

# ***Affordable Housing in Fairfax County***

***Fairfax County Department of Housing  
and Community Development***

***September 1, 2016***



# *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 (Center for Housing Research, Virginia Tech)
- As many as 50,000 additional units needed based on projected job growth over the next 15 years (Center for Regional Analysis, George Mason University)
- Major connection to economic competitiveness





# 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





# About the FCRHA



- The mission of the FCRHA is to initiate and provide opportunities for Fairfax County residents to live in safe, affordable housing and to help develop, preserve, and revitalize communities through fiscally responsible and open processes.





# Fairfax County Department of Housing and Community Development

- HCD acts as the staff to the FCRHA
- Administers all FCRHA programs and HOME and CDBG and other local housing programs
- Staff of 225, \$114 million budget



# The FCRHA and Fairfax County – a Unique Partnership

- Allows Fairfax County to leverage its FY 2017 investment of \$19.5 million in local dollars with \$94.5 million in federal and other non-locally appropriated funds – a nearly 5 to 1 leverage.



# 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





# *Bridging Affordability*

- Key part of the Housing Blueprint
- Provides rental subsidies to households on HCD's waiting lists, homeless households, and persons with disabilities
- Two to three years of subsidies
- Run by nonprofits under contract; nonprofits provide services that help households achieve greater self-sufficiency





# Current priorities: *Expanding the affordable housing stock*

- Fairfax County has a robust non-profit community, outstanding partnerships
- Significant production of new affordable units by private developers via inclusionary zoning policies
- Reviewing proposals for \$6.7 million in local funding; close to \$4 million in federal funding
- Expect to move forward with recommendations in early 2017



# *Major development projects: what's coming next*

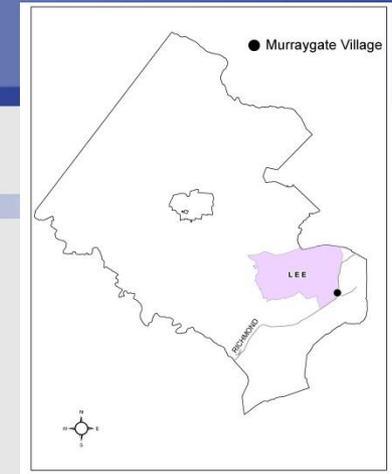
- The FCRHA and HCD have a number of critically important development projects in the pipeline, including large public/private partnership projects.
- These projects are expected to preserve and produce significant additional affordable housing resources





# Murraygate Village Renovation

- 200 multi-family units serving households with incomes up to 60% of Area Median Income (AMI)
- Extensive rehabilitation needed, including new mechanical, plumbing, kitchen, bathroom, and finishes
- Local funds reserved
- New rent structure will be needed



Lee District



Murraygate

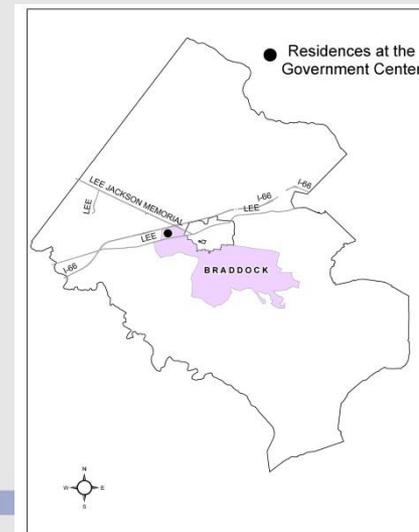


# Residences at the Government Center

- 270 affordable apartments
- Developer is Jefferson Apartment Group
- Hybrid of 4% and 9% Tax Credits
- LIHTC 9% award received from VHDA
- FCRHA passed final bond resolution
- Construction underway, leasing expected in November 2016 and construction completed by December 2016



Residences at the Government Center  
(Rendering)





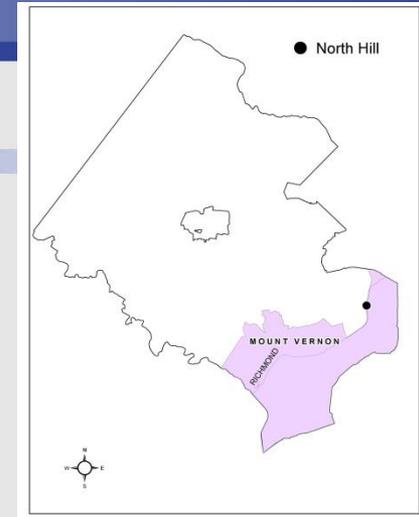
# Residences at the Government Center





# North Hill

- CHPENN has been selected as the developer via PPEA process
- Development would include 195 for sale market-rate townhomes and 278 multi-family rental units
  - 10% of the units will be for households with incomes below 30% of Area Median Income (AMI)
  - 20% for below 50% AMI
  - Remaining for below 60% AMI
- CHPENN currently in rezoning process



Mount Vernon District



# North Hill





# Questions/Comments

- Questions
- Comments
- Discussion