



Joint Meeting of the Fairfax County Board of Supervisors and Fairfax County Redevelopment and Housing Authority (FCRHA)

May 11, 2021

Presented by C. Melissa McKenna, FCRHA Chair; Lenore Kelly, FCRHA Vice Chair; Broderick Dunn, FCRHA Commissioner (Braddock District)

The Board and the FCRHA: An Evolving Partnership

- Over the last several years, the Board and the FCRHA have broadened their partnership on innovative housing projects and policies
- This partnership has resulted in:
 - A minimum goal of 5,000 net additional affordable housing units by 2034
 - An active pipeline of 1,700 units to support that goal
 - A “No Net Loss” goal of preserving existing market-affordable housing
 - New community and shelter facilities

OUR GOAL
“5K by 15”
Produce a **MINIMUM** of 5,000
affordable units in the next 15 years.

Using Public Land as a Housing Resource

- We have recognized that the highest cost of development in Fairfax County – the land – can be leveraged by the Board and the FCRHA to create high-quality affordable housing throughout Fairfax County
- The Board and the FCRHA have designated several parcels of public land for the construction of affordable housing, and partnered with private developers to add to the pipeline
- **Some examples:**
 - **North Hill (Mount Vernon District)** – 279 units to be constructed in 2022
 - **One University (Braddock District)** – 240 units; closing in Summer 2021
 - **Oakwood (Lee District)** – 150 units; closing in Summer 2021
 - **Autumn Willow (Springfield District)** – 150 units; closing in Spring 2022

Using Public Land as a Housing Resource



RESIDENCES AT NORTH HILL

- Mt. Vernon District -

Units

216 Affordable Multifamily Apartments
63 Affordable Senior Apartments

Developer

Penrose
Community Housing Partners

Funding

68 Project Based Vouchers
\$4.4 Million Housing Blueprint Loan
Low-Income Housing Tax Credits

Anticipated Completion

Fall 2022

Using Public Land as a Housing Resource



ONE UNIVERSITY

- Braddock District -

Units

120 Affordable Multifamily Apartments

120 Affordable Senior Apartments

Developer

SCG Development

Funding

\$6.5 Million Housing Blueprint Loan

Multi-Family Housing Revenue Bonds

Private Equity

Low-Income Housing Tax Credits

Anticipated Closing

Summer 2021

Using Public Land as a Housing Resource



OAKWOOD

- Lee District -

Units

150 Affordable Senior Apartments

Developer

Arlington Partnership for Affordable Housing
(APAH)

Funding

\$5,250,000 Housing Blueprint Loan
Private Equity
Low-Income Housing Tax Credits

Anticipated Closing

Summer of 2021

Using Public Land as a Housing Resource



THE LODGE at AUTUMN WILLOW - Springfield District -

Units

150 Affordable Senior Apartments

Developer

The Michaels Organization

Funding

\$4.45 Million Housing Blueprint Loan

Private Equity

Low-Income Housing Tax Credits

Anticipated Closing

Spring of 2022

Investment of Financial Resources

- The Board has continued its investment of local dollars, including an additional “half penny” in each of the next two fiscal years
- The FCRHA, as the county’s local housing finance agency, has expanded its use of revenue bonds to assist in financing new development and preserving existing market-affordable properties

Investment of Financial Resources

- Federal funds, such as CDBG and HOME, are loaned to private and nonprofit organizations for development and preservation
- The FCRHA has also begun to use its federal Housing Choice Voucher (HCV) funds – through its Moving to Work (MTW) authority – to support affordable housing development and renovation, including at the final phase of construction at Little River Glen (Braddock District)



Investment of Financial Resources



Arrowbrook

- Dranesville District-

Units

274 Affordable Multifamily Apartments

Developer

SCG Development

Funding

\$7.7 Million Housing Blueprint Funds
FCRHA short-term bonds for \$22M

Anticipated Completion

December 2022

Investment of Financial Resources



The Arden

- Mount Vernon District -

Units

126 Affordable Multifamily Apartments

Developer

Wesley Housing

Funding

\$7.4 Million Housing Blueprint Loan

\$1 million in Community Development Block Grant funds

4 State Rental Assistance Program

Project-Based vouchers

8 Project-Based Housing Choice Vouchers serving
extremely-low-income households

Anticipated Completion

Summer 2022

Investment of Financial Resources



The Landings II (Fort Belvoir) - Mount Vernon District -

Units

76 Affordable Multifamily Apartments

Developer

AHC, Inc.

Funding

\$3 Million Housing Blueprint Loan

Property Purchased

February 25, 2021

The FCRHA and the Board: Partners in Community Development

- The Board and the FCRHA have partnered on a number of critical community initiatives, including...
 - A new domestic violence shelter in south county
 - Preparing for the renovation of Original Mount Vernon High School
 - The new Lee District Community Center



The FCRHA and the Board: Partners in Community Development



Lee District Community Center (Official Name TBD)

- Lee District -

Purchased
May 2020

Facility Upgrades

Basic Accessibility Improvements
Select Capital Renewal Items
Safety Improvements
Community Use Updates

Anticipated Opening
Summer 2021

Operator

Fairfax County Department of Neighborhood
and Community Services

Policy Innovation

- As part of the Board's Communitywide Housing Strategic Plan, we have:
 - Made a goal of 5,000 new units by 2034, and are tracking that progress through our Housing Dashboard
 - Completed an update of our Workforce Dwelling Unit Policy to enhance the provision of affordable homes through that program to those households who need them the most
 - Completed a comprehensive review of preservation strategies and adopted recommendations from an interdisciplinary Affordable Housing Preservation Task Force to guide our efforts in achieving the Board's admonition of "No Net Loss" of affordable housing

Enhancing Operations of Federal Housing Programs

- In addition to the progress on new development and preservation, the FCRHA has continued to be an innovator in its federal housing programs – HCV and Rental Assistance Demonstration Project-Based Voucher (RAD-PBV) (formerly known as Public Housing)
- For nearly ten years, the FCRHA has used its MTW authority to make changes to these programs during uncertain times, while providing more opportunities for resident self-sufficiency



Putting the Choice back in the Housing Choice Voucher Program

- Increasing housing choice has been an area of focus in the HCV program, and the FCRHA is using its MTW authority to open doors for everyone in the spirit of One Fairfax
 - Better align program payment standards with actual market rents
 - Incentivize landlords in high-opportunity areas
- The FCRHA is also working to improve its outreach to “market” landlords to educate them on the HCV program and improve recruitment of new landlords through the county



Putting the Choice back in the Housing Choice Voucher Program (Cont'd)

- Board support has been critical in state legislation that will reinforce the HCV program, including:
 - Adding “source of income” as a fair housing protection, making it harder for owners to say “No Vouchers” to our low-income participants
 - Creating a state tax credit for HCV landlords

Going Beyond the Subsidy

- The Board has brought the Office to Prevent and End Homelessness into HCD, as a recognition that the key to preventing and ending homelessness is **Housing**
- The FCRHA has used federal funding for non-traditional purposes, including:
 - Providing services to our residents with a hoarding disability
 - Supporting the development of new affordable housing via gap financing
- Emergency federal funding may provide additional paths to capital acquisitions/development of affordable housing

Synergy between Development and Housing Operations

- The FCRHA has made a concerted effort to align our work on “developing new” with our mission to serve our existing residents and participants
- Strong management and financial practices have allowed us to:
 - Continue to serve our residents during the pandemic; while pausing any terminations/evictions related to the pandemic
 - Maintain reserves that allow the FCRHA to invest federal funds in new development projects
 - Expand housing choice in the HCV program

Looking to the Future

- Continue to expand the strong partnership between the county and the FCRHA
- Focus on capital creation and program innovation
- Balance opportunity-driven housing development with expanded housing choice in federal programs and in preservation
- Use an equity lens to meet the One Fairfax Resolution adopted by both Boards

Adoption of One Fairfax Racial and Social Equity Resolution

WHEREAS, Fairfax County takes pride as a great place to live, learn, work, and play; and,

WHEREAS, Fairfax County is the largest and strongest economy in the Washington Metropolitan area and one of the strongest in the nation; and,

WHEREAS, the Fairfax County Redevelopment and Housing Authority and staff are committed to providing excellent services for every resident of Fairfax; and,

WHEREAS, Fairfax County government has established a vision of safe and caring communities, livable spaces, connected people and places, healthy economies, environmental stewardship, and a culture of engagement and corporate stewardship; and the Fairfax County Redevelopment and Housing Authority has established goals of preserving and expanding housing opportunities, supporting initiatives that benefit the residents of Fairfax, and generating housing options and homeownership opportunities for those who work in Fairfax, in order to give residents a sense of ownership in housing policies and programs through open communication, to commit to a strong, cooperative relationship with other Fairfax County boards, commissions, authorities, businesses, and the broader community, and to commit to strategic and innovative solutions for meeting changing community needs and challenges; and,

WHEREAS, Fairfax County embraces its growing diverse population and recognizes it as a tremendous economic asset, while recognizing that racial and social inequities still exist; and,

WHEREAS, achieving racial and social equity are integral to Fairfax County's future economic success, as illustrated in the Equitable Growth Profile and highlighted as a goal in the Strategic Plan to Facilitate the Economic Success of Fairfax County; and,

WHEREAS, we define Racial Equity as the development of policies, practices and strategic investments to reverse racial disparity trends, eliminate institutional racism, and ensure that outcomes and opportunities for all people are no longer predictable by race; and

WHEREAS, we utilize the term Social Equity to consider the intersection and compounding effects of key societal issues such as poverty, English as a second language, disability, etc. with race and ethnicity; and,

WHEREAS, as servants of the public, we are committed to the definition of social equity adopted by the National Academy of Public Administration – "the fair, just and equitable management of all institutions servicing the public directly or by contract; the

entation of public policy;
the formation of public

onal and systemic
le access to
nity leaders; and,

ed that a community's
ality of life for all; and,
stand and improve our
f the organization
ible structural changes;

s the United States are
developing institutional equity strategies and social equity as an economic growth model;

NOW, THEREFORE, BE IT RESOLVED that "One Fairfax" can only be realized with an intentional racial and social equity policy at its core for all publicly delivered services. A racial and social equity policy provides both the direction and means to eliminate disparities, working together to build a vibrant and opportunity-rich society for all; and,

BE IT FURTHER RESOLVED that the FCRHA adopts this resolution and directs the development of a racial and social equity implementation strategy to advance opportunities and achieve equity that includes intentional collective leadership, community engagement, equity tools, and infrastructure to support and sustain systemic changes, and shared accountability so collectively, we will realize "One Fairfax," a community where everyone can participate and prosper.

Questions/Comments/Discussion