

Fairfax County
Health & Human Services



Health and Human Services in Reston: Current Landscape and Future Needs

RESTON TOWN CENTER NORTH TASK FORCE

MARCH 29, 2023

Current HHS Services in Reston



North County Human Services Center
1850 Cameron Glen Drive



Lake Anne
11484 Washington Plaza West

North County Human Services Center

- Health Department's Herndon-Reston District Office
- Department of Family Services' Adult and Aging, Children, Youth & Families, and Energy Assistance
- Community Services Board's Northwest Center
- Reston Wellness Center
- Hypothermia Prevention Program (December-March)
- Juvenile and Domestic Relations District Court's Probation Services

Lake Anne

- Department of Family Services' Public Assistance and Employment Services
- Department of Neighborhood & Community Services
- Child Care Assistance and Referral
- HealthWorks for Northern Virginia
- Virginia CareerWorks (career center)
- Cornerstones
- Laurel Learning Center (child care center)

Challenges with Current Facilities

- Age of buildings
- Decentralized programs
- Space
- Lake Anne is a leased space with limited parking

Key Drivers in HHS Facility Planning

- Equity
- Access
- Colocation
- Innovation in building design and service delivery
- Demographics

Future Needs

- Service integration
- Best practices for service delivery
- Continuum of care

Behavioral Health Crisis Care

- Opportunity to bring a national best practice model of crisis care to our community
- Immediate, on-demand access for residents in crisis- “no wrong door”
 - 23-hour observation
 - Crisis stabilization
 - Psychiatric urgent care
- Ongoing community-based services to support recovery, which leads to more successful outcomes

Housing That Is Affordable: A Critical Challenge

Housing That Is Affordable: A Critical Challenge

- Need 15,000 net new homes, identified as part of housing planning process, for families at 60 percent of AMI and below in the next 15 years
- About 30,000 low-moderate income renters are paying more than a third of their incomes for housing
- Almost 71,000 households in the county earning \$50,000 or less
- Rising rents and stagnant incomes mean the Fairfax County housing market is increasingly out of reach for lower income people
- Lack of housing affordable to a range of incomes poses major challenges to attracting and retaining businesses

Why Having a Range of Price and Age-Appropriate Housing Matters in Fairfax County

Housing serves as a platform for **individual and family well-being**

Economic self-sufficiency and upward mobility

Student achievement and academic success

Physical and mental health and well-being

Housing is the basis for **inclusive and diverse communities**

Equitable access to opportunities and services, regardless of race and socioeconomic status

Communities in which everyone can prosper

Housing supports sustainable **local economic growth**

Housing opportunities to encourage people to both live and work in the community

Short commutes, easier to attract and retain workers

Communities that are world-class places to live, work and play

Moving Forward, Setting Goals

Communitywide Housing Strategic Plan

Goal – New Production and Resources

Produce a minimum of 10,000 new affordable units by 2034

Goal – Preservation of Affordable Housing Units

The Board reaffirmed its commitment to no net loss of existing market affordable units

Goal – Innovative Land Use Policies, Regulatory Toolbox, and Financing Mechanisms

Significant progress on land use policies, financing, etc.

Projects Under Construction

Projects	District	Project Type	No. Units	Status
North Hill	Mount Vernon	New - PPEA	279	Complete – Spring 2023
Ovation at Arrowbrook	Dranesville	New - Finance	274	Complete – Spring 2023
Oakwood	Franconia	New - PPEA	150	Complete – Summer 2023
One University	Braddock	New - PPEA	240	Complete – Summer 2024
Braddock Senior	Braddock	New – Finance	80	Construction start – Fall 2022
TOTAL			1,023	

Development Pipeline*

Projects	District	Project Type	No. Units	Status
Stonegate Village	Hunter Mill	Preservation	234	Design
Autumn Willow	Springfield	New - PPEA	150	Close – Spring 2023
West Ox/Route 50	Sully	New - PPEA	34	Design
Little River Glen IV	Braddock	New - HCD	60	Financing Pending
Little River Glen Renovation	Braddock	Preservation	120	Financing Pending
Dominion Square West	Hunter Mill	New–Partnership	516	Early Construction Start Summer 2023
Somos at McLean Metro	Providence	New-Partnership	450	Financing pending
Residences at the GC II	Braddock	New – PPEA	275	Financing pending
Penn Daw (housing component)	Mount Vernon	New – County	60	Design
Franconia GC Redevelopment	Franconia	New-PPEA	120	In land use process
TOTAL			2,019	

*In addition, there are nearly 700 units in the predevelopment and procurement pipeline.



Autumn Willow Senior Housing

Summary

- PPEA Development
- 10.9-acre site
- 150 senior affordable residential units
- Zoning: R-1

Status:

- Property transferred to FCRHA
- SE for independent living facility complete
- Low Income Housing Tax Credits (LIHTC) submission awarded in March 2021
- Permitting done
- Closing in April 2023

Funding:

- Private equity, local funds, and LIHTC bonds

Springfield District

Located at Stringfellow Road and Autumn Willow Drive



Housing at Route 50/West Ox Road

Summary:

- PPEA Development
- 34 units of affordable housing
- Zoning: C-8

Agreement entered 2021

- Board authorized Comp Plan Amend. (up to 35 DU/AC), Rezoning to R-30 w/ bonus density, and CDP/FDP in 2023

Status:

- Property transferred to FCRHA
- Unsolicited PPEA
- Competing Proposals
- Developer Selected/Approved October 2021, Interim

Funding:

- Private equity and LIHTC

Sully District

Located near Route 50 and West Ox Rd.



Little River Glen I and IV

Summary

- New Development
 - 60 affordable senior Independent Living units
- Redevelopment
 - 120 existing affordable senior Independent Living units
- 2.9-acre site on Little River Glen campus

Status:

- Design/Permitting in progress
- No zoning action required
- Bid 2023

Funding:

- Bonds, LIHTC, and local funds

Braddock District

Located at Little River Turnpike and Olley Lane



Dominion Square West

Summary

- Non-Profit Partnership Development
- 2.0-acre site
- 0.2 miles from Spring Hill Station
- 516 units multi-family affordable residential Units
- Fairfax County Community Center
- Zoning: PTC

FCRHA

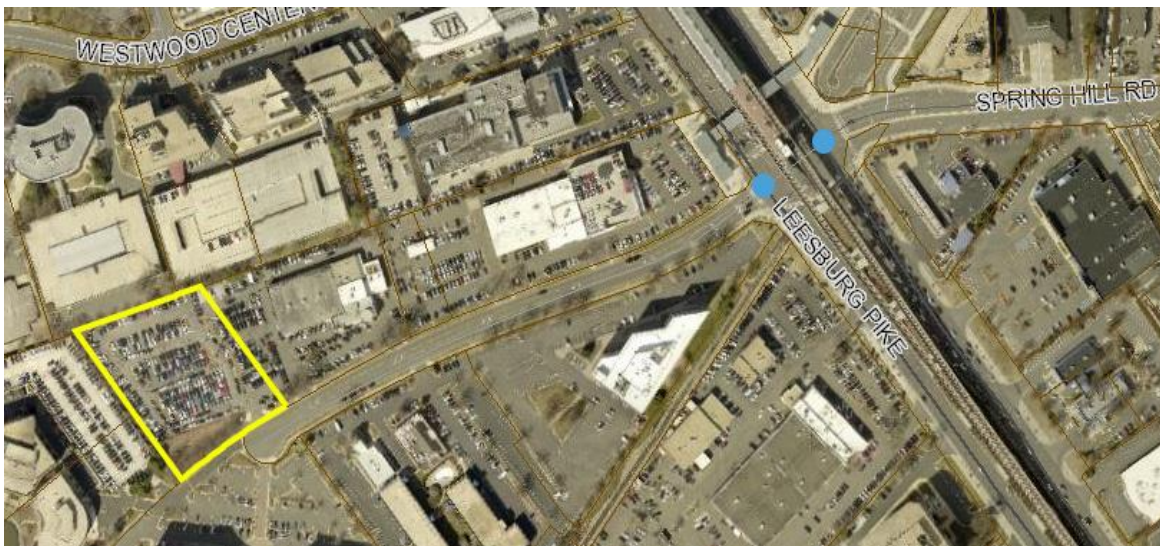
- Rezoning complete, FDPA complete
- Close December 2023

Funding:

- ARPA and MTW Funds (Land Acquisition), Amazon equity, local funds, and LIHTC bonds

Status:

- Property ultimately purchased by



Hunter Mill District
1592 Spring Hill Rd., Tysons

Somos at McLean Metro

Summary

- Partnership Development
- 4.0-acre site
- 0.33 miles from McLean Station
- 450 Dwelling Units with Minimum of 300 at 60% AMI
- 5,000 SF Office/Retail
- Zoning: I-4

Status:

- Property ultimately purchased by FCRHA
- Rezoning to PTC, CDP/FDP, in process
- Financing in process

Funding:

- ARPA Funds (Land Acquisition), Private equity, local funds, and LIHTC bonds



Providence District
1750 Old Meadow Rd., Tysons

The Residences at the Government Center II



Summary

- PPEA Development
- 4.53-acre site
- No more than 275 multifamily affordable residential Units
- 60% AMI or below
- 10,000 – 15,000 SF ground floor non-residential space
- Zoning: PDC
- Developer selected, entitlement and design in process
- Zoning completed; tax credit application in Summer 2023

Funding:

- Private equity, local funds, and LIHTC

Status:

- Board approved property transfer to FCRHA

Braddock District
12000 Government Center Parkway, Fairfax

Franconia Governmental Site



Summary

- PPEA Development
- 3.26-acre site
- Up to approx. 120 multifamily affordable residential Units including Magnet Housing
- 60% AMI or below
- Current site of Franconia Police Station, Lee District Supervisor, and Franconia Museum
- Zoning: R-2

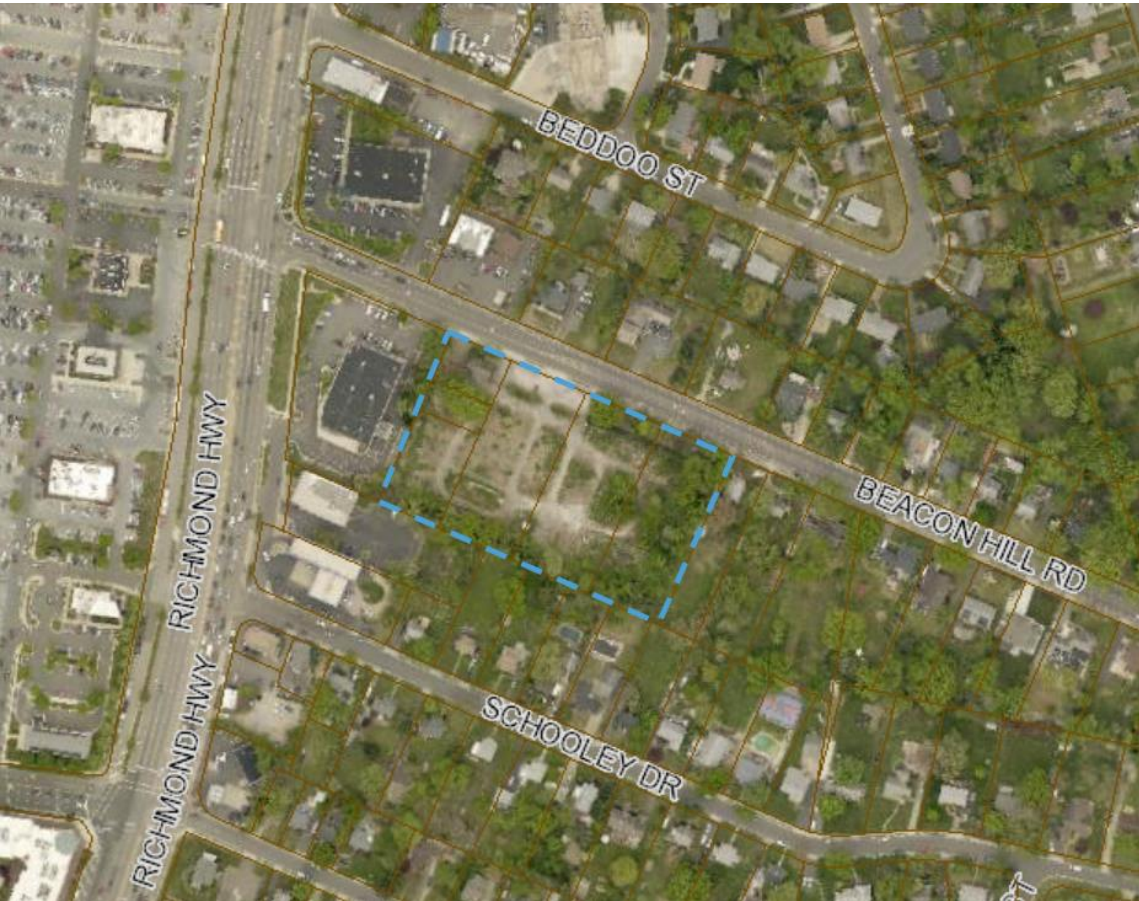
Status:

- Board approved property transferred to FCRHA
- Request for Proposals through a PPEA in process
- Comp. Plan Amend., Rezoning, PCA, FDPA needed

Funding:

- Private equity, local funds, and LIHTC

Penn Daw Fire Station, Emergency Shelter, and Affordable Housing



Franconia District
2801 Beacon Hill Rd.

Summary

- PPEA Development, CMAR (TBD)
- 3.5-acre site
- 20,000 SF Fire Station
- 27,000 SF Emergency Shelter to replace existing Eleanor Kennedy shelter
 - ~50 emergency shelter beds
 - ~20 permanent supportive housing units
- 50,000 SF to 70,000 SF multifamily affordable housing facility w/ 1, 2, and 3-

bed units

- 60% AMI or below
- Zoning: R-3/C-8

Status:

- Request for A/E Qualifications, Design Firm selection underway
- Rezoning to R-20, 2232 needed

Funding:

- County bonds, private equity, local funds, and LIHTC

Embry Rucker Community Shelter

11975 Bowman Towne Dr.

- Current facility:
 - 11,000 square feet
 - Constructed in 1987
 - No major renovations since
 - Shelter capacity:
 - 11 families with children
 - 24 single adults
 - 5 medical respite beds
- 670 guests in one year



Current Challenges



Insufficient space for offices, sleeping, dining, programming, and storage.



Recurring maintenance and repair issues.



Risk of building major system malfunctions.



Only shelter in the county serving families with children and single adults.





Future Facility Features

- Welcoming, modern design
- More space for sleeping, working, and gathering
- Improved accessibility
- Expanded daytime drop-in services for people who are unsheltered
- Permanent supportive housing

Questions?

Health and Human Services:

www.fairfaxcounty.gov/health-humanservices/

Housing, Health, and Human Services Capital
Improvement Program:

www.fairfaxcounty.gov/budget/sites/budget/files/assets/documents/fy2024/advertised/cip/10-housing-health-human%20services.pdf