

Overview of Fairfax County Housing Policies



January 26, 2011

Mission

- To provide opportunities for Fairfax County residents to live in safe, affordable housing and to help develop, preserve and improve communities through fiscally responsible and open processes.

Mission of Fairfax County Redevelopment and Housing Authority

- HCD is committed to creating and preserving affordable housing and caring, livable communities; serving the diverse needs of Fairfax County's residents through innovative programs, partnerships and effective stewardship; and fostering a respectful, supportive workplace.

Mission of the Fairfax County Department of Housing and Community Development

A unique relationship -

- **HCD** is a county agency responsible for the affordable housing programs and operations of the County
- **HCD** is also staff to the Fairfax County Redevelopment and Housing Authority (FCRHA)
- County Executive is Executive Director
- Unique in the Commonwealth

- **Synergy –**
 - **FCRHA** brings significant federal resources to the County
 - **FCRHA** brings its powers under state law to lend, borrow, issue bonds, construct, develop and own property
 - The **County** provides financial oversight, cash management, legal counsel, procurement, insurance, personnel, and other valuable assistance and services to the **FCRHA**. HCD has entered into an agreement for construction management services with DPWES.

HCD Facts

- HCD has **228** full time, merit positions
- Highly-skilled staff averaging **11 years** of Fairfax County service
- Variety of skill levels to carry out operations, including: MBAs; architects; structural engineers; accountants; plumbers; carpenters; property managers; social service professionals
- All are county employees with county benefits and subject to county policies
- **65%** of employees are funded through **FCRHA funds**
- **35%** of employees are funded through **County-appropriated funds**, including:
 - 59 General Fund-appropriated positions; and
 - 22 Federally-funded (CDBG and HOME) positions

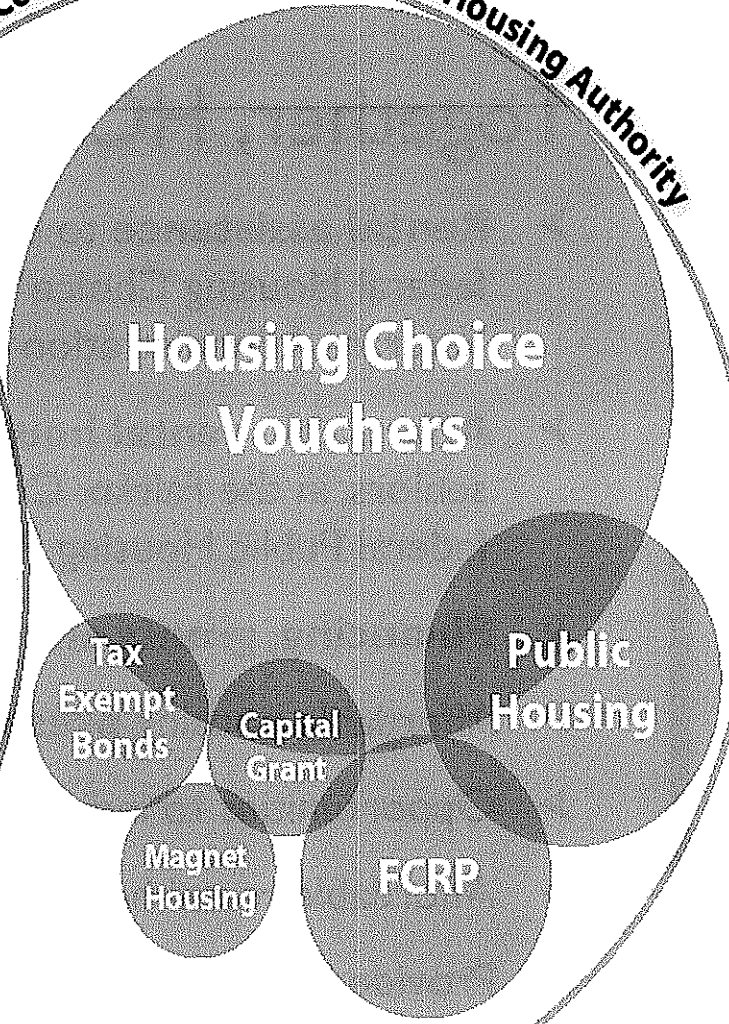
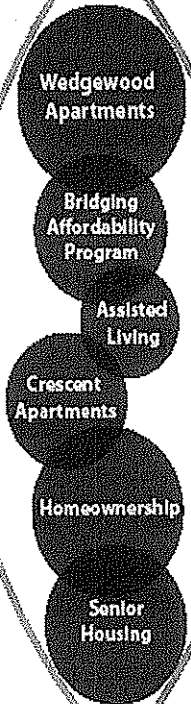
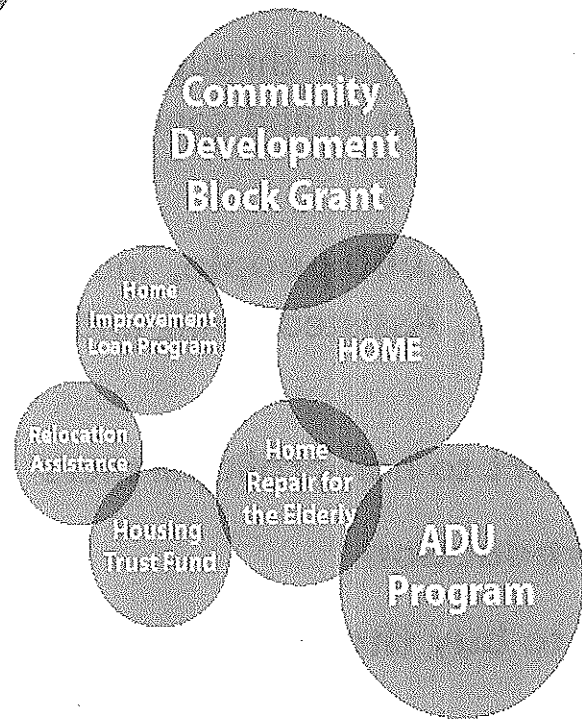


Together, HCD and the FCRHA provide-

- **Rental assistance** to over **8,000 people** every year through the federal Housing Choice Voucher Program (Section 8) and special Veterans Administration vouchers
- **Affordable rental housing** to an additional **9,000 people**, including seniors, in the Fairfax County Rental Program, Assisted Living and the federal Public Housing Program
- **Financing, grants and technical support** to non-profit partners
- Affordable housing **preservation** and **production**
- Opportunities to individuals and families to **buy their first home**
- Affordable rental housing, assisted living and in-home repairs to **seniors**
- Provide low-cost **home improvement loans**

Department of Housing and Community Development

Fairfax County Redevelopment and Housing Authority



Challenges and Proposed Response

There is a Continuum of Housing Need

Strengths –

- The adopted Blueprint for Affordable Housing provides clear plan
- Unified support for the Blueprint from non-profits, advocates, FCRHA, CSB, and OPEH Governing Board

Challenges –

- Always a need for affordable housing
- Limited resources; competing needs
- Long-term sustainability of the new Bridging Affordability Program

Response –

- HCD has been creative in re-directing existing resources
- Close working relationship developed between agencies and advocates
- Blueprint underway for FY11
- Blueprint for FY12 under development
- Bridging to Permanent Housing - provides flexibility for current and future fiscal challenges

HOUSING BLUEPRINT:
Strategy for FY 2011 and Beyond

HOUSING BLUEPRINT: Chronology

Board Retreat



Staff directed to develop a plan



Blueprint presented at September 2009 Housing
Committee meeting



Staff directed to develop metrics and cost
estimates to implement Blueprint



January 2010: BOS Endorses Blueprint

HOUSING BLUEPRINT: ENRICHED

Unprecedented Collaboration

- Representatives of a variety of groups helped develop the Housing Blueprint, including:
 - **County Boards and Authorities:** Leadership of the FCRHA, CSB, Governing Board to Prevent and End Homelessness, Affordable Housing Advisory Committee
 - **County agencies:** HCD, Office to Prevent and End Homelessness, CSB, DFS
 - **Non-profits:** Wesley Housing, Reston Interfaith, Pathways, Good Shepherd Housing, New Hope, RPJ
 - **Advocates:** No. VA Affordable Housing Alliance, Communities of Faith United for Housing, Alliance for Human Services, AHOME, CAAB, and others

HOUSING BLUEPRINT:

Reflects a Shift in Emphasis

- Housing for those with greatest need
 - *Homeless*
 - *Persons with disabilities*
 - *Extremely low-income (30% AMI and below)*
- Partnering with non-profits
- Re-focusing existing resources
- Bridging affordability
- Completing the Pipeline
- Workforce Housing through land use policy and private sector partnerships

HOUSING BLUEPRINT:

Goals have been added

- To End Homelessness in 10 years
- To provide affordable housing options to those with special needs
- To reduce the waiting lists for affordable housing by half in 10 years
- To produce workforce housing sufficient to accommodate projected job growth

HOUSING BLUEPRINT:

FY 2011 Cost

- Achieving proposed metrics for the Blueprint goals would require an FY 2011 investment of **\$10,110,400** in county funds

GOAL

HOUSING BLUEPRINT: AT A GLANCE-FY2011

NEED

- According to the most recent "Point in Time" 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 196 homeless households (68 individuals and 128 families), with a range of supportive service needs, in FY 2011.

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

- Rehabilitation or replacement of Lincolnia 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:
 - completing Olley Glen Senior Housing
 - begin predevelopment of Lewinsville Senior Housing.

- Approximately 12,500 households on FCRHA, 1,200 CSB and 100 on shelter waiting lists.
- Need to provide affordable rental assistance or affordable rental housing to 690 households in FY11 to meet goal.
- Begin development now to ensure an on-going supply in FY12 and beyond by:
 - funding pre-development costs for North Hill
 - support non-profit developers to acquire or develop a 100 unit tax credit property.

- Fairfax County will need 63,660 net new housing units affordable to households earning up to 120 percent of AMI based on projected job growth through 2025.*
- The county's economic vitality is "inextricably 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 63,660 new affordable workforce housing units needed in Fairfax County by 2025.

EXISTING RESOURCES

Non-profit continuum of Care Units (federal): singles	7	FCRHA completion of Olley Glen (federal/ county/ private)	90	FCRHA Housing Programs-turnover & attrition (federal)	250	Workforce Policy Units coming on-line (private)	24
FCRHA Project-based Vouchers (federal): 18 CSB eligible singles, 34 families	52	Conversion group homes on West Ox Rd. to homes for very large families through county refunding and federal stimulus funds (federal/ county)	2	Collaborative referral process with non-profit owners	50	New ADUs (private)	39
FCRHA Tenant-Based Rental Assistance vouchers (federal): 15 singles, 6 families	21			Non-profit acquisitions through CHDO and NSP (federal)	26	Predevelopment of the Residences at the Government Center (private/county)	
FCRHA Family Unification Program vouchers (federal)	25					Assistance to First-time Homebuyers (VHDA/federal)	50
Conversion of non-profit owned transitional housing units: families	30					Home Equity Loan and Silver Lining programs (federal)	35
Additional non-profit acquisitions (federal): families	3					Linked Deposits Mortgage Program (county)	50
Wedgewood/ shared units: 10 CSB-eligible singles	10						

ADDITIONAL RESOURCES

"Bridging Affordability" program- Rental subsidy: Long-term rental subsidies Acquisition of housing Short-term emergency assistance Operated through non-profits	\$842,400	Rehab/Replacement of Lincolnia Assisted Living	52	\$5,000,000	"Bridging Affordability" Program (10% CSB-eligible)	364	\$3,276,000	None
18 individuals, 30 families		Lewinsville Senior Housing		TBD	North Hill**	67	\$7,000,000	

ADDITIONAL COUNTY EFFORTS

Mondloch House: Renovation of facility to RSU -FY12	20	Identify county surplus land for future needs- Future			Tax exemption to developers providing housing affordable to households at 30% AMI or below- Future			County policy to encourage workforce housing at Tysons and Wiehle Avenue- Future
Family Units at Kate Hanley Shelter: Construction-Future	6				Proffers from private developers			Future expansion at Crescent Apartments
Identify opportunities for RSU development; example: as part of Baileys Revitalization (CSB-eligible)-Future					Support non-profit development of tax credit properties			Adoption of SRO/RSU ordinance-FY11
Additional FCRHA project-based vouchers (CSB-eligible)-Future								
Seek partnerships-example: HomeAid								
Proffers from private developers								

** North Hill would meet two goals: 20 rental units would address waiting lists; +7 homeownership would address workforce goal.

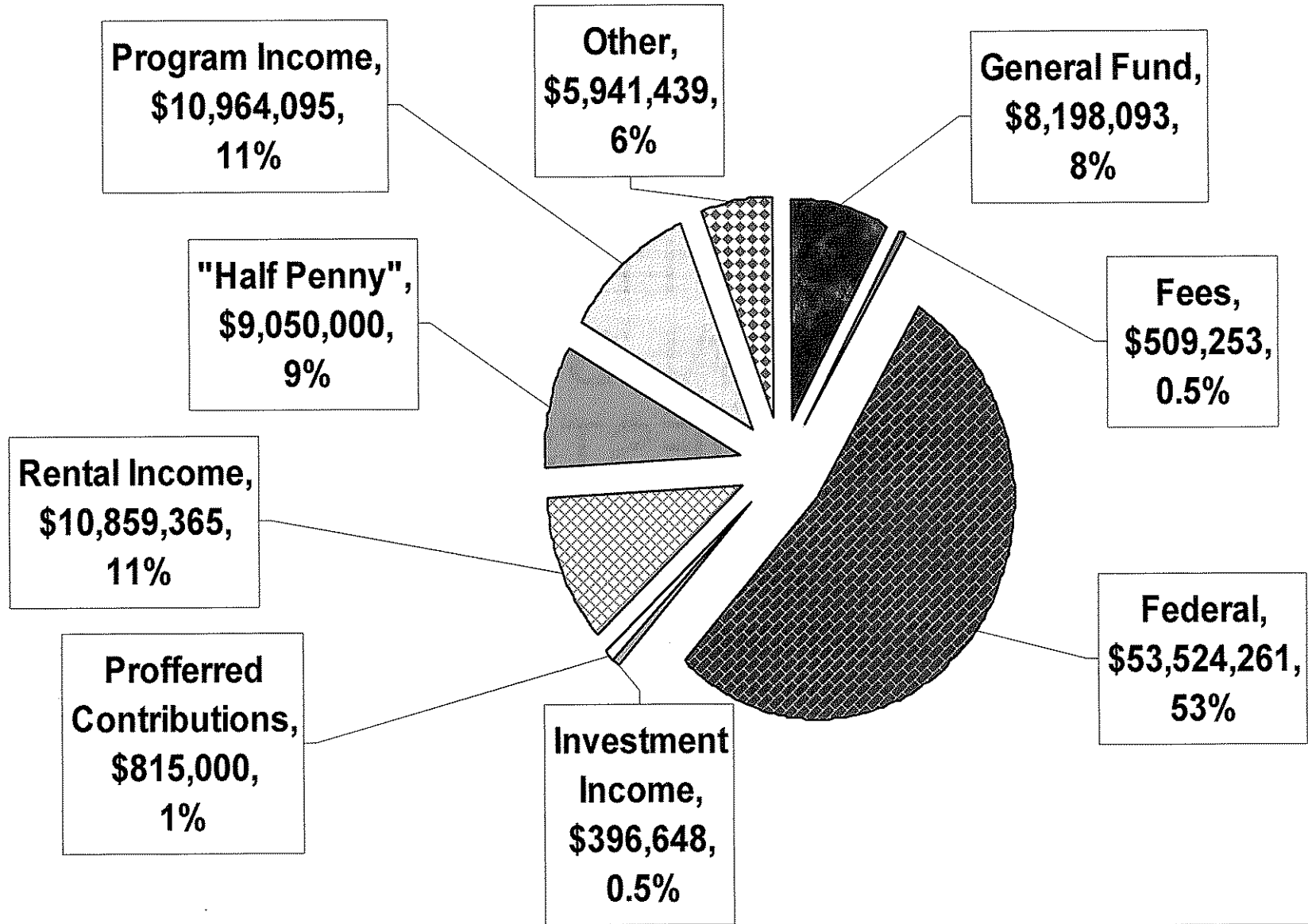
*Source: GMU Center for Regional Analysis

FISCAL YEAR 2011 OPERATING AND CAPITAL BUDGET REQUESTS

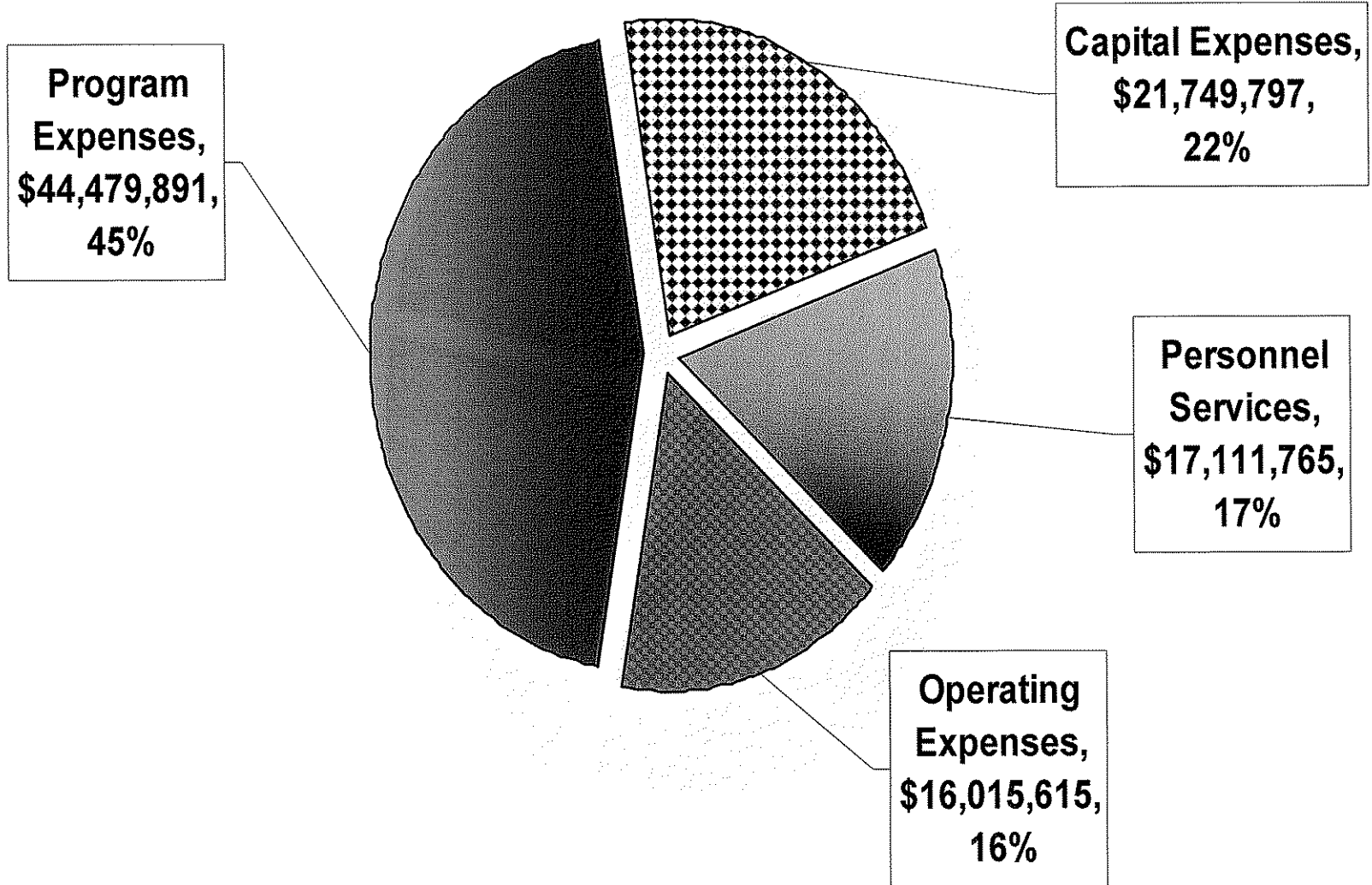
Presented by

Fairfax County Department of Housing and
Community Development
Financial Management Division

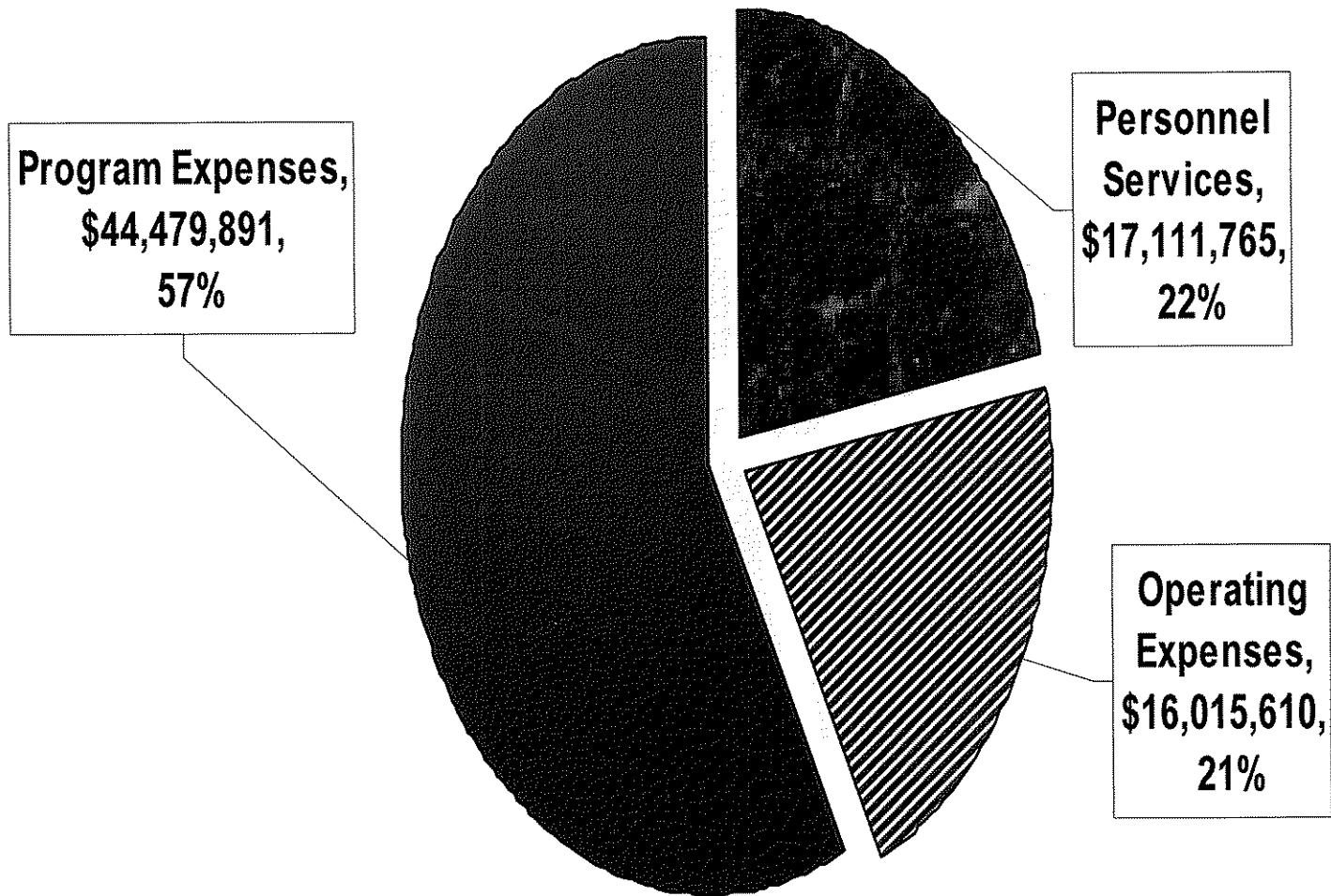
FY 2011 Total Revenue Sources = \$100,258,154



FY 2011 Total Expenditures - \$99,357,068



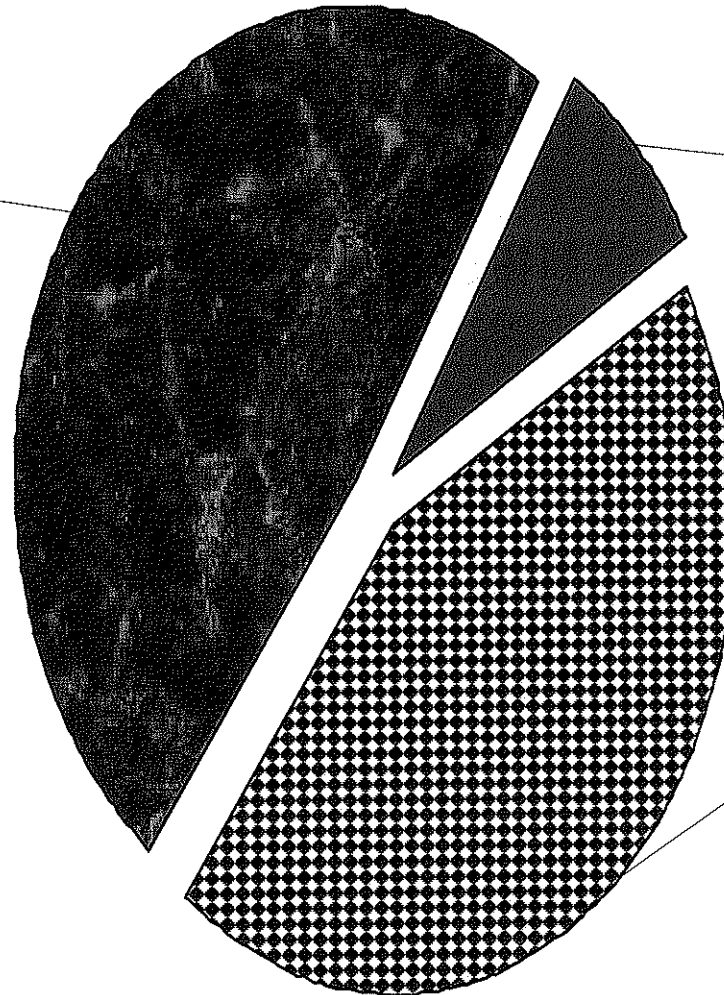
FY 2011 Total Operating Expenditures = \$77,607,271



FY 2011 Capital Expenditures = \$21,749,797

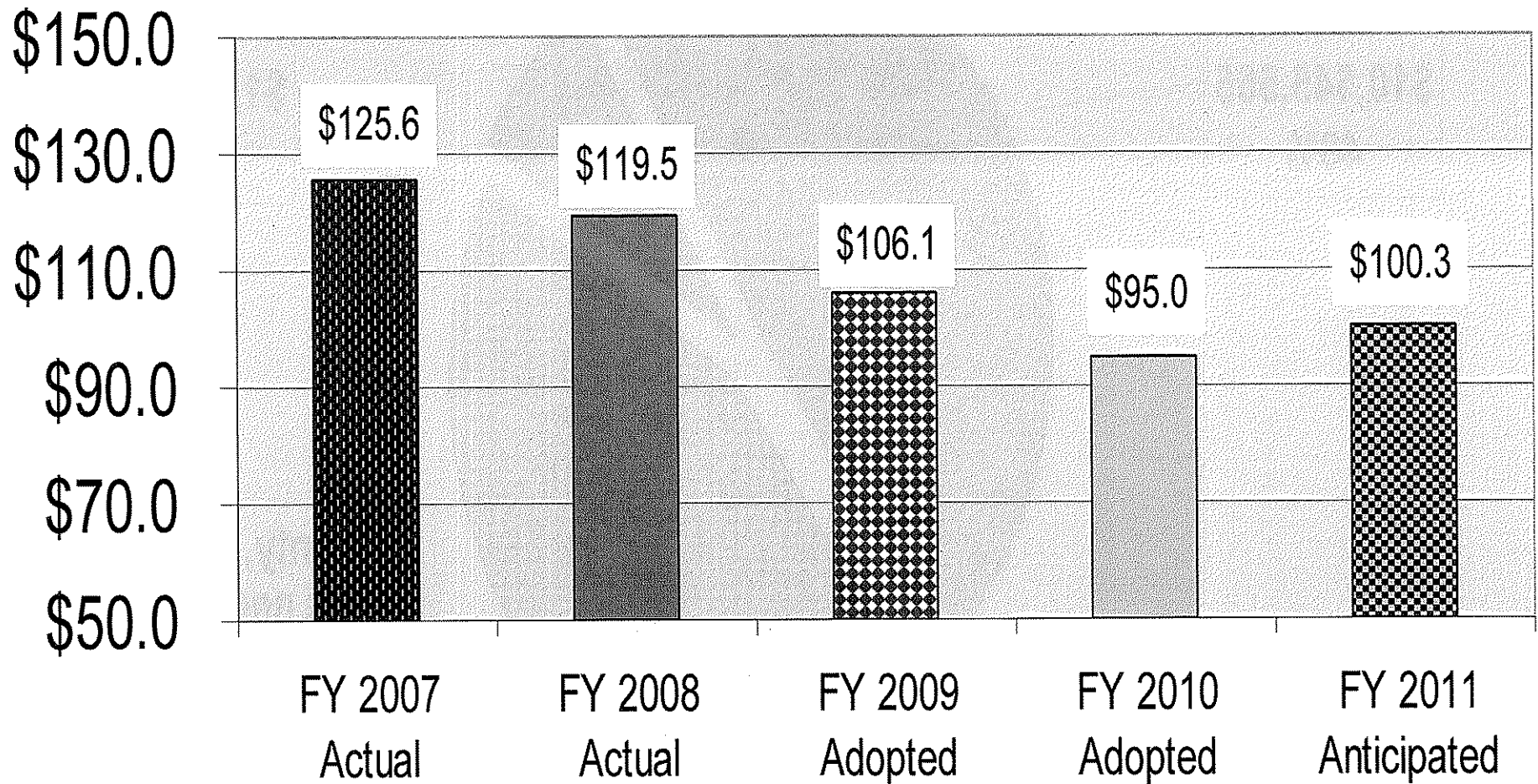
**Federal,
\$10,545,565
48%**

**Other,
\$1,639,232 ,
8%**



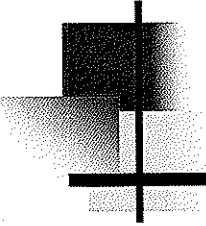
**County,
\$9,565,000 ,
44%**

Five Year Revenue Comparison



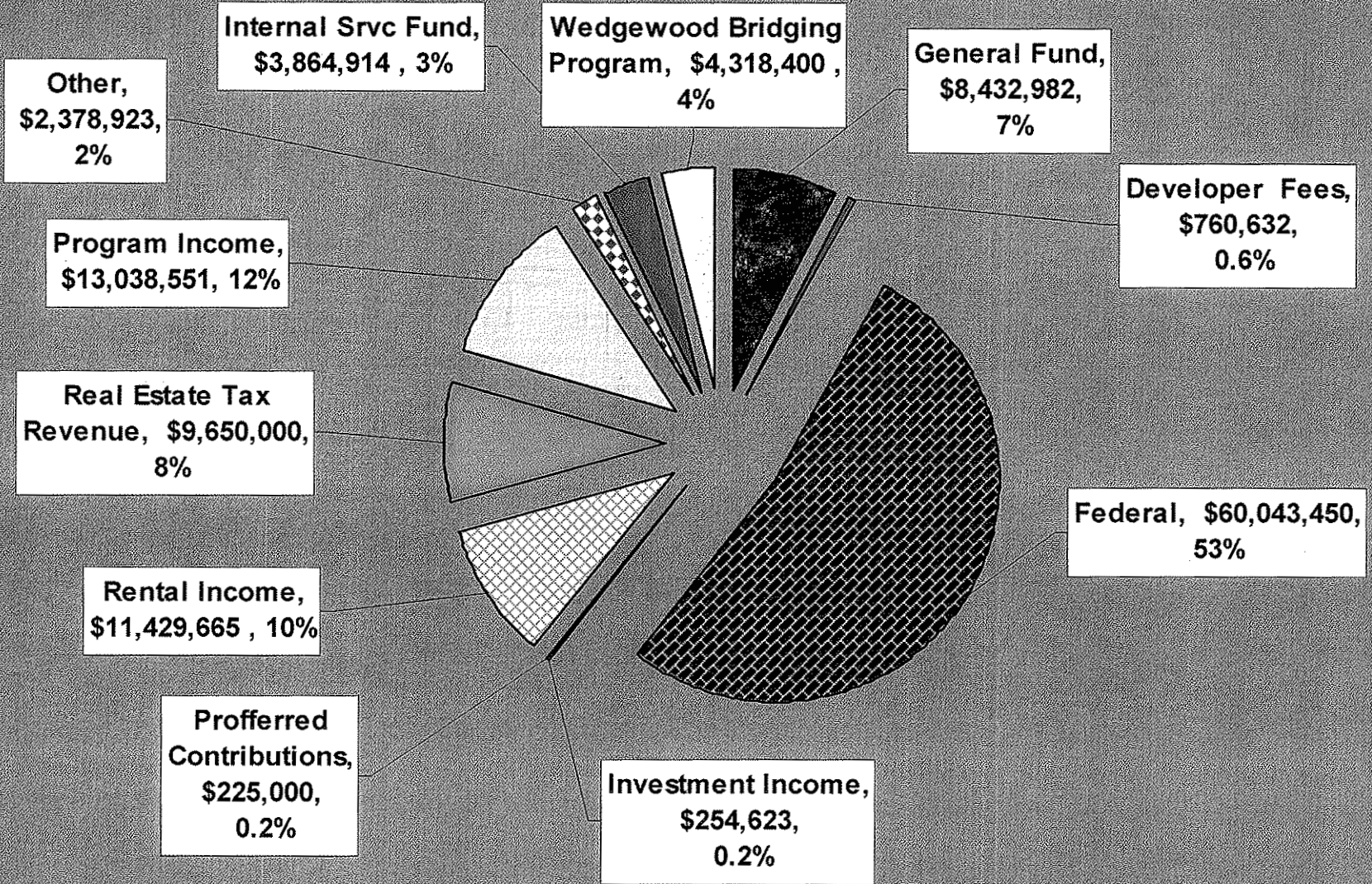
Dollars in millions

FAIRFAX COUNTY DEPARTMENT OF
HOUSING AND COMMUNITY
DEVELOPMENT

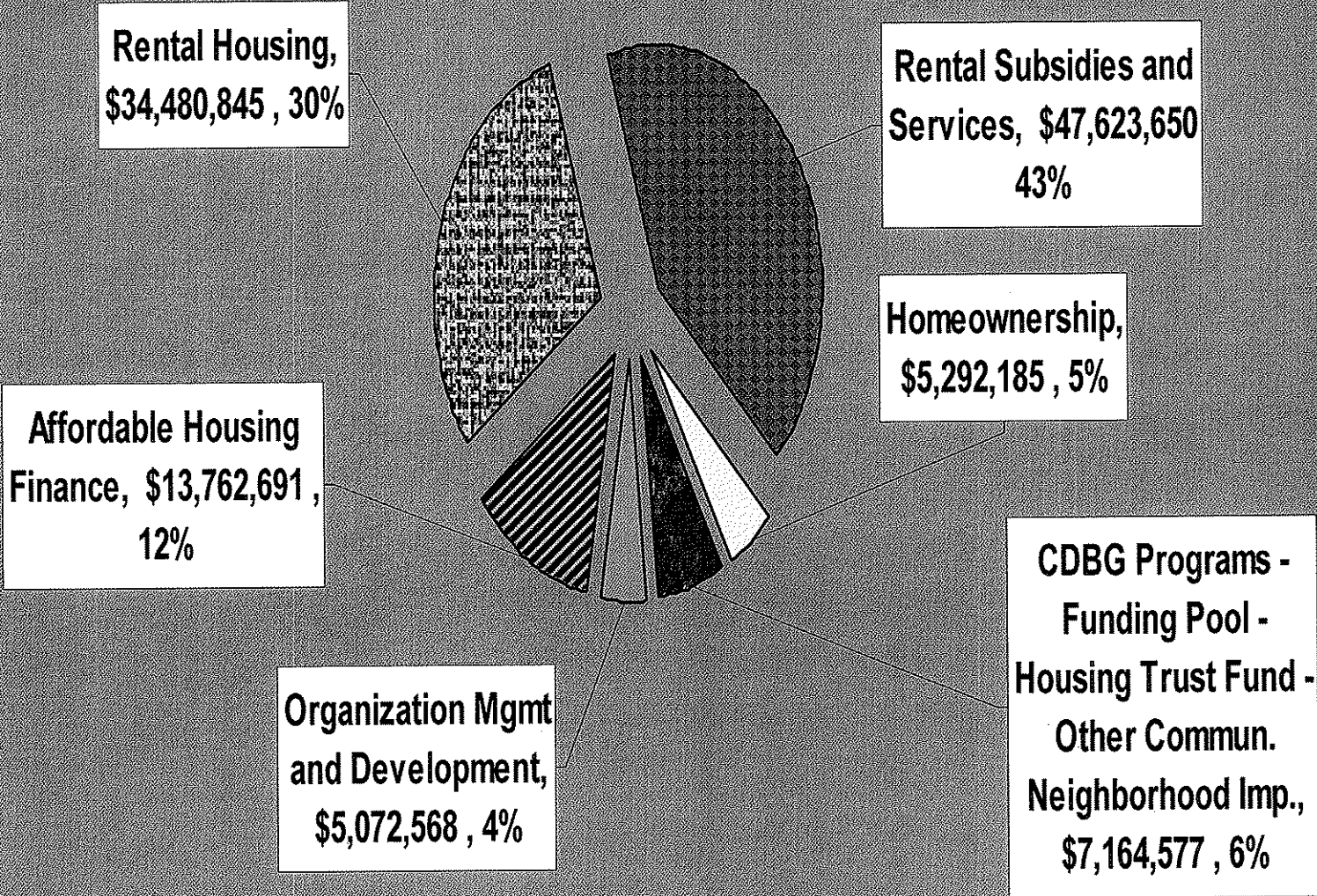


**FISCAL YEAR 2012 OPERATING AND
CAPITAL BUDGET REQUESTS**

**FY 2012 Total Advertised Revenue Sources =
\$114,397,140**



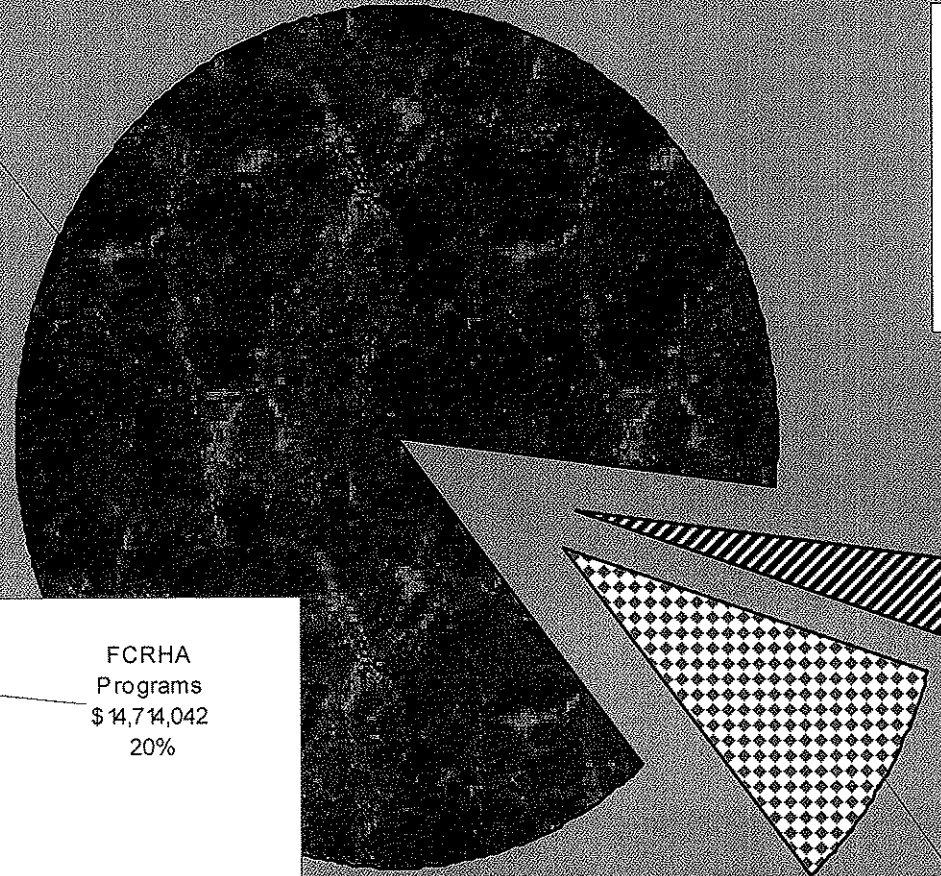
FY 2012 Advertised Total Expenditures = \$113,396,516



FY 2012 Advertised HCD Operating Expenditures = \$85,577,793

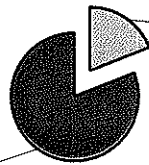
FCRHA Operating
\$75,284,713
88%

Federal Operating
Awarded to
County
\$2,375,098
3%



County Operating
\$7,917,982
9%

Federal Programs
\$60,570,671
80%



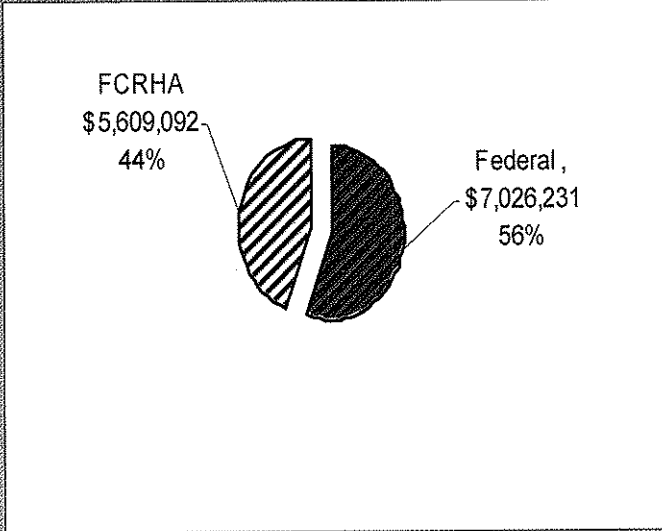
FCRHA Programs
\$14,714,042
20%

FY 2012 ADVERTISED CAPITAL BUDGET = \$27,818,723

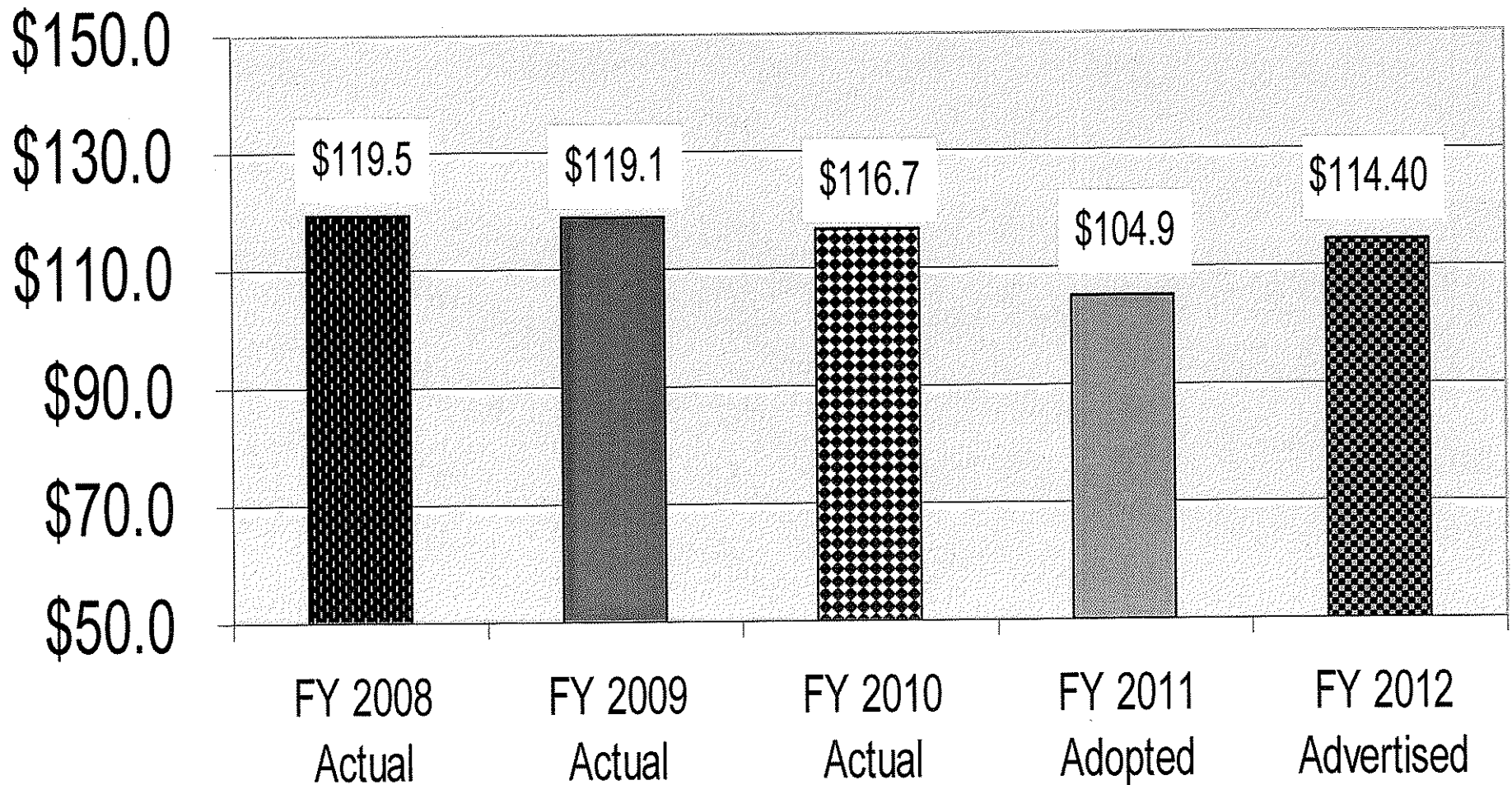
FCRHA, \$12,635,323
45%

Program Income
\$5,018,400
18%

County \$10,165,000
37%

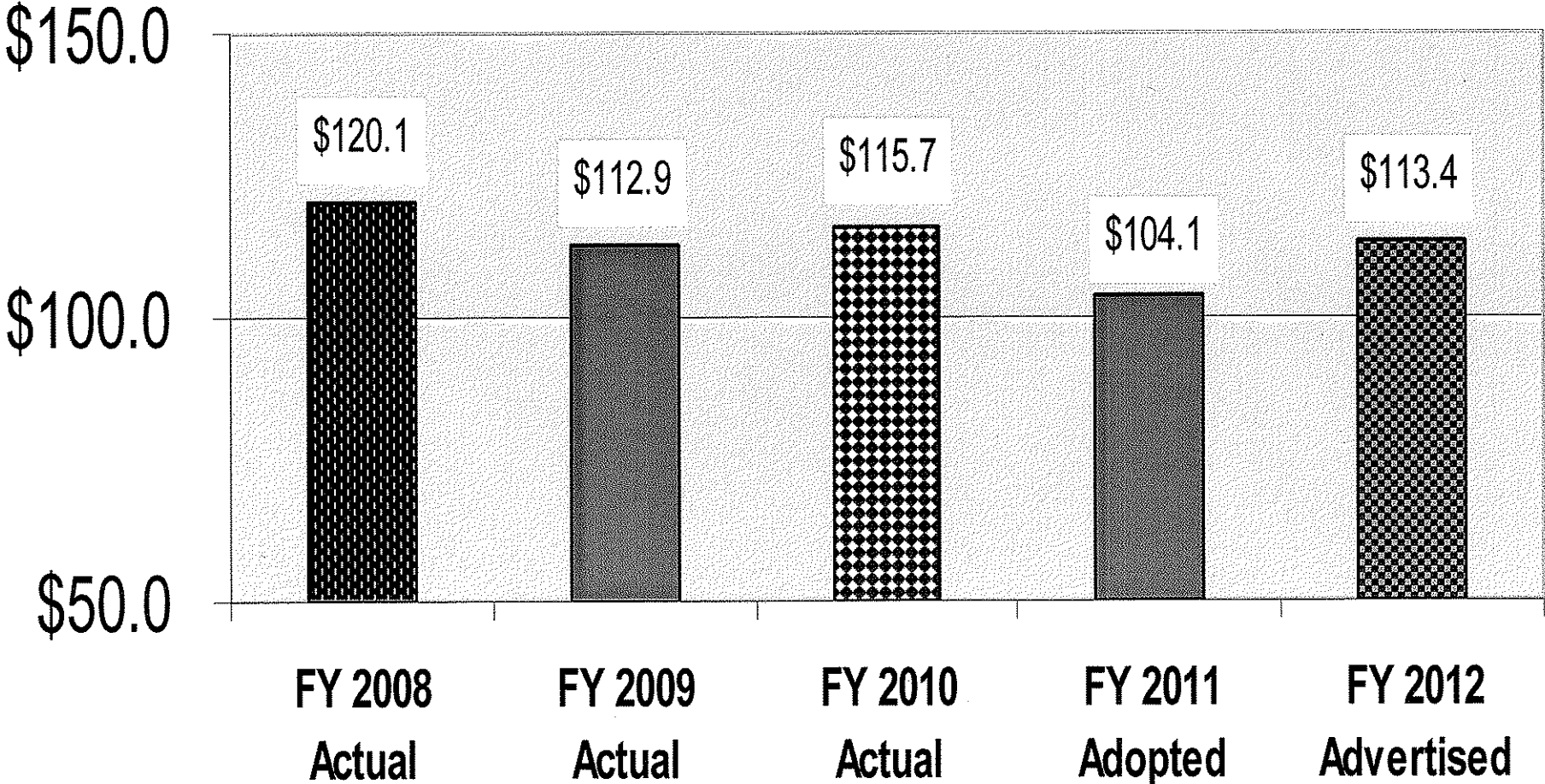


Five Year Revenue Comparison



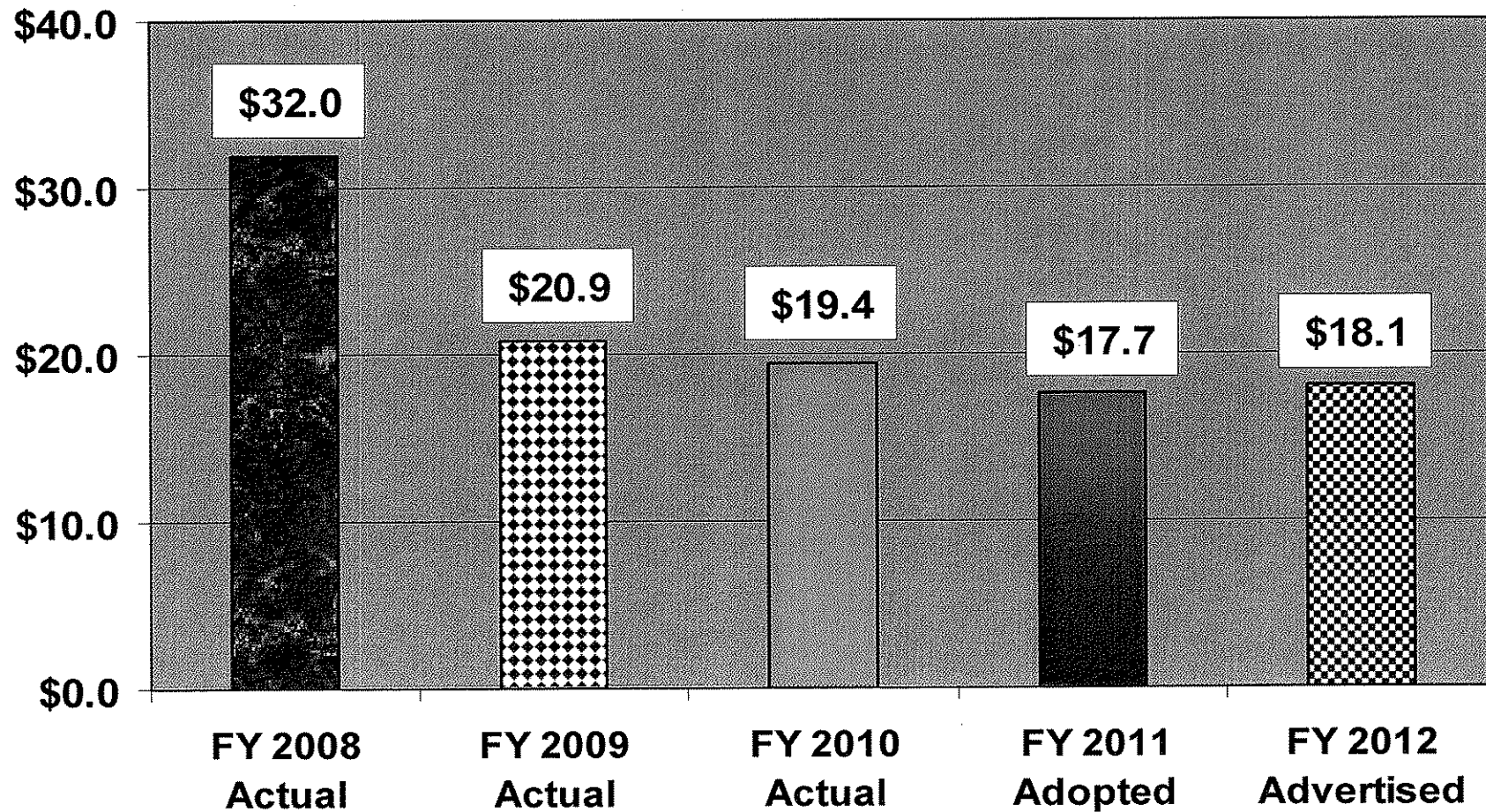
Dollars in millions

Five Year Expenditure Analysis



Dollars in millions




Five Year County Contribution Comparison (Operating and Capital)



Dollars in millions

Sully District Council of Civic Associations Meeting

Sully District Affordable Housing: FCRHA Owned

-  FC Rental Program
-  Public Housing
-  Supportive Housing



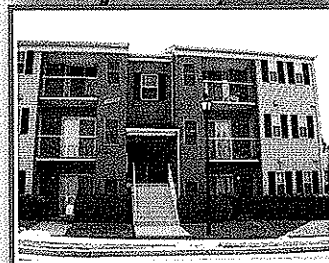
Walney Oaks
Units: 6



Castellani Meadows
Units: 24



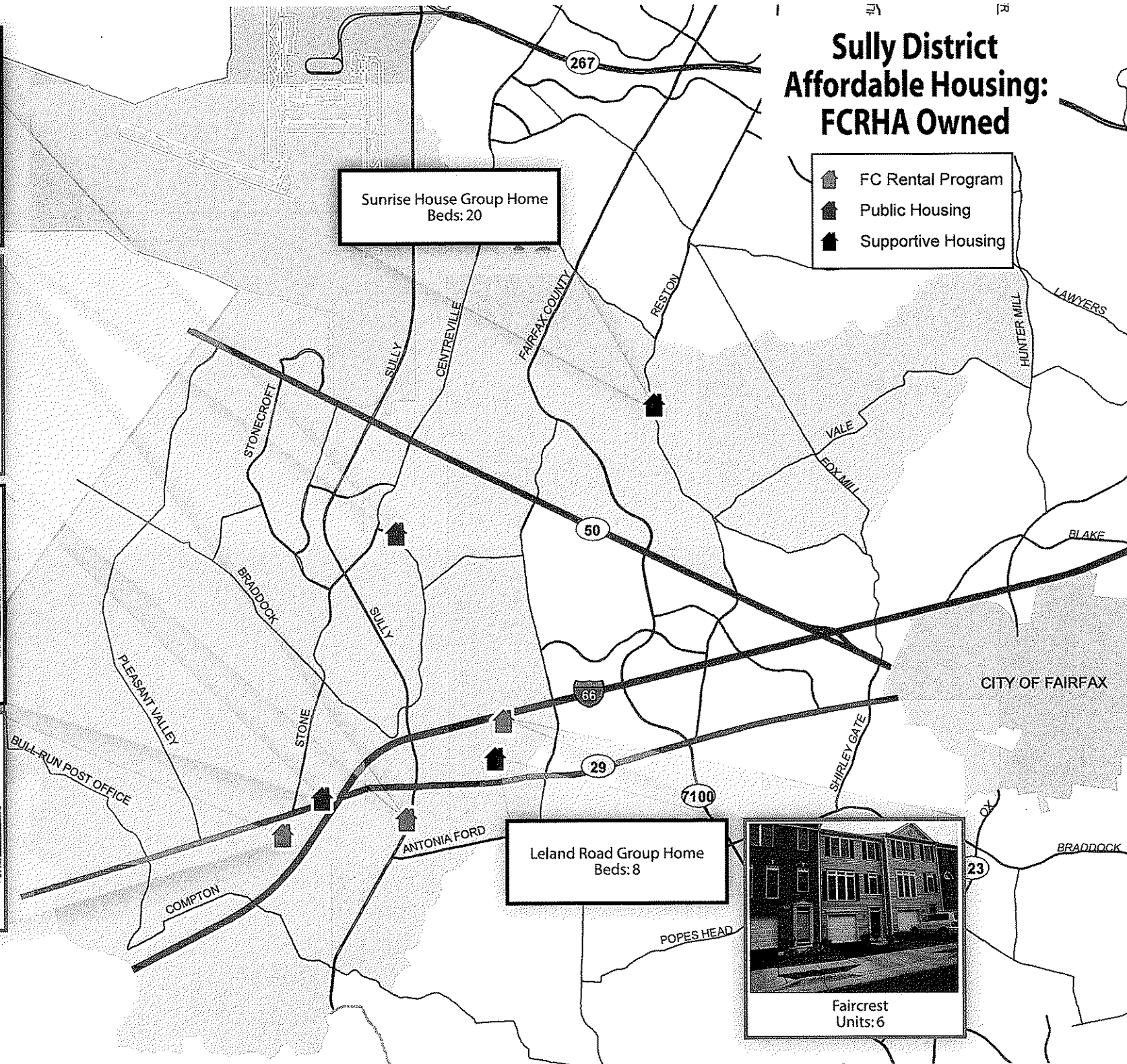
Barros Circle
Units: 44



Madison Ridge
Units: 10






Faircrest
Units: 6



Sunrise House Group Home
Beds: 20

Leland Road Group Home
Beds: 8

Sully District Affordable Housing: Privately Owned

	Rental ADU
	Non-Federally Assisted
	Federally Assisted

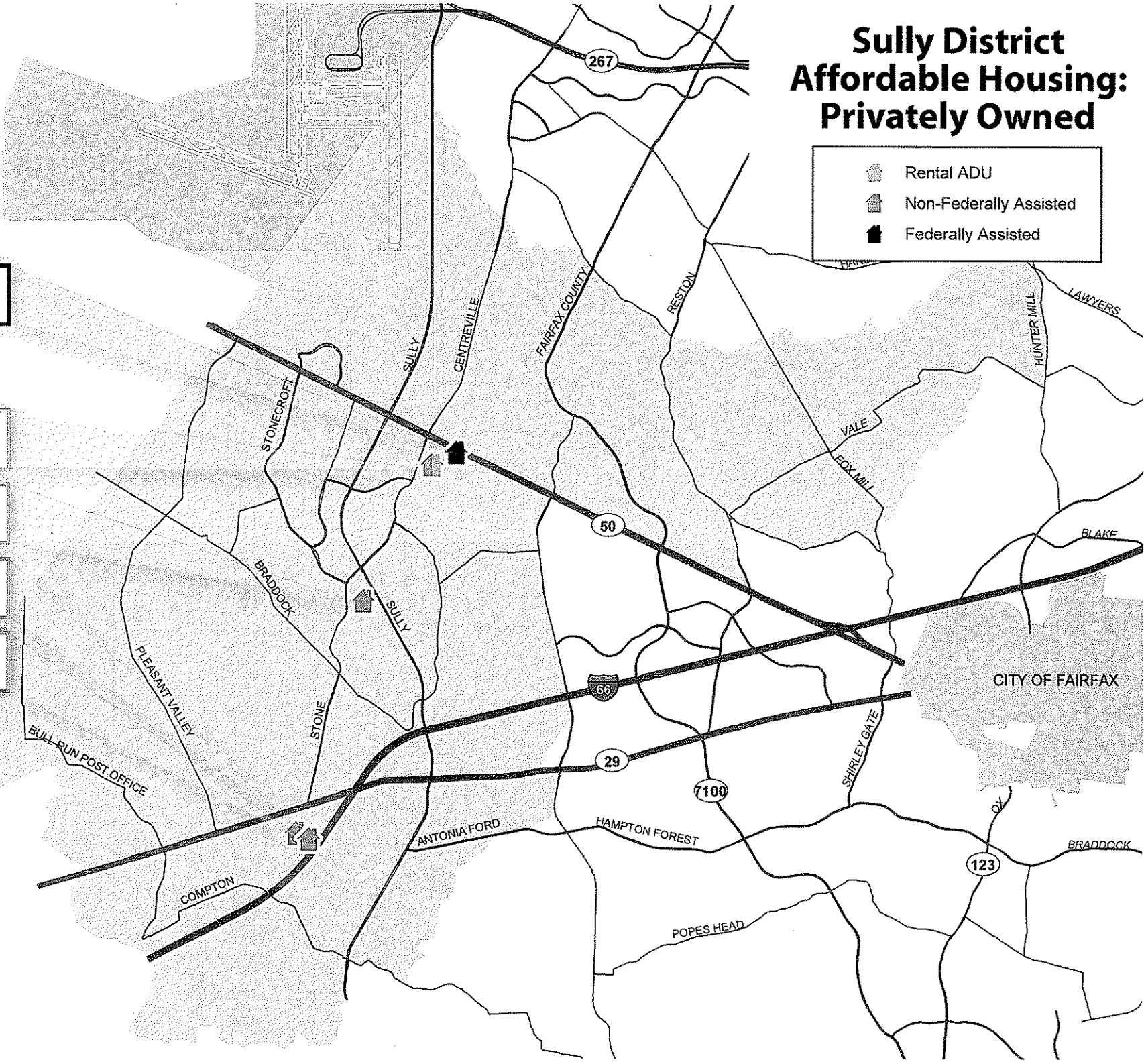
Chantilly Mews
Units: 50

Chantilly Crossing
Units: 332

Forest Glen at Sully Station
Phase I & II
Units: 236

Madison Ridge
Units: 98

Lee Overlook
Units: 196



GOAL

HOUSING BLUEPRINT: AT A GLANCE-FY2011

NEED

- According to the most recent "Point in Time" 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 196 homeless households (68 individuals and 128 families), with a range of supportive service needs, in FY 2011.

To End Homelessness in 10 Years

To Provide Affordable Options to Special Needs Population

- Rehabilitation or replacement of Lincolnia 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:
 - completing Olley Glen Senior Housing
 - begin predevelopment of Lewinsville Senior Housing.

To Reduce the Waiting Lists in Half in Ten Years

- Approximately 12,500 households on FCRHA, 1,200 CSB and 100 on shelter waiting lists.
- Need to provide affordable rental assistance or affordable rental housing to 690 households in FY11 to meet goal.
- Begin development now to ensure an on-going supply in FY12 and beyond by:
 - funding pre-development costs for North Hill
 - support non-profit developers to acquire or develop a 100 unit tax credit property.

To Increase Workforce Housing through Creative Partnerships and Public Policy

- Fairfax County will need 63,660 net new housing units affordable to households earning up to 120 percent of AMI based on projected job growth through 2025.*
- The county's economic vitality is "inextricably 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 63,660 new affordable workforce housing units needed in Fairfax County by 2025.

EXISTING RESOURCES

Non-profit continuum of Care Units (federal): singles	7	FCRHA completion of Olley Glen (federal/ county/ private)	90	FCRHA Housing Programs-turnover & attrition (federal)	250	Workforce Policy Units coming on-line (private)	24
FCRHA Project-based Vouchers (federal): 18 CSB eligible singles, 34 families	52	Conversion group homes on West Ox Rd. to homes for very large families through county refunding and federal stimulus funds (federal/ county)	2	Collaborative referral process with non-profit owners	50	New ADUs (private)	39
FCRHA Tenant-Based Rental Assistance vouchers (federal): 15 singles, 6 families	21			Non-profit acquisitions through CHDO and NSP (federal)	26	Predevelopment of the Residences at the Government Center (private/county)	
FCRHA Family Unification Program vouchers (federal)	25					Assistance to First-time Homebuyers (VHDA/federal)	50
Conversion of non-profit owned transitional housing units: families	30					Home Equity Loan and Silver Lining programs (federal)	35
Additional non-profit acquisitions (federal): families	3					Linked Deposits Mortgage Program (county)	50
Wedgewood/ shared units: 10 CSB-eligible singles	10						

ADDITIONAL RESOURCES

"Bridging Affordability" program- Rental subsidy: Long-term rental subsidies Acquisition of housing Short-term emergency assistance Operated through non-profits	\$842,400	Rehab/Replacement of Lincolnia Assisted Living	52	\$5,000,000	"Bridging Affordability" Program (10% CSB-eligible)	364	\$3,276,000	None
18 individuals, 30 families		Lewinsville Senior Housing		TBD	North Hill**	67	\$7,000,000	

ADDITIONAL COUNTY EFFORTS

Mondloch House: Renovation of facility to RSU -FY12	20	Identify county surplus land for future needs- Future		Tax exemption to developers providing housing affordable to households at 30% AMI or below- Future		County policy to encourage workforce housing at Tysons and Wiehle Avenue- Future	
Family Units at Kate Hanley Shelter: Construction-Future	6			Proffers from private developers		Future expansion at Crescent Apartments	
Identify opportunities for RSU development; example: as part of Baileys Revitalization (CSB-eligible)-Future				Support non-profit development of tax credit properties		Adoption of SRO/RSU ordinance-FY11	
Additional FCRHA project-based vouchers (CSB-eligible)-Future							
Seek partnerships-example: HomeAid							
Proffers from private developers							

** North Hill would meet two goals: 20 rental units would address waiting lists; 47 homeownership would address workforce goal.

*Source: GMU Center for Regional Analysis

HOUSING BLUEPRINT: AT A GLANCE-FY2012

GOAL

NEED

To End Homelessness in 10 Years

To Provide Affordable Options to Special Needs Population

To Streamline and Reduce the Waiting Lists in Half in Ten Years

To Increase Workforce Housing through Creative Partnerships and Public Policy

Overall Need

- Need for 2,650 additional units/permanent housing opportunities for homeless individuals and families over 10 years to meet goal.

The Need in FY 2012: 247 Housing Opportunities

- Annual Goal: 247 homeless households (106 individuals/141 families)
- Existing Resources: 181 housing opportunities
- Gap: 66 housing opportunities in FY 2012.
- Filling the Gap: If 200 unit non-profit acquisition goes forward with a 20% set-aside for homeless, this gap is reduced to 26.

- Rehabilitation or replacement of Lincolnia Senior Facility
- 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 adequate supply of affordable senior housing in FY 2012 and beyond by completing financing for Lewinsville Senior Housing, consistent with the 2011-2015 Capital Improvement Program

Estimate to Achieve Goal: 6,900 Housing Opportunities

- Approximately 12,000 households on FCRHA, 1,065 CSB and 120 on shelter waiting lists (FCRHA number includes federal Public Housing and Housing Choice Voucher programs, and FCRP).

The Need in FY 2012: 690 Housing Opportunities

- Annual Goal: 690 housing opportunities (vouchers/units)
- Existing Resources: 402 housing opportunities
- Gap: 288 opportunities
- Filling the Gap: If a 200 unit non-profit acquisition goes forward with a 60% set aside for the waiting lists, the gap is reduced to 168.
- Begin development now to ensure an on-going supply in FY 2012 and beyond by completing financing plan and funding predevelopment for North Hill.

- Fairfax County will need 63,660 net new housing units affordable to households earning up to 120 percent of AMI based on projected job growth through 2025.*

- As of June 2010, there were ~2,083 new Workforce Dwelling Units, ADUs, and Magnet Housing Units in the development pipeline; these units constitute 3.2% of the 63,660 new affordable workforce housing units needed by 2025.

- The county's economic vitality is "inextricably tied" to its response to the need for affordable workforce housing.*
- 255 housing opportunities expected in FY 2012

*Source: George Mason University, Center for Regional Analysis; June 2008.

FY 2012 METRICS: EXISTING RESOURCES

Non-profit continuum of Care Units (federal): (singles)	14	FCRHA Initial lease-up at Olley Glen (senior independent living/FCRP).	30	FCRHA - FCRP Multifamily -turnover/attrition (very low income (50% AMI) and below)	200	Workforce Policy Units coming on-line (estimate)	76
FCRHA Resources:		Occupancy of group homes on West Ox Road to house large families	2	Collaborative referral process with non-profit owners	50	New Affordable Dwelling Units (ADUs) (estimate)	79
• Tenant-Based Rental Assistance Vouchers (federal): turnover/attrition	4	FCRHA Tenant Based Rental Assistance Vouchers (federal) - non-elderly disabled	25	Non-profit acquisitions using federal resources	26	Assistance to First-time Homebuyers (VHDA/federal)	50
• Housing Choice Voucher - Homeless Preference: turnover/attrition	113			Bridging Affordability Program:		Linked Deposits mortgage program (county)	50
• Family Unification Program Vouchers (federal): turnover/attrition	5			- Turnover and attrition	36		
• Additional non-profit acquisitions (federal):	3			- Bridge to permanent housing (Housing Choice Voucher and Public Housing)	90		
Bridging Affordability: turnover/attrition:	10						
• Bridge to Permanent Housing:	12						
Mondloch Renovation: Affordable Efficiencies	20						
Total	181	Total	57	Total	402	Total	255

ADDITIONAL RESOURCES

Support Non-Profit Acquisitions:

20% will serve homeless individuals and families (40 units using project-based vouchers) - See Waiting List goal

"Bridging Affordability" program- continued funding \$842,400

Rehabilitation of Lincolnia Senior Facility:

(52 beds-assisted living/26 senior independent units) - financing plan in development - TBD

Lewinsville Senior Housing: Develop financing plan and fund predevelopment

Support non-profit acquisitions -200+units. (120 units for waiting list eligible). Total funding is \$2.8 million; assumes reallocation of FY 2012 and prior years federal HOME and CDBG funding

Bridging Affordability Program - \$3,276,000 continued funding (10% of funding each for CSB eligible persons and persons with physical/sensory disabilities) (126 new, 234 continuing)

Residences at North Hill: Construction TBD

Support non-profit acquisitions

(see "Waiting List" goal) (40 units for Workforce)

Residences at North Hill: Construction (see "Waiting List" goal)

OTHER COUNTY EFFORTS TO MEET THE NEED

Family Units at Kate Hanley Shelter: Construction - future: 6 units
Identify opportunities for affordable studio development; example: as part of Baileys Revitalization (CSB-eligible) - Future
Apply for additional Family Unification Program vouchers
Proffers from private developers
Seek partnerships - Example: HomeAid

Identify county surplus and underutilized land and facilities for special needs housing productio - Future
Re-apply for available Money Follows the Person-Disability Vouchers; Apply for additional Veterans Affairs Special Housing vouchers
Identify opportunity for housing development by faith-based community

Tax exemption to developers providing housing affordable to extremely low-income households (30 percent of area median income and below)

Proffers from private developers

Residences at the Government Center - Delivery anticipated in FY 2013 - 270 units

Workforce Housing:

- Tyson's Redevelopment - Wiehle Avenue - Future
- Contributions by non-residential developers - Adoption of policy FY 2012
- Adoption of SRO/RSU Ordinance
- Expansion of Crescent Apartments -Future

NET GAP: 26 individuals/families not served

NET GAP: 168 individuals/families not served