



# Affordable Housing Advisory Committee

## Updates and Progress in Affordable Housing

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Department of Housing and Community Development

April 5, 2024

# Taking Stock: Our Progress Together

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Substantial progress on our community's housing goals continues in a variety of areas:

- Federal programs
- Homelessness
- New Development
- Housing Preservation
- Policy Initiatives



# Federal Programs Update: RealMarket Rents

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The FCRHA adopted and implemented new, data-driven “RealMarket Rents” for the Housing Choice Voucher Program

- Enhances access to rental markets in communities of opportunity
- Utilizes the FCRHA’s “Moving to Work” designation to design local solutions for local challenges

# Homelessness: Governance

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## Continuum of Care Board

- Continuum of Care Board reconstituted by the Board
- Began meeting in late 2023
- Chaired by former Fairfax City Mayor David Meyer
- Report back to the Board with recommended strategies for improvements.



# Homelessness: New Resources

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## New Permanent Supportive Housing Partnership

- 300 new PSH vouchers over the next three years
- Funds supportive services and housing
- \$20 million agreement with state
- Leasing to start in May 2024
- Substantial new option for persons with serious mental illness



# Completed Construction Since 2020: 959 Units

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959 new units affordable to households earning 60 percent of AMI and below have been delivered since January 2020, including...

- **Arrowbrook** (Dranesville District)  
274 units of family housing
- **Ilda's Overlook** (Braddock District)  
80 units of senior housing
- **North Hill** (Mount Vernon District)  
279 units (including 63 senior units)
- **Arden** (Mount Vernon District)  
126 units of family housing
- **Oakwood** (Franconia District)  
150 units of senior housing
- **ADUs and WDUs below 60% AMI: 50**



# Under Construction: 1356 Units

Project	District	Project Type	No. Units	Status
One University	Braddock	New - PPEA	240	Completing – Summer 2024
Somos at McLean Metro	Providence	New Acquisition/ Finance	450	Completing – End 2026
Autumn Willow Senior	Springfield	New- PPEA	150	Completing – End 2024
The Exchange at Spring Hill Metro	Hunter Mill	New Acquisition /Finance	516	Completing – Mid 2026
<b>TOTAL</b>			<b>1,356</b>	

# Development Pipeline: Approx. 848 Units

Projects	District	Project Type	Units Added	Status
Agape House (Senior)	Sully	New – Financing	250	Financing in development
Telestar	Providence	New-Partnership	80	Closing Fall 2024
Residences at the GC II	Braddock	New – PPEA	275	LIHTC Application March 2024
Kindred Crossing (at First Christian Church)	Mason	New – Financing	95	LIHTC Application March 2024
Beacon Landing	Fairfax City	New – Financing	54	Financing in development
Little River Glen IV	Braddock	New - HCD	60	Closing May 2024
Little River Glen I (120 FCRHA Units)	Braddock	Preservation	Renovation	Closing May 2024
Stonegate Village (234 FCRHA Units)	Hunter Mill	Preservation	Renovation	Design
West Ox/Route 50 PSH	Sully	New- PPEA	34	Design/Land Use
<b>TOTAL</b>			<b>848</b>	



# Planning Pipeline: Approximately 697 Units

Projects	District	Project Type	Estimated No. Units	Status
East County	Mason	New – PPEA	160	Planning
Innovation/Dulles Green	Dranesville	New - PPEA	195	Planning
James Lee Homeownership	Mason	New – PPEA	2	Planning
Chantilly Library	Sully	New – PPEA	200	Planning
Centreville	Sully	New – PPEA	140	Planning
<b>TOTAL</b>			<b>Approx. 697</b>	

# WDU For-Sale Plan Amendment

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- WDU For-Sale Task Force completed in October 2023
- Task Force recommendations presented to BOS Housing Committee November 2023
- Comprehensive Plan amendment in development; expected to be presented to BOS Housing Committee in June 2024.



**247 WDU<sub>s</sub>**

Constructed in FY23

**64 ADU<sub>s</sub>**

Constructed in FY23

**5,619**

Total ADUs and WDUs  
produced through FY23

# Preservation of the Coralain Gardens Apartments

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## Property Background:

- 7435 Arlington Blvd, Mason District
- 106 units at 50% and 60% Area Median Income
- FCRHA loan on property in 2007 for \$5.3 million
- FCRHA had a Right of First Refusal (ROFR) that was triggered by the owner's intent to sell

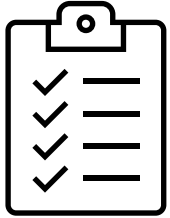
## Preservation in Action:

- HCD assigned ROFR through a competitive process to Enterprise Community Development
- 30-year extension of FCRHA Land Use Restriction Agreement (LURA)
- Enterprise is making immediate improvements and seeking LIHTC for comprehensive renovation

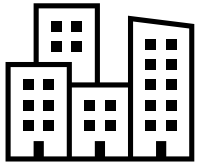


# Upcoming Preservation Activities

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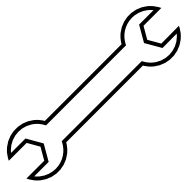
[2024 Preservation Partner Pool](#) Request for  
Qualifications: Winter/Spring



2024 Market Affordable Survey: Spring/Summer



Manufactured Housing Comprehensive Plan  
Amendment



Manufactured Housing Pilot Grant Program

# Timelines for 2024 WDU & Preservation Initiatives



## WDU For-Sale Comp Plan Amendment and Guidelines



## Relocation Guidelines (Introduction & Multi-Family Chapter)



## Manufactured Housing Pilot Grant Program



## Manufactured Housing Comprehensive Plan Amendment



## Relocation Guidelines (Manufactured Housing Chapter)





# Questions/Comments