



Fairfax County and Affordable Housing: Moving Forward in Challenging Times

May 11, 2020





Impact in the Community: Fast Facts

- **The FCRHA owns/operates:**
 - 3,035 multifamily units, including federally-subsidized units formerly known as “Public Housing”
 - 482 senior housing units
 - 112 licensed assisted living beds
 - 224 units/beds of specialized housing

- **The FCRHA provides:**
 - 3,936 Federal Housing Choice Vouchers (includes Mainstream, FUP and VASH)
 - 262 Local/State Rental Subsidy Vouchers
 - 164 vouchers for Bridging Affordability
 - 98 vouchers for SRAP



Housing that is Affordable – A Critical Challenge

- Need 15,000 net new homes, identified as part of housing planning process, for families at 60 percent of AMI and below in the next 15 years
- About 30,000 low-moderate income renters are paying more than a third of their incomes for housing
- Almost 71,000 households in the county earning \$50,000 or less
- Rising rents and stagnant incomes mean the Fairfax County housing market is increasingly out of reach for lower income people
- Lack of housing affordable to a range of incomes poses major challenges to attracting and retaining businesses



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: \$26,127 for a family of three (27 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
 - Approximately 60 percent of homeless households placed in long-term affordable housing are served by FCRHA resources.

Communitywide Housing Strategic Plan

- **Phase 1** approved by the Board in June 2018, is the first-ever housing strategic plan, called the Communitywide Housing Strategic Plan
 - Led to the creation of 25 short-term strategies that can be implemented in the next two years
- **Phase 2** includes longer-term strategies for developing new tools, policies, and resources to support the production, preservation, and access to housing that is affordable
 - These recommendations were adopted as part of the budget guidance





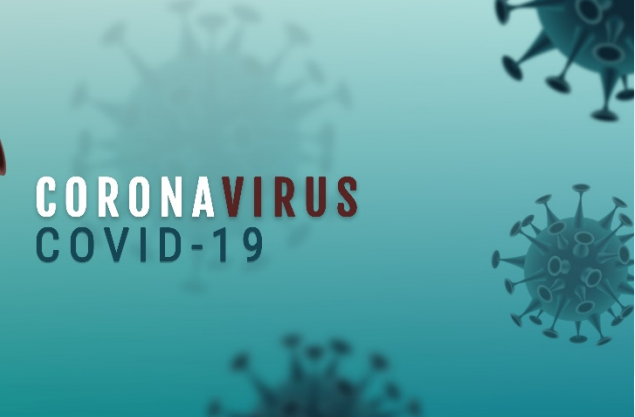
The Affordable Housing Resources Panel Recommendations

Structured into five strategic areas:

- 1. Need, new production goals, and resources**
 - Produce at least 5,000 new affordable units over the next 15 years
 - Increase the Affordable Housing Fund the equivalent of one additional cent on the real estate tax rate
 - Transfer of county land for affordable housing purposes, and co-location.
- 2. Land use policies and regulations**
- 3. Preservation of affordable units**
 - No net loss of existing market affordable units to be achieved through public financing and land use policy and
 - Prioritization of current funding of a half a penny in the Penny for Affordable Housing Fund.
- 4. Institutional capacity**
- 5. Community awareness and legislative priorities**

COVID-19: Practical Impacts

- Major disruption of operations
 - Property Management and Maintenance
 - Operations of federal programs



CORONAVIRUS
COVID-19

COVID-19: Practical Impacts

- Planned addition of one penny of the real estate tax rate deferred
- CARES Act
 - \$20 million for non-profit partners; PLUS
 - \$3.5 million in CDBG
 - \$1.7 million in ESG





The Work Continues

- Expect to have up to \$13 million available in FY 2021, including Tysons Housing Trust Fund
- Ongoing and pipeline of multifamily preservation projects of 645 rental homes
- There is a pipeline of over 1300 new rental homes for families earning 60 percent of the Area Median Income and below in eight developments across the county
- Combination of:
 - Public/private partnerships
 - FCRHA financing – bonds and Board resources
 - FCRHA projects



Affordable Dwelling Unit and Workforce Dwelling Unit Programs

- **Inclusionary Land Use Program/Policy**
 - **Affordable Dwelling Unit (ADU) program**
 - A total of 2,841 units (1,407 rentals and 1,434 for-sale) have been produced through September 30, 2019
 - Provided for under zoning ordinance
 - **Workforce Dwelling Unit (WDU) policy**
 - A total of 1,502 rental WDUs and 22 for-sale) have been produced through September 30, 2019
 - Proffer-based incentive system in the Comprehensive Plan
 - Updating the WDU Program
 - Work in progress with task force; recommendations this year



Public-Private Partnerships – In Progress Leveraging County Property

Project	District	Proposed Units	Status
The Residences at the Government Center	Braddock	270 Affordable Housing	Complete
Fallstead (formerly Lewinsville)	Dranesville	82 Affordable Senior	Complete
North Hill	Mount Vernon	216 Affordable Housing 63 Affordable Senior 175 Market Rate Townhomes	Close May 2020
One University	Braddock	120 Affordable Housing 120 Affordable Senior 333 Student	Close 2021
Oakwood	Lee	150 Affordable Senior	Close 2021
Autumn Willow	Springfield	150 Affordable Senior	PPEA in Progress
West Ox/Route 50	Sully	30 Special Needs	PPEA anticipated Spring 2020



Public-Private Partnerships



North Hill



One University



Oakwood Senior Housing



Fallstead



Residences at the Governments Center



HCD Development

Project	District	Proposed Units	Status
Murraygate	Lee	200 Affordable Housing	Construction Complete January 2021
Little River Glen	Braddock	60 Additional Senior Rehabilitation of Existing 90 Units	Design Pre-Design
Stonegate	Hunter Mill	240 Affordable Housing - Rehabilitation	Initial Design in Progress



Little River Glen IV



Stonegate



Murraygate



Partnership Blueprint Funding

Project	District	Proposed Units	Status
New Lake Anne	Hunter Mill	240 units Affordable Housing	Close May 2020
Arden	Mount Vernon	126 units Affordable Housing	Close March 2020
Arrowbrook	Dranesville	274 units Affordable Housing	Close September 2020



Arrowbrook



New Lake Anne



The Arden

Future

- **Innovative Approaches**
 - Modular Construction
 - Repurpose Existing Buildings
 - Special Populations
 - Homeownership Model
- **Applying the One Fairfax Lens**
- **Co-location with County Facilities**
 - CIP 5-Year Plan
 - Bond Referendum Projections





Future

- **Coordination with Department of Planning and Development**
 - New liaison position for development
 - Active participation new development projects
- **Preservation** – No net loss of affordable units; new task force
- **Partnerships with Other Jurisdictions**
- **Partnerships the Private and Non-Profit Developers**
- **Update to WDU program**

Questions/Comments

