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
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
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
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
<table>
<thead>
<tr>
<th>Project</th>
<th>District</th>
<th>Proposed Units</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Residences at the Government Center</td>
<td>Braddock</td>
<td>270 Affordable Housing</td>
<td>Complete</td>
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<tr>
<td>Fallstead (formerly Lewinsville)</td>
<td>Dranesville</td>
<td>82 Affordable Senior</td>
<td>Complete</td>
</tr>
<tr>
<td>North Hill</td>
<td>Mount Vernon</td>
<td>216 Affordable Housing</td>
<td>Close May 2020</td>
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<tr>
<td></td>
<td></td>
<td>63 Affordable Senior</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>175 Market Rate Townhomes</td>
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<tr>
<td>One University</td>
<td>Braddock</td>
<td>120 Affordable Housing</td>
<td>Close 2021</td>
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<tr>
<td></td>
<td></td>
<td>120 Affordable Senior</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>333 Student</td>
<td></td>
</tr>
<tr>
<td>Oakwood</td>
<td>Lee</td>
<td>150 Affordable Senior</td>
<td>Close 2021</td>
</tr>
<tr>
<td>Autumn Willow</td>
<td>Springfield</td>
<td>150 Affordable Senior</td>
<td>PPEA in Progress</td>
</tr>
<tr>
<td>West Ox/Route 50</td>
<td>Sully</td>
<td>30 Special Needs</td>
<td>PPEA anticipated</td>
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<td>Spring 2020</td>
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<tr>
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<td>District</td>
<td>Proposed Units</td>
<td>Status</td>
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</tr>
<tr>
<td>Murraygate</td>
<td>Lee</td>
<td>200 Affordable Housing</td>
<td>Construction Complete January 2021</td>
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<tr>
<td>Little River Glen</td>
<td>Braddock</td>
<td>60 Additional Senior Rehabilitation of Existing 90 Units</td>
<td>Design Pre-Design</td>
</tr>
<tr>
<td>Stonegate</td>
<td>Hunter Mill</td>
<td>240 Affordable Housing - Rehabilitation</td>
<td>Initial Design in Progress</td>
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Little River Glen IV  
Stonegate  
Murraygate
## Partnership Blueprint Funding

<table>
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<tr>
<th>Project</th>
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<th>Proposed Units</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Lake Anne</td>
<td>Hunter Mill</td>
<td>240 units Affordable Housing</td>
<td>Close May 2020</td>
</tr>
<tr>
<td>Arden</td>
<td>Mount Vernon</td>
<td>126 units Affordable Housing</td>
<td>Close March 2020</td>
</tr>
<tr>
<td>Arrowbrook</td>
<td>Dranesville</td>
<td>274 units Affordable Housing</td>
<td>Close September 2020</td>
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![Arrowbrook](image1.png)  
![New Lake Anne](image2.png)  
![The Arden](image3.png)

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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 in new development projects

- **Preservation** — No net loss of affordable units; new task force

- **Partnerships with Other Jurisdictions**

- **Partnerships with Private and Non-Profit Developers**

- **Update to WDU program**