

Prepaid or Lost Affordable Housing Developments

Project Name	Prepayment Date	Family/ Elderly	"Below Market" Units Lost	1st §8 Contract Expiration	2nd §8 Contract Expiration	Mortgage/Bond Prepayment Restrictions	FHA Insured
Privately Owned							
Section 8 ¹⁾	Burke Centre Station	11/15/2004	FA	22	10/31/04 (22)		
Section 8 ²⁾	Briarcliff		FA	30	09/30/01 (30)		Yes
Proffer ³⁾	Centreville Commons	05/03/1998	FA	33		N/A	
IDB	Kingsley Commons ⁴⁾	06/20/2003	FA	81		Yes	Yes
IDB	Mount Vernon Apts	06/14/2005	FA	37			Yes
Proffer ⁵⁾	Oakton Gables	04/30/1999	FA	35		N/A	
IDB	Seven Corners Apts		FA	284 ⁶⁾	12/01/98 (30)	02/08/99 (32)	N/A
IDB	Shenandoah Crossing	04/7007	FA	128			
Proffer ⁷⁾	Summit at Fair Oaks	08/30/2002	FA	12		N/A	
IDB	Waterside Apartments	03/21/2002	FA	55		N/A	No
Section 8	Woods of Fairfax	08/31/2005	FA	101 ⁸⁾	01/31/99 (41)	08/31/05 (60)	Yes
Section 8 ⁹⁾	The Ashby at McLean		FA	51	10/04/02 (51)		No
Subtotal				741			
Privately Owned, with Prepaid Mortgages							
Formerly 236	Chantilly Pines	09/01/1997	FA	180 ¹⁰⁾		N/A	No
Formerly 236	Elden Terrace	07/31/1997	FA	184 ¹¹⁾		N/A	No
Formerly 236	Lakeview Townhouses I	01/31/1997	FA	147 ¹²⁾	09/30/99 (29)	N/A	No
Formerly 236	Laurel Glade	03/01/1998	FA	200 ¹³⁾	04/30/98 (40)	03/31/99 (38)	N/A
Subtotal				711			
Grand Total				1,452			

FA = Family

Notes:

- 1) There were 19 residents initially assisted with Section 8 preservation vouchers at this property after prepayment and expiration of the contract. Income restrictions on the 22 units will remain in effect until November 2024 per deed restrictions.
- 2) 28 tenants were initially assisted with Section 8 preservation vouchers after the expiration of the contract.
- 3) This 216 unit multifamily property, located off of Route 29 in Centreville, had thirty-three (33) units that were rent and income restricted under the terms of a local zoning proffer. The proffer expired on May 3, 1998.
- 4) The restrictions for the 81 units that are income and rent restricted expired on May 1, 2005
- 5) This 175 unit multifamily property, located off of Jermantown Road in Fairfax, had thirty-five (35) units that were rent and income restricted under the terms of a local zoning proffer. The proffer expired on April 30, 1999.
- 6) There were 62 tenants initially assisted with Section 8 certificates after the expiration of both contracts. Some may subsequently elect to not use their assistance, be determined ineligible or move. There is no remaining project-based assistance.
- 7) This 246 unit multifamily property located off West Ox Road in Fairfax had 12 units that were rent and income restricted under the terms of a local zoning proffer which expired on August 30, 2002.
- 8) This project had two project-based Section 8 contracts. 25 tenants were initially assisted with Section 8 preservation vouchers after the expiration of the first contract that expired on January 31, 1999. 22 tenants were initially assisted with Section 8 preservation vouchers after the expiration of the second contract that expired on August 31, 2005. The owner allowed the number of Section 8 units under the second contract to drop to 35 through attrition.
- 9) There were 51 tenants initially assisted with Section 8 preservation vouchers after the expiration of the contract.
- 10) There were 62 tenants initially assisted with Section 8 preservation vouchers at this property after prepayment. Some may subsequently elect to not use their assistance, be determined ineligible or move. There is no project-based assistance.
- 11) There were 19 tenants initially assisted with Section 8 preservation vouchers at this property after prepayment. Some may subsequently elect to not use their assistance, be determined ineligible or move. There is no project-based assistance.
- 12) There were 44 tenants initially assisted with Section 8 preservation certificates at this property after prepayment. In addition, 9 tenants were initially assisted with certificates after the expiration of the LMSA contract for 29 units. Some may subsequently elect to not use their assistance, be determined ineligible or move. There is no project-based assistance.
- 13) There were 54 tenants initially assisted with Section 8 preservation vouchers at this property after prepayment and expiration of a LMSA contract for 40 units. In addition, 34 tenants were initially assisted with certificates after the expiration of the 2nd LMSA contract for 38 units. Some may subsequently elect to not use their assistance, be determined ineligible or move. There is no remaining project-based assistance.

Additionally, the owner of one other development, Wexford Manor, has prepaid their Section 236 mortgage. This development has a project-based Section 8 contract that has been renewed for a one year period ending July 31, 2006. (See Attachment 1 for information on the project-based Section 8 contracts). Wexford Manor, with 74 total units, had its mortgage prepaid on June 2, 1997.