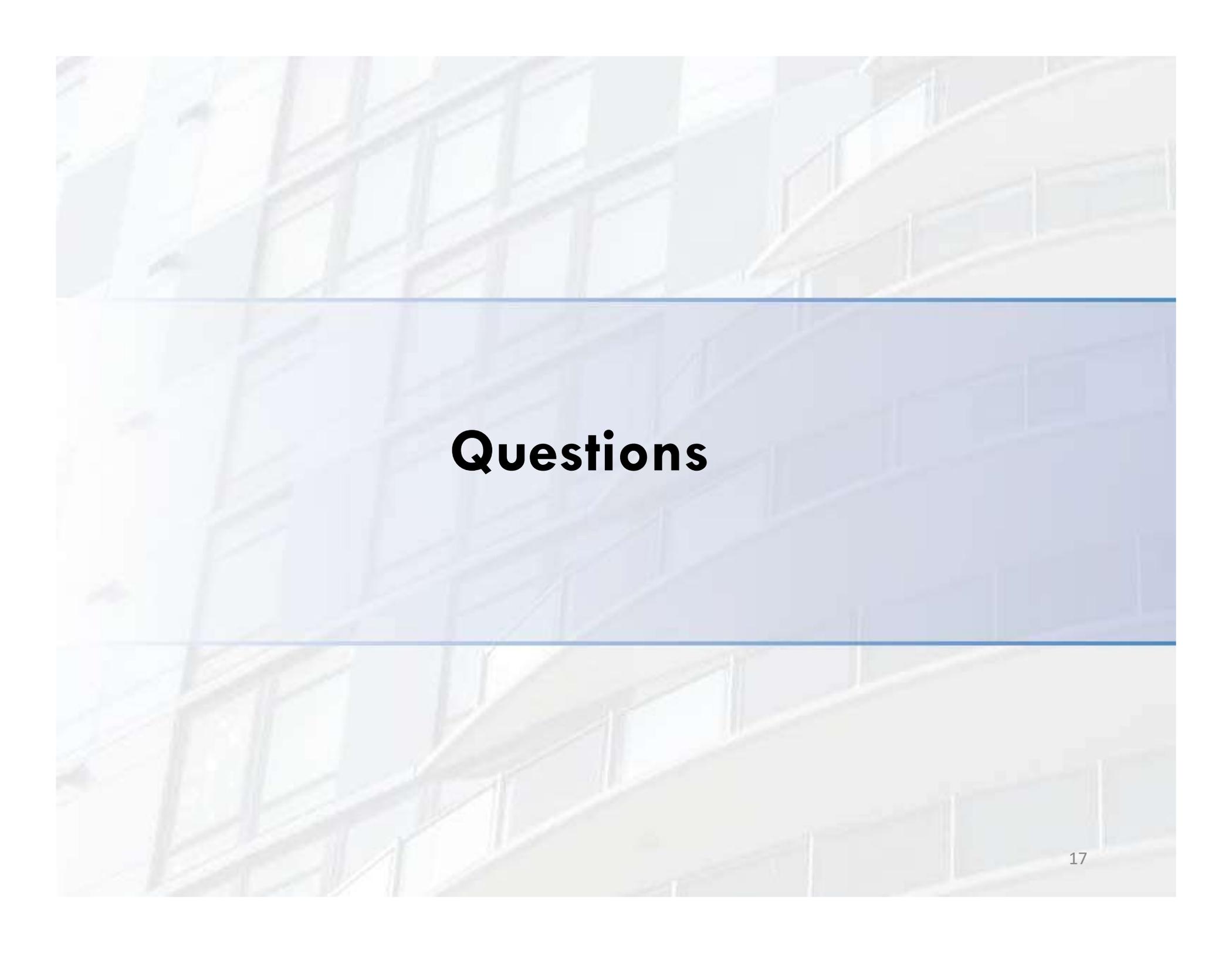
# Redevelopment and our Residents

- The FCRHA and its development partners work to develop a robust residential relocation plan as part of all its redevelopment projects that involve potential relocation of residents.
- Relocation plans provide for off-site accommodation during the construction phase of the redevelopment as well as moving back to the new community and replacement units.
- Plans include for current residents who decide not to return to the new community.



# Communitywide Housing Strategic Plan

- The Communitywide Housing Strategic Plan includes two phases.
- **Phase 1** of the Plan identifies 25 short-term strategies that can be implemented, without major policy or revenue impacts, to encourage and produce housing units additional housing units within the county. The Plan was adopted in summer of 2018.
- **Phase 2** of the Plan looks at long term strategies, tools, policies and resources to support the development and preservation of housing that is affordable to our community. With support from the FCRHA and the Affordable Housing Resources Panel appointed by the Board of Supervisors.
  - Phase 2 recommendations will be presented to the Board of Supervisors Budget Committee meeting on March 16.
  - Areas of Strategic Focus:
    - Need, new production goals, and resources
    - Preservation of affordable units
    - Land use policies and regulations
    - Institutional capacity
    - Community awareness and legislative priorities



# Questions