



National Community  
Development Week  
April 11-15

# Federal Housing Dollars at Work in Fairfax County

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# Housing that is Affordable – A Critical Challenge

- Need 15,000 net new homes for families at 60 percent of AMI and below in the next 15 years
- About 30,000 low-moderate income renters are paying more than a third of their incomes for housing
- Almost 71,000 households in the county earning \$50,000 or less
- Rising rents and stagnant incomes mean the Fairfax County housing market is increasingly out of reach for lower income people
- Lack of housing affordable to a range of incomes poses major challenges to attracting and retaining businesses

# Role of the FCRHA

- The preeminent provider of affordable housing and the local finance agency in Fairfax County.
- The Department of Housing and Community Development (HCD) acts as the staff to the FCRHA and manages all county and FCRHA affordable housing programs and activities, including:
  - Affordable Housing Financing and Development
  - Affordable Housing Owner (nearly 4,000 units)
  - **Administer Federal Rental Subsidy Programs and Federal Entitlement Programs**
  - Affordable Housing Policy Development and Administration
  - Local Homebuyer Programs

# FCRHA's Impact in the Community

- 20,000+ people live in housing provided by the Fairfax County Redevelopment and Housing Authority (FCRHA) and Fairfax County.
- Housing programs are meeting our mission:
  - Average household income served: \$25,164 for a family of three (22 percent of Area Median Income – “extremely low income”)
  - Approximately 35 percent of all households served in FCRHA/HCD programs include a person with a disability
  - Approximately 75 percent of homeless households placed in long-term affordable housing are served by FCRHA resources.

# FCRHA is a “Moving To Work” Agency

- One of the original 39 MTW agencies. MTW agreement extends through the end of FY 2028.
- Allows the FCRHA to make changes to its federal housing programs.
- Used the designation to adopt cost-savings measures in light of reduced federal funding; fund self-sufficiency services; and reduce the amount of administrative paperwork normally required in these housing programs.
- Looking forward, staff is in the process of exploring ways to use MTW funds for new development and acquisition of affordable housing, and to create opportunities for residents of the programs to be more involved in the MTW policy-making.

# Voucher Programs

- We administer the Housing Choice Voucher Program – Funded by Federal appropriations
  - 5,199 total vouchers (96.4% utilization Rate)
    - Moving to Work
    - HUD Veterans Affairs Supportive Housing (HUD-VASH)
    - Family Unification
    - Mainstream
    - Rental Assistance Demonstration
  - \$77 million in 2021 FCRHA appropriations

# Two-Fold Affordable Housing Goal

- The production of a minimum of 10,000 new units of affordable housing by 2034
- No net loss of the County's existing Stock of Affordable Housing

# Federal Entitlement Programs Provide an Essential Component to Our Toolkit

Fairfax County, Virginia receives approximately **\$8.5 million** total annually through the federally-appropriated HUD Community Planning and Development (CPD) Entitlement Programs:

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships Program (HOME)
- Emergency Solutions Grant (ESG)



# CPD Entitlement Grant Projects



CPD entitlement grants support critical housing and human services and community development projects that:

1. address the **challenge of homelessness**
2. provide **affordable housing** options to **special needs populations**
3. meet the **affordable housing** needs of **working families with low-income**
4. increase **workforce housing** through creative partnerships and public policy

# “It’s About Leverage!”

- In FY 2021, about \$2 million in CDBG funding leveraged \$6.9 million in additional funding to support affordable housing and targeted public services (*Roughly \$3.45 for every \$1 CDBG*)
- Since 1992, \$44 million in HOME funds supporting affordable housing activities have leveraged \$112 million in additional funding. (*Roughly \$2.53 for every \$1 HOME*)

***This funding is needed now more than ever to advance programs and services for the increased numbers of our residents impacted by COVID-19.***

# 5-Year Achievements

## **Fairfax County has used CDBG funds to:**

- Create or preserve over 800 affordable housing units through acquisition and/or rehabilitation projects
- Enable over 139 low-income households to purchase homes through the Downpayment Assistance Program
- Provide targeted public services for almost 6,000 low-income residents.

## **Fairfax County has used HOME funds to:**

- Create and/or preserve more than 220 units of affordable housing
- Provide tenant-based rental assistance to approximately 45 low-income families a year

# Acquisition/Renovation of Community Center

- Lee District -

FCRHA acquisition/renovation of this 50,000 sq. ft. to provide a major human services asset in the community. Phase I renovations made improvements to the site's accessibility and access, safety and security, and upgraded selected mechanical, electrical, plumbing systems - enabling the immediate use of the building for recreational and youth programming.

## **Funding**

\$3.48 Million Local Funds

\$2 Million CDBG



# Preservation of Affordable Senior Housing



## - Braddock District -

Little River Glen, a FCRHA-owned 120-unit affordable senior rental housing complex was provided with improved access and accessibility for residents with the replacement of four small existing elevators, each located in separate buildings, with commercial grade elevators.

### **Funding**

\$1.59 Million CDBG

# The Arden – New Multifamily Apartments



## - Mount Vernon District -

Wesley Housing Development Corporation's (WHDC) The Arden Project consists of new construction of a multi-family development with 126 rental apartments, including 79 CDBG units, and 7,500 sq. ft. of commercial space. Property is within walking distance of Huntington Metro Station. Units will be affordable to households up to 80% AMI.

### **Funding**

\$26.2 Million LIHTC

\$957,351 CDBG

\$21.3 Million First Mortgage

\$2.3 Million Virginia HTF/VHDA

\$7.4 Million FCRHA

\$800,000 Amazon Reach

# Affordable Housing For Veterans



## - Lee District -

Operation Renewed Hope Foundation (ORHF) acquired and rehabilitated two single-family homes that now serve veterans or veteran families with household incomes at or below 50 percent of AMI. Coordination of supportive services to residents and the property operations provided by ORFH case management teams.

### **Funding**

\$582,274 CDBG

\$325,738 Nonprofit Equity

Over \$250,000 worth of renovations donated by community and corporate partners

# Housing Supporting Individuals Experiencing Homelessness



## - Braddock, Hunter Mill, Mason, Mount Vernon and Providence Districts -

In FY 2021, Pathway Homes acquired 15 scattered-site units to operate as permanent supportive housing to individuals experiencing homelessness, or are precariously housed, with income at or below 30% of AMI and have special needs related to mental illness.

### **Funding**

\$3.16 Million CDBG & HOME  
Nonprofit Equity ~6% TPC/unit



# Targeted Public Services



## - County Wide -

In FY 2021, Fairfax County funded five nonprofit contracts provide targeted public service activities for eligible individuals and families.

### Funding

\$894,119 CDBG

### Provider Partners

- The Women's Center – access to mental health services
- Fairfax Law Foundation – free legal services
- Fairfax Court Appointed Special Advocates – child and youth advocacy/support
- Good Shepherd Housing and Family Services – emergency housing assistance
- Northern Virginia Meditation Services, Inc. – targeted parenting and mediation services

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# Questions