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Sully District

Board Matter

August 2, 2022

Potential Transfer of Board of Supervisors'-Owned Property to the Fairfax County Redevelopment and Housing Authority 4000 Stringfellow Road – Chantilly Library

Increasing the supply of affordable housing throughout Fairfax County is a high priority. Earlier this year, the Board of Supervisors made the commitment to increase its strategic goal to provide a minimum of 10,000 new affordable housing units by 2034. County staff have been evaluating all the County's existing assets for potential housing opportunities, including the collocation of new housing with existing County facilities on County-owned land. Through the Public-Private Education Facilities and Infrastructure Act of 2002 (PPEA), as amended, publicly owned land in Fairfax County has been successfully leveraged through public-private partnership development to efficiently produce affordable housing units in a cost-effective manner through use of low-income housing tax credits.

The Board is the owner of approximately 15.9 acres of land in the Sully District described as Tax Map 45-1((1)) 7C and home to the Chantilly Regional Library. An opportunity exists on this site for the collocation of approximately 150-200 multi-family units, associated support services, and sitewide pedestrian improvements including a shared open space plaza accessible to library patrons and community residents designed to link both uses. The site's location is ideal. It is within walking distance to important services beyond the existing library including schools, parks, transit routes, as well as recreation and commercial amenities. These are all features that contribute to creating an equitable community with a neighborhood living environment providing opportunity for all residents of our community.

Therefore, I move that the Board direct staff to initiate steps to formally authorize and schedule a public hearing to consider conveyance of approximately 8-acres of the Board-owed Chantilly Regional Library site located at Tax Map Parcel 45-1((1)) 7C to the Fairfax County Redevelopment and Housing Authority (FCRHA) for the development of affordable housing, subject to the stipulation that: 1) in the event the FCRHA no longer pursues the project, the FCRHA will transfer ownership of the property back to the Board 2) the FCRHA will provide the county with access to and use of the site until such time as development activities begin and 3) any existing library parking spaces within the area designated for the affordable housing development will be replaced within the development and provided for library use.