



# County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

## Board Matter June 6, 2023

### Conveyance of Board-Owned Property Located at 2859 Annandale Road to the Fairfax County Redevelopment and Housing Authority

Mr. Chairman— Increasing the supply of affordable housing throughout Fairfax County is a high priority. An important strategy to exceed our goal to develop a minimum of 10,000 affordable housing units by 2034 is to leverage use of vacant Board-owned property for housing development. To this end, the Department of Housing and Community Development continues to actively investigate the feasibility of Board-owned sites for the development of affordable housing within all magisterial districts. One identified site is the vacant property located at 2859 Annandale Road, adjacent to the James Lee Center.

Publicly-owned land that may be too constrained or otherwise inappropriate for public use and/or large multifamily redevelopment, can be leveraged to efficiently produce long-term affordable homeownership opportunities for County families. Based on initial studies, the half-acre parcel is an excellent site on which to develop affordable homeownership units, potentially through a public-private partnership.

**Therefore, I move** that the Board direct staff to initiate the steps to formally authorize and schedule a public hearing to consider conveyance of the .5203 acre site adjacent to the James Lee Center located at Tax Map Parcel 0504 01 0050B to the Fairfax County Redevelopment and Housing Authority (FCRHA) for the development of affordable homeownership, subject to the stipulation that in the event the FCRHA no longer pursues the project, the FCRHA will transfer ownership of the property back to the Board.

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### **Potential Transfer of 5831 Columbia Pike (East County Part B) from the Board of Supervisors to the Fairfax County Redevelopment and Housing Authority**

**Mr. Chairman:** Increasing the supply of affordable housing continues to be a high priority in Fairfax County. In March of 2023, the Board of Supervisors doubled its strategic goal to now provide a minimum of 10,000 new affordable housing units by 2034. County staff have been evaluating the County's existing assets for potential housing opportunities, including the development of new housing on County-owned land. Through the Virginia Public-Private Education Facilities and Infrastructure Act of 2002 (PPEA), as amended, publicly owned land in Fairfax County has been successfully leveraged through partnership with private developers to efficiently produce affordable housing units in a cost-effective manner using low-income housing tax credits.

The Board owns approximately 2.93 acres of land in the Mason District described as Tax Map 0612 01 0113E and referred to as the East County Part B site. An opportunity exists on this site for the co-location of affordable housing, to include associated support services, underground parking, and possibly a childcare facility. The site's location is ideal. It is within walking distance of public transportation, retail, and healthcare, and is accessible to vital services including schools, libraries, and parks, as well as other recreational and commercial amenities. The inclusion of affordable housing within this amenity-rich community is consistent with the Board's equity goals as described in its One Fairfax policy.

**Therefore, I move** that the Board direct staff to initiate steps to formally authorize and schedule a public hearing to consider conveyance of the Board-owned East County Part B site located at Tax Map Parcel 0612 01 0113E to the Fairfax County Redevelopment and Housing Authority (FCRHA) for the development of affordable housing, subject to the stipulation that: 1) if the FCRHA no longer pursues the project, the FCRHA will transfer ownership of the property back to the Board pursuant to the Memorandum of Understanding discussed by the Board at its February 21, 2023 meeting and 2) the FCRHA will provide the county with access to and use of the site until the project begins.

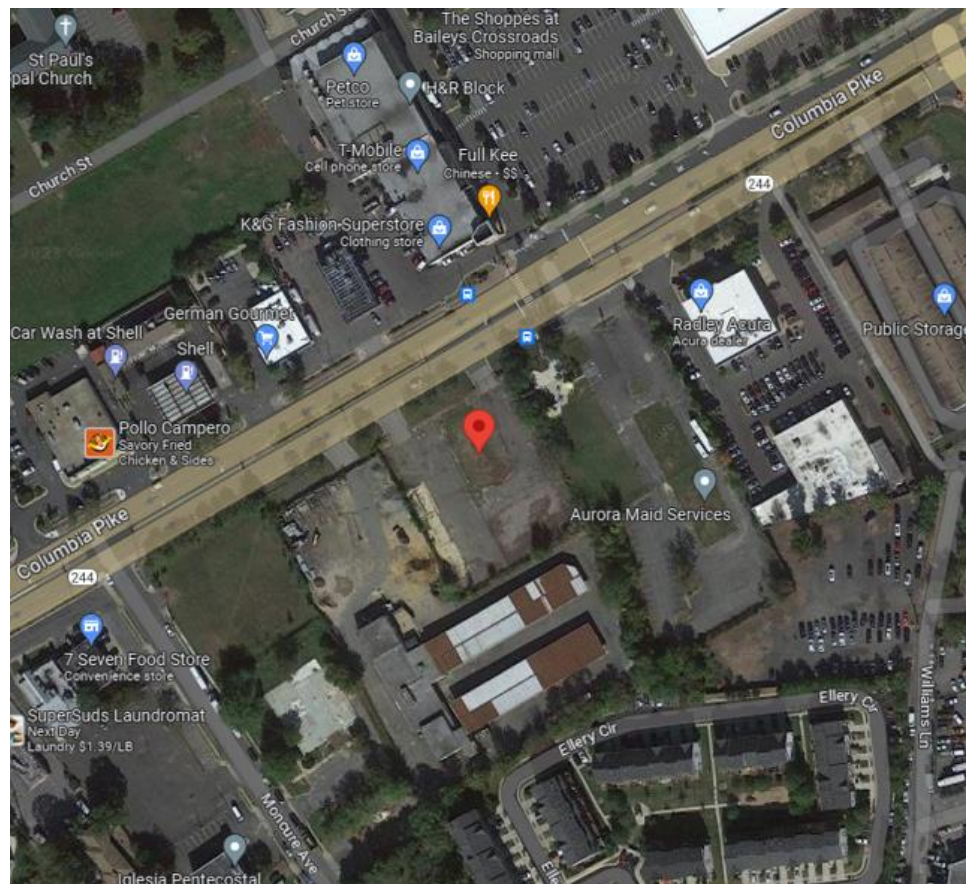
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Existing Site Conditions:



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