



HOUSING BLUEPRINT: AT A GLANCE – FY 2017

GOALS:

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

According to the 2016 Point in Time survey, there were 1,059 people who were literally homeless in the Fairfax-Falls Church community. This represents a 12% reduction from the number counted in January 2015, or 145 less people. The total decrease in the homeless population from 2008 to 2016 is 42%, which represents 776 less people homeless on one night in January 2016 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 **50,000 net new housing units** affordable to households earning up to approximately 120 percent of AMI are needed based on projected job growth through 2032.

NEW PROGRAM ADMISSIONS/TURNOVER

FCRHA Federal Resources:	85
Bridging Affordability:	35
Continuum of Care (turnover):	55

FCRHA Federal Resources:	150
Bridging Affordability:	
• Persons with physical/sensory disabilities:	10
• Persons with CSB eligible disabilities:	10

FCRHA – Fairfax County Rental Program	200
FCRHA Federal Resources:	200
Bridging Affordability:	50

NEW UNITS DEVELOPED

New Group Home Beds:	10
New Veterans Affairs Supportive Housing (VASH) Vouchers	6
Continuum of Care (New beds)	18

Lindsay Hill Apartments - seniors (Mount Vernon District)	55
Non-Profits: Federally-Funded Group Home Beds	12
State Rental Assistance Program:	40

Non-profit acquisitions/federal resources	5
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Workforce policy units (estimate):	400
Affordable Dwelling Units (ADUs) (estimate):	50
Residences at Government Center (Braddock District):	270

BLUEPRINT PROJECT

New Private Partner 140-unit Acquisition
Goal of 10 percent to serve former homeless households – 14 units
○ Possible inclusion of Project Based Vouchers (if available)

New Private Partner 140-unit Acquisition
Goal of 10 percent to serve persons with special needs – 14 units
○ Possible inclusion of Project Based Vouchers (if available)

New Private Partner 140-unit Acquisition ~ \$7,000,000
Goal of approximately 112 units

FY 2017 TARGETS

223	291	567	720
FY 2017 NET INCREASE			
48	121	117	720

ON THE HORIZON

- Route 50/West Ox (Sully District) – Permanent supportive housing; 20 – 30 units
- Shelter rebuild/renovation and possible permanent supportive housing through bond referendum

- Construction of new Lewinsville Senior facility (Dranesville District) - 82 units
- New senior housing developments – FCRHA/County land

- Residences at North Hill Park (Mount Vernon District) – 278 units
- Redevelopment of Certain FCRHA Public Housing Properties under HUD Rental Assistance Demonstration

Explore expansion of Workforce Dwelling Unit policy

CROSS-CUTTING INITIATIVES

- Re-open Housing Choice Voucher waiting list
- Implementation of Diversion First
- Countywide Housing Strategic Plan - to be completed in 2017
- Identify new funding opportunities for affordable housing development
- Sustainable housing work group and report card

- 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

- Continued implementation of FCRHA Moving to Work designation
- Facilitate affordable studio development countywide
- FCRHA property renovations: Wedgewood, Murraygate, Rental Assistance Demonstration (RAD) properties