

FCRHA/Fairfax County Rental Housing Programs: An Overview

About Fairfax County’s Rental Housing Programs: The principal affordable housing programs that the Fairfax County Redevelopment and Housing Authority (FCRHA) and the Department of Housing and Community Development (via non-profit partners) operate are: the Housing Choice Voucher (HCV), and Project Based Voucher (PBV) programs, the Fairfax County Rental Program (FCRP), and Bridging Affordability. **The average household income served in these programs in FY 2018 was \$26,127 or approximately 25 percent of the Area Median Income (AMI) for a family of three; this meets the federal definition of “extremely low income.”** The following are brief descriptions of each program, including eligibility criteria and data on the households served.

Program Name	Major Funding Source(s)	Household Income Served	Program Description/Eligibility	Units in Program – Households Served: Program Results
Fairfax County Rental Program (FCRP) – Multifamily	Rental income; some County assistance	Average household income served in FY 2018 = \$38,226 , or approximately 36 percent of AMI for a three-person household – meets federal definition of “very low income.” <i>Income estimate does not include senior housing.</i>	The FCRP includes rental property owned by the FCRHA and developed with funds other than PBV-RAD or Housing Choice Voucher funds. The FCRP generally serves working households with incomes slightly higher than those households living in PBV-RAD housing and or participating in the Housing Choice Voucher program. Housing managed under the FCRP include multifamily housing, magnet housing for police, firefighters, FCPS teachers and bus drivers, housing for families, single persons, seniors, and supportive housing for special populations. The FCRP generally serves a range of household incomes from the low teens up to 80 percent of AMI, depending on the program component and the property.	<ul style="list-style-type: none"> • 5,716 persons housed in FY 2018 • 245 new admissions in FY 2018 • 1,975 multifamily units in program as of 6/2018 • 482 units of senior independent housing also managed under FCRP (see below) • 115 mobile home pad sites at Woodley Hills Estates and 19 studio units at Coan Pond managed under FCRP but not included in unit count.
FCRP: Senior Housing Programs	Rental income, County contributions	Average income served in FY 2018: <i>Assisted Living:</i> \$22,391 or 27 percent of AMI for a one-person household. <i>Independent Living:</i> \$24,081 , or 29 percent of AMI for a one-person household.	Includes seven independent senior living properties included in FCRP and the two assisted living facilities. Maximum income for eligibility depends on the property.	<ul style="list-style-type: none"> • 112 beds of assisted living at the Lincolnia and Braddock Glen facilities; • 482 units of independent living in FCRP • 482 persons in independent living and 112 persons in assisted living were being served (figures represent the highest number of units occupied in a month for independent living and highest number of beds in use in a month for assisted living).

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Program Name	Major Funding Source(s)	Income Served	Program Description/Eligibility	Units in Program – Households Served: Program Results
<p>Housing Choice Voucher (HCV) and Project Based Voucher-Rental Assistance Demonstration (PBV-RAD) Programs</p>	<p><u>HCV:</u> Federal (HUD) Annual Contribution</p> <p><u>PBV-RAD:</u> Rental Revenue; HUD Subsidy through HCV</p>	<p>Average household income served in FY 2018 = \$20,531, or approximately 19 percent of AMI for a three-person household - meets federal definition of “extremely low income.”</p> <p><i>Most new lease ups are among households earning up to 30 percent AMI</i></p>	<p>Participants in the HCV Program receive financial assistance to rent privately-owned housing units. HCD administers the Federal Housing Choice Voucher rental subsidy program (formerly known as the Section 8 Program) for Fairfax County, and for the Cities of Falls Church and Fairfax, and the Towns of Herndon, Vienna and Clifton. Tenants generally pay 35 percent of their adjusted income. In addition, they can pay up to 10 percent more of their adjusted income in order to rent a unit in which the gross rent exceeds the payment standard. HCD will pay the remainder of a reasonable rent directly to the landlord up to the payment standard for the bedroom size of the unit, or the bedroom size to which the family is entitled, whichever is lower.</p> <p>The FCRHA operates 1,060 PBV-RAD units, which are managed and maintained by HCD. The units were built or acquired using federal public housing funds, and are located throughout the county. The federal program allows new lease-ups for households earning up to 50 percent AMI; FCRHA policy is to serve mainly households earning 30 percent AMI and below. Tenants pay 30-35 percent of their income for rent.</p>	<ul style="list-style-type: none"> ● 5,104 vouchers available ● Includes 1,060 PBV-RAD units ● 12,380 persons housed in FY 2018 ● 161 new households served in FY 2018
Non-Profit Operated				
<p>Bridging Affordability</p>	<p>Rental income from Wedgewood Apartments</p>	<p>Average household income served in FY 2018 = \$26,455, or approximately 25 percent of AMI - meets federal definition of “extremely low income.”</p>	<p>Program operated via a contract with Northern Virginia Family Service (NVFS), which is leading a collaborative of non-profit organizations using program funds to provide rental subsidies in a manner similar to the Housing Choice Voucher program, plus an array of supportive services for program participants.</p>	<ul style="list-style-type: none"> ● 104 households under lease at end of FY 2018 ● 71 newly-leased households in FY 2018

FCRHA/Fairfax County Homeownership and Related Programs: An Overview

About Fairfax County's Homeownership and Related Programs: The FCRHA and HCD operate the First-time Homebuyers Program to assist in fulfilling the FCRHA's goal to increase affordable homeownership opportunities for residents with low and moderate incomes. Through another long-standing program for homeowners, the Home Repair for the Elderly Program, the FCRHA assists with the sustainability of units owned by low and moderate income elderly homeowners, as well as homeowners who are handicapped and disabled. The following are brief descriptions of each program, including eligibility criteria and data on the households served.

Program Name	Major Funding Source(s)	Income Served	Program Description/Eligibility	Units in Program – Households Served: Program Results
First-time Homebuyers Program (FTHB)	FCRHA and CDBG	Average income of Affordable Dwelling Unit (ADU) purchasers in FY 2018 = \$49,667 , or approximately 42 percent of AMI for a family of four	<p>Offers affordably priced town homes and condominiums to first-time homebuyers. Homes are offered at sale prices well below the sale price of other homes in the same development. New units are sold directly by area builders; re-sale units are sold through the FCRHA.</p> <p>First-Time Homebuyer units are provided under provisions of the ADU program in the Fairfax County Zoning Ordinance. For-sale units are affordable at up to 70 percent of AMI. The First-time Homebuyer Program also includes a homebuyer education requirement. Most new homebuyers complete the Virginia Housing Development Authority (VHDA) Homeownership Class.</p>	<p>FY 2018 program performance:</p> <ul style="list-style-type: none"> ○ Total new homebuyers: 27 ○ 8,857 individuals were served through orientations, application sessions, the Homeownership Resource Center, calls, emails, walk-up services, and yearly housing fairs and events. This number includes pre- and post-purchase homebuyer counseling.
Home Repair for the Elderly (HREP)	CDBG, County	Average income served in FY 2018 = \$25,747 or approximately 31 percent of AMI for a family of one	Provides free labor and up to \$500 in materials to complete minor, necessary repairs to eligible low and moderate income elderly homeowners, as well as provide accessibility modifications for homeowners with family members with a disability. Homeowners must be 62 years of age or older, or disabled, or have family members with a disability. Program rules allow households earning up to 80 percent AMI to participate.	130 households served in FY 2018.