West Wood Oaks is a 54-unit garden-style apartment community in the City of Fairfax. In 2010, in response to maintenance needs of an aging property, Enterprise Community Development decided to refinance, upgrade, and “Green” the property, including the addition of a new community clubhouse, which contains an 800 square-foot community room for residents’ use.

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

Enterprise Community Development (ECD) 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 percent 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.

**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.
Resident Profile
Mixed income, Multifamily with some income restrictions

Development Profile
Type / # Units / Density
1 BR / 10
2 BR / 44
3.1 acres

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

10734 West Drive
Fairfax, VA 22030
LEASING 703.273.6609

DEVELOPER

Development Type
Substantial Green Rehab

Construction Type
Garden Apartments

Development Costs
$9.1 Million

CONTRACTOR
Harkin Builders

ARCHITECT
Wienczek + Associates Architects +
Planners, PC
OWNER
Suburbia Fairfax Development, LLC
Community Housing, Inc.
Enterprise Community Development

MANAGEMENT COMPANY
Edgewood Management
https://www.edgewoodmgmt.com/

TOTAL HOMES
54

PROPERTY TYPE
Affordable
Mixed-Income
Family