



## Frequently Asked Questions

### What is Beacon Landing?

Beacon Landing is a new Permanent Supportive Housing (PSH) community currently under construction in Fairfax City. When complete, it will offer 54 affordable rental apartments and on-site supportive services for people experiencing or at risk of chronic homelessness. Standing five stories tall and covering 43,000 square feet, it will be the largest Permanent Supportive Housing community in Northern Virginia.

### Where did the idea for Beacon Landing come from?

On November 5, 2016, the Lamb Center Board of Directors held a strategic planning retreat and posed a simple yet powerful question: 'What is the greatest unmet need of our guests?' The next six years were filled with prayerful discernment, education, dialogue with community partners and City and County leaders, and a lengthy property search (with many dead ends), before TLC purchased 9640 Fairfax Blvd. on January 17, 2023.

### Other key dates:

- January 13, 2022 - TLC signs contract to purchase the 9640 Fairfax Blvd (Hy-way Motel)
- April 14, 2022 - TLC and Wesley sign nonbinding MOU outlining partnership
- December 14, 2022 - Fairfax City Council approves the special use permit application for redeveloping 9640 Fairfax Blvd (needed to secure financing for property and start construction).

### What is Permanent Supportive Housing?

Permanent supportive housing combines affordable housing with supportive services that help people who face the most complex challenges to live with stability, autonomy, and dignity. PSH is an innovative and data-driven solution that helps people break the cycle of homelessness and thrive. A study conducted by the Virginia Department of Behavioral Health & Developmental Services found that 94% of residents in PSH programs remained stably housed after one year.



## **Is Permanent Supportive Housing permanent?**

Permanent Supportive Housing has no time limit on residency. A primary goal is to ensure housing stability for individuals with multiple, chronic, complex needs that prevent them from living stably in other housing.

## **How does Permanent Supportive Housing Work?**

Supportive housing tenants pay a subsidized rent based on their income. With a lease of their own, they have the same rights and responsibilities as anyone in rental housing. Residency in supportive housing is not contingent on tenants meeting certain behavioral requirements (like sobriety or treatment participation) for access to housing.

## **Who will live at Beacon Landing?**

The apartments are designed primarily for single adults with very low incomes, including older adults and people with disabilities who are experiencing homelessness. Most residents will earn 30% or less of the Area Median Income (AMI)—currently under \$34,440 per year for an individual.

## **How will residents be selected?**

Residents will be referred to Beacon Landing through Fairfax County Continuum of Care's Coordinated Entry system. The selection criteria are based on assessed vulnerability. Six units are designated for use by the Virginia Department of Behavioral Health and Developmental Services (DBHDS) for individuals with Serious Mental Illness (SMI), ensuring these apartments go to those most at risk in our community.

## **Who is leading the project?**

Beacon Landing is a partnership between The Lamb Center and Wesley Housing, in collaboration with Fairfax County, the City of Fairfax, and multiple public and private funders. The project brings together The Lamb Center's 33 years of experience in faith-centered, holistic care—providing day services and case management for individuals experiencing homelessness—with Wesley Housing's proven expertise in affordable housing development.



## **Where is Beacon Landing located?**

Beacon Landing is being built at 9640 Fairfax Boulevard, Fairfax, VA, the former site of the Hy-way Motel. The location is one block from The Lamb Center, allowing for programming synergies.

## **What types of apartments will the building include?**

The five-story community will include:

- 42 studio apartments
- 10 one-bedroom apartments
- 2 two-bedroom apartments (for individuals requiring a live-in caregiver)

All units will feature universal design, and nine will meet federal accessibility standards (UFAS and ANSI Type A) to ensure full accessibility for residents with disabilities.

## **What supportive services will be provided?**

The Lamb Center will provide residents with 24-hour wraparound, trauma-informed services support, including:

- Case Management focused on tenancy supports and housing stability
- Connection to health, mental health, and substance use services
- Employment and life-skills training
- Income and benefits navigation
- Community-building and wellness activities

## **How is the project funded?**

The total development cost is \$33.1 million, financed through a layered capital stack that includes:

- 9% Low-Income Housing Tax Credit (LIHTC) equity from Capital One Bank via Hudson Housing
- A Capital One construction loan and Freddie Mac first mortgage



- Subordinate loans from the Fairfax County Redevelopment and Housing Authority (FCRHA) and the Virginia Department of Housing and Community Development (DHCD)
- Grants from the Federal Home Loan Bank of Atlanta, Virginia Housing, the Corporation for Supportive Housing (CSH), and congressionally directed funding championed by the late Rep. Gerry Connolly
- A deferred developer fee

### **What makes Beacon Landing innovative?**

Beacon Landing is designed as a trauma-informed, energy-efficient, and universally accessible community. It will meet both National Green Building Standards (NGBS) and Zero Energy Ready Home (ZERH) requirements, combining sustainability with resident well-being.

### **When will construction be complete?**

Construction began in September 2025, and Beacon Landing is expected to welcome its first residents in December 2026.

### **Why is Beacon Landing important?**

Beacon Landing represents Northern Virginia's largest investment in Permanent Supportive Housing to date, offering a compassionate, coordinated response to chronic homelessness. Beacon Landing shows what's possible when boundaries fade and communities unite around a shared conviction—that housing is not a privilege, but a fundamental human right.

### **What services will be offered at the Employment Center on the ground floor?**

The Beacon Landing Employment Center (working title) will provide comprehensive career support, including personalized coaching for job seekers and new employees, job readiness programs, and skills training. Participants will have opportunities to connect directly with employers through hiring events and partnerships. Additionally, the center will offer referral services and candidate sourcing to help local businesses meet their workforce needs.



**Can we hold Bible study at Beacon Landing?**

Yes—if residents request it. We believe this is one of several ways that faith organizations might get involved. We're still working out the details, but other opportunities for partner engagement may include front desk support and life skills classes.