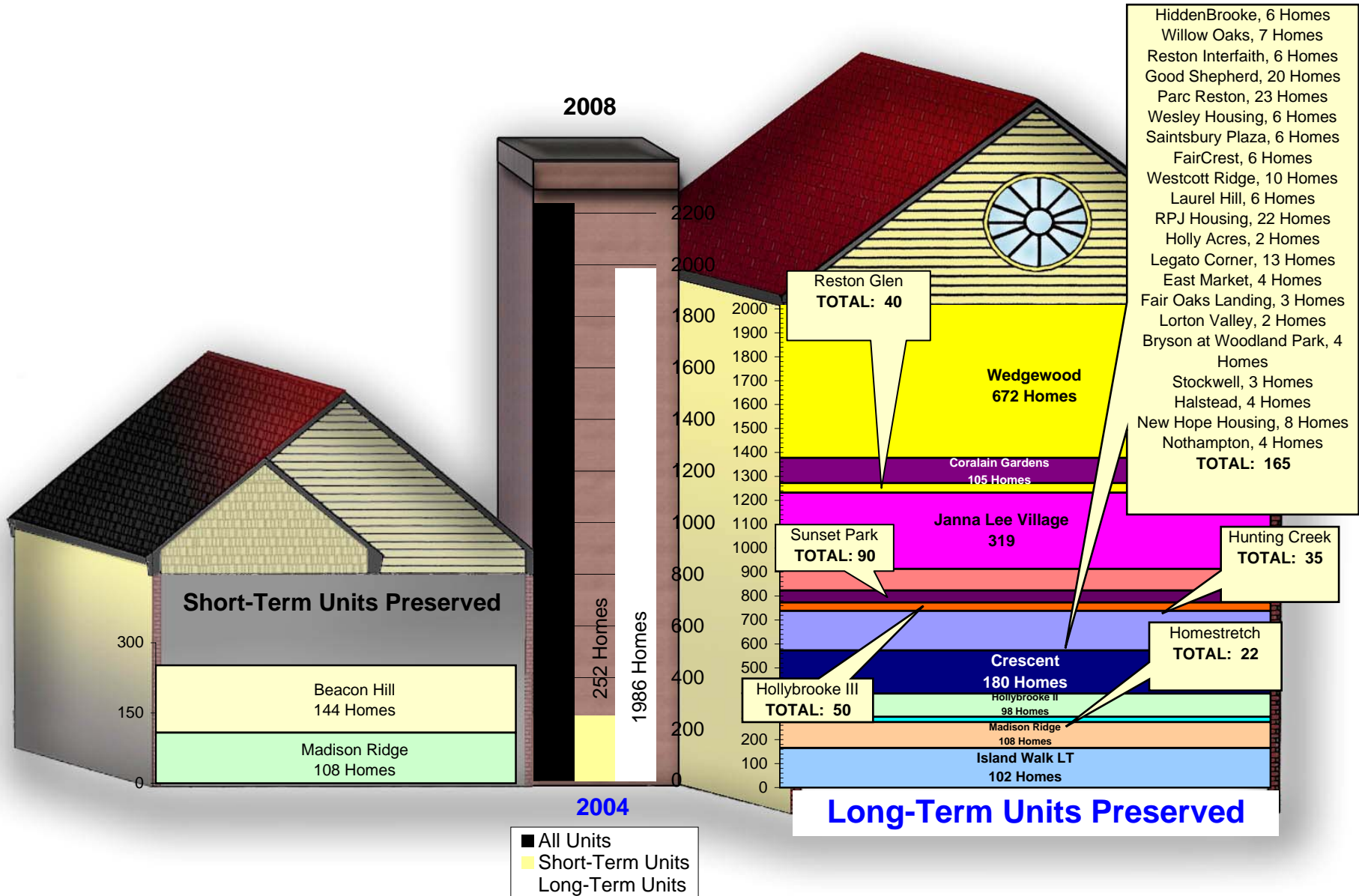


# Preservation Progress Report: December 5, 2008



Preservation Report<sup>1</sup> Since Preservation Initiative Started, April 2004 to Present

Units Preserved<sup>1</sup> 2238

Units in the Pipeline for Preservation<sup>2</sup> 132

Units in the pipeline for preservation: Strawbridge Square, Charleston Square, Westbriar Plaza, Reston Interfaith and RPJ Housing.

Compiled by Fairfax County Department of Housing and Community Development. For more information, call 703-246-5104 or TTY 703-385-3578.

## Preservation Progress Report

December 5, 2008

Since Preservation Initiative Started (April 30, 2004 to Present)

| Property Name  | Date<br>Closed | Units      | Supervisor District | Organization; Project Type                 |
|--|----------------|------------|---------------------|--|
| <b>Units Preserved'</b>  |                |            |                     |  |
| <b>FCRHA Units Acquired/Preserved as Part of the Preservation Initiative</b>         |                |            |                     |  |
| <b>Long-Term Affordability</b>   |                |            |                     |  |
| Northampton  | Oct-08         | 2          | Lee                 | FCRP                                       |
| Northampton  | Jul-08         | 2          | Lee                 | FCRP                                       |
| ParcReston   | Jun-08         | 5          | Hunter Mill         | FCRP                                       |
| Halstead   | May-08         | 4          | Providence          | FCRP                                       |
| Stockwell  | Dec-07         | 3          | Dranesville         | FCRP                                       |
| Wedgewood Apartments   | Oct-07         | 672        | Braddock            | FCRP                                       |
| Bryson/Woodland Park   | Aug-07         | 4          | Hunter Mill         | FCRP                                       |
| Lorton Valley  | Jul-07         | 2          | Mt. Vernon          | Units for Persons with Disabilities        |
| Fair Oaks Landing  | Jul-07         | 3          | Springfield         | FCRP                                       |
| ParcReston   | Apr-07         | 8          | Hunter Mill         | Low/Mod Rental                             |
| East Market  | Mar-07         | 2          | Springfield         | 1 for Magnet Housing; 1 for FCRP Program   |
| East Market  | Nov-06         | 2          | Springfield         | Magnet Housing for School Bus Drivers      |
| Legato Corner  | Aug-06         | 13         | Springfield         | Magnet Housing for County/School Employees |
| ParcReston   | Apr-06         | 10         | Hunter Mill         | Persons with disabilities                  |
| Holly Acres  | Mar-06         | 2          | Lee                 | FCRP Program                               |
| Crescent   | Feb-06         | 180        | Hunter Mill         | County purchase                            |
| Willow Oaks  | Jul-05         | 7          | Springfield         | 2 units Low/Mod Rental, 5 units Magnet     |
| Madison Ridge  | Jul-05         | 10         | Sully               | Low/Mod Rental                             |
| Saintsbury Plaza   | Apr-05/06      | 6          | Providence          | Serves ages 55 and over                    |
| FairCrest  | Mar-05         | 3          | Sully               | FCRP Program                               |
| Westcott Ridge - Magnet  | Feb-05         | 4          | Springfield         | Magnet for Fire and Rescue and Police      |
| Laurel Hill  | Dec-04         | 6          | Mt. Vernon          | FCRP                                       |
| Westcott Ridge - Magnet  | Jul-04         | 6          | Springfield         | Magnet for Fire and Rescue and Police      |
| FairCrest North  | Apr-04         | 3          | Sully               | FCRP                                       |
| <b>FCRHA Units Preserved Total</b>   |                | <b>959</b> |                     |  |
| <b>Units Acquired/Preserved by Nonprofits as part of the Preservation Initiative</b> |                |            |                     |  |
| <b>Short-Term Affordability</b>  |                |            |                     |  |
| Madison Ridge  | Jul-05         | 108        | Sully               | Wesley Housing                             |
| <b>Total</b>   |                | <b>108</b> |                     |  |
| <b>Long-Term Affordability</b>   |                |            |                     |  |
| Good Shepherd Housing  | Oct-08         | 1          | Lee                 | Low/Mod Rental                             |
| Good Shepherd Housing  | Sep-08         | 1          | Mt. Vernon          | Low/mod rental                             |
| New Hope Housing   | Jul-08         | 8          | Mt. Vernon          | Samaritan House--Group Home                |
| Good Shepherd Housing  | May-08         | 1          | Mt. Vernon          | Low/Mod Rental                             |
| Good Shepherd Housing  | May-08         | 1          | Mt. Vernon          | Low/Mod Rental                             |
| Good Shepherd Housing  | May-08         | 1          | Lee                 | Low/Mod Rental                             |
| RPJ Housing  | Apr-08         | 1          | Lee                 | Low/Mod Rental                             |
| Reston Interfaith  | Mar-08         | 1          | Dranesville         | Low/Mod Rental                             |
| Good Shepherd Housing  | Nov-07         | 1          | Lee                 | Low/Mod Rental                             |
| RPJ Housing  | Oct-07         | 6          | Lee                 | RPJ/Group Home                             |
| Homestretch  | Jul-07         | 1          | Providence          | Homestretch/Transitional Housing           |
| Homestretch  | Jul-07         | 1          | Providence          | Homestretch/Transitional Housing           |
| Good Shepherd Housing  | Apr-07         | 1          | Lee                 | Low/Mod Rental                             |
| Good Shepherd Housing  | Mar-07         | 1          | Mt. Vernon          | Low/Mod Rental                             |
| Homestretch  | Mar-07         | 1          | Providence          | Homestretch/Transitional Housing           |
| Good Shepherd Housing  | Dec-06         | 1          | Mt. Vernon          | Low/Mod Rental                             |
| Hollybrooke III  | Dec-06         | 50         | Mason               | AHC  |
| Sunset Park Apartments   | Dec-06         | 90         | Mason               | AHC. Inc.; Low/Mod Rental                  |
| Good Shepherd Housing  | Aug-06         | 2          | Mt. Vernon          | Low/Mod Rental                             |

## Preservation Progress Report

December 5, 2008

|   |        |                    |  |
|---|--------|--------------------|--|
| Good Shepherd Housing   | Jul-06 | 1 Mt. Vernon       | Low/Mod Rental                               |
| Good Shepherd Housing   | Jun-06 | 2 Mt. Vernon       | Low/Mod Rental                               |
| Dequincey   | Apr-06 | 6 Braddock         | RPJ Housing; Group Home                      |
| Springdale/Munson Road  | Apr-06 | 6 Mason            | Wesley Housing; Group Home                   |
| Homestretch   | Apr-06 | 6 Providence/Sully | Low/Mod Rental                               |
| Hollybrooke II  | Dec-05 | 98 Mason District  | AHC Inc. partnership; Low/Mod Rental         |
| Reston/Herndon Townhouse Preservation Program   | Nov-05 | 2 Hunter Mill      | Reston Interfaith; Low/Mod Rental            |
| HiddenBrooke  | Oct-05 | 6 Springfield      | Circle Properties; Senior Low/Mod Rental ADU |
| Chanute Place   | Sep-05 | 1 Providence       | Homestretch; Low/Mod Rental                  |
| Savannah Street   | Aug-05 | 1 Providence       | Homestretch; Low/Mod Rental                  |
| Madison Ridge   | Jul-05 | 98 Sully           | Wesley Housing Rental units                  |
| Homestretch   | Jun-05 | 1 Braddock         | Homestretch; Transitional Housing            |
| Audubon Avenue  | Jun-05 | 1 Lee              | Good Shepherd Hous. Low/Mod Rental           |
| Homestretch   | May-05 | 1 Providence       | Homestretch; Transitional Housing            |
| Homestretch   | May-05 | 1 Braddock         | Homestretch; Transitional Housing            |
| Audubon Avenue  | May-05 | 2 Lee              | Good Shepherd Hous. Low/Mod Rental           |
| San Leandro Place   | May-05 | 1 Lee              | Good Shepherd Hous.                          |
| Hatfield Square   | Feb-05 | 1 Sully            | Homestretch                                  |
| Claremont Woods Drive   | Jan-05 | 1 Lee              | RPJ Housing; Low/Mod Homeownership           |
| Southgate Square  | Dec-04 | 1 Hunter Mill      | Reston Interfaith; Low/Mod Rental            |
| Hagel Circle  | Dec-04 | 1 Mt. Vernon       | RPJ Housing; Low/Mod Homeownership           |
| Village Green Drive   | Dec-04 | 1 Lee              | Good Shepherd Hous. Low/Mod Rental           |
| Audubon Avenue  | Nov-04 | 1 Lee              | Good Shepherd Hous. Low/Mod Rental           |
| Manzanita Drive/Sonora Place  | Oct-04 | 2 Lee              | RPJ Housing; Transitional Housing Rehab      |
| Winona Court  | Sep-04 | 1 Braddock         | Homestretch; Low/Mod Rental                  |
| Aurora Court  | Aug-04 | 1 Mt. Vernon       | RPJ Housing; Low/Mod Homeownership           |
| Dublin Place  | Jul-04 | 1 Dranesville      | Reston Interfaith; Low/Mod Rental            |
| Southgate Square  | Jul-04 | 1 Hunter Mill      | Reston Interfaith; Low/Mod Rental            |
| Savannah Street   | Jul-04 | 1 Providence       | Homestretch; Low/Mod Rental                  |
| Chanute Place   | Jun-04 | 1 Providence       | Homestretch; Low/Mod Rental                  |
| Donnybrook Court  | Jun-04 | 1 Braddock         | Homestretch; Low/Mod Rental                  |
| Biscayne Drive  | Apr-04 | 4 Mt. Vernon       | RPJ Housing; Low/Mod Rental                  |
| Americana Drive   | Apr-04 | 3 Braddock         | Homestretch; Low/Mod Rental                  |
| Island Walk**   | Apr-04 | 102 Hunter Mill    | CPDC; Low/Mod Rental                         |
| <b>Total</b>  |        | <b>528</b>         |  |
| <b>Nonprofit Units Preserved Total<sup>3</sup></b>                                    |        | <b>636</b>         |  |
| <b>Units Acquired/Preserved by For-Profits as part of the Preservation Initiative</b> |        |                    |  |
| <b>Short-Term Affordability</b>   |        |                    |  |
| Beacon Hill   | Aug-04 | 144 Lee            |  |
| <b>Total</b>  |        | <b>144</b>         |  |
| <b>Long-Term Affordability</b>  |        |                    |  |
| Coralain Gardens  | Jul-07 | 105 Mason          | Low/Mod Rental                               |
| Reston Glen   | Jun-07 | 40 Hunter Mill     |  |
| Janna Lee Village Apartments  | Jan-07 | 319 Lee            | JLV Partners II; Low/Mod Rental              |
| Hunting Creek   | Sep-05 | 35 Mt. Vernon      |  |
| <b>Total</b>  |        | <b>499</b>         |  |
| <b>For-Profit Units Preserved Total</b>   |        | <b>643</b>         |  |
| <b>Total Units Preserved</b>  |        | <b>2238</b>        |  |

## Preservation Progress Report

December 5, 2008

| Property Name   | Date Approved | Units      | Supervisor District | Notes          |
|---|---------------|------------|---------------------|----------------|
| <b>Units in the Pipeline for Preservation<sup>2</sup></b>           |               |            |                     |                |
| <b>FCRHA Units in the Pipeline for Preservation</b>                 |               |            |                     |                |
| <b>Long-Term Affordability</b>                                      |               |            |                     |                |
| Westbriar Plaza   | Oct-05        | 1          | Providence          |                |
| Charleston Square   | Oct-08        | 1          |                     |                |
| <b>Total</b>  |               | <b>2</b>   |                     |                |
| <b>FCRHA Units in Pipeline for Preservation Total</b>               |               | <b>2</b>   |                     |                |
| <b>Nonprofit<sup>3</sup> Units in the Pipeline for Preservation</b> |               |            |                     |                |
| <b>Long-Term Affordability</b>                                      |               |            |                     |                |
| Strawbridge Square  | Dec-08        | 128        | Mason               | Low/Mod Rental |
| RPJ Housing   | Feb-08        | 1          | Hunter Mill         |                |
| Reston Interfaith   | Jul-05        | 1          | Hunter Mill         | Low/Mod Rental |
| <b>Total</b>  |               | <b>130</b> |                     |                |
| <b>Nonprofit Units in Pipeline for Preservation Total</b>           |               | <b>130</b> |                     |                |
| <b>For-Profit Units in the Pipeline for Preservation</b>            |               |            |                     |                |
| <b>Long-Term Affordability</b>                                      |               |            |                     |                |
| <b>Total</b>  |               | <b>0</b>   |                     |                |
| <b>For-Profit Units in Pipeline for Preservation Total</b>          |               | <b>0</b>   |                     |                |
| <b>Total Units in the Pipeline for Preservation</b>                 |               | <b>132</b> |                     |                |

Source: The statistics in this report are compiled by Fairfax County Department of Housing and Community Development. Figures include information received from the Virginia Housing Development Authority and nonprofits.

## Preservation Progress Report

December 5, 2008

\*Units are considered to have modest/affordable rent when units in a property have (or had) average rents, including utilities, affordable to households with incomes up to 70 percent of the Metropolitan Statistical Area median adjusted by household size.

\*\* Island Walk was originally developed as a limited equity cooperative serving low income households. The property was threatened by extensive deterioration and deferred maintenance and consideration was given to complete demolition and redevelopment of the property. Demolition was avoided through the assistance of the County, the FCRHA and the purchase of the property by the non-profit CPDC. While the property no longer is a cooperative, it has been extensively rehabilitated, renovated and preserved as long term affordable housing.

<sup>1</sup>Units Preserved: HCD considers units preserved when the transfer of ownership has occurred, where financing has closed and where affordability is anticipated for a given amount of time. The date indicates the date of closing. Units are considered to have short-term affordability when they are preserved for five years and under; long-term affordability is over five years.

Homeownership may be included when related to preservation, however anything built, proffered or ADUs for sale by developers through the First-Time Homebuyer program would not be considered preservation for the purposes of this report. Units were preserved with financial or technical assistance, agreement or negotiation by the Department of Housing and Community Development or Fairfax County Redevelopment and Housing Authority.

FCRHA purchase of ADU's are considered preservation because units are preserved that would otherwise be sold off to the market in 15 years. In the ADU scenario, the FCRHA did not build the units, simply bought them, for preservation purposes.

<sup>2</sup>Units in the Pipeline for Preservation: HCD considers units in the preservation pipeline to be those that are in the process of being preserved, where final transfer has not taken place, but where the FCRHA or Board of Supervisors has approved an item relating to the given project

<sup>3</sup>Nonprofits: Nonprofits that are general partners of a tax credit limited partnership are considered nonprofit for the purposes of this report