

MEETING AGENDA

FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY COMMITTEE OF THE WHOLE

Wednesday, February 12, 2025

[All-Virtual Meeting](#) | MS Teams Meeting ID: 221 586 459 803 Passcode: bK2mv2cQ

6:00 p.m. – CALL TO ORDER

APPROVAL OF MINUTES January 15, 2025

DRAFT ACTION ITEMS FOR FEBRUARY 20, 2025:

1. Resolution Number XX-25 Adoption of the Fairfax County Redevelopment and Housing Authority (FCRHA) Strategic Plan for Fiscal Year 2026

CLOSED SESSION

STAFF PRESENTATION Preferences in the Housing Choice Voucher Program

ADJOURNMENT

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Minutes of the Fairfax County Redevelopment and Housing Authority Committee of the Whole Meeting – January 15, 2025

A meeting of the Fairfax County Redevelopment and Housing Authority (FCRHA) Committee of the Whole (Committee) was held on January 15, 2025, at the FCRHA Board Room, 4530 University Drive, Fairfax, Virginia 22030.

FCRHA Chairman Lenore Stanton called the FCRHA Committee meeting to order at 6:00 p.m. Attendance for all, or part of the Committee meeting, was as follows:

Present

Lenore Stanton, Chairman
Elisabeth Lardner, Vice Chair
Staci Alexander
Steven Bloom
Michael Cushing
Nicholas McCoy
Michael McRoberts
Susan Vachal
Paul Zurawski

Absent

Joe Mondoro

The remote location from which the following Commissioner participated is:

Steven Bloom – Washington, D.C.

Staff of the Department of Housing and Community Development (HCD) in attendance were: Thomas Fleetwood, Director; Amy Ginger, Deputy Director, Operations; Anna Shapiro, Deputy Director, Real Estate Finance and Development; Linda Hoffman, Director, Policy and Communications (P&C); Brandy Thompson, Management Analyst, P&C; Jason Chia, Information Technology Manager, Central Services; Callahan Seltzer, Director, Real Estate & Community Development Finance (RECDF); and Alexanne Yi, Senior Real Estate Finance Officer, RECDF.

Office of the County Attorney staff in attendance were: Ryan Wolf, Senior Assistant County Attorney; and Brett Callahan, Richard Dzubin and Susan Timoner, Assistant County Attorneys.

Remote Participation:

Pursuant to the FCRHA Policy for the Remote Participation of Members, Chairman Stanton noted for the record that there was a physical quorum present at the meeting location and asked for a motion that Commissioner Bloom be permitted to participate remotely in the meeting due to a personal matter that precluded his physical attendance.

Motion

Commissioner Zurawski made the motion, which Vice-Chair Lardner seconded. The motion passed unanimously.

Pursuant to the FCRHA Policy for the Remote Participation of Members, Chairman Stanton asked for a motion that Commissioner Bloom's voice was clear, audible and at an appropriate volume for the meeting room.

Motion

Commissioner McRoberts made the motion, which Vice-Chair Lardner seconded. The motion passed unanimously.

Draft Action Item: Authorization, Subject to Board of Supervisors Approval, to Make Loans to Affiliates of Wellington Development Partners of up to \$9,400,000 to Finance the Development of Agape Chantilly House Phase One (Sully District)

HCD staff gave a presentation on the financing structures requested by Wellington Development Partners (WDP) for the development Agape Chantilly House Phase One. Following the presentation, there was a discussion on the level of competitiveness for the 9 percent Low Income Housing Tax Credits, the level of service to be provided at the development, the interest rate on FCRHA loans, and Virginia Housing's REACH Virginia Program.

Draft Action Item: Approval of Modifications to the Fairfax County Redevelopment and Housing Authority Student Scholarship Program

HCD staff provided an overview of the proposed modifications to the FCRHA Student Scholarship Program. Staff explained the process for which eligible scholarship applications are scored and ranked relative to one another and that currently there is no distinction made between traditional students and non-traditional students. Staff further discussed the proposed modification to divide the program into two categories (traditional and non-traditional students). FCRHA Commissioners and HCD staff discussed aspects of the overall scholarship program to include the number of applications received, eligibility criteria, and the type of postsecondary educational institutions for which awardees can attend.

Draft Administrative Item: Approval of Chapter 19 of the Housing Choice Voucher Program Administrative Plan

HCD staff provided an overview of Chapter 19 of the Housing Choice Voucher (HCV)

Administrative Plan. Staff explained that Chapter 19 is a brand-new chapter to the HCV Administrative Plan and was recently added by staff's third-party provider to outline the special provisions relevant to special purpose vouchers. There was no discussion among the Committee regarding the proposed adoption of Chapter 19 to the HCV Administrative Plan.

Enclosed Documents:

Attachment – Board Matters

Adjournment:

The FCRHA Committee meeting adjourned at 6:48 p.m.

Lenore Stanton, Chairman

(Seal)

Thomas Fleetwood, Assistant Secretary

Board Matters

January 15, 2025

Board Matters at Future FCRHA Committee Meetings

Chair Stanton stated that in the future, Board Matters will not appear on Committee meeting agendas. Board Matters will continue to appear on agendas for full FCRHA meetings.

Educational Trainings and Resources for FCRHA Commissioners

Commissioner Vachal expressed a need for additional training opportunities for herself and her colleagues that are newer to the Authority. Discussion followed with input from Commissioners Alexander, McRoberts and McCoy, along with Vice Chair Lardner. Chair Stanton noted the request and stated that she and Tom Fleetwood, Director, Department of Housing and Community Development (HCD) have developed an initial list of briefing topics for commissioners, and she anticipates that presentations will start in the spring.

Mr. Fleetwood noted that a briefing on the Communitywide Housing Plan would be brought forward at a future Committee meeting.

Proposed Resolution Regarding the Franconia Government Center Property

Commissioner Zurawski stated he has circulated a draft resolution to his colleagues concerning the Franconia Government Center redevelopment which he plans to present in more fulsome detail during Board Matters at the next FCRHA meeting. Following a brief discussion, Chair Stanton stated that the matter would be brought forward at the next meeting during Board Matters.

Clarification Regarding County Budget Cuts

Commissioner Zurawski noted that that the County Executive was encouraging Fairfax County agencies to identify potential budget cuts and asked how that affected the FCRHA and how commissioners could assist.

Mr. Fleetwood noted that the budget reduction request is focused on the General Fund, rather than funds such as those under the control of the FCRHA. Mr. Fleetwood added that the County Executive's advertised budget is embargoed until late February.

FCRHA Agenda Item
February 20, 2025

ACTION - X

RESOLUTION NUMBER XX-25: Adoption of the Fairfax County Redevelopment and Housing Authority (FCRHA) Strategic Plan for Fiscal Year (FY) 2026

ISSUE:

The Fairfax County Redevelopment and Housing Authority (FCRHA) must adopt its strategic plan, as it does annually, to coordinate with the Fairfax County Fiscal Year (FY) 2026 budget planning process. The FCRHA Strategic Plan for FY 2026, which covers July 1, 2025, through June 30, 2026, is proposed for adoption.

RECOMMENDATION:

It is recommended that the FCRHA approve the adoption of the FCRHA Strategic Plan for FY 2026 which contains information on planned projects to be undertaken during the fiscal year.

TIMING:

Immediate.

RELATION TO THE FCRHA STRATEGIC PLAN:

Upon adoption, Attachment 2 which is labeled as “Draft Fairfax County Redevelopment and Housing Authority and Department of Housing and Community Development Strategic Plan for FY 2026” will become the FCRHA Strategic Plan for FY 2026.

BACKGROUND:

The Department of Housing and Community Development (HCD) annually develops a strategic plan for the FCRHA. The Strategic Plan for FY 2026 (the Plan), as proposed, details the major FCRHA activities and projects, and anticipated outcomes during FY 2026 in five strategic areas: (1) affordable housing development, preservation, and finance; (2) affordable housing management; (3) tenant subsidies and resident services; (4) housing options for people experiencing homelessness and other vulnerable populations; and (5) FCRHA/HCD program planning, development, and management. The Plan includes estimates of the potential investments to address those major strategic areas during FY 2026. HCD senior staff participated in a variety of discussions to provide input in the development of the elements that are presented in the Strategic Plan for FY 2026.

FCRHA Agenda Item
February 22, 2024

EQUITY IMPACT

The draft FY 2026 FCRHA Strategic Plan supports the One Fairfax policy and efforts of both the FCRHA and HCD to advance equity. Proposed activities pertaining to affordable housing development, preservation and financing are centered on creating housing opportunities in all areas of the county, particularly those located near employment and transportation hubs. Likewise, activities pertaining to rental assistance and the management of rental housing will continue to focus on serving individuals with barriers to housing, particularly permanent supportive housing opportunities for individuals with severe mental illness who face challenges in obtaining and remaining housed. Throughout FY 2026, HCD will continue to implement the agency's Equity Impact Plan designed to focus efforts on specific, measurable outcomes that advance equity across all business areas of the agency.

STAFF IMPACT:

HCD staff is responsible for preparing the FCRHA Strategic Plan for FY 2026 and ensuring its coordination with the Communitywide Housing Strategic Plan, the FCRHA Moving to Work Plan, the Consolidated Plan, the Housing and Neighborhood Livability Community Outcome Area of the Countywide Strategic Plan, the FCRHA's One Fairfax policy, and other policies and directives.

FISCAL IMPACT:

The total FY 2025 Consolidated Adopted Budget for the FCRHA was \$184.2 million. Staff anticipate the same or greater amount will be proposed for FY 2026 as part of the County's annual budget process for investment in the FCRHA programs and properties described in the draft FCRHA Strategic Plan for FY 2026. Any new projects or programs proposed during the fiscal year will be brought to the FCRHA for approval. The exact amount advertised for FY 2026 will be included in the information presented at the February 20, 2025, FCRHA Meeting.

ENCLOSED DOCUMENTS:

- Attachment 1: Resolution Number XX-25
- Attachment 2: Draft Fairfax County Redevelopment and Housing Authority and Department of Housing and Community Development Strategic Plan for FY 2026

STAFF:

Thomas Fleetwood, Director, Department of Housing and Community Development (HCD)
Amy Ginger, Deputy Director, Operations, HCD
Linda Hoffman, Director, Policy and Communications, HCD

RESOLUTION NUMBER XX-25

Adoption of the Fairfax County Redevelopment and Housing Authority (FCRHA)
Strategic Plan for Fiscal Year (FY) 2026

WHEREAS, the FCRHA annually adopts a Strategic Plan – Action Plan outlining how the FCRHA and the Department of Housing and Community Development will meet annual goals; and

WHEREAS, the FCRHA desires to continue implementing a Strategic Plan that contains a detailed action plan of projects to be undertaken during the fiscal year;

NOW THEREFORE BE IT RESOLVED that the FCRHA does hereby adopt the FCRHA Strategic Plan for FY 2026, as presented to the FCRHA at its meeting on February 20, 2025.

DRAFT

*Fairfax County Redevelopment and Housing Authority
and
Department of Housing and Community
Development*

DRAFT

Strategic Plan for FY 2026



<http://www.fairfaxcounty.gov/housing/data/strategic-plan>
A publication of the Fairfax County Redevelopment and Housing Authority



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Introduction

In 2018, the Fairfax County Communitywide Housing Strategic Plan was adopted to help address the community's growing housing needs. The Plan was created in two phases: 1) Phase 1 identified 25 short-term strategies to encourage the production of affordable housing in the county, and 2) Phase 2 provided longer-term strategies that would boost the production and preservation of affordable housing and would require resources to implement. The Fairfax County Redevelopment and Housing Authority and the Fairfax County Department of Housing and Community Development continue to lead the implementation of priorities identified under the Communitywide Housing Strategic Plan, to include the goal to develop 10,000 new units of affordable housing by the year 2034 and to strive towards no net loss of market affordable housing.

The following is the Fiscal Year (FY) 2026 Strategic Plan (the Plan) for the Fairfax County Redevelopment and Housing Authority (FCRHA), for the period of July 1, 2025, through June 30, 2026. As required by the Commonwealth of Virginia, the Plan is adopted annually by the FCRHA and is done in coordination with the Fairfax County fiscal year budget planning process. The Plan serves as an annual guide for the work of the FCRHA throughout the fiscal year.

The Plan details the major FCRHA strategies and activities, as well as anticipated outcomes for FY 2026 in five strategic areas: (1) affordable housing development, preservation and finance; (2) affordable housing management; (3) tenant subsidies and resident services; (4) housing options for people experiencing homelessness and other vulnerable populations; and (5) program planning, development, and management. These strategic areas were identified as those that support the mission and values of the FCRHA and that of the Fairfax County Department of Housing and Community Development (HCD), which serves as staff to the FCRHA.

Affordable Housing Development, Preservation and Finance

Affordable Housing Production

In 2020, the Fairfax County Board of Supervisors established a goal for the production and no net loss of affordable housing at 5,000 and reset the goal to create at least 10,000 net new affordable units for households averaging up to 60 percent of the area median income (AMI) in 2022. The FCRHA is working to achieve these production and preservation goals by:

- Creating development opportunities on FCRHA and county-owned land as well as encouraging acquisition partnerships on properties in high opportunity neighborhoods.
- Acquiring property and partnering with developers on redevelopment and preservation opportunities.
- Expanding the available regulatory tools that promote affordable housing development and preservation.
- Utilizing FCRHA's financial tools, including subordinate loan programs, tax-exempt bond financing, and grantmaking authority, to leverage third-party Low Income Housing Tax Credits (LIHTC) equity and other private debt and equity.
- Rehabilitating and expanding the FCRHA's rental affordable housing portfolio.

Estimated Outcomes for FY 2026:

Estimated Number of New Affordable Units to be Completed in FY 2026

- Little River Glen (Braddock District) - new construction of 60 senior units involving the use of multiple financing sources.

Estimated Number of New Affordable Units Under Construction in FY 2026

- The Exchange at Spring Hill Station (Hunter Mill District) – the FCRHA purchased the underlying land and entered a long-term unsubordinated ground lease with True Ground for the development of 516 multifamily units for low- and moderate-income households and an approximately 33,000 square-foot county-operated community center.
- Somos (Providence District) – this project will produce approximately 453 affordable multifamily units for low-and-moderate-income households in a highly cost-burdened McLean neighborhood. The FCRHA has purchased the underlying land and has entered a long-term unsubordinated ground lease with Stratford Capital Group (SCG) to develop and manage the facility.
- Little River Glen (Braddock District) - rehabilitation of 120 existing senior units. This project will involve the use of multiple financing sources.
- The Residences at the Government Center II (Braddock District) – this public-private partnership redevelopment will produce 279 units of affordable multifamily units for low- and moderate-income households and a community facility with a childcare component. The FCRHA owns the underlying land and has entered a long-term unsubordinated ground lease with Lincoln Avenue Communities to develop and manage the facility.
- Telestar (Providence District) - Adaptive reuse development to convert a vacant four-story office building into 80 units of affordable housing for low- and moderate-income households. The development will use a variety of resources including \$8 million in American Rescue Plan Act (ARPA) Funds from the FCRHA for acquisition of the property. The FCRHA will enter into a long-term unsubordinated ground lease with the developer entity.

Estimated Predevelopment Activities in FY 2026

- Beacon Landing (formerly the Lamb Center) (City of Fairfax) - Development of a five-story apartment building that will provide 54 units of permanent supportive housing for residents that are experiencing homelessness or at risk of becoming homeless and who are at or below 50 percent of the AMI.
- East County Redevelopment (Mason District) – This public-private partnership redevelopment of an interim park on underutilized county land is anticipated to provide approximately 160 rental multifamily units for low- and moderate-income households.
- Dulles Greene/Innovation Station Site (Dranesville District) – Undeveloped property within walking distance of Metro’s Innovation Center Station, adjacent to a residential community and surrounded by the Horsepen Creek Stream Valley. This public-private partnership is anticipated to provide at least 250 affordable multifamily units serving low- to- moderate income households.
- Stonegate Village (Hunter Mill District) – this project proposes the rehabilitation of 240 FCRHA-owned units.
- Franconia Governmental Center (Franconia District) – this redevelopment project is anticipated to provide up to 120 units of rental housing for low-and-moderate-income households, potentially inclusive of a component serving public employees. The project will be developed through a public-private partnership.
- Route 50/West Ox Road site (Sully District) – Cornerstones has partnered with the FCRHA to construct 34 units of permanent supportive housing on an FCRHA property for individuals with low incomes.
- HCD staff is conducting due diligence to understand redevelopment opportunities on additional FCRHA and county properties, including a site adjacent to the James Lee Community Center, Chantilly Library, Centreville Park and Ride Lot, and others.

Estimated Financing Activities in FY 2026

- HCD staff are reviewing or anticipating proposals received under the annual Notice of Funding Availability, including applications for Housing Blueprint Loan funds.
- HCD continues to evaluate the use of federal Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds to maximize the effectiveness of investments in programs and activities. Staff provide technical assistance and monitoring of CDBG and HOME activities to ensure program compliance and successful outcomes. In addition, staff monitor activities and outcomes of HCD and FCRHA awardees, including funds granted via the Consolidated Community Funding Pool process.

In addition, the FCRHA will continue to monitor the market for potential additional acquisitions of property that could be utilized in pursuit of the County’s goal of 10,000 net new affordable units, with a particular focus on properties with advantageous locations (e.g., proximity to transit), economics, or other attributes.

Preservation of Affordable Units

Fairfax County adopted a goal of no net loss of affordable housing, with the preservation of affordable housing in market affordable and committed affordable rental communities as well as scattered sites. To meet this goal, the FCRHA assists private partners in financing the acquisition of units to preserve the existing affordability and continue to serve a range of incomes, from extremely low-income (30 percent AMI and below) to moderate income levels (80-100 percent AMI). Staff monitor listings for multifamily properties to identify market opportunities to preserve affordable units. In FY 2024, staff released an RFQ to pre-qualify housing providers for preservation opportunities.

This resulted in a list of 22 qualified housing providers, which allows the FCRHA to quickly respond to opportunities as they arise.

The Affordable Housing Preservation Policy (the Policy) was adopted into the Comprehensive Plan in FY 2023, which seeks one-for-one replacement of existing affordable rental units that are being redeveloped. The Policy applies to both market and committed affordable units and offers potential additional density to assist in offsetting the impacts of preservation. Following the adoption of the Policy, a set of Administrative Policy Guidelines was adopted in FY 2024 that help guide implementation of the Policy.

Estimated Outcomes for FY 2026:

Planned New Preservation Activities in FY 2026:

- The FCRHA will work to respond quickly to preservation opportunities that may arise to support the goal of no net loss of existing affordable units.
- FCRHA will continue to update the list of pre-qualified housing providers, as necessary.
- HCD will continue to implement recommendations from the Manufactured Housing Preservation Task Force, including furthering preservation and relocation policies related to manufactured housing.

Affordable Dwelling Units and Workforce Dwelling Units

The FCRHA facilitates the development of Affordable Dwelling Units (ADUs) and Workforce Dwelling Units (WDUs) that are affordable to families with a range of low and moderate incomes. The ADU Program, per the Zoning Ordinance, requires developers of new residential properties to set aside either 5 or 6.25 percent of multifamily construction and 12.5 percent single-family construction as ADUs in return for bonus density. Fairfax County’s WDU Policy within the Comprehensive Plan is a proffer-based incentive system designed to encourage the voluntary development of new residential construction serving a range of moderate-income households in mixed-use and high-density areas, including the Tysons Urban Center, Suburban Centers, Community Business Centers, and Transit Station Areas. The WDU Policy expects a minimum of 8 percent of all new rental units as WDUs serving income tiers from 60 to 80 percent of AMI and a minimum of 12 percent of all new for sale units serving income tiers from 80 to 100 percent of AMI, as per recent revisions to the for-sale WDU policy adopted in September 2024. The FCRHA takes an active advocacy and educational role in promoting ADUs and WDUs and works jointly in these efforts with the Fairfax County Planning Commission. The FCRHA also works with the Department of Planning and Development to facilitate the delivery of affordable and workforce housing units in all areas of the county as development proposals are submitted, per the Comprehensive Plan and negotiated proffers.

As of the end of FY 2024, a total of 3,131 units (1,455 rental and 1,676 for-sale) have been produced under the ADU Program; the FCRHA acquired 195 of the for-sale units, which are maintained as permanent affordable rental housing. As of the end of FY 2024, a total of 2,450 units (2,319 rental and 131 for-sale) have been produced under the WDU Program.

Estimated Outcomes for FY 2026:

- HCD in coordination with the Department of Planning and Development will identify the administrative regulations in the Affordable Dwelling Unit Ordinance of the county’s Zoning Ordinance in preparation for a Zoning Ordinance Amendment to remove these regulations from the Zoning Ordinance, in favor of creating a separate administrative document, similar to the structure of the WDU program.
- Estimated Number of Affordable and Workforce Dwelling Units (Rental and For-Sale) Expected to be Constructed in FY 2026: 80 For-Sale; 250 Rental

Homeownership and Downpayment Assistance

The Homeownership program provides households with opportunities to purchase homes through private, for-sale developments at below-market prices. Units in the program are created through the Affordable Dwelling Unit requirements in the Zoning Ordinance; the Workforce Dwelling Unit Policy set forth in the Comprehensive Plan; and legacy programs, such as the Moderate-Income Direct Sales (MIDS). The program supports low- and moderate-income households with homeownership education and determines if households meet program underwriting criteria and other eligibility requirements. HCD approves resales and refinancing of homeownership units; monitors compliance with occupancy requirements and ensures that the FCRHA receives the required equity share contribution to the Housing Trust Fund, as appropriate.

Estimated Outcomes for FY 2026:

- Estimated Number of New Homebuyers Served Under the Homeownership Program in FY 2026: 90
- Estimated Number of Households Provided with Downpayment Assistance through Community Development Grant Block Funds in FY 2026: 85
- Estimated Number of Requests to Refinance Homeownership Program Units in FY 2026: 4
- Estimated Number of Homeownership Program Units Sold in the Extended Control Period in FY 2026: 6

Housing Choice Voucher Homeownership Program

This program allows households participating in the Housing Choice Voucher (HCV) Program to use their voucher to purchase a home and receive monthly assistance in meeting homeownership expenses. Twenty-five vouchers are allocated to the HCV Homeownership Program.

Estimated Outcome for FY 2026:

- Estimated Number of Families Participating in the HCV Homeownership Program in FY 2026: 22
 - Estimated Number of New Families Participating in the HCV Homeownership Program in FY 2026: 4
-

Affordable Housing Management

Fairfax County Rental Program

The Fairfax County Rental Program (FCRP) includes rental property owned by the FCRHA and developed with funds other than Rental Assistance Demonstration-Project Based Voucher (RAD-PBV) or Housing Choice Voucher (HCV) funds. FCRP generally serves working households with incomes that are slightly higher than those served in the RAD-PBV or HCV programs. Housing managed under the FCRP includes 2,004 units of multifamily housing, 112 beds of licensed assisted living, 505 units of senior independent housing, and 205 units of specialized housing, including a manufactured housing community with 115 homes. The FCRP serves a range of households with incomes up to 80% of AMI, depending on the program component and the property.

Estimated Outcomes for FY 2026:

- Estimated Occupancy Rate of FCRP Properties in FY 2026: 98%
- Estimated Average Income Served in Multifamily Properties as a Percentage of AMI in FY 2026: 60% AMI for a household of three

Rental Assistance Demonstration Program

The Rental Assistance Demonstration (RAD) program allowed the FCRHA to convert all 1,060 Public Housing units to federal Section 8 project-based subsidies, providing significant benefits for both residents and the housing authority. All Public Housing units were converted to RAD in FY 2017 and FY 2018 and now operate under the Project Based Voucher (PBV) platform. Staff ensure that RAD-PBV residents are living in the most appropriately sized unit, with the goal of maximizing unit utilization and moving larger families off the waiting list.

Estimated Outcomes for FY 2026:

- Estimated Occupancy Rate of RAD-PBV Properties in FY 2026: 95%
- Estimated Average Income Served as a Percentage of AMI in FY 2026: Approximately 14% AMI for a household of four

Asset Management

Staff and the FCRHA continue to focus on financial performance, overall condition, capital improvements and accountability of all properties managed by third-party management companies, using a private-sector model. HCD's Rental Housing Division continues to oversee all FCRHA properties.

Estimated Outcomes for FY 2026:

- The anticipated net operating income will be 4% greater than FY 2025 through expense efficiencies and incremental rent increases.

Rehabilitation and Modernization of FCRHA Properties

Through fiscally responsible processes, identified residential properties and group homes are rehabilitated to maintain their safety and quality. The rehabilitation of FCRHA properties is performed using capital reserves to ensure the high quality of FCRHA properties. Staff incorporate universal design in all new and rehabilitation projects to the greatest extent possible to increase the number of affordable accessible units.

Estimated Outcomes for FY 2026:

- Little River Glen (Braddock District), a FCRP independent senior living community of 120 units, is undergoing full renovation. This property has one bedroom and studio units. This project will also add a newly constructed building, Little River Glen IV, with 60 one-bedroom Low Income Housing Tax Credit (LIHTC) units, along with the current 120 units moving to LIHTC. All units will feature upgraded flooring, upgraded kitchens with energy-rated appliances and upgraded bathrooms.

DRAFT

Tenant Subsidies and Resident Services

Tenant and Project Based Subsidies

The HCV Program and Rental Assistance Demonstration-Project Based Voucher (RAD-PBV) Program are two of the FCRHA's major tenant subsidy programs. Participants receive financial assistance to rent privately-owned and FCRHA-owned housing units. There are 1,060 FCRHA units in the RAD-PBV program. 5,325 rental housing subsidy vouchers are allocated to the FCRHA through the Housing Choice Voucher program.

Estimated Outcomes for FY 2026:

- Estimated Number of Federally Subsidized Units Occupied in FY 2026: 5,059 (95%)
- Estimated Average Income of Households Served as a Percentage of AMI in FY 2026 (both HCV and RAD-PBV households): Approximately \$19,000 for average household size of three persons (less than 30% of AMI)

Subsidies for Populations with Special Needs

The Department of Housing and Community Development (HCD) administers tenant subsidies directed toward specific populations through the following programs:

- VASH Program: The U.S. Department of Veterans Affairs awarded the FCRHA VASH housing vouchers for homeless veterans. The FCRHA conducts income certifications; case management is provided by Veterans Affairs.
- Rental Subsidy and Services Program (RSSP): RSSP funds are provided to non-profits via a competitive process to provide rental subsidies and an array of supportive services to program participants including homeless individuals and families, victims of domestic violence, and individuals with physical and/or sensory disabilities.
- Tenant Based Rental Assistance Program (TBRA): HCD uses federal HOME-funded vouchers to serve households experiencing homelessness and individuals with special needs.
- Family Unification Program (FUP): HCD uses special federal FUP vouchers for families that, due to inadequate housing, would 1) have the family's children placed in out-of-home care; or 2) have the discharge of children from out-of-home care delayed.
- Mainstream/Non-Elderly Disabled Housing Choice Vouchers: When the opportunity arises, HCD applies for vouchers for non-elderly disabled persons, including persons at-risk of institutionalization due to their housing situation or those in institutions wishing to live in their community.
- State Rental Assistance Program (SRAP): A partnership through VA Department of Behavioral Health and Disability Services. Participants with intellectual and other developmental disabilities receive financial assistance to rent privately-owned housing units and case management through the Fairfax-Falls Church Community Services Board (CSB).
- Emergency Housing Vouchers (EHV): HUD awarded the FCRHA 169 vouchers as part of the American Rescue Plan Act of 2021 to assist individuals and families experiencing homelessness, as well as those at-risk of homelessness, fleeing, or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking, or were recently homeless or have a high risk of housing instability. This program began its sunset period on September 30, 2023.
- Permanent Supportive Housing (PSH) Program: A partnership through VA Department of Behavioral Health and Disability Services. Participants with serious mental illness receive financial assistance to rent privately-owned housing units and receive case management through CSB and Pathway Homes. It is anticipated that participants will begin leasing in the prior fiscal year.

Estimated Outcomes for FY 2026:

- Estimated Number of Households Served in FY 2026 under the VASH, RSSP, TBRA, FUP, Mainstream/NED, EHV, SRAP, and PSH programs: 1,143 households

Resident Services

HCD staff works cooperatively with other county and non-profit service providers to help families work toward self-sufficiency and housing instability through service coordination and information sharing.

Family Self-Sufficiency Program - HCD administers the Family Self-Sufficiency Program (FSS), which provides self-sufficiency case management to residents and assists them with building an escrow account to be used once they graduate. Once participants complete their goals, graduates can choose how they use their escrow accounts such as to help purchase a home or pay off student debt.

Step Ahead 2.0 - In FY 2024, the FCRHA launched a pilot program to help households maintain housing stability by accessing intensive support services as needed. The pilot assists households served through an Emergency Housing Voucher, as well as other households served through the Housing Choice Voucher program. Funding is provided through Moving to Work (MTW) flexibility and the pilot is being formally evaluated. Households will continue to be served under the pilot throughout FY 2026. In addition to the Step Ahead 2.0 pilot, the FCRHA will continue supporting the Step Ahead 1.0 program which provides referrals and less intensive services to MTW households.

Moving to Work - The FCRHA is designated as a Moving to Work (MTW) agency which allows the creation of policies and programs that help residents move toward self-sufficiency. MTW authority also helps to reduce the burden both on staff and residents related to administrative issues and provides flexibility in the use of federal funds. MTW funding is used to provide service referrals and case management services to households. In addition, funds are used to provide organization and clean-out services to qualified RAD-PBV households to help address hoarding disorders.

Estimated Outcomes for FY 2026:

- Estimated Number of Participants Served under Family Self-Sufficiency Program in FY 2026: 115 participants
 - Estimated Number of Households Participating in the Step Ahead 2.0 pilot in FY 2026: 56 households
-

Housing Options for People Experiencing Homelessness and Other Vulnerable Populations

Addressing Homelessness in the Community

The Office to Prevent and End Homelessness (OPEH) manages and coordinates services to help households who are at risk of or experiencing sheltered or unsheltered homelessness. The goal of homeless services is to prevent the experience of homelessness, and to rapidly rehouse households who are experiencing homelessness. The office serves as the lead for the Continuum of Care and collaborates with other county agencies and organizations to end homelessness. OPEH continues to identify opportunities to link affordable housing preservation activities with the countywide homelessness plan.

Estimated Outcome for FY 2026:

- Estimated Number of Formerly Homeless Households Who Will Receive Permanent Housing in FY 2026: Approximately 56% of individuals served in homeless services will move to permanent housing in FY 2026 from emergency shelters or unsheltered homelessness.

Emergency Solutions Grants

Along with identifying opportunities to provide specialized rental housing for those who are experiencing homelessness, HCD utilizes the county's Emergency Solutions Grants awards to provide partial support of prevention and rapid re-housing activities for homeless individuals and families.

Estimated Outcomes for FY 2026:

- Estimated Number of Persons Moved from Homelessness to Permanent Housing in FY 2026 using Emergency Solutions Grants: 777 persons
 - Estimated Dollar Amount of Emergency Solutions Grant Funds Used for Homelessness Prevention Assistance in FY 2026: Based on previous fiscal years, approximately \$206,000 is anticipated for FY 2026.
-

FCRHA/HCD Program Planning, Development and Management

The FCRHA and HCD pursue a wide range of planning, management, and compliance activities to ensure efficient and effective operations. These activities also support the mission, values, and goal statements of the FCRHA. Below are descriptions of several strategic priorities underway for the FCRHA for FY 2026.

- **Advancement of One Fairfax**

One Fairfax is a joint racial and social equity policy that asks departments to intentionally consider equity in decision-making and in the development and delivery of future policies, programs, and services. It helps county and school leaders to look intentionally, comprehensively, and systematically at barriers that may be creating gaps in opportunity. It establishes shared definitions, focus areas, processes, and organizational structure. The policy identifies 17 focus areas to promote equity, including community and economic development, housing, education, environment, and transportation. Integrating the principles of One Fairfax into the programs and services of HCD is paramount to achieving the goals of the One Fairfax Policy.

The HCD Equity Impact Plan identifies the following implementation areas with corresponding actions that guide staff to advance the One Fairfax Policy:

- Use of rental subsidy vouchers to increase and disperse affordable housing choices for people of color in communities where opportunity exists.
- Coordination of affordable housing investments with other county investments to increase opportunities in newly created neighborhoods and prevent displacement from neighborhoods of affordability.
- Strengthening HCD's organizational commitment to racial and social equity.
- Ensuring that HCD/FCRHA policy, planning and/or program documents consider systemic issues impacting program outcomes.
- Eliminating the disproportionality of people at risk of or experiencing homelessness from communities of color and other marginalized populations by providing equitable paths to safe, stable, affordable housing.

In FY 2024, the FCRHA along with Fairfax County and seven neighboring jurisdictions adopted the Metropolitan Washington Fair Housing Plan (the Plan). The intent of the Plan is to identify meaningful actions that local governments and public housing authorities can take to reverse historic patterns of discrimination and promote fair housing. In FY 2026, the FCRHA will continue to implement strategies to address barriers to fair housing as identified in the Plan and will report progress through the One Fairfax Equity Impact Plan. Further, HCD's involvement in Fairfax County's Digital Equity Plan includes coordination with internet service providers on areas without coverage including investigating wiring at multiple dwelling units and other locations identified as having limited broadband related to density, demographics and socio-economic status.

- **Affordable Housing Advisory Council**

In June 2021, the Affordable Housing Advisory Council (AHAC) was reconstituted to advise the Fairfax County Board of Supervisors on the county's progress on the preservation and production of affordable housing opportunities. AHAC monitors and provides advice regarding the Communitywide Housing Strategic Plan, recommends preservation and creation priorities, and monitors affordable housing funds. On July 1, 2023, the Continuum of Care Board was chartered as a separate entity from AHAC to provide leadership in preventing and ending homelessness in the Fairfax-Falls Church community. Partnership with AHAC remains with representation from the COC Board on AHAC.

- **Maximizing Organizational Effectiveness**

HCD continues to strengthen its organizational effectiveness and adapt to changes as they arise. HCD will continue to identify opportunities to strengthen our sound financial planning and management practices to ensure efficient and equitable distribution of resources in alignment with the organization's strategic initiatives.

- **Strategic Communications**

The FCRHA and HCD work to continuously advance the efficiency and usability of web content and increase the use of videos in telling the story of affordable housing. Both the FCRHA and HCD websites will continue with video and graphical portrayals of information and the incorporation of enhanced language accessibility tools on the Fairfax County website.

- **Human Capital Development**

HCD continues to promote participation in mentorship programs, leadership development, and other training opportunities. Staff are also encouraged to participate in professional conferences and development.

DRAFT

**FY 2026 Department of Housing and
Community Development/Fairfax County Redevelopment and
Housing Authority Advertised Budget**

**TO BE INCLUDED AFTER THE FY 2026
ADVERTISED BUDGET IS RELEASED**

DRAFT

About the Fairfax County Redevelopment and Housing Authority

Fairfax County Redevelopment and Housing Authority - Commissioners

Lenore Stanton, Chairman

Elisabeth Lardner, Vice Chair

Staci Alexander

Steven Bloom

Michael Cushing

Nicholas McCoy

Michael McRoberts

Joe Mondoro

Susan Vachal

Paul Zurawski

The Fairfax County Department of Housing and Community Development – Executive Team

Thomas Fleetwood, Director

Amy Ginger, Deputy Director, Operations

Anna Shapiro, Deputy Director, Real Estate, Finance and Development

Tom Barnett, Deputy Director, Office to Prevent and End Homelessness

Gentry Alexander

Mark Buenavista

Marta Cruz

Linda Hoffman

Margaret Johnson

Erin Kozanecki

Sean Read

Callahan Seltzer

Meghan Van Dam

Mission, Vision and Values

Our Mission: We serve the people of Fairfax County by creating housing opportunities to promote inclusive and thriving communities.

Our Vision: A community everyone can afford to call home.

Our Values: At Housing and Community Development, we are an effective organization where we treat each other and our community in alignment with these values:

Equity: We remove barriers and provide access to opportunities

Trust: We communicate openly and deliver on our commitments

Innovation: We are creative and develop groundbreaking solutions

Flexibility: We adapt and evolve to meet new challenges



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Building Futures.**

Fairfax County Department of Housing and Community Development

Fairfax County Redevelopment and Housing Authority

Communitywide Housing Strategic Plan

The Fairfax County Board of Supervisors directed the Fairfax County Department of Housing and Community Development, with the assistance of the Affordable Housing Advisory Committee (AHAC), to produce a strategic plan to help address our community's growing housing needs. The outcome of this effort was the Fairfax County [Communitywide Housing Strategic Plan](#). As a result, the following goals were identified to guide our collective efforts in affordable housing. These goals continue to provide an overarching guide for the work of the FCRHA and the Fairfax County Department of Housing and Community Development.

Goals

- **Need, new production goals, and resources**
 - To produce a minimum of 10,000 new homes affordable to households earning up to 60 percent AMI over the next 15 years
 - To leverage the Affordable Housing Development and Investment Fund, creating additional resources to fund the production of new affordable housing
- **Preservation of affordable housing units**
 - To identify opportunities to preserve market affordable housing in furtherance of the County's goal of no net loss of affordable units
- **Land use policies and regulations**
 - To develop a package of innovative land use policies to further facilitate the development of affordable housing
- **Institutional capacity**
 - To evaluate the personnel capacity of the County's regulatory agencies needed to support the creation of additional affordable housing
 - To provide funding for additional HCD positions
- **Community awareness and legislative priorities**
 - To continue to increase community awareness and support for affordable housing
 - To ensure that affordable housing has a prominent place in the County's annual legislative program



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Preferences in the Housing Choice Voucher Program

Amy Ginger
Deputy Director, Operations
February 12, 2025

FAIRFAX COUNTY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY

Background

- Public Housing Authorities are allowed to set a system of local selection preferences for admission to the HCV (and PBV) programs
 - Must be based on local housing needs and priorities
 - Generally accepted data sources
 - Public comment
 - Consolidated Plan for the jurisdiction
 - Must not target higher incomes
 - Must be in administrative plan
- May limit the preference
- May have separate preferences for Project Based Voucher portion of HCV program



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FAIRFAX COUNTY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY

Background

- HUD regulations provide requirements for specific selection preferences, should a PHA choose to adopt
 - Residency
 - Working family
 - Persons with disabilities
- Options for tie-breakers also dictated by regulations



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FAIRFAX COUNTY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY

Residency Preference

- Residency *requirements* are strictly prohibited
- May only be adopted in accordance with non-discrimination and equal opportunity requirements
- May not have the purpose or effect of delaying or otherwise denying admission to the program based on the race, color, ethnic origin, gender, religion, disability, or age of any member of an applicant family
- Geographic area smaller than County not allowable
- Must also be offered to those working or hired to work in the preference residency area
- Must not be based on length of time in residence or working



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FAIRFAX COUNTY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY

Preference for Working Families

- Head, spouse or sole member is employed
- Must also give preference to households where head, spouse or sole member is 62 or older, or a person with disabilities



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Preference for Persons with Disabilities

- PHA may set a preference for families with a person with disabilities
- Must not set a preference for a specific disability



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FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY

Special Purpose Vouchers

- Veterans Affairs Supportive Housing (VASH)
- Mainstream
- Non-Elderly Disabled



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FAIRFAX COUNTY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY

Process for Applying Preferences

- Waiting Lists are open for designated length of time, and are advertised broadly in Fairfax County
 - HCD and FCRHA websites, social media accounts
 - County and non-profit partners
 - Newspaper of general circulation: Washington Times
 - Media that serves minority populations in the County: El Tiempo (Spanish), Chinese News, Hoa Tinh Don Viet Bao (Vietnamese), Korea Times
- Accept unlimited pre-applications during the open window
- Random selection process for designated slots and position
- Preferences then applied, with random selection position as tie breaker



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FAIRFAX COUNTY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY

Current FCRHA Preferences for HCV

- Residency
- Working Family
- Rent Burden
- Homeless



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FAIRFAX COUNTY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY

Proposal in FY26 Moving to Work Plan

- Remove rent burden preference
- Update qualification language for homeless
- Limit homeless preference
- Add a preference for Family Unification – Youth who have reached their time limit



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Questions



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