



CITY  
OF **FALLS**  
**CHURCH**

# **Status of Affordable Housing: City of Falls Church**

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December 2018

Update on 2018 Housing Stock  
Affordable Housing Policy Targets  
Affordable Dwelling Unit Program 2018  
Additional Housing Programs

# Affordable Housing Snapshot



## Housing and Human Services

- Nancy Vincent, Director  
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- Leslyn Barrow
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Since 2002, The City of Falls Church has provided over 100 moderate income families with affordable homes through the Affordable Dwelling Unit (ADU) program. Additionally, through a City subsidy, one low income family is able to participate in the ADU program as part of the City Committed Affordable Unit (CCAU) Program. As part of an agreement with developers, rents or sales prices are fixed at below market rates.

Although the rental ADU stock will increase with upcoming development projects, preserving the amount of total committed affordable homes is in jeopardy with the upcoming expiration of Low Income Housing Tax Credits at The Fields in 2026, an apartment complex that has 96 committed affordable homes. Preserving these homes will be vital to maintaining the affordable housing stock in the City. Winter Hill apartments, which is run by the FCHC Virginia Community Development Corporation, has 80 committed affordable homes that house mostly seniors and persons with disabilities, most of which utilize Housing Choice Vouchers (HCV). Both the Fields and Winter Hill apartments are important developments in that they provide housing in the City for those with low-incomes, seniors and persons with disabilities. The City is also has an agreement with the Young Group, Inc. to provide nine Teacher Workforce Units (TWU) ,with priority for Falls Church City Public School staff, at a committed affordable rate at the Read Building.

The number of ownership ADUs may also decline in the near future. The City had 25 ownership ADUs in 2012, but that number has fallen to 21 homes due to the expiring control periods. The control period for four more homes will expire in 2019 bringing the total to 17 homes.

The City is also facing a significant decrease in the number of market rate rental affordable homes. There are currently only 27 market rate apartments affordable to families at or below 60 percent of U.S. Department of Housing and Urban Development (HUD) Area Median Income (AMI). This is a decrease from 224 homes in 2012, a net loss of 197. This decrease in the market rate affordable housing stock may be attributed to rents in the City rising faster than wages.

In an effort to find housing solutions and assess housing needs in the City, Housing and Human Services held three community forums in 2018 to increase the City's housing discussion among residents.

# Affordable Dwelling Unit (ADU) Program

## The ADU Program

The City of Falls Church is committed to having a diverse housing stock for all income levels. Enacted through a zoning ordinance in 2002, the ADU program allows developers to negotiate with the City to garner bonuses in density in new housing projects in exchange for ensuring that a certain number of homes (typically about 6 percent) will remain at a price below market value for a determined length of time. The following rental properties have ADUs.

## 2018 Affordable Dwelling Unit Rental Housing

Property Name	ADU Apartments	Control Period (years)	End Date
<b>Pearson Square</b>	15	20	2027
<b>Northgate</b>	7	20	2033
<b>West Broad Residences</b>	18	20	2035
<b>Lincoln at Tinner Hill</b>	14	20	2035



West Broad



Northgate



Lincoln at Tinner Hill



Pearson Square

# Housing Stock

The following charts compare 2012 and 2018 housing stock in the City based on recent analysis for homes affordable to households earning up to 60 percent AMI. Since 2012, the City has lost four committed affordable owned homes as those covenants expired and are now market rate. Since 2012, the City has also lost 197 market rate affordable apartments as rents have increased significantly over the last few years.

Measure	2012 Stock	2018 Stock	Target and Time
<b>Preserve current stock of affordable market rate rental units in the City</b>	224 units	27 units	Preserve 224 units through 2022
<b>Preserve current stock of affordable committed rental units in the City</b>	221 units	239 units	Preserve 221 units through 2022
<b>Preserve current stock of affordable owned units in the City (ADU ownership units)</b>	25 units	21 units	Preserve 25 units through 2022
<b>Affordable Housing Units total</b>	470 units	287 units	Increase the current stock by 150 units to 620 by 2022

Apartments shown in the below chart are both market rate affordable to families at 60 percent AMI and committed affordable combined.

<u>Rental Units: 2012</u>		<u>Rental Units: 2017</u>	
<u>Bedroom Size</u>	<u>Units up to 60% AMI</u>	<u>Bedroom Size</u>	<u>Units up to 60% AMI</u>
<b>1 Bedroom/Studio</b>	295	1 Bedroom/Studio	179
<b>2 Bedroom</b>	131	2 Bedroom	80
<b>3 Bedroom</b>	19	3 Bedroom	7
<b>Total</b>	445	<b>Total</b>	266

The development of new multi-family apartment buildings or condominiums presents a key opportunity for increasing the stock of affordable housing, and specifically ADUs in the City. The City has two new development projects that may be completed in the next few years: Founders Row and the West End Project. These projects give the City an opportunity to both add new ADUs to the stock and to increase the amount of money in the City's Affordable Housing Fund. The West End Project specifically has tremendous potential to increase the affordable housing stock as the City owns the land that is going to be developed.

# Miller House

In an effort to increase housing for City residents with disabilities, the City partnered with CRI, formerly Community Residences, Inc., to develop and operate a group home for five adult individuals with disabilities. The group home, Miller House, is located at 366 North Washington Street, which had been City owned land since 1973 and has since been transferred to CRI.

The home is currently being built and is projected to be completed, with residents moving in, by spring of 2019. Christ Crossman Church has agreed to provide parking for the program. The Fairfax/Falls Church Community Services Board will refer potential residents to CRI.



# Additional Housing Programs

## **U.S. Department of Housing and Urban Development Funded Programs:**

The City receives funding in the form of a federal U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) and the Home Investments Partnerships Grant (HOME). In 2018, the City partnered with non-profit organizations to provide assistance to low to moderate income City residents.

At the Winter Hill apartments, owned by FCHC Virginia Community Development Corporation, the City granted Community Development Block Grant (CDBG) funding to repair and rehab decks and balconies of the residents. As most Winter Hill residents are elderly or disabled, having safe and accessible decks is important for the residents to be able to get outside.

CDBG and Community Services Grant Funds were allocated to Falls Church Community Services Council for City residents to receive emergency rental assistance which enabled them to continue to afford their homes. Seven households were served with CDBG funds and seven households were served with Community Services Funds.

HOME grant funds and Community Services Grant Funds were allocated to Homestretch, a nonprofit that houses formerly homeless families with children under the age of 18. Seven households were served with HOME funds and three households were served with Community Services Funds. Additionally the City of Falls Church, Housing and Human Services Unit assisted eight families with rental assistance.

## **Homeless Programs:**

The City leases a four-unit apartment building to Homestretch, a local non-profit that provides transitional housing and services to formerly homeless families, often victims of domestic violence or human trafficking.

The City provides space to The Friends of Falls Church Winter Shelter, which runs a twelve-bed hypothermia shelter from November 15 through March 30. This shelter accommodates ten men and two women. The shelter will coordinate to get those in need to a different shelter if it is full for the night.

## **Senior and Special Needs Housing Programs:**

The Kensington Assisted Living Program located in the City provides an annual credit of \$93,600 to supplement the basic fees, care costs, and other services to eligible low to moderate income individuals. This credit subsidizes one or two residents at a time.

The City of Falls Church also has an agreement with Sunrise of Falls Church assisted living. This agreement provides eighteen beds for low to moderate income City residents and their family members aged 62 or older or disabled. Individuals must be at least 62 years old or have a disability, earn between 50 and 80 percent of HUD AMI annually, and must be a resident of the City.



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