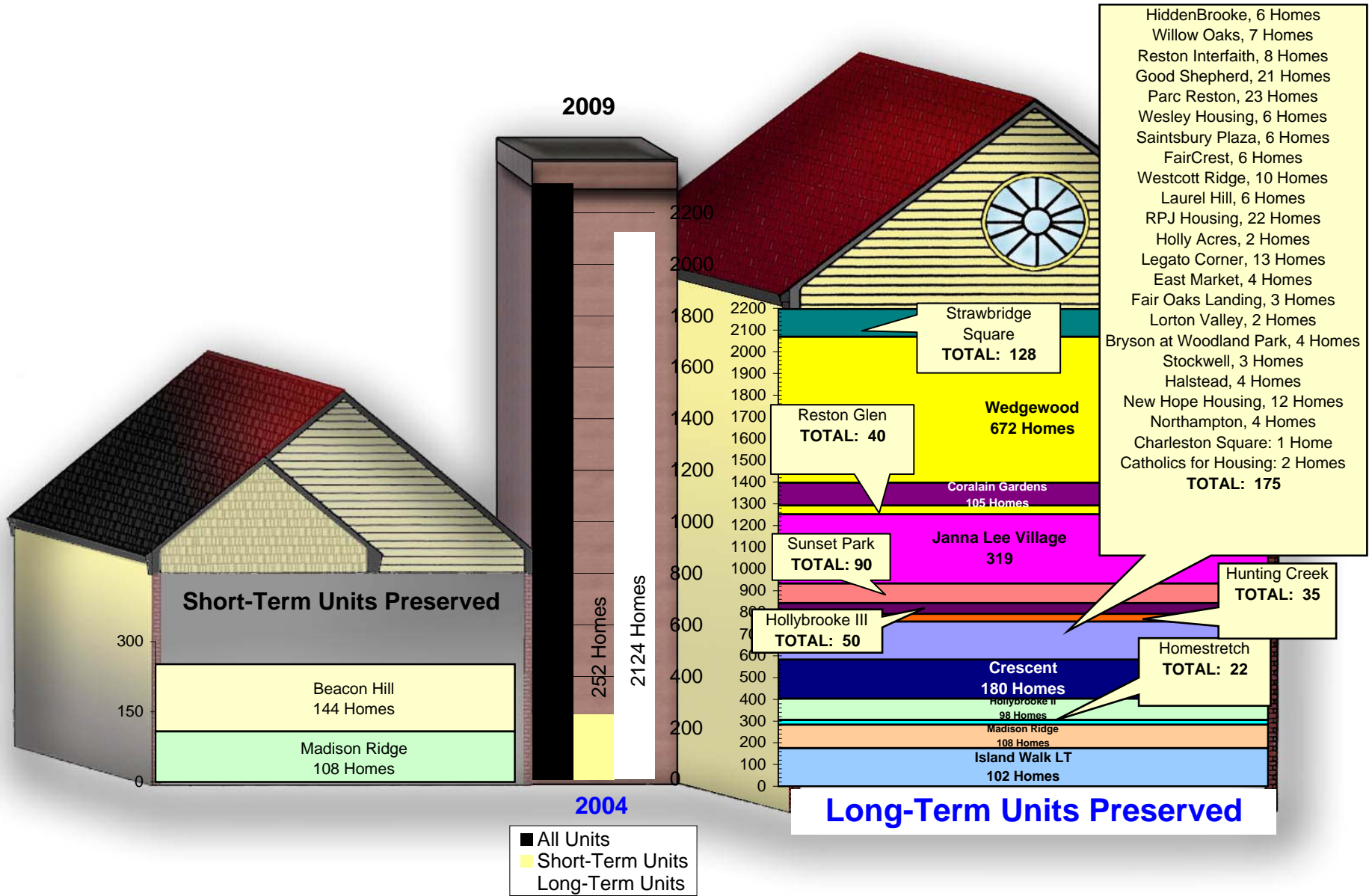


# Preservation Progress Report: January 8, 2010



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

Units Preserved<sup>1</sup> **2376**

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

Units in the pipeline for preservation: Reston Interfaith and RPJ Housing.

## Preservation Progress Report

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

Property Name	Date Closed	Units	Supervisor District	Organization; Project Type
<b>Units Preserved<sup>1</sup></b>				
<b>FCRHA Units Acquired/Preserved as Part of the Preservation Initiative</b>				
<b>Long-Term Affordability</b>				
Charleston Square	Dec-08	1	Springfield	Magnet Housing
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>960</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
Total		108		
<b>Long-Term Affordability</b>				
Catholics for Housing	Jun-09	2	Springfield	Low/Mod Rental
Strawbridge Square	Jun-09	128	Mason	Low/Mod Rental
Good Shepherd Housing	Jun-09	1	Lee	Low/Mod Rental
New Hope Housing	May-09	1	Mount Vernon	Housing First
New Hope Housing	May-09	1	Lee	Housing First
New Hope Housing	May-09	1	Lee	Housing First
New Hope Housing	May-09	1	Mount Vernon	Housing First
Reston Interfaith	Apr-09	1	Hunter Mill	Low/Mod Rental
Reston Interfaith	Jan-09	1	Dranesville	Transitional Housing
Good Shepherd Housing	Oct-08	1	Lee	Low/Mod Rental
Good Shepherd Housing	Sep-08	1	Mount Vernon	Low/mod rental
New Hope Housing	Jul-08	8	Mount Vernon	Samaritan House--Group Home
Good Shepherd Housing	May-08	1	Mount Vernon	Low/Mod Rental
Good Shepherd Housing	May-08	1	Mount 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	Mount Vernon	Low/Mod Rental
Homestretch	Mar-07	1	Providence	Homestretch/Transitional Housing
Good Shepherd Housing	Dec-06	1	Mount Vernon	Low/Mod Rental

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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 Mount Vernon	Low/Mod Rental
Good Shepherd Housing	Jul-06	1 Mount Vernon	Low/Mod Rental
Good Shepherd Housing	Jun-06	2 Mount 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 Mount 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 Mount 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 Mount 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>665</b>	
<b>Nonprofit Units Preserved Total<sup>1</sup></b>		<b>773</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>2376</b>	

## Preservation Progress Report

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>				
Total		0		
<b>FCRHA Units in Pipeline for Preservation Total</b>		<b>0</b>		
<b>Nonprofit<sup>3</sup> Units in the Pipeline for Preservation</b>				
<b>Long-Term Affordability</b>				
RPJ Housing	Feb-08	1	Hunter Mill	
Reston Interfaith	Jul-05	1	Hunter Mill	Low/Mod Rental
Total		2		
<b>Nonprofit Units in Pipeline for Preservation Total</b>		<b>2</b>		
<b>For-Profit Units in the Pipeline for Preservation</b>				
<b>Long-Term Affordability</b>				
Total		0		
<b>For-Profit Units in Pipeline for Preservation Total</b>		<b>0</b>		
<b>Total Units in the Pipeline for Preservation</b>		<b>2</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

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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.

<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