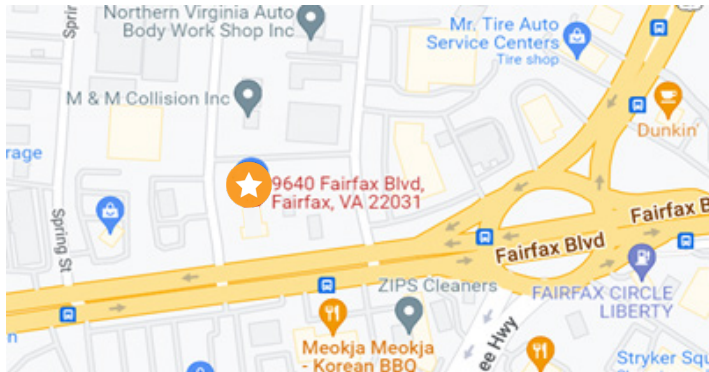


# Beacon Landing

9640 Fairfax Blvd • Fairfax, VA • [wesleyhousing.org](https://wesleyhousing.org) • [thelambcenter.org](https://thelambcenter.org) 



## Project Overview:

In May 2022, the Fairfax City-based Lamb Center and Wesley Housing announced a strategic partnership to create much-needed permanent supportive housing in the City of Fairfax. The development will serve people who are homeless or at risk of homelessness across jurisdictional lines. Residents will mainly be older adults or individuals with disabilities.

The partners plan to redevelop the Hy-Way Motel site (9640 Fairfax Blvd, Fairfax, VA) into a five-story residential/mixed-use community with 54 apartments serving single individuals (primarily studio apartments). The ground floor will contain office space to accommodate an expansion of the Lamb Center's jobs programs to assist individuals in finding and sustaining employment.

The property will house residents with very low incomes, at or below 30% of the Area Median Income (\$32,490 for a single person, HUD 2024).

Residents at the new development will sign leases and receive on-site case management and other wrap-around support. Case managers will help each tenant formulate and achieve individual goals such as securing income or work, improving physical and mental health wellbeing, and maintaining housing. Case managers will also provide skills training to improve individuals' ability to budget, manage medication, maintain employment, and develop positive social supports.

## Partners:

The Lamb Center  
City of Fairfax  
Fairfax County  
Fairfax County Redevelopment  
and Housing Authority  
Klein Hornig

Miner Feinstein Architects, LLC  
Mark R. Yoo Architect PLLC  
Harkins Builders  
Virginia Housing  
Walter L. Phillips, Inc.

## Fast Facts:



54 units

of affordable housing



Permanent Supportive Housing



New Construction



2026+  
estimated project completion

## Unit Mix and AMI Levels:

Size	30% of AMI	40% of AMI	50% of AMI	60% of AMI	Total
EFF	3	2	22	15	42
1 BR	2	1	4	3	10
2 BR	1	0	1	0	2
<b>Total</b>	<b>6</b>	<b>3</b>	<b>27</b>	<b>18</b>	<b>54</b>

## Anticipated Schedule:

Special Use Permit Approval	December 2022
VA Housing 9% LIHTC Award	August 2023
Building Permit Approval	February 2025
Construction Finance Closing & Groundbreaking	Summer 2025
Certificate of Occupancy & Construction Closeout	Q4 2026- Q1 2027

## Financing and Projected Costs:

Projected Sources	\$	/ Unit	%
9% Tax Credit Equity	\$ 11,716,828	216,978	% 36
First Mortgage	\$ 5,400,000	100,000	% 17
Fairfax County Funds	\$ 5,600,000	103,704	% 17
City of Fairfax Funds	\$ 4,400,000	81,481	% 14
VA DHCD ANSH Funds	\$ 1,900,000	35,185	% 6
Federal Appropriation	\$ 700,000	12,963	% 2
Grants	\$ 1,507,987	27,926	% 5
Deferred Developer Fee	\$ 1,250,000	23,148	% 4
<b>Total</b>	<b>\$ 32,474,815</b>	<b>601,385</b>	<b>% 100</b>

Projected Uses	\$	/ Unit	%
Acquisition Costs	\$ 2,597,942	48,110	% 8
Construction Costs	\$ 19,054,021	352,852	% 59
Soft Costs	\$ 5,197,658	96,253	% 16
Financing Costs	\$ 2,283,747	42,292	% 7
Reserves, Escrow's & Contg.	\$ 841,448	15,582	% 3
Developer Fee	\$ 2,500,000	46,296	% 8
<b>Total</b>	<b>\$ 32,474,815</b>	<b>601,385</b>	<b>% 100</b>