

***Metropolitan Washington Council of Governments
Housing Directors Advisory Group***

Fairfax County Department of Housing and Community Development

November 12, 2015



About Fairfax County

- Virginia's largest jurisdiction
- One in seven Virginians live in Fairfax County
- Among the highest median incomes in the country
- Very high housing costs



Affordable Housing in Fairfax County

➤ A major need

- 30,000 unit rental housing gap
- As many as 50,000 additional units needed based on projected job growth over the next 15 years
- Major connection to economic competitiveness





Affordable Housing in Fairfax County

➤ Fairfax County's Affordable Housing Environment

- Fairfax County Redevelopment and Housing Authority
- Fairfax County Department of Housing and Community Development
- Private development community
- Advocacy community





About the FCRHA



- Established in 1966 following a voter referendum
- Acts as the local housing finance agency
- The preeminent provider of affordable housing in Fairfax County
 - The Fairfax County Rental Program
 - Housing Choice Voucher Program
 - Public Housing





Fairfax County Department of Housing and Community Development

- A unique partnership with the FCRHA
- HCD acts as the staff to the FCRHA
- Administers all FCRHA programs AND HOME and CDBG and other local housing programs
- Staff of 230, \$110 million budget



The FCRHA – a High Capacity Housing Provider

- FCRHA owns/operates –
 - 3,028 units of multifamily housing
 - 504 units of senior independent living
 - 112 beds of assisted living
 - 216 units/beds of specialized housing
- Close to 20,000 people live in FCRHA housing/subsidized units
- Extremely low-income



The FCRHA – On the Cutting Edge

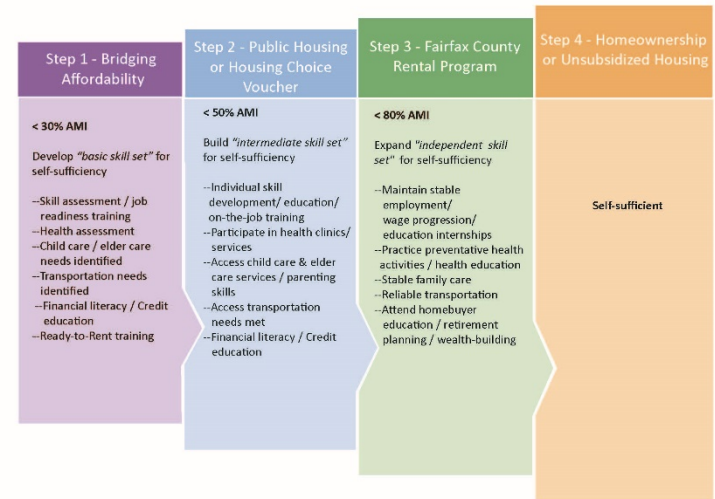
- The FCRHA has long been a leading innovator in affordable housing financing and development
- Two critical efforts that will transform affordable housing in Fairfax County: **RAD** and **Moving to Work**



Moving to Work in Fairfax County

- FCRHA won MTW status in 2012, and formally began work as an MTW agency in 2013
- Focus is on moving households toward self-sufficiency through our Housing Continuum
- Working more with connecting people to self-sufficiency services, less emphasis on paperwork

THRIVE Housing Continuum
A Stepped Approach that Provides Work Incentives, Service Supports, and Permanent Housing



Note: Elderly/disabled households may choose their level of participation in many aspects of the THRIVE/MTW program.



Moving to Work in Fairfax County

- We are just getting started with MTW
- Most changes have been in response to sequestration
- Were unable to do any new leasing for a year
- Exploring new innovations related to project-based vouchers, self-sufficiency

*The Fairfax County Redevelopment and Housing Authority:
Celebrating Fifty Years of Providing Safe, Affordable Housing and Helping Families THRIVE*

th Draft

Anniversary

Fiscal Year 2016 Moving to Work Plan

Submitted April 15, 2015

Attachment 2



Rental Assistance Demonstration

- RAD is a HUD financing tool that allows PHAs to convert Public Housing to a more stable Section 8 funding platform
- FCRHA preparing to convert most or all of its 1,060 units of federal public housing under RAD



Anticipated Conversions

- Applied to convert the entire Public Housing portfolio
- Immediate focus:
 - 209 scattered-site units
 - The Park (Lee District)
 - Briarcliff (Providence District)
 - Atrium (Lee District)
 - Audubon (Lee District)

**Scattered-Site
Public Housing Units
(209 Total Units)**





Our private sector partners

- Fairfax County has a robust non-profit community, outstanding partnerships
- Significant production of new affordable units by private developers via inclusionary zoning policies



Inclusionary zoning: providing options

- Fairfax County is committed to providing a range of housing options
- Inclusionary zoning is a critical tool:
 - ADUs – WDUs
 - About 5000 WDUs committed ~300 built
 - About 2600 ADUs built



Current priorities: *Expanding the affordable housing stock*

- Reviewing proposals for \$10 million in local funding
- Expect to move forward with recommendations in early 2016



Current priorities:

Increasing affordable homeownership opportunities

- Facilitating continued ADU/WDU production
- New down payment/closing cost assistance
- Consideration of other models



Current priorities: Housing Blueprint

- A fixture in the housing community
- A common language
- Means to clearly identify goals, invest limited resources

FY 2016 HOUSING BLUEPRINT

Partners: Housing Advisory Committee • Public County Subdivision and Housing Authority • Fairfax Public Schools Community Partnership on Ending Homelessness • Senior Care/Church Community Services Board • Disability Services Board

| TIER ONE: THROUGH THE GATEWAY TO PERMANENT AFFORDABLE HOUSING: SERVING ELIGIBILITY HOUSING DEMANDS: SPECIAL NEEDS Included Support for 10 Year Rehabilitation Plan and Tax Incentive Service Agreement | Services Needed to Move to Tier Two | TIER TWO: ADDRESSING SUSTAINABLE HOUSING: SERVING ELIGIBILITY HOUSING DEMANDS: HOUSING FAMILIES: SPECIAL NEEDS | Services Needed to Move to Tier Three | TIER THREE: TOWARD SELF-SUFFICIENCY: HOUSING ELIGIBILITY DEMANDS: HOUSING FAMILIES: WORKING FAMILIES: WORKING'S HOUSING | Services Needed to Move to Self-Sufficiency |
|--|---|--|---|---|---|
| <p>Need:</p> <ul style="list-style-type: none"> Those who are homeless Those living in precarious housing situations Those who are experiencing sudden, unexpected economic challenges Families who are living in over-crowded situations or who are severely overcrowded Those with significant disabilities and extremely low incomes Elder adults dependent on subsidized housing Large families with severely limited housing options Those who are escaping domestic violence <p>Plan: Immediate/Short Term Actions</p> <ul style="list-style-type: none"> Bridge Affordability Bridge Project - units serving extremely low income households Supplemental Apartments for Emergency Domestic Violence Shelter Project Speed Trackers Non-Profit Purchase Legal availability of group home options for persons with disabilities Apply for additional specialized vouchers, including RUC, VASH and Money follows the Person <p>Sustaining Existing Resources</p> <ul style="list-style-type: none"> Complete rehabilitation of Lincoln Senior Campus, response facility Continuation of Care Renewal <p>Next 5 Years</p> <ul style="list-style-type: none"> Rehabilitation of Crescent Apartments - 10% of replacement units available for Extremely Low Income Development of housing for special needs persons at Route 50 and NVA/Ox Road (Sully Church), BOND PROJECTUS PROJECT | <p>Need:</p> <ul style="list-style-type: none"> Homeless working families Families who have successfully graduated from the Bridging Affordability Program Families working in Fairfax County but unable to afford to live here Low income elderly or frail incomes Those with disabilities on fixed incomes Those who are rebuilding their lives after domestic violence <p>Plan: Immediate/Short Term Actions</p> <ul style="list-style-type: none"> Bridge Project - units serving low income households Conversion of FCMA units to accessible units High growth apartments to serve a variety of needs Locally owned/FCMA owned care for affordable housing at North Hill Public/Private Partnership Sustainable Senior housing program: Continue program that allow senior homeowners to remain in their homes longer - e.g. Home Support for the Elderly Program, expanding partnerships with organizations such as Building Together, etc. <p>Sustaining Existing Resources</p> <ul style="list-style-type: none"> RAD: Conversion of privately-owned affordable units to Section 8 eligible at Trium, Towers (Hester PHS District), Creekside Village (Lee District) and Lake Anne Fellowship House (Patriot PHS District) RAD: Conversion of FCMA Public Housing Portfolio Rehabilitation of Kingsley Park (Providence District) BOND PROJECTUS PROJECT Renovation of Herndon Harbor House BOND PROJECTUS PROJECT Redevelopment of Leesville Senior Campus via PFA <p>Next 5 Years</p> <ul style="list-style-type: none"> Public/private partnerships on county/FCMA-owned land (Lee District) Conversion of affordable housing at North Hill Redevelopment of Crescent Apartments - Units for Low Income Develop senior housing in western portion of the county BOND PROJECTUS PROJECT | <p>Need:</p> <ul style="list-style-type: none"> Low and moderate-income working families Entry level workers, recent graduates and new arrivals in the Fairfax County job market <p>Plan: Immediate/Short Term Actions</p> <ul style="list-style-type: none"> Bridge Project - Units for Low and Moderate Income Households Construction of the Residences at Government Center Private sector delivery of new ADUs and WCOs North Hill Public/Private Partnership <p>Sustaining Existing Resources</p> <ul style="list-style-type: none"> Continue administration of ADU and WCO programs <p>Next 5 Years</p> <ul style="list-style-type: none"> Expansion of Regent Housing and Senior Housing BOND PROJECTUS PROJECT Rehabilitation of Heritage Apartments Rehabilitation of Sonoma Villa (Hester PHS District) BOND PROJECTUS PROJECT Transit redevelopment and Village Avenue development Redevelopment of Crescent Apartments Units for Moderate Income Secure data service and net job growth from Center for affordable housing investments Economic Success Initiative | <p>Need:</p> <ul style="list-style-type: none"> Human skills development, wage progression, education attainment Proactive preventative health services, health education Stable child and elder care Reliable transportation Foundational education, life-long learning, workforce building College education or technical skills training for young adults Accessible Housing Registry <p>Need:</p> <ul style="list-style-type: none"> Many services only over time are able to be met, depending on need | | |



Current priorities: Housing Blueprint

- Over time, the Blueprint has gone from being a comparatively simple one page document...

| GOAL HOUSING BLUEPRINT: AT A GLANCE-FY2011 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| To End Homelessness in 10 Years | To Provide Affordable Options to Special Needs Population | To Reduce the Waiting Lists in Half in Ten Years | To Increase Workforce Housing through Creative Partnerships and Public Policy | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>NEED</p> <ul style="list-style-type: none"> According to the most recent "Hire a Hero" survey conducted by Fairfax County, there were 1,730 people who were homeless counted in the community in January 2009. Need for 2,650 additional units/permanent housing opportunities for homeless individuals and families over 10 years to meet goal. Consistent with the Plan to Prevent and End Homelessness and the work of the Housing Options Task Force there is a need to provide housing to 186 homeless households (88 individuals and 120 families), with a range of supportive service needs, in FY 2011. | <ul style="list-style-type: none"> Rehabilitation or replacement of Lincolnville Assisted Living Provide affordable housing for large families with extremely low incomes Provide opportunities to senior citizens to rent out a portion of their homes to individuals in need of affordable housing who in turn can help the seniors stay in their homes Begin development now to ensure an on-going supply in FY12 and beyond by: <ol style="list-style-type: none"> completing Oby Glen Senior Housing begin predevelopment of Leesville Senior Housing | <ul style="list-style-type: none"> Approximately 12,000 households on FCRIA, 1,200 CSB and 100 on shelter waiting lists Need to provide affordable rental assistance or affordable rental housing to 650 households in FY11 to meet goal. Begin development now to ensure an on-going supply in FY12 and beyond by: <ol style="list-style-type: none"> funding pre-development costs for North Hill support non-profit developers to acquire or develop a 100 unit tax credit property. | <ul style="list-style-type: none"> Fairfax County will need 63,660 net new housing units affordable to households earning up to 100 percent of AMI based on projected job growth through 2025.* The county's economic vitality is "inexorably tied" to its response to the need for affordable workforce housing. As of Oct. 2008, there were ~1,877 new Workforce Dwelling Units, ADUs, and Magnet Housing Units in the development pipeline; these units constitute 2.9% of the 65,660 net new affordable workforce housing units needed in Fairfax County by 2025. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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Current priorities: Housing Blueprint

- To a complex, multi-page document which may not speak clearly to the layperson...

FY 2016 HOUSING BLUEPRINT

Tier One: THROUGH THE GATEWAY TO PERMANENT AFFORDABLE HOUSING
 SERVICES NEEDED TO MOVE UP TIER TWO

Tier Two: ADDRESSING SUSTAINABLE HOUSING
 SERVICES NEEDED TO MOVE TO TIER ONE

Tier Three: TOWARD SELF-SUFFICIENCY
 SERVICES NEEDED TO MOVE TO SELF-SUFFICIENCY

Housing Blueprint: FY 2016 - Behind the Numbers: Tier One

| Opportunities Created by Tier One | Total estimated cost for each activity |
|-----------------------------------|--|
| 334 | \$42,000 (Federal) |
| 29 | \$178,000 (Federal) |
| 24 | \$143,000 (Other) |
| 16 | \$241,000 (Other) |

Housing Blueprint: FY 2016 - Behind the Numbers: Tier Two

| Opportunities Created by Tier Two | Total estimated cost for each activity |
|-----------------------------------|--|
| 290 | \$395,000 (Federal) |

Housing Blueprint: FY 2016 - Behind the Numbers: Tier Three

| Opportunities Created by Tier Three | Total estimated cost for each activity |
|-------------------------------------|--|
| 180 | \$21,000 (Federal) |
| 21 | \$1,000 (Other) |
| 274 | \$21,000 (Other) |

Summary of Opportunities:

- Opportunities Created by Tier One: 334 (Total cost: \$421,000)
- Opportunities Created by Tier Two: 290 (Total cost: \$395,000)
- Opportunities Created by Tier Three: 180 (Total cost: \$22,000)

Additional Information:

- Population:** 400,000
- Median Income:** \$45,000
- Unemployment Rate:** 10%
- Homelessness:** 10,000

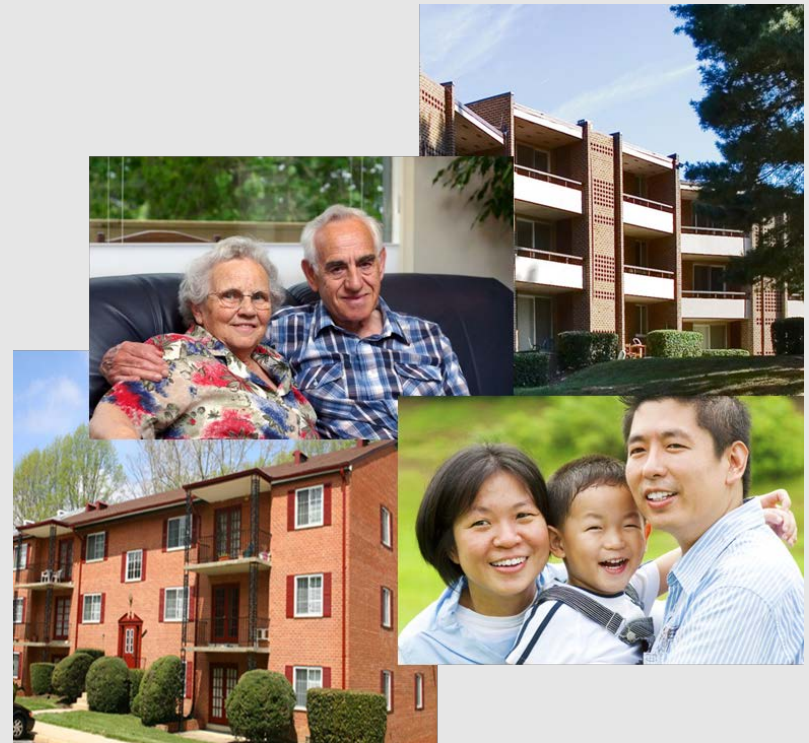
Notes:

- Includes resources received from the Virginia Housing Trust Fund.
- Includes resources received from the Virginia Housing Trust Fund.



Major development projects: what's coming next

- The FCRHA and HCD have a number of critically important development projects in the pipeline which are expected to produce significant additional affordable housing resources



Current PPEA Projects Led by HCD

A Creative Approach to Affordable Housing Using Public Land

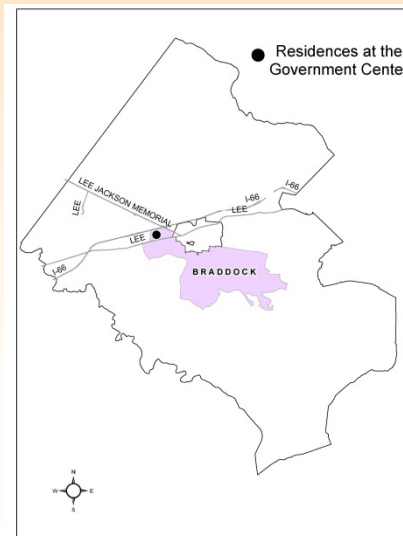
- **The Residences at
Government Center**
- **Lewinsville Center
Redevelopment**
- **The Residences at North Hill
Park**

Residences at the Government Center

- 270 affordable apartments
- Developer is Jefferson Apartment Group
- All plan approvals and permits received
- LIHTC 9% award received from VHDA
- FCRHA passed final bond resolution
- Construction Underway



Residences at the Government Center
(Rendering)



Braddock District



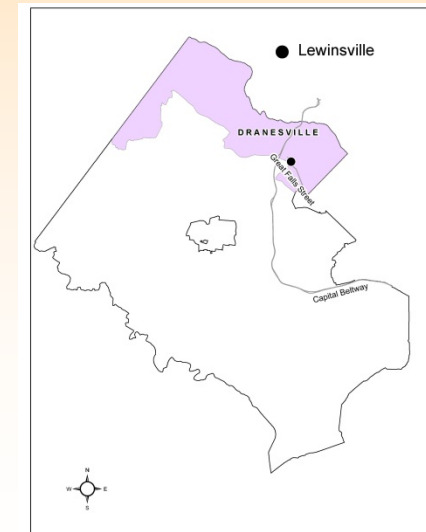
Residences at Government Center

Lewinsville Center Redevelopment

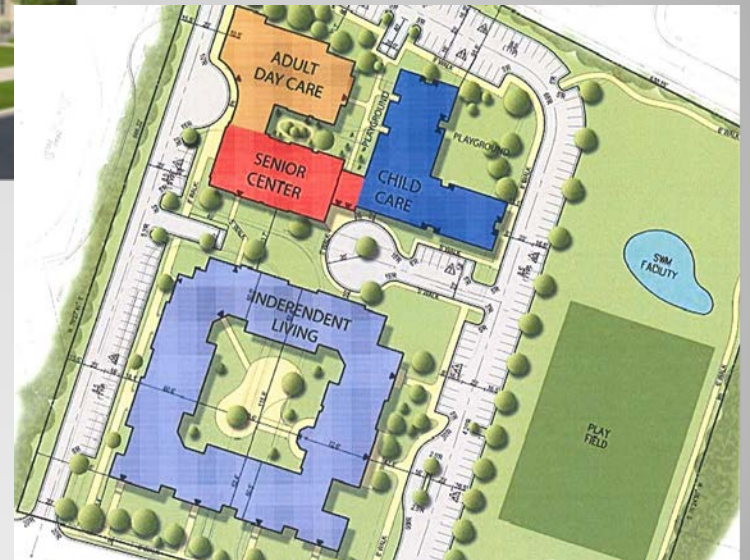
- Developer selected (Wesley Hamel LLC)
- Developer will design, build and operate 82 unit Senior Independent Living residence under a long term ground lease
- County will design and construct the 32,000 SF replacement senior and child daycare and senior center



Lewinsville



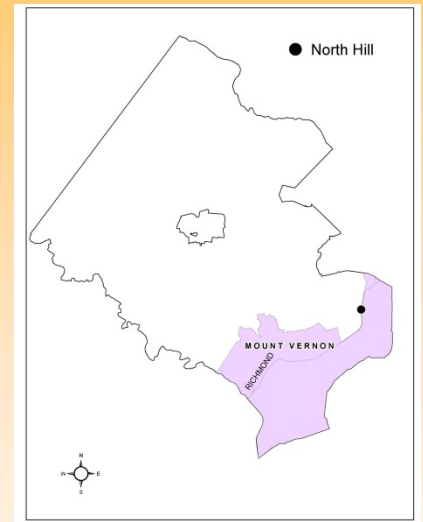
Dranesville District



Lewinsville Center

North Hill

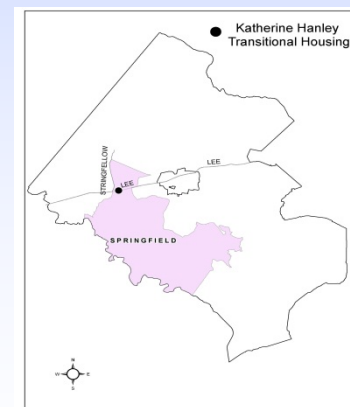
- CHPPENN has been selected as the developer via PPEA process
- Development would include For Sale and For Rent mix
- CHPPENN currently in feasibility



Mount Vernon District

Kate's Place: Supportive Housing

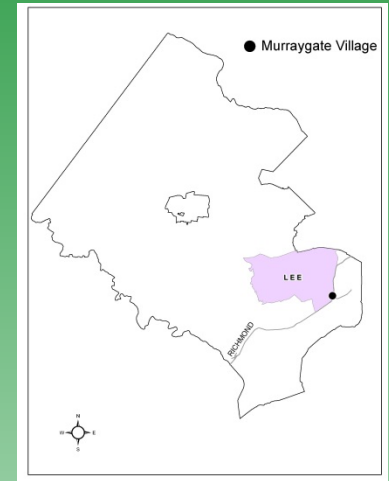
- Six Units-Families moving from the shelter
- Construction Completed



Springfield District

Murraygate Renovation

- Extensive rehabilitation needed, including new mechanical, plumbing, kitchen, bathroom, and finishes
- Architect selected, fee negotiated; design to initiate in mid-late 2015 following completion of site feasibility study
- Blueprint funds reserved
- Plan to apply for new tax credits in 2016
- New rent structure will be needed



Lee District



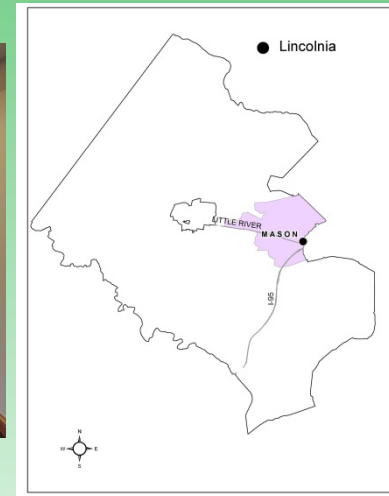
Murraygate

Lincolnia

- Senior Housing and Assisted Living Facility
- Renovation in progress
- Funded by County/Virginia Resource Authority (VRA) bonds



Lincolnia



Mason District



Questions/Comments

- Questions
- Comments
- Discussion