

CPDC AND COMMUNITIES TOGETHER.

Growing and thriving.



West Wood Oaks
10734 West Drive
Fairfax, VA 22030

PROPERTY OVERVIEW

OWNER / DEVELOPER / SPONSOR

Suburbia Fairfax Development LLC
Community Housing, Inc.
CPDC

DEVELOPMENT TEAM

Wiencek + Associates Architects +
Planners, PC
Harkin Builders

FUNDERS

VCC	Construction Loan
VHDA	9% LIHTC
Enterprise	Permanent Loan
HUD	Section 8

DEVELOPMENT TYPE

Substantial Green Rehab

RESIDENTIAL PROFILE

Mixed income, Multifamily with some income restrictions

DEVELOPMENT PROFILE

Type / # Units / Density
1 BR / 10
2 BR / 44
Total: 54 units; 3.1 acres

AMENITIES

Community Laundry, Camera Security,
Community Room with Kitchen, Outdoor
Grills and Picnic Tables

CONSTRUCTION TYPE

Garden Apartments

DEVELOPMENT COSTS

\$9.1 Million

West Wood Oaks, a Dedicated-Affordable Community in the City of Fairfax

To avoid seeing another affordable housing property transformed into market rate housing in the City of Fairfax, Virginia, CPDC acquired the property, previously known as Suburbia Fairfax, in 1996 under the Low-Income Housing Preservation and Resident Homeownership Act (LIHPRA).

CPDC assumed the Section 8 contract and the U.S. Department of Housing and Urban Development (HUD)-insured first mortgage. It also received a capital grant from HUD to pay transaction costs, minor modifications needed to bring the property into compliance with Section 504, and to fund future repairs.

Financing

The renovation was financed with 9% Low-Income Housing Tax Credits issued by the Virginia Housing Development Authority (VHDA) and purchased by Enterprise Community Investment. The permanent loan is from Enterprise Community Partners and construction loan from Virginia Community Capital.

A use agreement with HUD provides for the following affordability profile: 39 units for households with incomes below 50 percent of the area median income

(AMI); three units for households with incomes from 51 to 80 percent of AMI; 12 units for households 80 to 95 percent of AMI. The property also has a 10-unit project-based Section 8 contract. Six apartments also meet universal design standards for persons with disabilities.

The property is a half-mile walk to shopping and restaurants in downtown Fairfax and close to a large city park, INOVA Fairfax Hospital, and George Mason University.

Renovations

In 2010, in response to maintenance needs of an aging property, CPDC decided to refinance, upgrade, and “Green” the 54-unit garden apartment property and rename the community West Wood Oaks.

The renovations were completed in 2012 and included interior upgrades such as new refrigerators, ranges, dishwashers, cabinetry, and flooring; new bathrooms with new tile tub surrounds, flooring, and vanities; re-finished hardwood floors living rooms and bedrooms; and new paint and light fixtures.

The renovation also included construction of a new community clubhouse, which contains an 800 square-foot community room for residents’ use. Other community amenities include benches, picnic tables, and outdoor grills.

COMMUNITY PRESERVATION AND DEVELOPMENT CORPORATION

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Green Features

The renovation was designed to meet Enterprise Green Communities and EarthCraft Virginia standards for green building. Most notably, the buildings' hot water heaters are assisted with roof-mounted solar, which reduces their dependence on natural gas by an estimated 40 percent.

Additionally, HVAC systems were replaced with 15 SEER split-system units, and the building was carefully weather stripped and caulked to prevent conditioned air from escaping. New toilets are 1.1 gallons per flush, reducing the property's water consumption. All refrigerators, stoves, and interior lighting are EnergyStar certified.

Community Impact Strategies

Since inception, CPDC has provided high-quality programs and resources to children, youth, and adults on our properties. Today however, CPDC has evolved to do more than resident services.

As we work deliberately as a community developer, we have evolved from service providers to active participants in neighborhood planning and joint creators of community solutions.

To reflect this shift—and our commitment to a deeper involvement and investment in communities—we have redefined this work as 'Community Impact Strategies' (CIS). CPDC employs a community building model that consists of five impact areas, which serve as the basis for all Community Impact Strategies: Economic Development; Education; Environment; and Health and Wellness.



Celebrating Affordable Housing Preservation

Mayor R. Scott Silverthorne and City Manager Bob Sisson joined CPDC staff, partners and residents of West Wood Oaks Apartments to celebrate the community's green renovation and brand-new clubhouse.

As Northern Virginia's economy continues to thrive, rents have outpaced household incomes, meaning that families must spend more of their hard-earned dollars on housing costs. A study by the National Low-Income Housing Coalition showed that a household in Fairfax must earn \$60,240 per year to afford a typical two-bedroom apartment, a level that is out of reach for many types of professions, such as teachers, social workers, and health care workers.

West Wood Oaks is the only dedicated-affordable property in the City of Fairfax by virtue of its income restrictions.

Wilma Huff, 35-year resident of West Wood Oaks commented, "I feel fortunate to have a beautiful new apartment in a place that is really a small community, rather than an apartment building," she said. "I commend the owners for improving the property and keeping it affordable for the next generation.

CPDC is committed to the long-term success of residents, our partners, and our communities. **CPDC and communities together. Growing and thriving.**