

Mount Vernon Council of Citizens' Associations

Special Committee on Affordable & Workforce Housing

REPORT ON:

***Fairfax County's One Penny Fund for Affordable Housing
Fund 319: FY 2006 & FY 2007***

January 2007

TABLE OF CONTENTS

INTRODUCTION..... 6

FAIRFAX COUNTY HOUSING FUNDS BUDGETED FOR FY 2007..... 7

FUND 319: One Penny Fund for Affordable Housing 9

Housing Committee Summary 12

FY 2006 One Penny Fund Contribution: \$17,100,000 13

Total Fund 319 Expenditures - \$18,350,258 13

FY 2007 One Penny Fund Contribution: \$22,900,000.00 13

COMMITTEE RECOMMENDATIONS..... 14

1. INCREASE PUBLIC ACCOUNTABILITY..... 14

2. PROMOTE DIVERSITY IN OCCUPANT INCOMES..... 14

3. COMPARE PROJECT BENEFITS OF NEW CONSTRUCTION VS. PURCHASE & REHAB PRESERVATION..... 14

4. EVALUATE FCRHA OWNERSHIP VS. OTHER LONG-TERM OPTIONS..... 15

5. CHANGE THE ADU PROGRAM GUIDELINES..... 15

6. SEPARATE THE WAITING LISTS FOR COUNTY HOUSING PROGRAMS..... 15

7. ESTABLISH AN INDEPENDENT HOUSING OMBUDSMAN..... 15

FY 2006 Fund 319 Project-by-Project Review 16

PROJECT 14198 – MADISON RIDGE..... 16

SCAWH Evaluation of the Madison Ridge Project - 16

PROJECT 14232 – HOLLYBROOKE II..... 17

FCRHA RESOLUTION NUMBER 63-05..... 17

FCRHA RESOLUTION NUMBER 88-05..... 17

SCAWH Evaluation of the Hollybrooke II Project - 18

PROJECT 14237 – YORKVILLE APARTMENTS 19

RESOLUTION NUMBER 83-05 19

SCAWH Evaluation of the Yorkville Apartment Project - 19

PROJECT 14239 – CRESCENT APARTMENTS 20

RESOLUTION NUMBER 59-06..... 20

SCAWH Evaluation of the Crescent Apartment Project - 21

ADMINISTRATIVE COSTS - 21

Explanation from FCRHA –..... 21

SCAWH Evaluation of Administrative Costs - 22

FY 2007 Fund 319 Projects Analysis..... 23

PROJECT 14252 – JANNA LEE VILLAGE I & PROJECT 14253 – JANNA LEE VILLAGE II 23

RESOLUTION NUMBER 43-06..... 23

Board Summary -46- October 23, 2006 24

SCAWH Evaluation of the Janna Lee Village I and II Project 24

PROJECT ? – LEGATO CORNER 25

RESOLUTION NUMBER 35-06 25

SCAWH Evaluation of the Legato Project..... 27

PROJECT ? – HOLLYBROOKE III..... 27

RESOLUTION NUMBER 60-06 28

