

Fairfax County Redevelopment and Housing Authority

Fiscal Year 2025 Strategic Plan Outcomes Report



December 2025

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Introduction

This report provides an overview of the outcomes and accomplishments of the Fairfax County Redevelopment and Housing Authority (FCRHA) in Fiscal Year (FY) 2025. The report is organized into five areas:

- Affordable Housing Development, Preservation and Sustainability
- Affordable Rental Housing, Property Management and Maintenance
- Tenant Subsidies and Resident Services
- Homeownership Services
- Program Planning, Development and Management

The outcomes listed in this report are in response to goals established in the FCRHA's Strategic Plan, adopted on February 22, 2024, and covering the period of July 1, 2024, through June 30, 2025. Some areas are ongoing strategic priorities of the FCRHA and therefore do not have specific outcome measurements for FY 2025.

The FCRHA Strategic Plan for FY 2025 can be found at: [2025 FCRHA Strategic Plan](#).

FCRHA Outcomes for FY 2025

Affordable Housing Development, Preservation and Sustainability

Affordable Housing Production

In 2019, the Fairfax County Board of Supervisors (the Board) adopted a countywide goal to produce a minimum of 5,000 new units affordable to households earning up to 60 percent of Area Median Income (AMI) (“Affordable Units”) by the year 2034. This goal was updated in FY 2022, through the Board’s adoption of a new goal of producing 10,000 net new affordable homes by 2034. The expanded goal was intended to be supplemented with additional financing mechanisms and tools to produce this quantity of new affordable homes.

The FCRHA is working to achieve this goal by:

- Creating development opportunities on FCRHA and county-owned land.
- Partnering with private and non-profit partners to execute redevelopment opportunities.
- Expanding the available regulatory tools that promote affordable housing development and preservation.
- Leveraging financial tools, including loan programs, tax-exempt bond financing, and third-party Low Income Housing Tax Credits (LIHTC) equity; and
- Operating, preserving, and expanding its existing rental affordable housing portfolio of over 3,000 units.

Outcomes for FY 2025:

New Affordable Units Under Construction in FY 2025:

The Lodge at Autumn Willow

- Units: 150
- Populations Served: senior independent living
- Blueprint Loans: \$8.75 million
- Developer: The Michaels Organization
- Magisterial District: Springfield

The Exchange at Spring Hill Station.

- Units: 516
- Populations Served: multifamily
- Blueprint Loans: \$22 million
- FCRHA Bonds: \$78 million
- Other local funding: \$4 million in Moving to Work loans
- Developer: True Ground Housing Partners
- Magisterial District: Hunter Mill

Indigo at McLean Station (Formerly Somos)

- Units: 456
- Populations Served: multifamily
- Blueprint Loans: \$15 million for Phase B
- Developer: Stratford Capital Group
- Magisterial District: Providence

Little River Glen IV

- Units: 60
- Populations Served: senior independent living
- FCRHA Bonds: \$15 million

- Other FCRHA funding: \$9 million in Moving to Work loans
- Developer: FCRHA
- Magisterial District: Braddock

Fairfax Crest (formerly the Residences at the Government Center II)

- Units: 279
- Populations Served: multifamily
- Blueprint Loans: \$14 million for north building; \$11 million for south building
- FCRHA Bonds: \$19 million for north building; \$14.5 million for south building
- Developer: Lincoln Avenue Capital
- Magisterial District: Braddock

Telestar

- Units: 80
- Populations Served: multifamily
- Other funding: \$8 million in American Rescue Plan Act funds
- Developer: Conifer Realty LLC/Joseph Browne Development Associates
- Magisterial District: Providence

Predevelopment Activities in FY 2025:

- Franconia Governmental Center (Franconia District) – this redevelopment project will provide 120 units of affordable rental housing for low-and-moderate-income households. The project is being developed through a public-private partnership. Land use and zoning review were underway in FY 2025.
- Dulles Green (Dranesville District) – A Request for Proposals (RFP) was issued to redevelop the FCRHA-owned property into affordable multifamily housing adjacent to the Innovation Center Station Metro in Herndon. The project will be developed through a public-private partnership between the FCRHA and a developer.
- East County (Mason District) – A Request for Proposals (RFP) was issued to redevelop the FCRHA-owned property into approximately 160 units of affordable multifamily housing in addition to a community-serving non-residential space. The project will be developed through a public-private partnership between the FCRHA and a developer.
- 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, Centreville Library, and other sites.

Financing Activities in FY 2025:

- HCD staff drafted and released a Notice of Funding Availability (NOFA) for FY 2025 to open the competitive application process for subordinate financing.
 - HCD staff reviewed and underwrote 19 debt and bond financing applications as they were submitted to the FCRHA.
 - All pipeline projects were awarded financing through the FCRHA's NOFA or FCRHA bonds and/or for financing under the NOFA.
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Preservation of Affordable Units

Fairfax County adopted a goal of no net loss of affordable housing, with the preservation of affordable housing in committed affordable and market affordable rental communities as well as scattered sites.

The FCRHA is assessing its inventory of Rental Assistance Demonstration and Fairfax County Rental Program properties to prioritize long-term capital needs, regular repair, and maintenance work. The resulting capital plan will inform future activities to preserve these important affordable housing resources.

The FCRHA also assists private partners in financing the acquisition of units to preserve existing affordability and continue to serve a range of low-income households. Staff monitor listings for multifamily properties to identify market opportunities to preserve affordable units. In FY 2024, the county established a bench of affordable housing providers to whom preservation opportunities could be disseminated and were pre-qualified for gap financing, which was maintained in FY 2025. The list of qualified housing providers allowed the FCRHA to quickly respond to preservation opportunities and, as appropriate, structure deals that required FCRHA financing.

The Affordable Housing Preservation 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. In FY 2025, the Administrative Policy Guideline was adopted to guide implementation of the Policy.

Outcomes for FY 2025:

New Preservation Activities in FY 2025:

- Little River Glen I (Braddock District) - rehabilitation of 120 existing senior units. This project involved the use of multiple financing sources and the issuance of FCRHA bonds for \$20 million.
- Stonegate Village (Hunter Mill District) – pre-development activities related to the rehabilitation of 240 existing multifamily units.
- Staff initiated the process of developing a capital plan to support the long-term planning and preservation of the FCRHA portfolio.
- FCRHA maintained the list of pre-qualified Housing Providers.
- HCD engaged JLL for the bi-annual survey of market affordable properties.
- HCD implemented recommendations from the Manufactured Housing (MH) Preservation Task Force, such as developing the pilot home improvement grant program and preservation policies for these communities.
- HCD conducted a resident survey of MH resident needs and priorities.
- HCD recruited and began monthly meetings with property owners, resident representatives from the MH communities, and advocates on the MH Roundtable.
- HCD coordinated with the departments of Neighborhood and Community Services, as well as Planning and Development to engage the MH communities on proposed comprehensive plan and zoning ordinance amendments, and updated relocation guidelines.

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 of 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. The FCRHA takes an advocacy and educational role in promoting ADUs and WDUs and works jointly in these efforts with the 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 2025, a total of 3,146 units (1,455 rental and 1,691 for-sale) were 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 2025, a total of 2,699 WDUs (2,534 rental and 165 for-sale) were produced under the WDU Program. In total, the two programs have produced 5,845 affordable units

Outcomes for FY 2025:

- Number of Affordable Dwelling Units (rental and for-sale) Constructed in FY 2025: 15 For-Sale; 0 Rental
 - Number of Workforce Dwelling Units (rental and for-sale) Constructed in FY 2025: 34 For-Sale; 115 Rental
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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 homelessness services is to prevent the experience of homelessness, and to 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 development and preservation activities with the Countywide homelessness plan.

Outcomes for FY 2025:

- Number of Formerly Homeless Households Who Received Permanent Housing in FY 2025: 905 people moved to permanent housing in FY 2025 from emergency shelters or unsheltered homelessness.

Other Completed Activities in FY 2025:

- Fairfax County was successful in a national Continuum of Care (CoC) grant funding competition with over \$12.3 million awarded in funding for permanent supportive housing, rapid rehousing, and planning activities. With the Emergency Solutions Grants (ESG) program, the Fairfax-Falls Church CoC served 1,467 persons with homelessness prevention and rapid rehousing assistance. The number of people experiencing homelessness as identified in the annual Point in Time Count in January 2025, increased by three percent.
- HCD launched a temporary overnight shelter in the Hunter Mill District to provide a safer, more effective solution for the approximately 40 individuals that were sleeping in the nearby wooded area.
- HCD acquired, renovated and began operating the Fair Ridge Family Shelter in the Sully District in April 2025, utilizing federal funding and support from the FCRHA. The former hotel was transformed into an emergency shelter with the ability to serve families with children with more than 80 units of shelter, as well as freeing up over 40 beds for homeless adults at the Embury Rucker Community Shelter as the temporary shelter closed.

Homeownership Services

Homeownership Programs

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 Program units; monitors compliance with occupancy requirements and ensures that the FCRHA receives the required equity share contribution to the Housing Trust Fund, as appropriate.

Outcomes for FY 2025:

- Number of Homebuyers Served Under the Homeownership Program in FY 2025: 84
 - Number of Households Provided with Downpayment Assistance through Community Development Grant Block Funds in FY 2025: 78
 - Number of Requests to Refinance Homeownership Program Units in FY 2025: 2
 - Number of Homeownership Program Units Sold in the Extended Control Period in FY 2025: 5
 - Amount of Equity Share Returned to the FCRHA from Unit(s) Sold: \$1,315,145
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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 vouchers are allocated to the HCV Homeownership Program.

Outcomes for FY 2025:

- Number of Families Participating in the HCV Homeownership Program in FY 2025: 20 households
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Affordable Rental Housing, Property Management and Maintenance

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, 505 units of independent senior housing, 112 beds of licensed assisted living, 90 units of supportive housing and 115 pads of manufactured housing. The FCRP serves a range of households with incomes up to 80% of AMI, depending on the program component and the property.

Outcomes for FY 2025:

- Occupancy Rate of FCRP Properties in FY 2025: 97%
 - Average Income Served as a Percentage of AMI in FY 2025: 34% AMI for a household of three or \$49,904 for households at multifamily properties.
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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 actively 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.

Outcomes for FY 2025:

- Occupancy Rate of RAD-PBV Properties in FY 2025: 93%
 - Average Income Served as a Percentage of AMI in FY 2025: Approximately 13% AMI for a household of four or \$21,368
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Asset Management

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

Outcomes for FY 2025:

- The portfolios ended the calendar year with a total Net Operating Income of \$2,735,599 and a 7% increase of expenses over the previous calendar year due to 3% inflation and an increase in plumbing and HVAC expenses that could not be capitalized. The property's financial performance remains strong with a portfolio Debt Service Ratio of 1.37 above the industry average of 1.20.
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Rehabilitation and Modernization of FCRHA Properties

Through fiscally responsible processes, identified residential properties and group homes continue to be 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. Importantly, staff continue to incorporate universal design in all new projects and in rehabilitation projects to the greatest extent possible to increase the number of affordable accessible units.

Outcomes for FY 2025:

Rehabilitation and Modernization of FCRHA Projects in FY 2025:

- Cedar Ridge – Replaced stairs in common area, replaced hot water tanks in buildings 1611, 1619, replaced a/c units (4), upgraded playground at community
- Barros Circle – Replaced dryer (1), washer (1), refrigerator (3), range (4), storm door (2), main entrance door (2), flooring (6), repaired gas line (1)
- Crescent – Replaced playground, paved the parking lot, installed all new enclosures and fencing around dumpsters
- The Green – Replaced dryer (5), washer (3), refrigerator (7), range (3), dishwasher (8), replacement door (2), main entrance door (2), plank flooring (4), carpet (3), water heater (4), HVAC units (7), tub (1), GFCI outlets (15)
- Reston Town Center – Replaced dryer (4), washer (4), refrigerator (4), range (1), front door (2), rear door (2), plank flooring (3), tub (1), windows (3), kitchen cabinets (2), trash cans (5)
- Villages at Falls Church – Replaced refrigerator (4), range (3), dishwasher (3), HVAC units (5), tub (1)
- Shadowood – Replaced range (1), flooring (4)
- Herndon Harbor House – Interior lighting upgraded to new fixtures with LED for efficiency in all hallways
- Heritage I – Replaced HVAC unit (1), replaced vinyl flooring (1)
- Heritage North – Replaced kitchen cabinets in units
- Heritage South – Replaced vinyl flooring in units
- Hopkins Glen – Replaced property perimeter fencing, added a new smoking shelter, replaced mailboxes, replaced playground chairs, replaced gutters on buildings
- Olley Glen – Elevator rehabbed
- Tavenner – Replaced electric range (3)
- Sheffield Village – Clean HVAC Unit (1)
- The Parks – Replaced carpet flooring (1)
- Briarcliff II – Replaced electric range (1), flooring (1), mailbox (1), HVAC unit (1)
- Greenwood II – Replaced plank flooring (12), refrigerator (6), range (4), HVAC unit (7)
- Rosedale – Replaced plank flooring (4), refrigerator (8), range (5), HVAC unit (6), installed new dumpster enclosures throughout the property
- Kingsley Park – Replaced plank flooring (6), refrigerator (4), washer (3), Dryer (3), Range (4), HVAC unit (3)
- Newington Station – Replaced HVAC unit (4), appliances (9)
- Atrium – Replaced plank flooring (9), refrigerator (10), range (5), HVAC unit (6)
- Westford – Replaced plank flooring (11), refrigerator (5), range (3), HVAC unit (7)
- Audubon – Replaced plank flooring (7), refrigerator (3), range (5), HVAC unit (8)
- Old Mill – Replaced plank flooring (11), refrigerator (7), range (5), HVAC unit (9)
- Water's Edge – Replaced HVAC units (2)
- Wedgewood – Replaced the chiller and boiler for the property

Tenant Subsidies and Resident Services

Tenant and Project Based Subsidies

The HCV Program and Rental Assistance Demonstration-Project Based Voucher (RAD-PBV) Program are 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. The FCRHA administers 5,310 units of rental housing subsidy under the Housing Choice Voucher Program.

Outcomes for FY 2025:

- Number of Federally Subsidized Units Occupied in FY 2025: 4,997 (94.1%)
 - Average Income of Households Served as a Percentage of AMI in FY 2025 (both HCV and RAD-PBV households): Approximately \$19,835 for average household size of three persons (less than 14% of AMI).
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Subsidies for Populations with Special Needs

The FCRHA/HCD administers tenant subsidies directed toward specific populations through the following programs:

- VASH Program: The U.S. Department of Veterans Affairs awarded Veterans Affairs Supporting Housing (VASH) vouchers to the FCRHA for veterans experiencing homelessness. 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 individuals and families experiencing homelessness, victims of domestic violence, and individuals living with physical and/or sensory disabilities.
- Tenant Based Rental Assistance Program (TBRA): HCD uses federal HOME-funded vouchers to serve populations experiencing homelessness and individuals with special needs.
- Family Unification Program (FUP): FCRHA uses federal FUP vouchers for families that, due to inadequate housing, would: 1) have children placed in out-of-home care; or 2) have the discharge of children from out-of-home care delayed.
- Mainstream Housing Choice Vouchers: The FCRHA administers 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): Participants with intellectual and other developmental disabilities receive financial assistance to rent privately-owned housing units.

Outcomes for FY 2025:

- Number of households served in FY 2025 under the VASH, RSSP, TBRA, FUP, FUP 08/09, Mainstream and SRAP programs: 932 households
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Resident Services

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

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 flexibility 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.

Step Ahead 2.0 - In FY 2025, the FCRHA continued the Step Ahead 2.0 pilot program which provided ongoing support services to specific households once they secured housing. The purpose of the pilot is to help households, who have a federal voucher, maintain housing stability by providing intensive support services. The pilot assists households served through an Emergency Housing Voucher, as well as other households served through the Housing Choice Voucher program as needed. Funding is provided through Moving to Work flexibility. The pilot continues to be formally evaluated. In addition to the Step Ahead 2.0 pilot, the FCRHA continued supporting the Step Ahead 1.0 program which provides referrals and less intensive services to MTW households.

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

Outcomes for FY 2025:

- Number of Participants Served in the Family Self-Sufficiency Program in FY 2025: 111 participants
- Number of Households Participating in the Step Ahead 2.0 Pilot in FY 2025: 88 households
- Number of Persons Moved from Homelessness to Permanent Housing in FY 2025 using Emergency Solutions Grants: 403 persons
- Dollar Amount of Emergency Solutions Grant Funds Used for Homelessness Prevention Assistance in FY 2025: \$335,105

FCRHA/HCD Program Planning, Development and Management

Throughout FY 2025, the FCRHA and HCD pursued a wide range of planning, management, and compliance activities to ensure efficient and effective operations. These activities supported the mission, values, and goal statements of the FCRHA and HCD.

Among the various accomplishments of FY 2025, the [Affordable Housing Data Dashboard](#) was relaunched. The data dashboard provides information about the county's progress toward affordable housing goals. Highlights from the data dashboard are shared during Fairfax County Board of Supervisors (BOS) Housing Committee meetings. The dashboard includes:

- Progress toward the goal of 10,000 net new affordable homes, including details on both affordable housing actively under construction and units in pre-development
- Committed affordable homes, including both for-sale and rental units
- Inclusionary housing, specifically, Affordable Dwelling Unit (ADU) and Workforce Dwelling Unit (WDU) program data which promote housing choices in most new residential developments
- Market affordable rental homes with rents that are set by the private property owners and not regulated by covenants, agreements, or other restrictions
- Preservation data for units or buildings that include affordable units and have a new restriction or an intent to place an affordability restriction
- Data drill-downs by Fairfax County supervisory district

Importantly, the FCRHA and HCD also worked to continuously advance the efficiency and usability of web content, increase social media presence, and increase the use of videos in telling the story of affordable housing. Both the FCRHA and HCD websites featured video and graphical portrayals of information and the incorporation of enhanced language accessibility tools on the Fairfax County website. As a result of continued strategic marketing and communications efforts, the FCRHA was awarded several national awards in FY 2025.