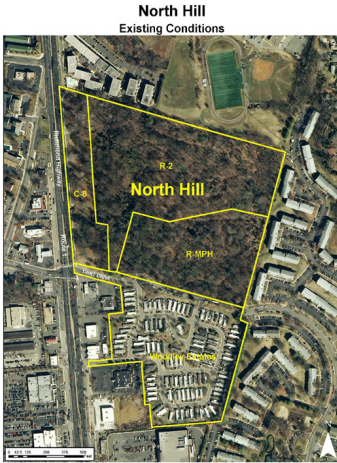




# TRANSFORMING NORTH HILL



The **North Hill property** consists of approximately 35 unimproved acres off of Richmond Highway in the Mount Vernon District of Fairfax County. Through the Public Private Education Facilities and Infrastructure Act of 2002 (PPEA), the Fairfax County Redevelopment and Housing Authority (FCRHA) is able to pursue a public-private partnership that will transform North Hill into a mixed income affordable and market rate housing community comprised of multifamily rental apartments and for-sale townhouses.

CHPPENN I, LLC, the developer selected through a competitive selection process for the North Hill project, currently proposes among other things, to construct up to 27- multi-family rental units in five separate, high quality, urban designed buildings with structured parking. Of the 279 units, 10 percent will be for households with an annual income at or below 30 percent of the Area Median Income (AMI), 20 percent of the units will be for households with an annual income at or below 50 percent of the AMI, and the remaining units will be for households with an annual income at or below 60 percent of the AMI. (Washington AMI for a family of four is \$126,000.) In addition, 60 of the multi-family units will be dedicated to affordable senior housing.

## Multi-Family Rental Unit Breakdown

Area Median Income (AMI)	Percentage of Units	Number of Units
At or below 30%	10%	28
At or below 50%	20%	56
At or below 60%	70%	195



## North Hill Background:

North Hill is part of a larger 48 acre piece of land that the FCRHA acquired in 1981 using federal Community Development Block Grant (CDBG) funds. In 1991, approximately 15 of the 48 acres were redeveloped into the present day manufactured home community of Woodley Hills Estates, which currently consists of 115 mobile home pad sites. The remaining approximately 35 acres of the North Hill site remain undeveloped.

In 2012, an opportunity presented itself when the FCRHA received an unsolicited proposal from a developer under the PPEA which proposed transforming North Hill into a mixed income, affordable and market rate housing community. As required under PPEA, the FCRHA issued a "Request for Competing Proposals" from other developers. Several proposals were received, including an updated submission from the developer which submitted the original unsolicited proposal. After a rigorous review, the CHPPENN I, LLC proposal was determined by a county-appointed committee as the best proposal. **For more information, visit: [www.fairfaxcounty.gov/housing/community-development/north-hill](http://www.fairfaxcounty.gov/housing/community-development/north-hill)**

**About CHPPENN I, LLC:** CHPPENN is a partnership between Virginia based Community Housing Partners (CHP) and Pennrose, a high quality developer based in Philadelphia, PA. Since 1975, CHP has expanded its service area to encompass seven states; built a multifamily housing inventory of almost 6,000 units; weatherized approximately 25,000 homes; developed more than 250 single-family houses; and assisted over 310,000 individuals with their housing, financial, and social needs. Pennrose has developed and managed more than 180 communities and 14,000-plus units.