

GOAL

HOUSING BLUEPRINT: AT A GLANCE – FY 2014



NEED

To End Homelessness in Ten Years: 2,650 UNITS/OPPORTUNITIES NEEDED (FY 2014 is Year Five of the Ten-Year Plan)	
TEN YEAR 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 end of FY 2014 with existing resources	298
FY 2014 Gap	0
Remaining need; FY 2014	1,638

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	

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.	

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.	

NEW OPPORTUNITIES FY 2014

Turnover	
FCRHA Federal Resources – Turnover:	69
Other Turnover - CoC and Non-Profit	39

FCRHA Federal Resources – Turnover:	14
Serving CSB/eligible Clients and Persons with Physical/Sensory Disabilities – See also Homeless Goal	

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

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

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

FCRHA Units Converted to Accessibility	11
Hanley Shelter Units:	6
Other FCRHA Federal Resources:	8

Non-profit acquisitions/federal resources	5
---	---

BRIDGING AFFORDABILITY PROGRAM

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

Year Three Funding : (20% of available funds) – 23 new households	23
\$806,000 (based on three years of subsidy)	

Bridging Affordability repositioned as gateway into THRIVE Housing Continuum: Rental subsidy, capital acquisition, other innovative approaches

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

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

New Blueprint Project 200-unit Acquisition: (120 units) \$5,000,000
Residences at North Hill Park: In response to an unsolicited PPEA, 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.

New Blueprint Project 200-unit Acquisition – 40 units

FY 2014 TARGET

298
COMMUNITY INVESTMENT TO CLOSE TOTAL GAP

62

342

500

1,638 housing opportunities needed for the homeless

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

- Tysons 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