

Affordable Housing in Fairfax County: An Overview



April 24, 2013

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.

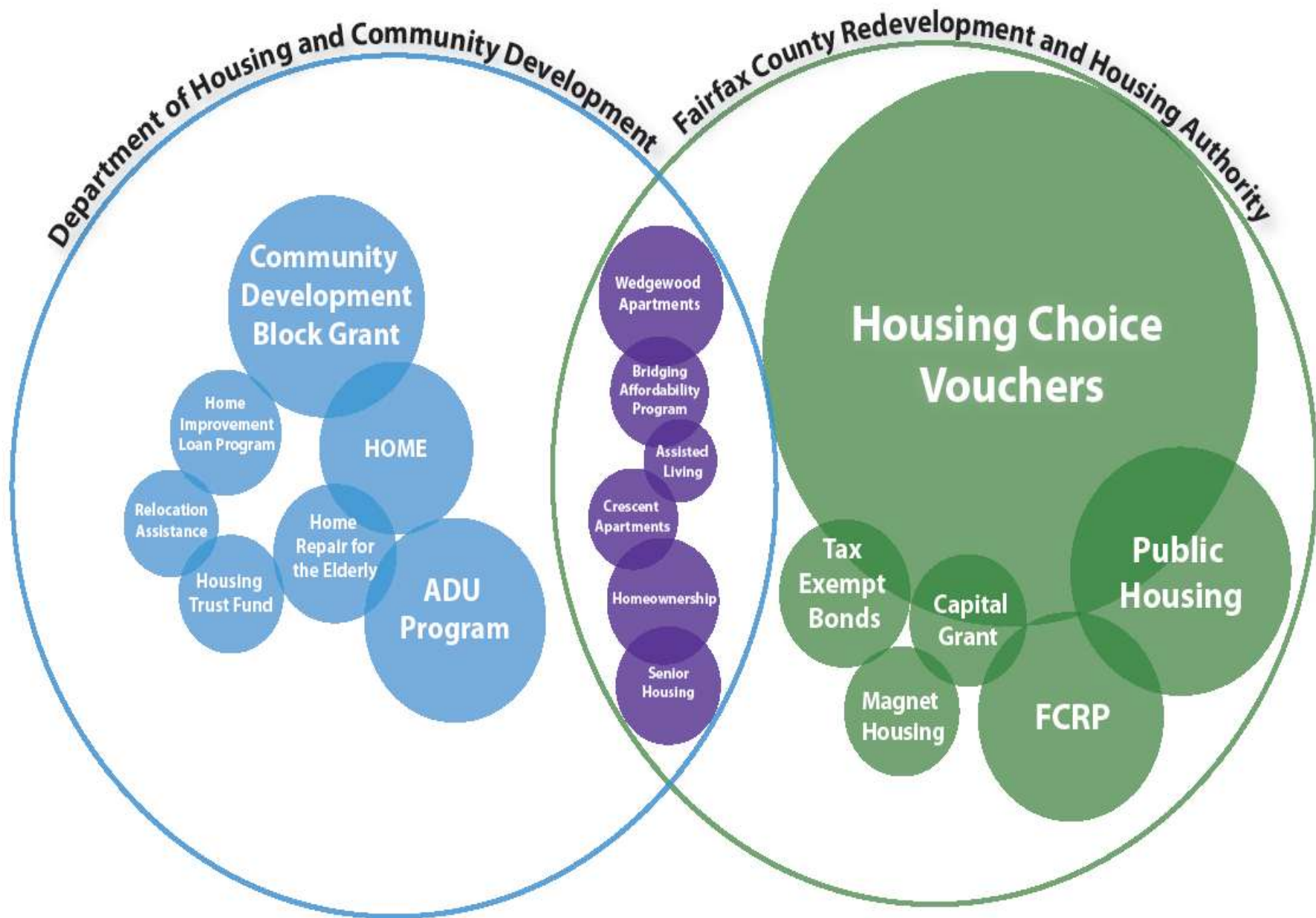
HCD Facts

- HCD has **232** 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



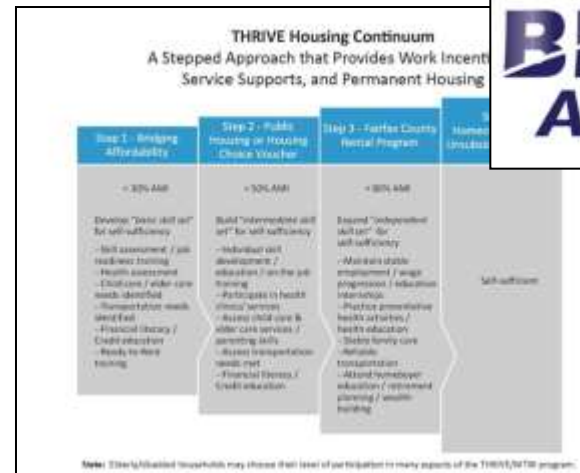
Together, HCD and the FCRHA provide-

- **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**



Recent Developments at Housing

- Housing Blueprint
- Bridging Affordability
- PROGRESS Center
- THRIVE/Moving to Work
- Sequestration



DRAFT HOUSING BLUEPRINT: AT A GLANCE - FY 2014 REV. 03-25-13**GOAL****NEED**

To End Homelessness in Ten Years: 2,650 UNITS/OPPORTUNITIES NEEDED (FY 2014 is Year Five of the Ten-Year Plan)	
TENYEAR GOAL	2,650
Housed Through FY 2012	468
Anticipated to be housed through FY 2013	196
Anticipated to be Addressed Through FY 2013 Community Challenge	50
Total to be Housed Using FY 2013 Resources	246
Remaining Total Goal	1,936
FY 2014 Homelessness Plan Goal	298
Anticipated to be Housed by and of FY 2014 with existing resources	298
FY 2014 Gap	0
Remaining need; FY 2014	1,638

NEW OPPORTUNITIES FY 2014

Turnover	
FCRHA Federal Resources – Turnover:	69
Other Turnover - CoC and Non-Profit	39
New Resources	
Mondloch House	19
Continuum of Care Beds for Singles:	14
New Non-Profit Acquisitions	2
OPEH Faith-Based Commitments:	6
Community Challenge	32

BRIDGING AFFORDABILITY PROGRAM

Year Three Funding: 77 new households	77
(31 singles; 46 families) \$3,224,000 (based on three years of subsidy)	

COUNTY FUNDING NEEDED

New Blueprint 200-unit Acquisition/Preservation – 20% will serve homeless individuals and families with federal project based vouchers – (40 units; 20 singles, 20 families) – see *Waiting List Goal*

To Provide Affordable Options to Special Needs Population

- CSB: Draft FY 2014 CSB goal is 160 housing opportunities
- Other High Priorities
 - Domestic Violence Victims
 - Large Families/Extremely Low Incomes
 - Seniors
 - Persons with Physical Disabilities

FCRHA Federal Resources – Turnover: Serving CSB/eligible Clients and Persons with Physical/Sensory Disabilities – See also Homeless Goal	14
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FCRHA Units Converted to Accessibility	11
Hanley Shelter Units:	6
Other FCRHA Federal Resources:	8

Year Three Funding : (20% of available funds) – 23 new households \$806,000 (based on three years of subsidy)	23
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Rehabilitation of Lincolnia Senior Facility:
(52 beds-assisted living/26 senior independent units) - financing plan in development – TBD
Lewinsville Senior Housing: Public/Private Partnership in FY 2014

Meet the Affordable Housing Needs of Low-Income Working Families

- The FCRHA's designation as a HUD *Moving to Work* agency will dramatically alter the way affordable housing is delivered in Fairfax County. Key to this is the creation of the THRIVE Housing Continuum, linking Bridging Affordability, Housing Choice Vouchers, Public Housing and the Fairfax County Rental Program.
- FY 2014 is a transitional year, as we implement *Moving to Work*. During FY 2014, the FCRHA will likely re-open the Housing Choice Voucher waiting list, and Bridging Affordability will become the gateway into the Housing Continuum, serving the homeless and persons with disabilities.
- Working low-income families – who make an essential contribution to Fairfax County's economic vitality – continue to find affordable housing to be a critical challenge.

FCRHA – FCRP Turnover:	200
FCRHA Federal Resources – Turnover:	17

Non-profit acquisitions/federal resources	5
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Bridging Affordability repositioned as gateway into THRIVE Housing Continuum: Rental subsidy, capital acquisition, other innovative approaches

New Blueprint Project 200-unit Acquisition: (120 units)
\$5,000,000
Residences at North Hill Park: In response to an unsolicited PFEA, consideration is being given to a multifamily development at the site as an alternative; however, the original plan is moving on a parallel track. Final decision on approach expected in FY14.

To Increase Workforce Housing through Creative Partnerships and Public Policy

About 50,000 net new housing units affordable to households earning up to approximately 120 percent of AMI are needed based on projected job growth through 2030.

Workforce policy units (estimate):	40
Affordable Dwelling Units (ADUs) (estimate):	100
Assistance to First-time Homebuyers	50
Residences at Government Center:	270

FY 2014 TARGET**298****62****342****500****COMMUNITY INVESTMENT TO CLOSE TOTAL GAP**

1,638 housing opportunities needed for the homeless

Fairfax County's affordable rental housing gap is estimated to be over 28,000 units. 8,800 households remain on the FCRHA waiting lists

45,000 homes still needed for the future workforce in Fairfax County

OTHER COUNTY EFFORTS IN CONCEPT

- Develop housing options to serve chronically homeless, consistent with 100,000 Homes initiative
- Apply for Family Unification and VASH vouchers
- Seek private funding to serve homeless veterans
- Identify opportunities to expand housing and services for most vulnerable homeless
- Develop new resources in lieu of homelessness foundation

- Identify county surplus land for special needs housing
- Apply for Money Follows the Person vouchers
- Develop units under Independent Living Zoning Ordinance language
- Develop group homes serving persons with multiple disabilities; innovative design to accommodate co-location
- Ensure a diverse range of senior housing options

- Tax exemption for developers providing housing affordable to extremely low-income households
- Proffers from private developers

- Tyson's redevelopment and Wiehle Avenue
- Contributions by non-residential developers – adoption and implementation of countywide policy
- Expansion of Crescent Apartments

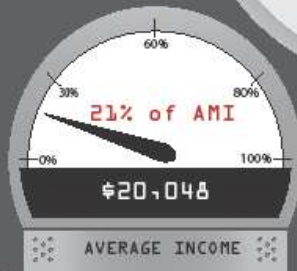
CROSS-CUTTING INITIATIVES - FY 2014 AND BEYOND

- Implementation of FCRHA Moving to Work Designation
- Integrate Services Blueprint with Housing Blueprint
- Explore the use of "sponsor based" vouchers to serve the homeless and persons with special needs
- Explore the use of commercial and industrial land for affordable housing development

- Develop Zoning Ordinance amendment to facilitate affordable studio development countywide
- Identify 5 to 10 county-owned parcels for the development of affordable housing countywide, through public-private partnerships
- Explore re-use of Northern Virginia Training Center site
- Expanding resources for affordable housing

FY 2011*

BRIDGING AFFORDABILITY: The Bridge from Hope to Home



*NVFS received an additional \$1,044,408 from FY 12 Funds for subsidies and administrative costs

2-13-13

"...helping you have a place to call home."

PROGRESS Center

- Focus on resident self-sufficiency, crisis intervention and service coordination
- Staffed by highly-skilled team with cross-cutting skills
- Goal is to make people successful in housing



"...helping you have a place to call home."

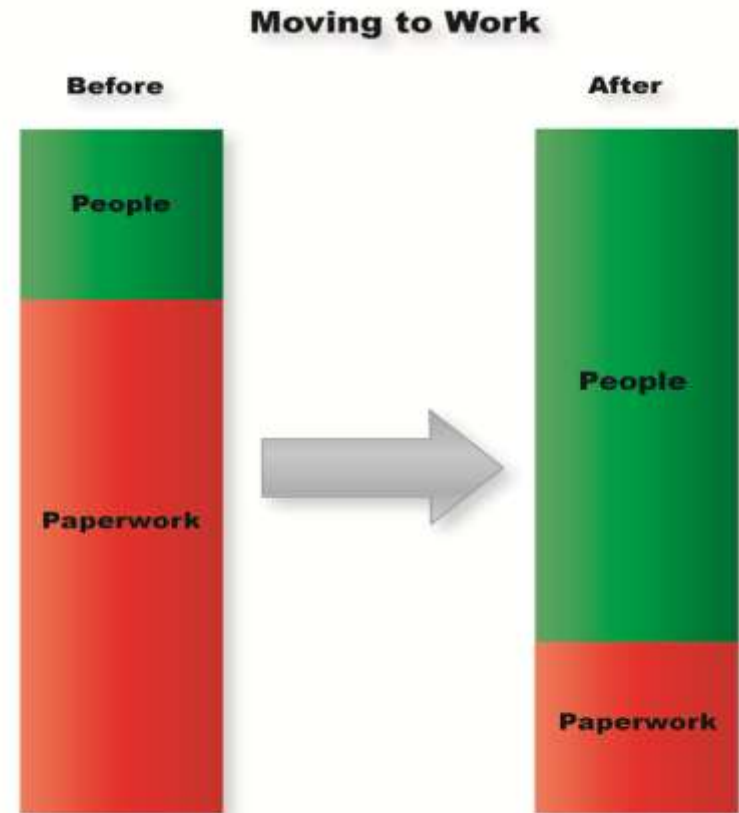
The FCRHA and THRIVE

- The FCRHA's residents need to do more than survive; they should THRIVE – that is the goal of the FCRHA.
- The FCRHA's THRIVE initiative aims to help residents have:
 - An affordable, attractive home
 - Access to supportive services; and
 - An opportunity to become more self-sufficient



THRIVE and “Moving to Work”

- HUD allows housing authorities like the FCRHA to apply to become Moving to Work (MTW) agencies
- MTW is an important part of THRIVE
 - Would reduce paperwork
 - Free up staff to help residents access services they need to move toward self-sufficiency



MTW: What do I need to know?

- FCRHA awarded MTW designation in December 2012 after competition
- Elite designation given to only 38 agencies nationwide



MTW: A Few Questions...

- ***Will I have to move?***
 - There will be **no immediate change** to your housing status. Over time, as you become more self-sufficient and your income rises, you may need to move to another housing program, or to market housing – you may even choose homeownership.
- ***Will I be required to work?***
 - Adult residents who can work will need to be working toward self-sufficiency – employment, school, job training
- ***What if I am elderly or have a disability?***
 - You will be able to have the advantages of MTW – less paperwork, enhanced access to services – without the self-sufficiency requirement

MTW: What are the benefits?

- **Less paperwork:** Most families would need to re-certify every two years. Elderly and disabled families on a fixed income will only need to recertify every three years.
- **Saving for the future:** Residents may be able to build a savings “nest egg” to help with self-sufficiency goals (homeownership, education, etc.).



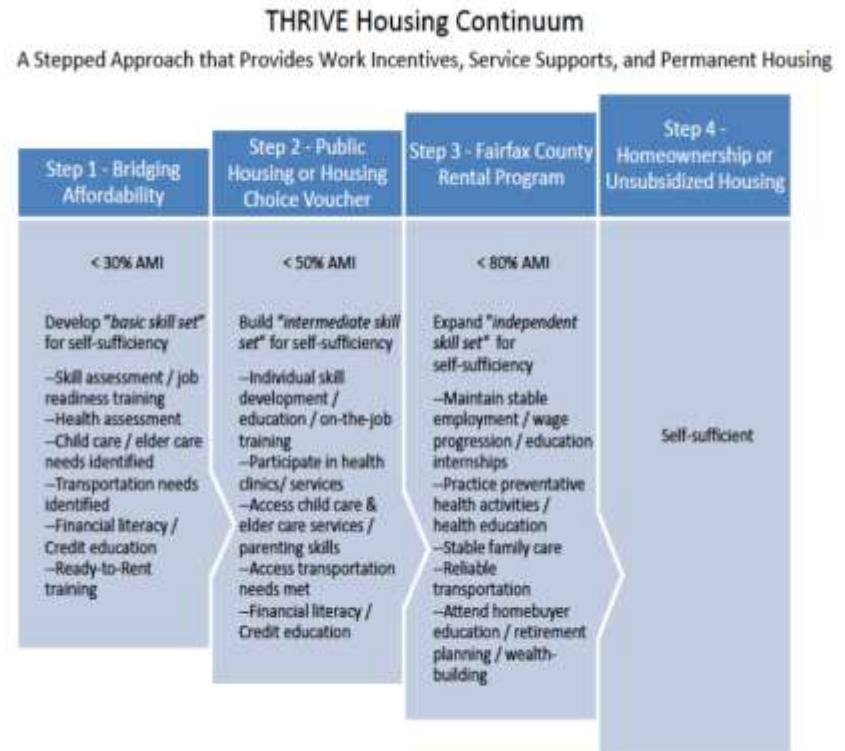
MTW: What are the benefits?

- **More opportunity:** Increased access to self-sufficiency services – job training, education, language skills
- **Support:** Persons with health problems and disabilities can be connected to services
- **New relationship:** Housing Services Specialists will be able to focus more on residents' needs



MTW: What are the benefits?

- **Self-sufficiency:** We would work with residents to move from depending on the government to become self-sufficient – in every aspect of their family's life. ***Our goal is to help residents gain skills, increase their income and move through our housing programs to self-sufficiency.***



A Closing Thought

*“Moving to Work is a **great opportunity** for people in the FCRHA’s Public Housing and Housing Choice Voucher programs – people like me – to have the housing and services we need to build a better tomorrow for our families.”*

- Paulette Whiteside, Resident

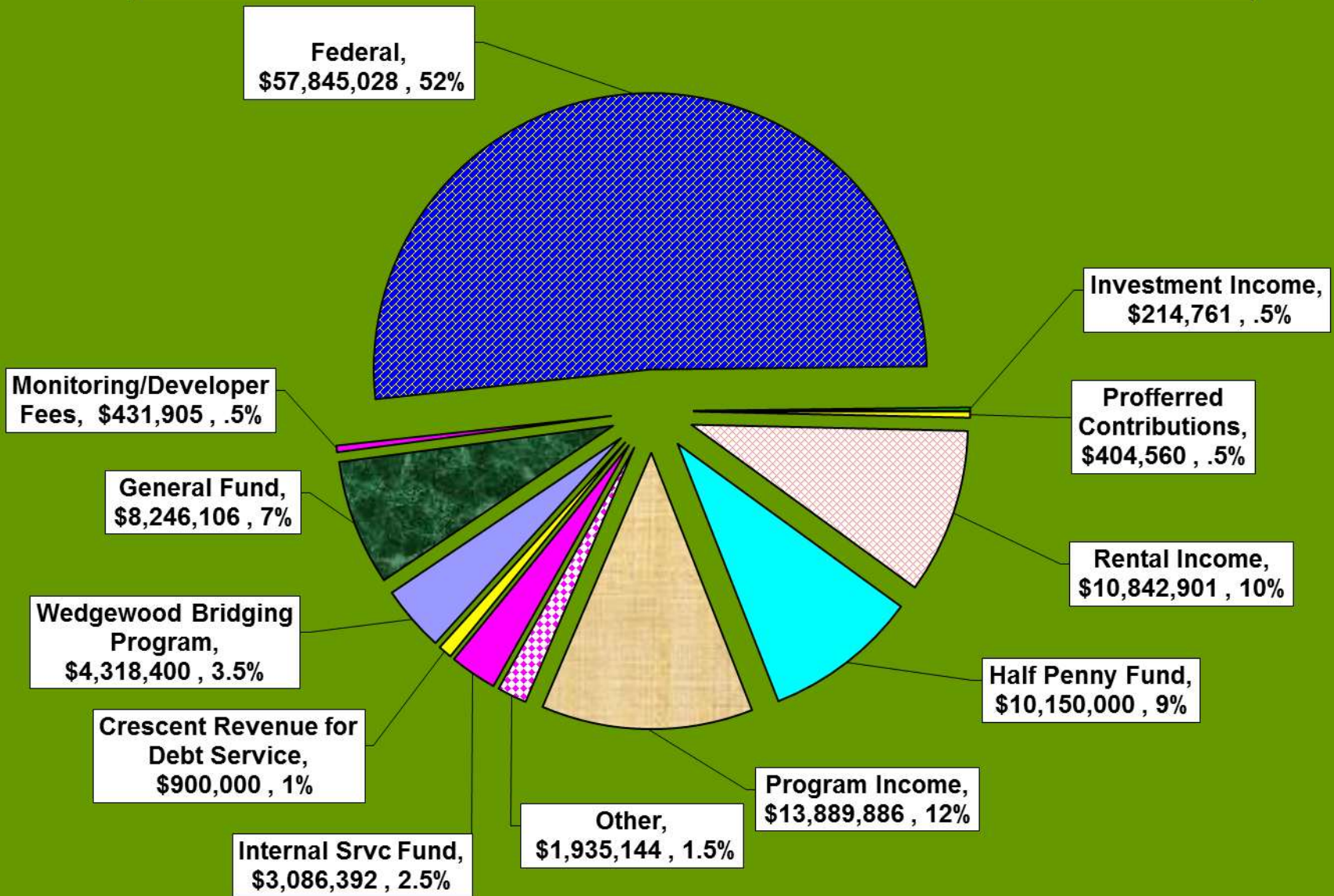
**PROPOSED
FAIRFAX COUNTY REDEVELOPMENT AND
HOUSING AUTHORITY (FCRHA)
FISCAL YEAR 2014 OPERATING AND CAPITAL
BUDGET**



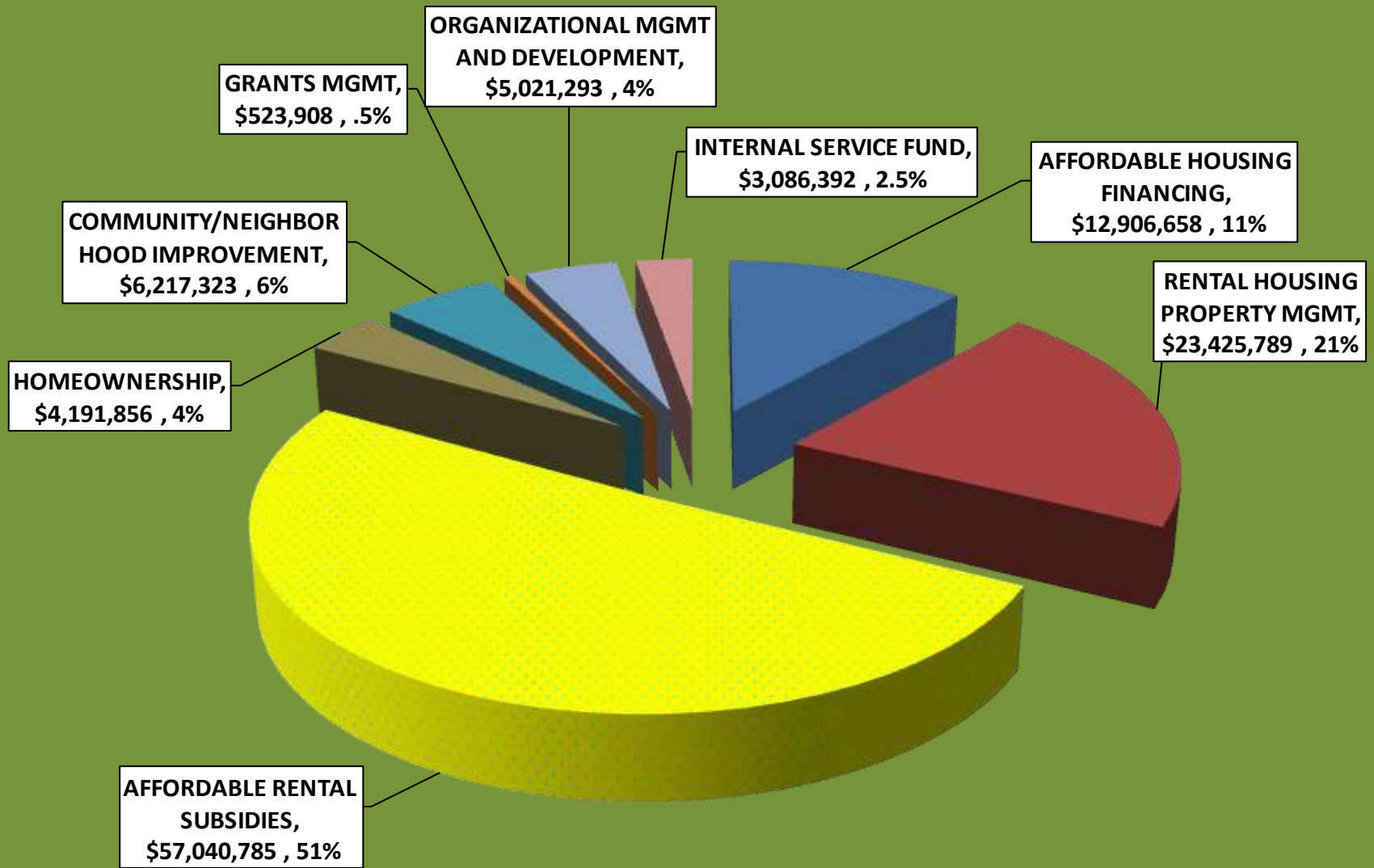
Fairfax County is committed to a policy of nondiscrimination in all County programs, services and activities and will provide reasonable accommodations upon request. Please call 703-246-5101 or TTY 703-385-3578. Please allow seven working days in advance of the event in order to make arrangements.



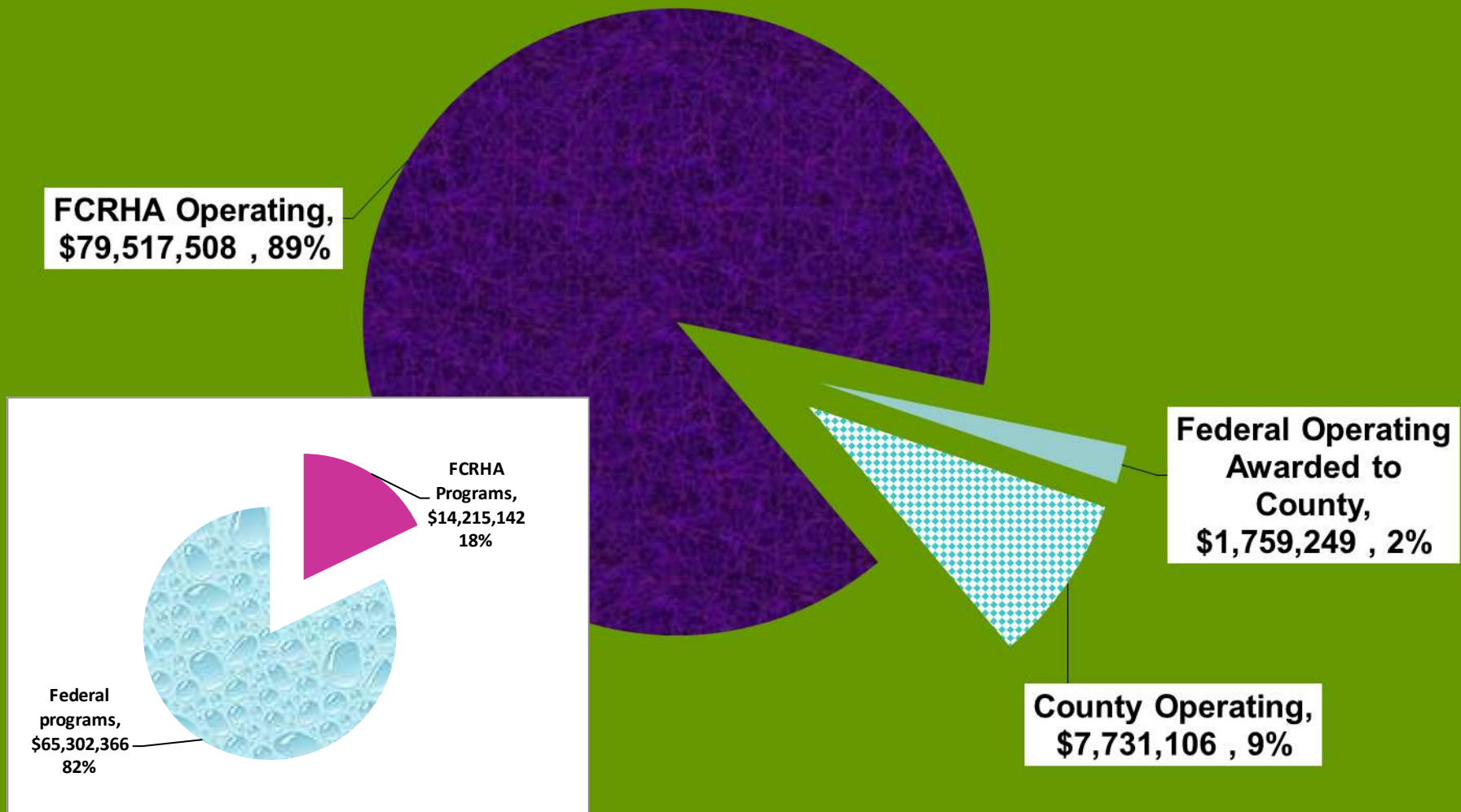
FY 2014 PROPOSED REVENUE BUDGET = \$112,265,083



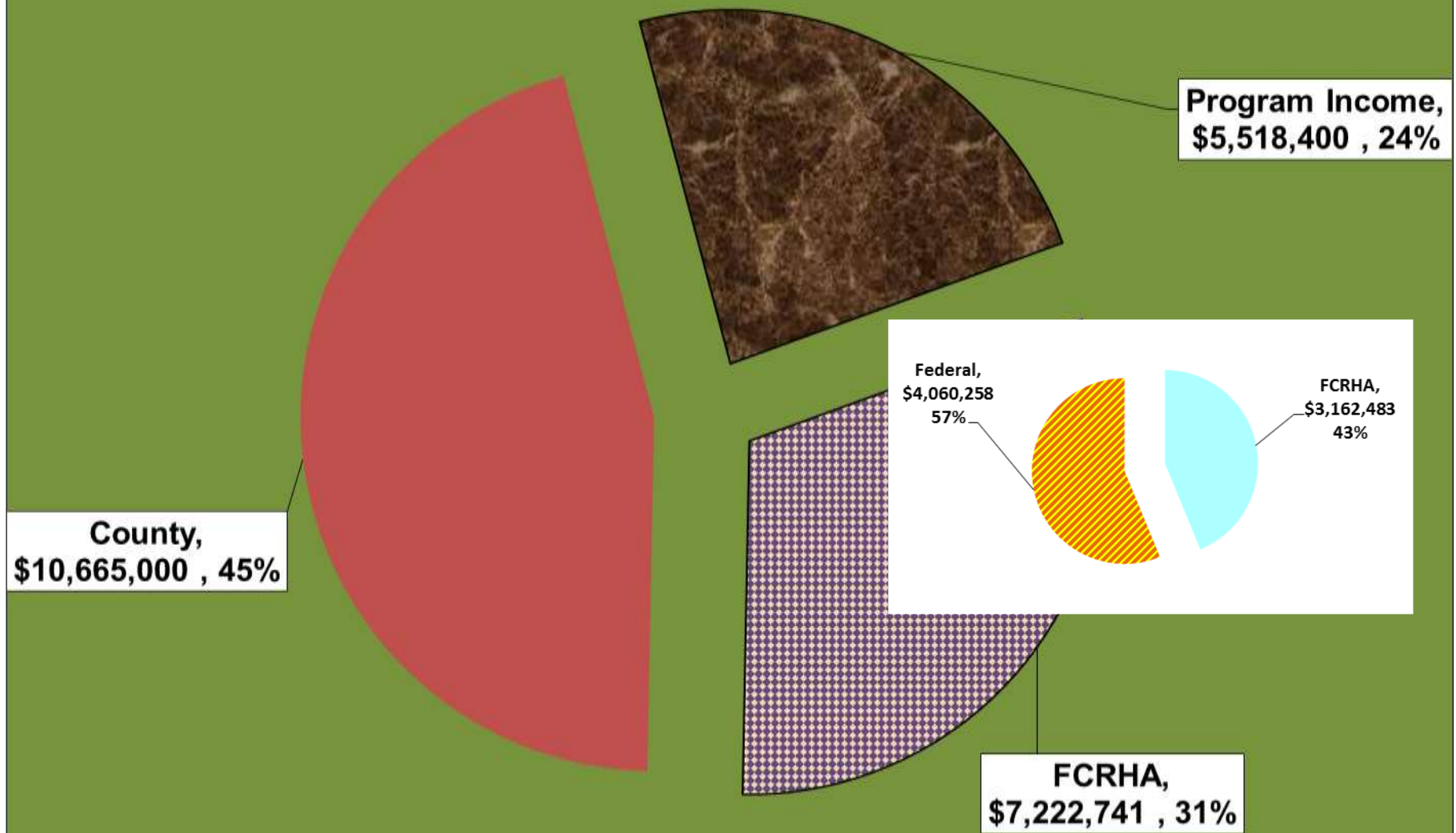
FY 2014 PROPOSED BUDGET EXPENDITURES BY PROGRAM AREA = \$112,414,004



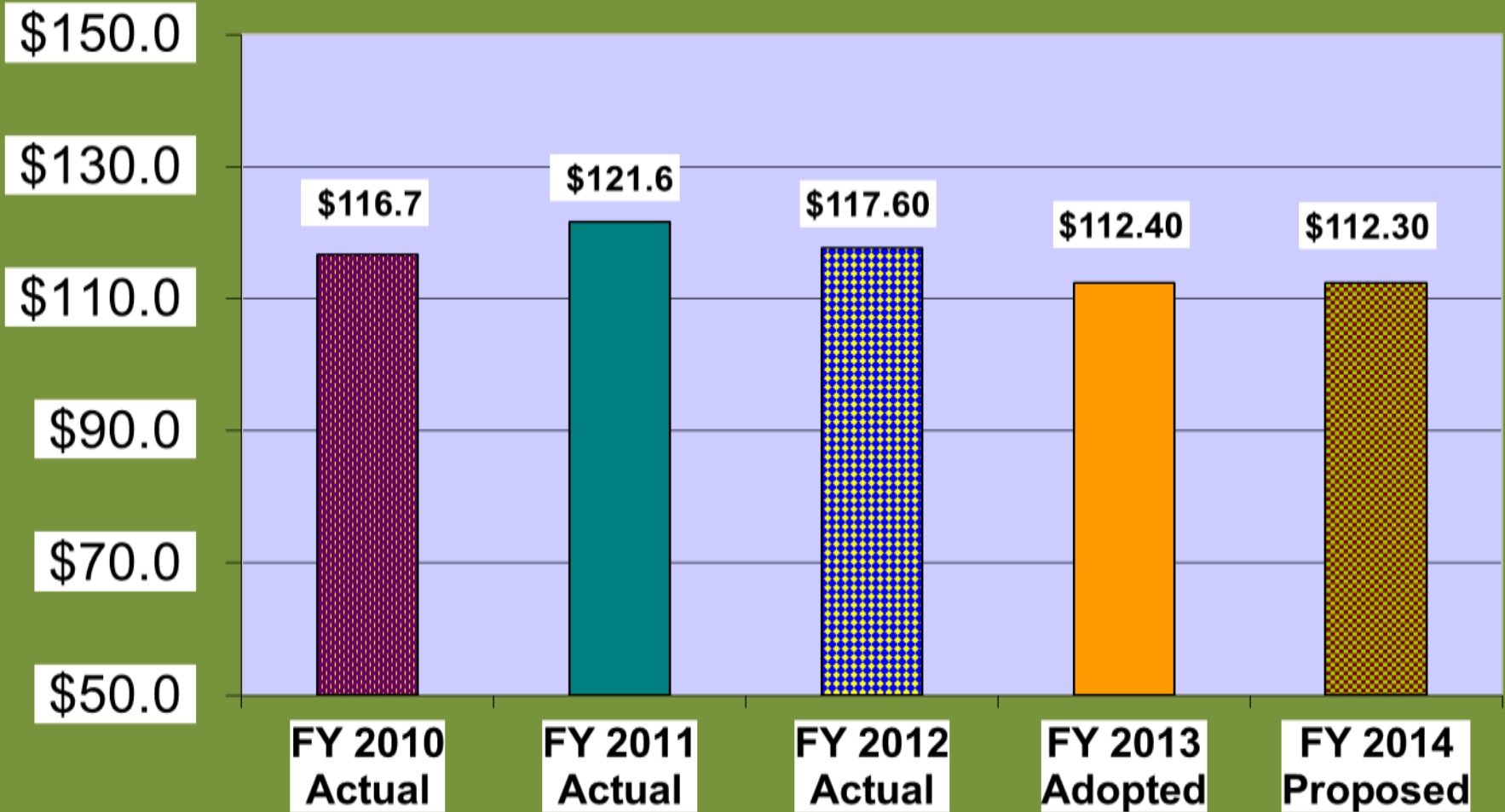
FY 2014 PROPOSED OPERATING EXPENDITURE BUDGET FOR PROGRAMS AND SERVICES = \$89,007,863



FY 2014 PROPOSED CAPITAL BUDGET = \$23,406,141



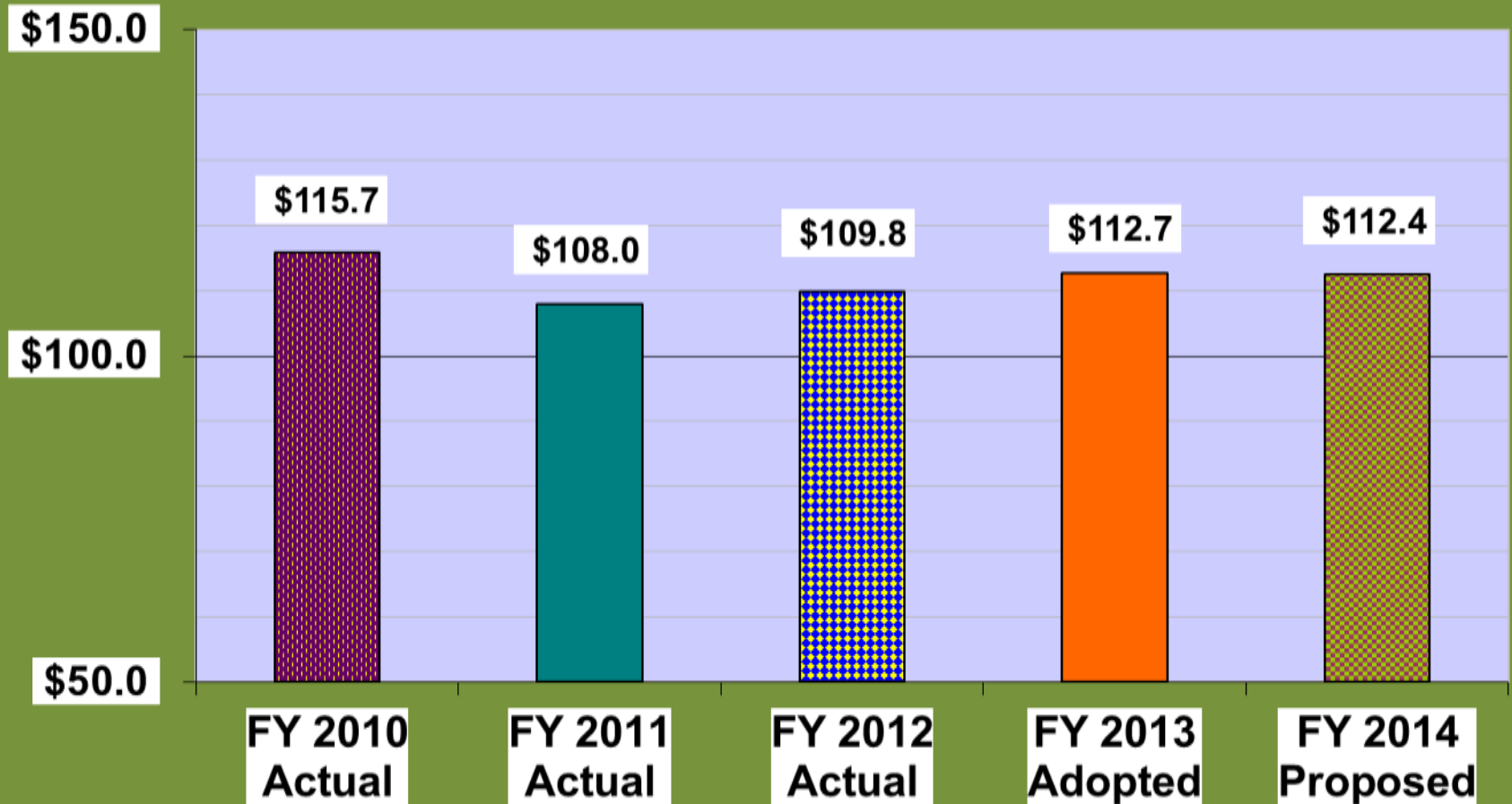
FIVE YEAR REVENUE COMPARISON



Dollars in millions

Proposed FY 2014 Budget

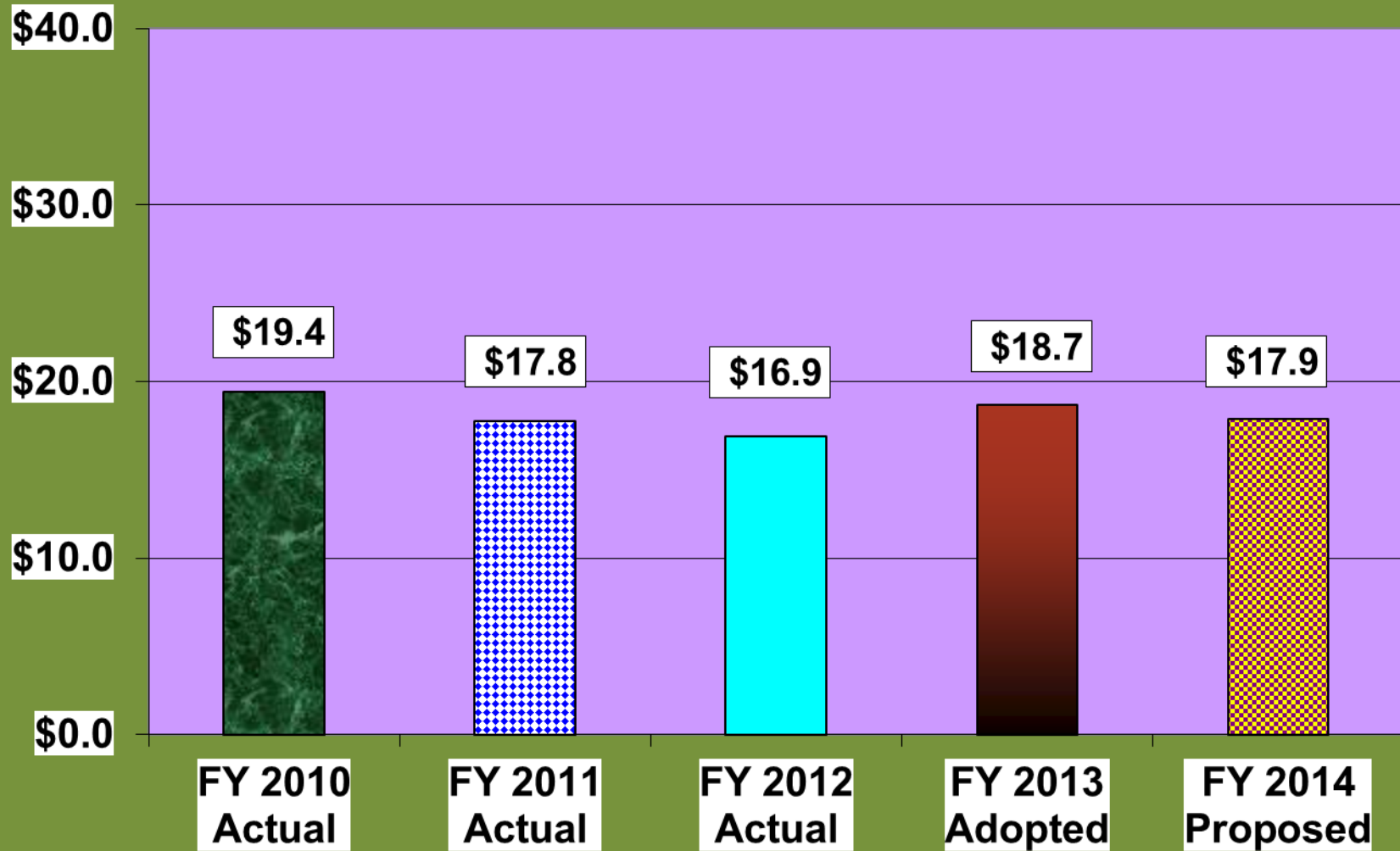
FIVE YEAR EXPENDITURE ANALYSIS



Dollars in millions

Proposed FY 2014 Budget

FIVE YEAR COUNTY CONTRIBUTION COMPARISON (OPERATING AND CAPITAL)



Dollars in millions

Proposed FY 2014 Budget