



## 2024 Awards of Excellence

### NACCED 49<sup>th</sup> Annual Educational Conference & Training

#### ***Homeless Coordination/Assistance***

#### **DuPage County Continuum of Care: “DuPage CoC Lived Experience Advisory Council”**

increased need for CoC engagement, recruitment, and coordination of persons with lived experience of homelessness. As policy discussions and decisions were taking place, the CoC and recipients of CoC and Emergency Solutions Grant (ESG) funding recognized the importance of collaborating with persons who have lived expertise, centering their experiences and utilizing their input as a valid and informed source of CoC planning.

#### ***Planning/Policy/Program Management***

#### **Shelby County Government Division of Planning and Development, Department of Housing: “Supporting Elderly Enrichment Through Partnership: A shared mission between Creative Aging and Shelby County, TN”**

Social capital is an important component to keeping our elderly populations healthy and thriving. Together with a local non-profit Creative Aging Midsouth, Shelby County, TN has established and grown an ongoing partnership to serve eligible residents of the Urban County. The shared mission of providing educational and arts and cultural events allows Shelby County to address Public Services needs with Community Development Block Grant (CDBG) funding.

## ***Affordable Housing***

### **Fairfax County Redevelopment and Housing Authority: “One University”**

The Problem: A suburb of Washington D.C., Fairfax County, VA, is home to more than 1.3 million people and economically diverse. According to the Equitable Growth Profile of Fairfax County, income equality is lower than the national average but has seen substantial growth over the last three decades. Workers in the bottom 20 percent have seen their wages erode over this time, and workers in the tenth percentile have experienced wage declines greater than nationwide declines. Meanwhile, the county’s higher-earners have seen above-average wage increases.

The need for affordable housing crosses all types of people and AMI levels in Fairfax County. This is why the Fairfax County Redevelopment and Housing Authority (FCRHA), in partnership with the Fairfax County Board of Supervisors (BOS), is committed to creating 10,000 net new, affordable homes by 2034. FCRHA is bringing affordable homes to all corners of Fairfax County and for people all along the income spectrum.

The Braddock District of Fairfax County, VA is also home to a major employer in Fairfax County: George Mason University (GMU), who has 40,000 students and more than 2,100 staff. This district has a high barrier to entry for affordable housing. According to the latest Fairfax County rental analysis, the Braddock District has the third highest average monthly rent in the region. It also has one of the smallest inventories of rental units.

The Innovative Solution and Results: FCRHA partnered with SCG Development and RISE Development to create One University, an affordable housing solution adjacent to GMU that delivers:

- 120 affordable residential multi-family units
- 120 affordable senior units
- 333 units (798 beds) of student housing

One University created best practices for affordable housing development including:

- It is the first Rental Assistance Demonstration (RAD) converted property to obtain U.S. Department of Housing and Urban Development (HUD) approval for demolition and redevelopment.
- It quintupled the affordable housing density on the land, as 46 affordable rental townhomes originally located on the site were demolished and replaced with 240 brand new, modern, affordable rental homes.
- GMU, through its partner RISE Development, leases the student housing land. This, in turn, generates about \$700,000 annually in rental revenue for the FCRHA.
- One University generates new tax revenue, as previously the land was tax-exempt.

One University also underscores the significance of creating affordable housing opportunity where people can live full lives, offering amenities such as:

- Close proximity to public transportation, shopping and grocery stores
- George Mason University campus amenities
- Access to major local employers, including GMU and the INOVA Health System

## ***Community Development***

### **Westchester County Department of Planning Division of Housing and Community Development: “Tarrytown YMCA Affordable Housing Conversion”**

Unfortunately, throughout the country, with the increased availability and offerings of new modern gyms, many local YMCA/YWCA have faced significant financial issues from the lack of demand and usage, aging facilities and other issues that have led them to pursue a new model. In Westchester County over the last several years, a number of Y's have shuttered as they cannot compete with facilities like Lifetime Fitness and Planet Fitness.

This is what occurred in the Village of Tarrytown in Westchester County, the local YMCA faced declining enrollment and facilities that were dated and needed upgrades that would have cost millions. Faced with this reality, the Tarrytown Y decided that the best route forward was to sell their facility and become a satellite operation. However, they wanted to sell the facility and not evict the 35 SRO residents (most of these residents were seniors with disabilities). Through the use of a County program, New Homes Land Acquisition, the Y was able to achieve their goals of selling their facility, gain a stronger financial position and continue to operate (in a different manner than previously) but also by serving the community by creating 109 units of affordable housing and while preserving the affordable homes for 35 adults.

The redevelopment of the Y property is now complete, the historic structure has been preserved and a new multifamily building replaces the 1960s portion of the Y. The units, 109 in total are 100%affordable to those earning 70% of the AMI or below. All of the existing SRO tenants have been relocated during the construction into new units and were given the choice to stay in the new units or move back to their former unit which although in the historic structure are completely brand new.

This is a great example of how the County used its limited and valuable resources and worked with both a non-profit community organization to ensure their long-term viability and a for-profit developer who made the affordable housing a reality.

## ***HOME Investment Partnerships Program***

### **Henrico County Department of Community Revitalization: “Cool Lane Commons”**

Cool Lane Commons, an 86-unit permanent supportive housing facility in Henrico County, is a significant step forward in reducing homelessness in the Richmond metro area. The project was a collaborative effort between Henrico County, the City of Richmond, and Virginia Supportive Housing along with countless other community organizations and stakeholders to provide new affordable housing and address a vacant, dilapidated former nursing home in an area suffering from long-term disinvestment.