



HOUSING BLUEPRINT:
Strategy for FY 2011 and Beyond

Board of Supervisors Housing Committee
January 19, 2010

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



Today's Housing Committee meeting

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 as Directed by the Board

- 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

HOUSING BLUEPRINT:

Metrics at a Glance – FY 2011

Refer to summary handout

HOUSING BLUEPRINT: AT A GLANCE-FY2011					
GOAL	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	
NEED	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> 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: <ol style="list-style-type: none"> completing Olley Glen Senior Housing begin predevelopment of Lewinsville Senior Housing. 	<ul style="list-style-type: none"> 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: <ol style="list-style-type: none"> funding pre-development costs for North Hill support non-profit developers to acquire or develop a 100 unit tax credit property. 	<ul style="list-style-type: none"> 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
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
FCRHA Tenant-Based Rental Assistance vouchers (federal): 15 singles, 6 families	21			Non-profit acquisitions through CHDO and NSP (federal)	26
FCRHA Family Unification Program vouchers (federal)	25				
Conversion of non-profit owned transitional housing units: families	30				
Additional non-profit acquisitions (federal): families	3				
Wedgewood/ shared units: 10 CSB-eligible singles	10				
				Workforce Policy Units coming on-line (private)	24
				New ADUs (private)	39
				Predevelopment of the Residences at the Government Center (private/county)	270
				Assistance to First-time Homebuyers (VHDA/federal)	50
				Home Equity Loan and Silver Lining programs (federal)	35
				Linked Deposits Mortgage Program (county)	50
COUNTY FUNDING NEEDED: TOTAL \$10,110,400					
"Bridging Affordability" program- Rental subsidy: Long-term rental subsidies Acquisition of housing Short-term emergency assistance Operated through non-profits 18 individuals, 30 families	\$842,400	Rehab/Replacement of Lincolnia Assisted Living 52 \$3,000,000 Home Share program 50 \$125,000		"Bridging Affordability" Program (10% CSB-eligible) 364 \$3,276,000 North Hill Predevelopment 67 \$500,000 Support non-profit development of tax credit properties 100 \$2,367,000	None
ADDITIONAL COUNTY EFFORTS					
Mondloch House: Renovation of facility to RSU -FY12 20 Family Units at Kate Hanley Shelter: Construction-Future 6 Identify opportunities for RSU development; example: as part of Baileys Revitalization (CSB-eligible)-Future Additional FCRHA project-based vouchers (CSB-eligible)-Future Seek partnerships-example: HomeAid Profers from private developers		Identify county surplus land for future needs- Future Predevelopment of Lewinsville Senior Housing		Tax exemption to developers providing housing to affordable to households at 30% AMI or below- Future Completion of North Hill-FY12** Profers from private developers **Source: North Hill would meet two goals: 20 rental units would address waiting lists; 47 homeownership would address workforce goal.	County policy to encourage workforce housing at Tysons and Wehle Avenue- Future Future expansion at Crescent Apartments Adoption of SRO/RSU ordinance-FY11 *Source: GMU Center for Regional Analysis

HOUSING BLUEPRINT: Priority Funding Recommendations

- Developed and unanimously recommended by Affordable Housing Advisory Committee
- Endorsed by FCRHA leadership and CSB
- Endorsed by Housing Options Task Forces to Implement the Plan to End Homelessness

HOUSING BLUEPRINT:

Recommended Funding Priorities

Very Low and Extremely Low-Income

- **Priority One: Urgent: \$7,118,400**
 - “Bridging Affordability” Program
 - Homeless – 48 families/individuals: **\$842,400***
 - Waiting Lists – 364 households: **\$3,276,000***
 - Lincolnia Senior Facility
 - Rehabilitation/replacement of assisted living facility: **\$3,000,000**

**Indicates need for on-going support beyond FY 2011 if used as rent subsidy*

HOUSING BLUEPRINT:

Recommended Funding Priorities

Low and Extremely Low-Income

- **Priority Two: Critical: \$500,000**
 - Residences at North Hill Park (Mount Vernon District)
 - Predevelopment funding for construction of 67 units: **\$500,000**
 - *20 rental units for extremely low-income households*
 - *47 homeownership units for low-income households*

HOUSING BLUEPRINT:

Recommended Funding Priorities

Low and Moderate Income

- **Priority 3: Important: \$2,492,000**
 - Non-profit affordable housing development
 - Support the development of up to 100 new units for low and moderate-income households: **\$2,367,000**
 - Home Share Program
 - Establish and fund home sharing program for seniors and persons with disabilities: **\$125,000**

- Questions
- Discussion
- Next steps