

Affordable Housing Advisory Council Meeting

March 25, 2022
9:30am

AHAC Agenda – March 25, 2022

1. Welcome and Call to Order – Rip Sullivan/Kerrie Wilson, Co-Chairs
2. Workhouse Arts Center Presentation – Joan Beacham, Gasim Elfaki, Eileen Gasteiger, Lauren Shirley
3. Legislative Review – Rip Sullivan
4. Workplan Focus Areas – Rip Sullivan/Kerrie Wilson
5. Fairfax County FY23 Budget Hearings – Rip Sullivan/Kerrie Wilson
6. Next Meetings

Work Plan Focal Areas

Strategy #2: Legislation and Budget

- County, State Budget and Policy Recommendations
 - Annual Budget/Budget Guidance/Legislative Platform
 - Development and Preservation Strategy – Evaluation of Use of funding

Strategy #3: Housing/Intersectionality

- Continuum of Care

Strategy #4: Education and Awareness

Bring up Focal Area for Review

FY23 Budget Hearings

- AHAC Testimony before the Board of Supervisors
- Framework Elements
- Decisions – FY23/FY24 Budget Guidance

Tom Fleetwood, Director

Department of Housing and Community Development

Works in Progress:

Projects under construction, in design and pre-design

Projects in Construction

Development of Properties through PPEA Process

- North Hill (279 units - 216 multifamily, 63 senior)
- One University (240 units – 120 multifamily, 120 senior)
- Oakwood (150 senior units)



North Hill



One University



Oakwood

Projects in Construction

- **Development of Properties through financial support**
 - **Arden** (*126 multifamily*)
 - **Arrowbrook** (*274 multifamily*)



Arden



Arrowbrook

Projects in Design

Development of Properties through PPEA Process and by HCD

- **West Ox** (34 units supportive housing)
- **Stonegate** (234 units renov. multifamily)
- **Little River Glen I and IV** (120 renov. & 60 new senior units)



West Ox



Stonegate



Little River Glen

Projects in Pre-Design

- **Development of Properties through PPEA Process**
 - Residences at the Government Center II (*275 units – multifamily*)
 - Franconia Governmental Center (*120 multifamily units*)
- **Development of Properties through Development Agreements**
 - Dominion Square West (*at least 175 multifamily units*)
 - SOMOS (*~450 multifamily units*)



Dominion Square



SOMOS

Looking Forward:

Approved FY 2022 resources, proposed FY 2023 resources, and the plan to use them

Looking Forward

- All Board-approved FY 2022 resources for Blueprint Loans will be committed by July 1, pending Board authorization
 - Includes approximately \$20 million in local dollars
 - Nearly \$9 million in proffer dollars
 - \$15 million in the first tranche of ARPA funds
- FCRHA approved contributing \$17 million toward two major projects
- Nearly all funding proposed for FY 2023 is anticipated to be used on projects in the pipeline
- Currently, all immediate needs are fully funded
- Board strategy of utilizing a combination of ARPA and carryover/mid-year/third quarter one-time funding to further support housing development remains viable in FY 2023

Looking Forward

■ Projected Use for Board Approved Funding for FY 2022 and 2023

Projects	Funding Needed	Blueprint/AHDI Funding	Tyson's Proffer Housing Trust	Moving to Work	ARPA	TOTAL
FY 2022 FUNDING		\$19,995,598	\$8,749,622	\$17,000,000	\$30,000,000	\$75,745,220
Little River Glen	\$7,000,000			\$7,000,000		\$7,000,000
Dominion Square West - Phase I: \$43,051,534 \$22,100,000 Vertical Development \$20,970,000 Land	\$43,051,534	\$13,331,912	\$8,749,622	\$10,000,000	* \$10,970,000	\$43,051,534
Planned Property Acquisition	\$18,000,000	\$5,000,000			\$13,000,000	\$18,000,000
Balance in FY 2022 Funds		\$1,663,686	\$0	\$0	\$6,030,000	\$7,693,686
FY 2023 FUNDING		\$17,974,547				\$17,974,547
Beginning Balance for FY 2023		\$19,638,233	\$0	\$0	\$6,030,000	\$25,668,233
SOMOS: \$24,750,000 \$4,050,000 Vertical \$20,700,000 Land	\$24,750,000	\$18,720,000			\$6,030,000	\$24,750,000
Balance in FY 2023 Funds		\$918,233	\$0	\$0	\$0	\$918,233
TOTAL	\$92,801,534					\$93,719,767

*Although the project has been approved, we do not anticipate the expense will be paid in FY 2022 and instead will come out of the 2nd tranche of ARPA funds in FY 2023

FY23 Budget Hearings

AHAC Statement on the Budget

1. AHAC Testimony before the BOS
2. Testimony Elements
3. Decisions

AHAC Charter

Council Role and Oversight

Acknowledging the Success / Investments to Date

Dashboard Preservation / Production

Strategies



Reiterating the Strategies / Goals

Production / Preservation #s

Staffing

Budget Request

Baseline

FY23 Advertised – Acknowledge the Impact

FY23 Need

FY24 Commitment and Beyond – Match to 10,000+ Minimum Goal (plus other)

Other Business

2022 Meeting Dates

May 20, 2022 – Quarterly Meeting

Summer TBD – Work Plan/Working Group Meetings

October 7, 2022 – Quarterly Meeting

**New Calendar Invitations Sent from DHCDAHAC@fairfaxcounty.gov*

Governance – Term Renewals and Board Appointments

Staff Transitions