

Fairfax County Redevelopment and Housing Authority



Review of FCRHA-Owned Housing

November 22, 2008
(updated December 11, 2008)

FCRHA Portfolio Overview

- The FCRHA owns and/or operates a variety of affordable housing units, consisting of:
 - 2,994 units of multifamily housing, including:
 - 1,063 Public Housing units
 - 1,931 Fairfax County Rental Program (FCRP) – Family units
 - 783 specialized housing units/beds, including:
 - 414 FCRP – Senior Housing units
 - 112 Assisted Living beds
 - 122 Supportive Housing beds
 - 135 Other specialized housing

Multifamily: Public Housing

- **1,063 units**
- **Average year constructed: 1981**
- **Properties constructed as early as 1948, with the most recently built in 1998**



Multifamily: Public Housing

- **Funding source for rehabilitation:
Federal Capital Fund Program
(Fund 969)**
 - **FY 2008 Revised Budget, Fund
969: \$3,880,033**
- **FY 2008 rehabilitations**
 - **Kingsley Park (exterior)**
 - **Robinson Square – Braddock
District (community center)**
 - **West Ford I/West Ford II – Mount
Vernon District (general rehab of
46 units)**



Multifamily: FCRP – Families

- ❑ **1,931 units**
- ❑ **Average year constructed: 1991**
- ❑ **Earliest construction in FCRP dates to 1963; most recent acquisitions were ADUs constructed and purchased in 2008**



Specialized Housing: FCRP – Senior Housing

- ❑ 414 units
- ❑ Average year constructed: 1991
- ❑ Earliest senior property constructed in 1961; most recent facility (Gum Springs Glen) built in 2003



Specialized Housing: Assisted Living

- **112 beds**
 - **Braddock Glen – 60 beds**
 - **Co-located with Little River Glen and future Olley Glen facility**
 - **Lincolnia – 52 beds**
 - **Co-located at former school site with 26 units of senior independent living**



Specialized Housing: FCRHA-Owned Supportive Housing

- ❑ **122 beds in homeless shelters and group homes**
- ❑ **Properties managed by third-party service providers**
- ❑ **Average year constructed: 1982**
- ❑ **Earliest property constructed in 1954, with the newest construction in 1999**



More about the FCRP, Assisted Living and Supportive Housing

- ❑ **No dedicated funding source for rehabilitation**
- ❑ **FY 2008 rehabilitation funds came from CDBG, the Housing Trust Fund, and the refinancing of Cedar Ridge**
- ❑ **FY 2008 rehabilitations**
 - **Penderbrook Apartments, 2 units – Providence District (accessibility)**
 - **Cedar Ridge, 195 units – Hunter Mill District (full rehab)**



Redevelopment Potential Case 1: Kingsley Park

- ❑ **108 units**
- ❑ **Providence District**
- ❑ **Oldest FCRHA Public Housing Property**
- ❑ **Inside the Beltway**
- ❑ **Zoned R-20**



Kingsley Park

Redevelopment Potential Case 2: One University/Robinson Square

- ❑ **46 units of Public Housing**
- ❑ **Braddock District**
- ❑ **Adjacent to One University**
- ❑ **Potential purchase of nearby parcel**
- ❑ **Zoned PDH-5**



One University

Redevelopment Potential Case 3: Crescent Apartments

- ❑ **180 FCRP units**
- ❑ **16 acres**
- ❑ **Hunter Mill District**
- ❑ **Redevelopment in coordination with adjacent Lake Anne revitalization area**



Crescent Apartments

End

- Questions
- Comments