



# HOUSING BLUEPRINT: AT A GLANCE – FY 2019

## GOALS:

<b>To End Homelessness in Ten Years (December 2018): 2,650 UNITS/OPPORTUNITIES NEEDED</b>	<b>To Provide Affordable Housing Options to Special Needs Population</b>	<b>Meet the Affordable Housing Needs of Low Income Working Families</b>	<b>To Increase Workforce Housing through Creative Partnerships and Public Policy</b>
---	--	---	--

## NEED

According to the 2017 Point in Time survey, there were 964 people who were literally homeless in the Fairfax-Falls Church community. This represents a 9 percent reduction from the number counted in January 2015, or 95 less people. The total decrease in the homeless population from 2008 to 2017 is 47 percent, which represents 871 less people homeless on one night in January 2017 than were counted in January 2008. Ten Year Goal is 2,650 housing opportunities; through FY 2015, a total of 1,032 opportunities have been created through new housing development, new subsidy sources, and turnover in existing resources.

- **CSB:** 2011 report identified housing needs for 1600 customers in total
- **Other High Priorities**
  - Seniors
  - Domestic Violence Victims
  - Large Families/Extremely Low Incomes
  - Persons with Physical and/or Sensory Disabilities

According to the Center for Housing Research at Virginia Tech, the total affordable housing gap in Fairfax County for low- and moderate-income renters (earning 80 percent of the area median income (AMI) and below) is approximately 31,360 units.

About **40,000 net new housing units** affordable to households earning up to approximately 120 percent of AMI are needed based on projected housing needs through 2032.

## NEW PROGRAM ADMISSIONS/TURNOVER

<b>FCRHA Federal Resources:</b>	<b>36</b>
<b>Bridging Affordability:</b>	<b>45</b>
<b>Continuum of Care (turnover):</b>	<b>54</b>

<b>FCRHA- Fairfax County Rental Program (Seniors):</b>	<b>99</b>
<b>FCRHA Federal Resources:</b>	<b>78</b>
<b>Bridging Affordability:</b>	
• Persons with physical/sensory disabilities:	<b>9</b>
• Persons with CSB eligible disabilities:	<b>9</b>
• Households leaving domestic violence situations	<b>14</b>

<b>FCRHA – Fairfax County Rental Program:</b>	<b>350</b>
<b>FCRHA Federal Resources:</b>	<b>162</b>
<b>Bridging Affordability:</b>	<b>58</b>

## NEW UNITS DEVELOPED

<b>With Federal Funding:</b>	<b>5</b>
------------------------------	----------

<b>Non-Profits: Federally-Funded Group Home Beds:</b>	<b>12</b>
<b>State Rental Assistance Program:</b>	<b>10</b>
<b>Construction of new Lewinsville Senior facility (Dranesville District):</b>	<b>82</b>

<b>Non-profit acquisitions/federal resources:</b>	<b>5</b>
---	----------

<b>Workforce Dwelling Units (WDUs) (estimate):</b>	<b>300</b>
<b>Affordable Dwelling Units (ADUs) (estimate):</b>	<b>50</b>

## BLUEPRINT PROJECT

**New Private Partner 100-unit Acquisition or Construction**  
 Goal of 10 percent to serve former homeless households – 10 units  
 ○ Possible inclusion of Project Based Vouchers (if available)

**New Private Partner 100-unit Acquisition or Construction**  
 Goal of 10 percent to serve persons with special needs – 10 units  
 ○ Possible inclusion of Project Based Vouchers (if available)

**New Private Partner 100-unit Acquisition or Construction**  
 ~ \$8,000,000  
 Goal of approximately 80 units

## FY 2019 TARGETS

<b>150</b>	<b>323</b>	<b>655</b>	<b>350</b>
------------	------------	------------	------------

## FY 2019 NET INCREASE

<b>15</b>	<b>114</b>	<b>85</b>	<b>350</b>
-----------	------------	-----------	------------

## ON THE HORIZON

- Route 50/West Ox (Sully District) – Permanent supportive emergency housing
- Shelter rebuild/renovation and possible permanent supportive housing through bond referendum
- Reevaluation of Bridging Affordability program relative to serving people coming out of homelessness and with special needs

- Residences at North Hill Park (Mount Vernon District) – 60 units
- Oakwood site (Lee District) – approximately 120 units of senior housing
- Domestic violence shelter expansion – South County
- Little River Glen campus expansion (Braddock District) – approximately 60 units of senior housing
- One University (Braddock District) – approximately 60 units
- Arden project (Mount Vernon District) - (pending funding and tax-credit award) - approximately 8 units

- Residences at North Hill Park (Mount Vernon District) – 219 units
- Redevelopment of Certain FCRHA Public Housing Properties under HUD Rental Assistance Demonstration (RAD)
- FCRHA property renovations: Wedgewood, Murraygate, Mount Vernon Gardens, RAD properties
- One University (Braddock District) – approximately 180 units
- Preservation of Parkwood Apartments (Mason District) – 220 units
- Arden project (Mount Vernon District) - (pending funding and tax-credit award) - approximately 118 units

- Explore updating of Workforce Dwelling Unit policy

## CROSS-CUTTING INITIATIVES

- Implementation of Diversion First
- Communitywide Housing Strategic Plan
- Identify new funding opportunities for affordable housing development
- Sustainable housing work group and report card
- Homelessness Strategic Plan
- Work with Building Repurposing workgroup

- Apply for additional Family Unification Program and Veterans Affairs Supportive Housing vouchers
- Explore increased flexibility in policies concerning serving persons graduating from permanent supportive housing

- Consider tax exemption for developers providing housing affordable to extremely low-income households (30 percent of area median income and below)
- Develop and implement policy for use of Tyson's housing funds
- Identify opportunities to expand FCRHA income
- GMU Health study
- One Fairfax Policy

- Continued implementation of FCRHA Moving to Work designation
- Facilitate affordable studio development countywide
- Health and Human Services System Integration
- Identify opportunities to expand FCRHA income