



# Board of Supervisors Housing Committee Meeting

## **UPDATE ON PRODUCTION AND PRESERVATION**

Tom Fleetwood, Director,  
Department of Housing and Community Development (HCD)

November 23, 2021

# Need for Housing Affordability in the County

The estimated affordable housing gap for low-income renters and owners (households at or below 80% AMI) is approximately 37,535 and 26,385 units, respectively.

*-Fairfax County Consolidated Plan FY 2022-2026*

Research indicates that households with the greatest housing needs are:

- Individuals and families who are homeless
- Persons with low- and extremely low-incomes
- Persons with disabilities
- Seniors with low-income

# Current Policies and Priorities Addressing Need

## Fairfax County Communitywide Housing Strategic Plan (2018)

- **Goal:** 5,000 net new housing units between 2019 and 2034

## Public Land as a Housing Resource (Ongoing)

- **Goal:** Public-Private Partnerships Using Public Land

## Affordable Housing Preservation Task Force (2020-2021)

- **Goal:** No Net Loss of Existing Affordability
- **Status:**
  - Staff Working on Comprehensive Plan Amendment
  - Manufactured Housing Task Force Underway

# Local Financing to Create and Preserve Housing

- **Local Financing Resources**

- Affordable Housing Development and Investment Fund (a.k.a. “Housing Blueprint”) - \$9,995,598 + \$5,000,000 at carryover
- Tysons Housing Trust Fund - \$8,749,622
- American Rescue Plan Act Funds - \$15,000,000

- **Bond Issuance**

- \$805 million FCRHA Bond issuances for 60 projects to create approximately 11,000 units

*Data includes projects projected to close by December 31, 2021*

# Supporting Development with Blueprint Loans

- Since 2018 through December 31, 2021
  - 9 transactions supported by Blueprint loans
  - 1,810 units supported
  - \$42.6 million in Blueprint funds leveraging sources for \$635 million in total development costs



New Lake Anne



The Arden

# **Federal Funding Programs Support Development**

- **Community Development Block Grant (CDBG)**
- **HOME Investment Partnerships Program (HOME)**
- **Emergency Solutions Grant (ESG)**
  
- **Consolidated Planning Process**
  - 5-Year Consolidated Plan
  - 1-year Action Plan
  - Consolidated Annual Performance and Evaluation Reports (CAPER)
  
- **Request for Proposals process and oversight for programs/projects funded by grant funds update**

# Federal Grant Funding Examples



**Cornerstones:**  
Acquired two townhouse/condo units in serving households with very low-income.



**Pathway Homes, Inc.:**  
Eleven condos providing specialized housing with supportive services.



**Marion Homes:**  
Home serving up to 5 individuals with intellectual disabilities.

# **First-Time Homebuyer (Re)Sales and Assistance**

- **First Time Home Buyers – Sales and Resales**
  - 47 New homebuyers - \$10,990,786 in unit sales
  - 5 Repurchased - \$740,495 in unit sales
  - 13 units sold in Extended Control Period contributing \$1,361,382 in FCRHA Equity Share to Housing Trust Fund
- **Down Payment Assistance Programs**
  - CDBG Home Loans: 85 Families served \$850,000 in funding
  - SPARC: 88 Families served through \$30,342,697 in funding

*Data as of July 2021*



# **Affordable Dwelling & Workforce Dwelling Units**

- **Affordable Dwelling Unit (ADU) Program and Workforce Dwelling Unit (WDU) Policy**
  - ADUs: Total of 2,954 units (1,429 rental and 1,525 for-sale)
  - WDUs: Total of 1,783 units (1,747 rental and 36 for-sale)

*Data as of November 2021*

# Production and Preservation

## Development of Properties through PPEA Process

- **North Hill** (*279 units - 216 multifamily, 63 senior*)
- **One University** (*240 units – 120 multifamily, 120 senior*)
- **Oakwood** (*150 senior units*)
- **Autumn Willow** (*150 senior units*)
- **West Ox/Route 50** (*~30 beds for specialized housing*)
- **Residences Government Center II** (*~275 multifamily units*)
- **Franconia Governmental Site** (*~120 multifamily units*)

## Renovation and New Development

- **Murraygate Village Apartments** (*200 renovated MF units*)
- **Little River Glen** (*60 new senior; 120 renovated senior units*)
- **Stonegate** (*234 renovated multifamily units*)

**Questions/Comments**