

Housing and Community Development

Program Description

The primary mission of the Department of Housing and Community Development (HCD) is to act as the development and administrative agency for the Fairfax County Redevelopment and Housing Authority (FCRHA) and the Board of Supervisors in meeting the housing and community development needs of the County's low- and moderate-income residents.

Link to the Comprehensive Plan

The Housing Section of the Policy Plan within the Fairfax County Comprehensive Plan includes the following established objectives:

- The county should increase the supply of affordable housing units each year by an amount that is equal to at least 12 percent of the total housing production in the County for the previous year. These units should serve the full range of incomes of households needing affordable housing and should include units for the disabled and handicapped.
- The county should encourage the provision of affordable housing in all parts of the county.
- The county should conserve stable neighborhoods and encourage rehabilitation and other initiatives that will help to revitalize and promote the stability of older neighborhoods.
- The county should maximize the use of federal and state housing assistance programs.
- The county should increase the supply of housing available to special populations, including the physically and mentally disabled, the homeless, and the low-income elderly.

Source: Fairfax County Comprehensive Plan, 2017 Edition; Policy Plan - Housing, Amended through 3-14-2017

Program Initiatives

Affordable housing is needed in the county to serve households with low- to moderate- income, in both the rental and homeownership markets. It has become increasingly difficult for many households to find price-appropriate housing in the county. Individuals and families with low income levels face the greatest challenge finding affordable housing. The Communitywide Housing Strategic Plan identified a need for an additional 15,000 net new housing units, affordable to households at 60 percent of the AMI and below, over the 15 years between 2018 and 2033. These households are critical members of the workforce and an essential component of the local economy. As such, it is essential to ensure availability of sufficient affordable housing, so these essential employees have an opportunity to live and work in county.

Further, the lack of affordable housing in the county is a leading cause of homelessness. The Board of Supervisors recognized this when they endorsed the Blueprint for Success: Strategic Directions for the Plan to Prevent and End Homelessness in the Fairfax-Falls Church Community in 2008. Much progress has been made since then in reducing the overall number of families and individuals experiencing homelessness in the county, yet vulnerable residents continue to be at risk of housing instability and homelessness.

In addition, price-appropriate housing must be available to county residents that have a disability. Individuals with disabilities are more likely to have extremely low-income and often face a compounded problem of finding housing that is affordable and has the accessibility features needed to live comfortably in the home. Similarly, for seniors who are on fixed income, many of whom have worked in the county throughout their careers and contributed to the local economy, have difficulty finding affordable housing with the necessary accessibility features.

Based on Fairfax County's Five-Year Consolidated Plan for Fiscal Years 2016-2020, the county faces a deficit of more than 31,000 rental units affordable to individuals and families with low-income. Over time, the gap between the need and the supply will grow considerably without new approaches for expanded housing availability and affordability. By 2032, the county is expected to add more than 62,000 households. These household projections are based on the county's analysis of recent growth and the capacity for residential development based on current land use and zoning. To support sustainable population growth and bolster the county's economy, it is important to intentionally plan for price-appropriate housing to address the current housing gap and to meet the needs of the growing workforce.

In 2019, the Affordable Housing Resources Panel (AHRP), a group of citizens tasked by the Board of Supervisors to develop the recommendations for the second phase of the Communitywide Housing Strategic Plan, presented its report to the Board's Budget Committee. Included among the AHRP's recommendations were to: 1) produce a minimum of 5,000 new homes, as a floor, affordable to households earning up to 60 percent of AMI over the next fifteen years; 2) allocate the equivalent of one additional penny on the real estate tax rate to support this production starting in FY 2021; and 3) achieve no net loss of total "market affordable" rental apartments in Fairfax County, as feasible.

Key to achieving the goals set forth in the Communitywide Housing Strategic Plan is the FCRHA's pipeline of affordable housing development projects, including the recently completed Murraygate Village Apartments Renovation (Lee District). Projects currently underway on FCRHA properties include Oakwood (Lee District), Little River Glen I and IV (Braddock District), One University (Braddock District), North Hill (Mount Vernon District), and Autumn Willow (Springfield District). In addition, as part of the Board's Housing Blueprint funding, affordable housing projects that have been initiated by the private sector include: Arrowbrook (Dranesville District), which will generate 274 units, New Lake Anne House (Hunter Mill District) which includes 240 units of preservation and new units, and The Arden (Mount Vernon District), which will generate 126 units.

Current Project Descriptions

1. **ADA Compliance - Housing (Countywide):** \$1,421,000 is the current estimated cost for the improvements/modifications needed for FCRHA properties in order to comply with the January 28, 2011 Americans with Disabilities Act settlement between the Board of Supervisors and the Department of Justice. The following projects were inspected and identified as having deficiencies: Braddock Glen; Leland House Group Home; Minerva Fisher Hall Group Home; Mondloch House Group Home; Patrick Street Group Home; Rolling Road Group Home; Sojourn House Group Home; 3700 Pender Drive; and Wedgewood Apartments. FY 2022 funding of \$50,000 has been included to continue to implement improvements.
2. **ADU Acquisitions (Countywide):** \$5,632,716 is available to fund the acquisition of for-sale Affordable Dwelling Units (ADUs) that would be placed in the Fairfax County Rental Program (FCRP). Funding for these acquisitions can be derived from multiple revenue sources within the Housing Trust Fund (HTF), however, an emphasis has been placed on utilizing revenues from proffered contributions.

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3. **Autumn Willow Senior Housing (Springfield District):** \$500,000 is available for predevelopment activities associated with the development of a 10.9-acre site owned by the FCRHA located at the intersection of Stringfellow Road and Autumn Willow Drive. A developer has been selected for the project under the Public Private Infrastructure and Education Act of 2002 (PPEA) process. The land use approval process was initiated by the developer in September 2020. The project scope is to develop 150 units of affordable independent senior housing.
4. **Crescent Rehabilitation (Hunter Mill District):** \$600,000 is available to fund currently needed repairs and facilitate the redevelopment of the county-owned Crescent Apartments site. The project is anticipated to be implemented through the PPEA process in the future. The Crescent Apartments, a 181-unit apartment complex acquired by the County in FY 2006, and located adjacent to Lake Anne in Reston, near the Wiehle-Reston East Metrorail and the Reston Town Center is managed by the FCRHA on behalf of the Board of Supervisors.
5. **Feasibility and Site Work Studies (Countywide):** \$2,364,163 is available to fund pre-development due diligence activities needed to determine the feasibility of candidate sites for the creation of affordable senior and multifamily housing.
6. **Housing Blueprint Project/Affordable Housing (Countywide):** This is an ongoing project to fund the creation or preservation of affordable housing for special needs populations, low income working families, and to end homelessness.
7. **Housing Route 50/West Ox Road (Sully District):** \$500,000 is available to fund the pre-development activities for this project. The Board of Supervisors has transferred the property to the FCRHA for the purpose of creating affordable housing. The development of the site will be implemented through the PPEA process.
8. **Little River Glen I & IV (Braddock District):** \$40,258,000 is estimated to construct 60 new affordable independent senior housing units and renovated the existing 120 affordable independent senior housing units located on land owned by the FCRHA. A financing plan for the project being prepared to identify funding strategy. The design of the 60 new units is underway. Planned renovation includes HVAC replacement, site improvement, building improvements, accessibility, and modernization.
9. **Murraygate Village Apartments Renovation (Lee District):** \$46,713,661 was approved to renovate the 200-unit Murraygate Village apartment complex. The scope of the renovations included replacement of central heating and cooling systems with individual HVAC units in apartments, electrical system upgrades, accessibility improvements, kitchen and bathroom modernization, other miscellaneous enhancements, and minor site work. The renovations were completed in December 2020. Funding for the project was provided through: Penny for Affordable Housing Fund (Fund 30300); Housing Trust Fund (Fund 40300), LIHTC, seller take-back note, first mortgage, and deferred developer fees.

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10. **North Hill (Mount Vernon District):** \$15,057,000 was approved to support the development of the North Hill property, a 33-acre site owned by FCRHA located at the intersection of Richmond Highway and Dart Drive. The project is being developed through the PPEA process. The FCRHA closed on the deal with the developer in June 2020. Approximately one third of the property will be sold to a developer to create 175 for-sale market rate townhomes. The rest of the property will be developed to create 219 multi-family affordable workforce units, 60 affordable independent senior housing units, and a 12-acre public park. The townhouse land sale proceeds will be used to fund the infrastructure needed for the affordable rental development.
11. **Oakwood Senior Housing (Lee District):** \$800,151 was approved for predevelopment activities associated with the development of a 6.2-acre site owned by the FCRHA located at the intersection of Oakwood Road and Van Dorn Street. A developer was selected in January 2019 through the PPEA process. The land use approval process is complete. The proposed development will produce 150 units of affordable independent senior housing.
12. **One University (Braddock District):** \$600,000 was approved to support the redevelopment activities associated with the One University site, which is located at the intersection of Route 123 and University Drive. The project is being developed through the PPEA process. A developer was selected in July 2018 and the land use approval process is complete. The project was awarded Low Income Housing Tax Credits in June 2020. The proposed development includes replacing the existing affordable housing (Robinson Square) and the existing FCRHA facilities with the construction of 240 units of affordable housing and 333 units of student housing.
13. **Rehabilitation of FCRHA Properties (Countywide):** This is a continuing project to support the recurring maintenance and rehabilitation needs of FCRHA-owned properties. Resources for this project include: the Housing Trust Fund (Fund 40300), the federal Community Development Block Grant (Fund 50800), and the Federal HOME Investment Partnerships Program grant (Fund 50810). HCD updates the needs of the FCRHA properties annually and prioritizes them by accessibility modifications/improvements; energy efficiency improvements; site improvements, and modernization. Projects that may be rehabilitated in FY 2022 have undergone Physical/Capital Needs Assessment studies.
14. **Reservation/Emergencies and Opportunities (Countywide):** The Reserve for Emergencies and Opportunities project was first funded in FY 2002 within the HTF. The Reserve for Emergencies Project was established as a funding source that could be used to fill a gap when other funding/financing is not available. Recent examples include emergency HVAC and flooding repairs, funding for floods, and elevator and urgent capital and maintenance projects. Future uses of the funding is dependent on a variety of factors including major maintenance/capital work needs and urgent or emergency needs at the FCRHA properties.
15. **Stonegate Renovation (Hunter Mill District):** \$47,000,000 is the estimated cost for extensive renovations of the 240-unit Stonegate Village Apartments Complex. The cost was estimated based on the updated Physical Needs Assessment (PNA) study completed in October 2020. Planned rehabilitation includes HVAC replacement, site improvement, building improvements, accessibility, modernization, and a laundry space addition. Funding the project will include LIHTC. However, a local funding source has not yet been identified.

Project Cost Summaries

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(\$000's)

Project Title Project Number	Source of Funds	Budgeted or Expended Through FY 2021						Total FY 2022 - FY 2026	Total FY 2027 - FY 2031
			FY 2022	FY 2023	FY 2024	FY 2025	FY 2026		
1 ADA Compliance - Housing								\$250	
HF-000036	G	\$771	\$50	\$50	\$50	\$50	\$50		
HF-000115	HTF	\$400							
2 ADU Acquisitions	HTF	\$4,733	\$900					\$900	
HF-000093									
3 Autumn Willow Senior Housing	HTF	\$500						\$0	
HF-000157									
4 Crescent Rehabilitation	R	\$600						\$0	
HF-000097									
5 Feasibility and Site Work Studies								\$455	
2H38-210-000	HTF	\$1,409							
2H38-226-000	R	\$500	\$455						
6 Housing Blueprint Project (Affordable Housing)	R	C	\$9,996	\$9,996	\$9,996	\$9,996	\$9,996	\$49,980	
2H38-180-000									
7 Housing Route 50/West Ox Road	R	\$500						\$0	
HF-000055									
8 Little River Glen I & IV								\$36,872	
N/A	X	\$0		\$2,672	\$15,000	\$15,000	\$3,000		
HF-000116	R	\$3,103	\$1,200						
HF-000158	HTF	\$283							
9 Murraygate Village Apt Renovation								\$100	
N/A	X	\$37,127	\$100						
2H38-194-000	R	\$7,936							
2H38-222-000	HTF	\$1,551							
10 North Hill								\$0	
N/A	X	\$12,078							
2H38-072-000	R	\$1,000							
HF-000159	HTF	\$1,518							
HF-000160	HTF	\$461							

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(\$000's)

Project Title Project Number	Source of Funds	Budgeted or Expended Through FY 2021						Total FY 2022 - FY 2026	Total FY 2027 - FY 2031
			FY 2022	FY 2023	FY 2024	FY 2025	FY 2026		
11 Oakwood Senior Housing	R	\$800							\$0
HF-000084									
12 One University	HTF	\$600							\$0
HF-000100									
13 Rehabilitation of FCRHA Properties	F	C		\$300	\$300	\$300	\$300		\$1,200
2H38-068-000									
14 Reservation/Emergencies and Opportunities	HTF	C		\$285	\$285	\$285	\$285		\$1,140
2H38-065-000									
15 Stonegate Renovation	X	\$500	\$1,500	\$6,000	\$12,000	\$15,000	\$12,000		\$46,500
TBD									
Total		\$76,370	\$14,201	\$19,303	\$37,631	\$40,631	\$25,631		\$137,397
									\$0

Notes: Numbers in bold italics represent funded amounts. A "C" in the 'Budgeted or Expended' column denotes a continuing project.

Key: Source of Funds	
B	Bonds
G	General Fund
S	State
F	Federal
X	Other
U	Undetermined