



Fellowship Square

1960 - 2020

60
YEARS

\$12 Mil. Renovation of Hunters Woods Fellowship House Preserves and Improves Affordable Housing in Northern Virginia

Renovation of 225-unit property is Fellowship Square's second major project in Fairfax County to address the increasing affordable housing needs for older adults well into the future

February 27, 2020 – Reston, Va. – Fellowship Square kicks off its 60th year of providing affordable housing to low-income seniors with a \$12 mil. renovation to its Hunters Woods Fellowship House, launched today at a reception and ceremonial groundbreaking. Built in 1979, the 225-unit property provides affordable housing to 300+ residents aged 62 and older who live on extremely limited fixed incomes of approximately \$12,000/year. The renovation will happen synonymously with Fellowship Square's ongoing [redevelopment of its Lake Anne Fellowship House](#), an \$84 mil. project that includes the construction of a new 240-apartment building that replaces the existing property. That project is expected to be completed in 2023, the \$12 mil. Hunters Woods project in 2022.

"Affordable housing, especially for our lower-income older adults, is one of my top priorities, as well as a countywide priority for the Board of Supervisors," remarked Hunter Mill District Supervisor Walter Alcorn. "This initiative to preserve and upgrade Hunters Woods Fellowship House, which has enriched lives and provided housing to hundreds of seniors over the past 40 years, is a critical investment in the greater Reston community and an important contribution to housing solutions in our region."

Northern Virginia Aging Trends and Housing Needs

There is a nationwide groundswell of seniors, as the baby boomers age and longevity increases. By the year 2050, nearly [20 percent](#) of the U.S. population will be 65 or older, compared to 15 percent today. Northern Virginia's population is also [maturing](#): the population of adults age 65+ grew more rapidly than the rest of the population in each of the last three decades, and this trend will continue – particularly in Fairfax County, which according to the [Health Systems Agency of Northern Virginia](#), will continue to have a majority of the region's older population in 2020 (54%) and 2030 (52%). The reduced economic means and disabilities associated with aging make it difficult for many older persons to obtain and afford living arrangements appropriate to their needs and circumstances. This is especially true in Northern Virginia where housing and housing related costs are high.

Preserving Affordable Housing in Fairfax County: Lake Anne and Hunters Woods

The Hunters Woods renovation will be conducted in multiple phases over three years to minimize the amount of disruption to residents. The renovation will include:

- reconfiguring 12 apartments into ADA accessible units for residents with disabilities
- roof replacement
- modernizing the heating/cooling system
- improving overall building energy efficiency
- updating building exterior and landscaping
- new flooring, finishes and lighting
- new entrance and lobby with indoor/outdoor seating
- improvements to communal spaces and social gathering spaces, creation of flex space that allows for small group activities simultaneously or large group functions
- new game, media (TV) and computer room

Enhancing Community, Battling Isolation

An important element of the Hunters Woods Fellowship House preservation project is upgrading the common areas of the building that serve as gathering spaces. These spaces are key to building community life, fostering social connections between residents, staff and volunteers. This, together with the dozens of programs and classes offered at Hunters Woods each week, helps battle the isolation that plagues many older adults and negatively impacts their health and quality of life.

Re-Investing to Meet Affordable Needs of the Future

“Here in Northern Virginia we have nowhere near the level of housing for low-income seniors that we need, and this trend will only grow worse with the aging of baby-boomers and expanding redevelopment projects that drive prices up. The value of our own Hunters Woods community has itself grown significantly. Fellowship Square has opted to take advantage of the enhanced equity of the property, refinance, and re-invest in the property and in our mission to provide housing that is truly affordable to older adults with minimal resources,” said Christy Zeitz, CEO of Fellowship Square.

The refinancing, with a U.S. Federal Housing Administration loan guaranteed by the U.S. Department of Housing and Urban Development (HUD), enables Fellowship Square to not only preserve and improve Hunters Woods, but to also have access to funds to invest in future projects - including the potential addition of new affordable housing properties in the years ahead.

A 60 Year Milestone of Providing Affordable Housing

The Hunters Woods preservation project is a milestone that shares its timing with the 60th anniversary of Fellowship Square. Founded in 1960, Fellowship Square has provided affordable housing and an array of supportive services for a diverse population of older adults with very limited incomes.

In addition to the Hunters Woods and Lake Anne Fellowship Houses in Fairfax County, Fellowship Square also operates Lake Ridge Fellowship House (Woodbridge, Va.) and Largo Landing Fellowship House (Upper Marlboro, MD). With 670 apartments across its communities, Fellowship House provides affordable homes to 830+ older adults living on extremely limited fixed incomes (approximately \$12,000/year).

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For more information on Fellowship Square housing options, volunteer opportunities or donations, visit fellowshipsquare.org, call 703.860.2536 or email info@fellowshipsquare.org.

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