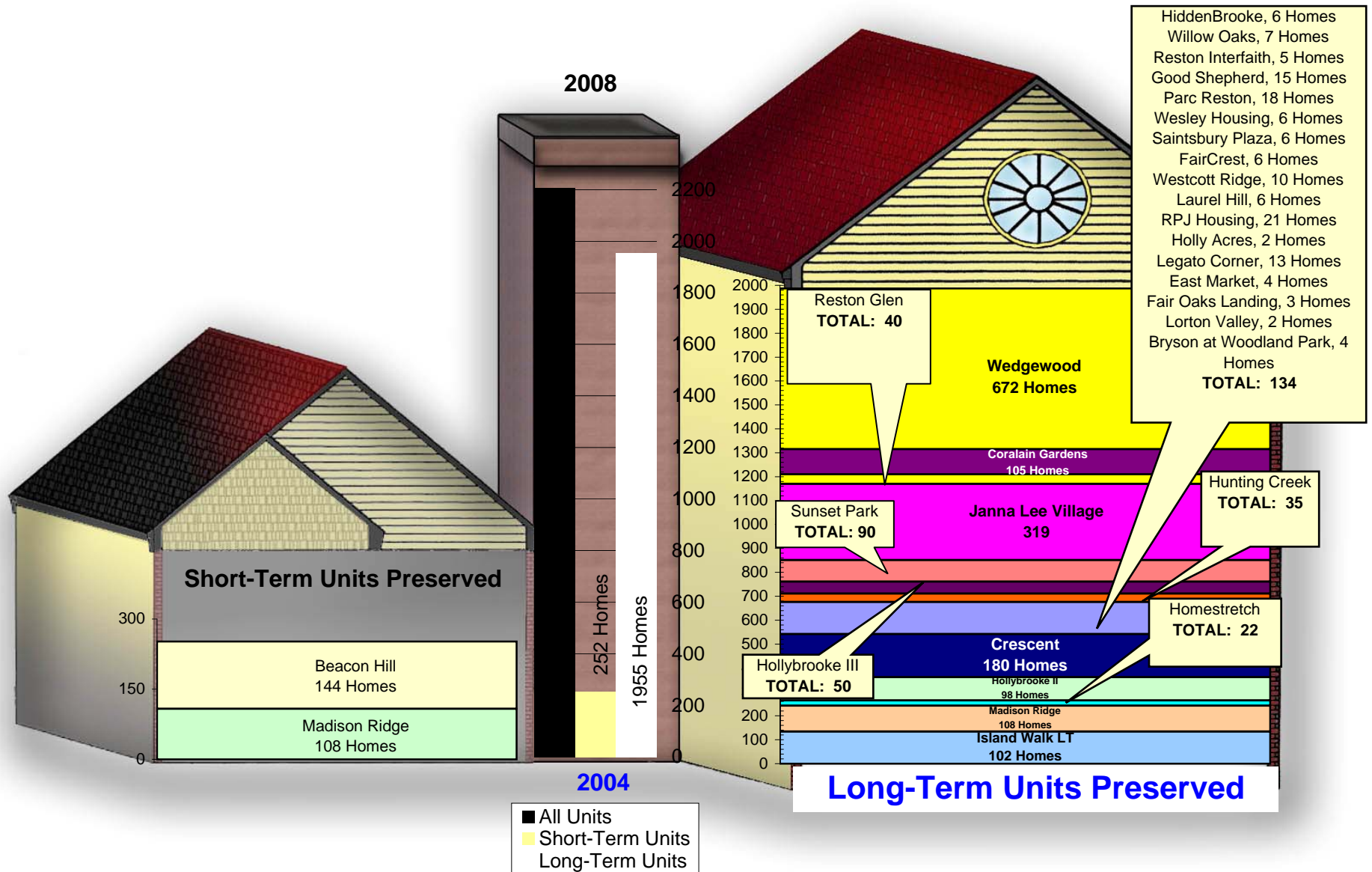


Preservation Progress Report: March 28, 2008



Preservation Report¹ Since Preservation Initiative Started, April 2004 to Present

Units Preserved¹ 2207

Units in the Pipeline for Preservation² 19

Units in the pipeline for preservation: ParcReston, Westbriar Plaza, Stockwell, North Hampton, Halstead, 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

March 28, 2008

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

Property Name	Date Closed	Units	Supervisor District	Organization; Project Type
Units Preserved¹				
FCRHA Units Acquired/Preserved as Part of the Preservation Initiative				
Long-Term Affordability				
Wedgewood Apartments	Oct-07	672	Braddock	
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	
Westcott Ridge - Magnet	Jul-04	6	Springfield	Magnet for Fire and Rescue and Police
FairCrest North	Apr-04	3	Sully	
FCRHA Units Preserved Total		943		
Units Acquired/Preserved by Nonprofits as part of the Preservation Initiative				
Short-Term Affordability				
Madison Ridge	Jul-05	108	Sully	Wesley Housing
Total		108		
Long-Term Affordability				
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
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

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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
Total		513	
Nonprofit Units Preserved Total³		621	
Units Acquired/Preserved by For-Profits as part of the Preservation Initiative			
Short-Term Affordability			
Beacon Hill	Aug-04	144 Lee	
Total		144	
Long-Term Affordability			
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	
Total		499	
For-Profit Units Preserved Total		643	
Total Units Preserved		2207	

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Property Name	Date Approved	Units	Supervisor District	Notes
Units in the Pipeline for Preservation⁴				
FCRHA Units in the Pipeline for Preservation				
Long-Term Affordability				
Halstead	Jan-08	4	Providence	
Stockwell	Dec-07	3	Braddock	
North Hampton	Dec-07	4	Hunter Mill	
Westbriar Plaza	Oct-05	1	Providence	
ParcReston	Mar-07	5	Hunter Mill	Low/Mod Rental
<u>Total</u>		<u>17</u>		
FCRHA Units in Pipeline for Preservation Total		17		
Nonprofit³ Units in the Pipeline for Preservation				
Long-Term Affordability				
RPJ Housing	<u>Feb-08</u>	1	Hunter Mill	
Reston Interfaith	<u>Jul-05</u>	1	Hunter Mill	Low/Mod Rental
<u>Total</u>		<u>2</u>		
Nonprofit Units in Pipeline for Preservation Total		2		
For-Profit Units in the Pipeline for Preservation				
Long-Term Affordability				
<u>Total</u>		<u>0</u>		
For-Profit Units in Pipeline for Preservation Total		0		
Total Units in the Pipeline for Preservation		19		

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.

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*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.

¹Units 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.

²Units 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

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