



# ONE-YEAR ACTION PLAN FOR COUNTY FY 2025 (FEDERAL FY 2024)

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Affordable Housing Resources Panel: Recommendations to the Fairfax County Board  
of Supervisors – March 12, 2019  
FCRHA and HCD Strategic Plan for FY 2024  
WAG Contingency Plan for FY 2025

# Executive Summary

## AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

The Executive Summary of this Fairfax County One-Year Action Plan for FY 2025 (FY 2025 One-Year Action Plan) is intended to help facilitate citizen review of the uses of Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME) and Emergency Solutions Grant (ESG) funds (collectively, the Federal Funds), as well as the housing and community development goals and priorities to be achieved during the period July 1, 2024 through June 30, 2025. FY 2025 will be the fourth year of the county's implementation of the Five-Year Consolidated Plan for FY 2022-FY 2026 (Consolidated Plan). This FY 2025 One-Year Action Plan describes how Fairfax County intends to use the Federal Funds to meet the needs established in the Consolidated Plan and is based on the goals and strategies established in the Consolidated Plan.

### 2. Summarize the objectives and outcomes identified in the Plan

The Fairfax County Board of Supervisors (Board) adopted the Communitywide Housing Strategic Plan in 2018 to establish priority areas and set 15-year affordable housing production, preservation and financing goals. The Board adopted the Countywide Strategic Plan that identified Housing and Neighborhood Livability as a priority outcome area with five strategies to promote adequate quantity and availability of housing, eight strategies to increase affordable and quality housing, six strategies to improve flexibility and adaptability of land use rules, two strategies to prevent and end homelessness, and four strategies to improve access to amenities that promote healthy neighborhoods.

The objectives and outcomes identified for this Action Plan are consistent with those identified in the [Consolidated Plan](#); [Communitywide Housing Strategic Plan](#); and the [Countywide Strategic Plan](#). Other important plans and policy documents that support the objectives and outcomes include the 2015 Strategic Plan to Facilitate the Economic Success of Fairfax County to shape a strong economic development strategy; the 2017 [One Fairfax Policy](#) for racial and social equity to affirm county goals of inclusivity and shared prosperity for all county residents; and the Metropolitan Washington Regional Fair Housing Plan.

The actions identified in this plan are expected to deliver the following outcomes:

- Affordable and quality housing;
- Adequate quantity and availability of housing; and
- Preventing and ending homelessness.

The supply of affordable housing opportunities is the critical foundation to support stability and success of all residents, businesses, and places within Fairfax County. Community engagement efforts by county staff associated with the work of the Affordable Housing Resources Panel, the Workforce Dwelling Unit Homeownership Taskforce, the Affordable Housing Preservation Task Force, the Chairman's Task Force on Equity and Opportunity, and the Virginia Chamber among others, have identified an acute affordable housing need affecting one or more of the following populations:

- Individuals and families experiencing homelessness,
- Households with low to extremely low incomes,
- Special needs populations which includes seniors and persons with disabilities,
- Workforce essential to economic health and growth,
- Residents of manufactured housing communities, and
- Public safety personnel.

In 2020, the Joint Legislative Audit and Review Commission on behalf of the Virginia General Assembly found that, “Virginians most impacted by the lack of affordable housing are renters, have low incomes, are more likely to live in the state’s populated areas, and often work in common, essential occupations.” People of color are disproportionately negatively impacted by the lack of available affordable housing within Fairfax County. White residents own homes at a rate greater than their share of the population, while residents of all other races and Hispanic residents own homes at rates less than their share of the population.

Improving affordable housing policies, support programs, and administrative practices with innovations that support the needs of customers through the preservation of existing affordable housing and the aggressive production of new affordable housing is critical to ensure equitable access to a range of affordable rental and home ownership opportunities for all residents, including people experiencing homelessness.

### **3. Evaluation of past performance**

The [Consolidated Annual Performance and Evaluation Report \(CAPER\)](#) evaluates the county’s use of CDBG, HOME, and ESG program funds during the immediately past fiscal year which ended on June 30, 2023. It provides a summary of accomplishments and an accounting of the allocation and expenditure of funds in FY 2023, in relation to funding and accomplishment goals established in the Five-Year Consolidated Plan for 2022-2026. The CAPER also reports on other key county efforts and funding that support affordable housing, community development and targeted public services activities.

Key funding uses and accomplishments reported in the FY 2023 CAPER include:

- The County adopted a goal of no net loss of affordable housing, with the preservation of affordable housing in both market affordable and committed affordable rental communities and scattered sites. In December 2022, the County published a Request for Qualifications to establish an inaugural pool of pre-qualified affordable housing providers and development firms to increase the County’s agility to take advantage of market and committed affordable housing preservation opportunities. Twenty-one affordable housing providers were pre-qualified to help the County more quickly respond to acquisitions, allow for quicker processing of gap financing applications in response to market timelines, and otherwise assist the FCRHA/HCD with execution of preservation opportunities.
- The County strives to increase the supply of affordable housing each year and the production of new units is supported by the County’s Affordable Dwelling Unit (ADU) Ordinance, Workforce Dwelling Unit (WDU) Policy, Multifamily Rental Preservation policy in the Comprehensive Plan, Blueprint financing, and other state and local funding sources.

- The Fairfax County One Fairfax Equity Policy is a joint racial and social equity policy that asks departments to intentionally consider equity in decision-making and in the development and delivery of future policies, programs, and services. The policy identifies 17 focus areas to promote equity, including community and economic development, housing, education, environment, and transportation. Integrating the principles of One Fairfax into the programs and services of the HCD is paramount to achieving the goals of the One Fairfax Policy. The Equity Impact Plan developed by the HCD identifies the implementation areas with corresponding actions that guide staff to advance the One Fairfax Policy.
- ESG funds, used to prevent homelessness and provide housing relocation and stabilization services and financial assistance, including rental assistance, were supplemented by Emergency Solutions Grant – Coronavirus funds (ESG-CV) under the federal CARES Act, which also helped to provide temporary emergency shelter locations and was used to rapidly re-house households experiencing homelessness.
- CDBG funding was used to fund affordable housing programs and projects, and public services activities that aligned with the priorities adopted by the Board of Supervisors. Supplemental CDBG – Coronavirus (CDBG-CV) funding was primarily used to provide emergency rent and utility assistance to income-eligible households negatively impacted by the coronavirus pandemic.
- Three nonprofits acquired 13 scattered sites throughout the county to support affordable rental housing for households at or below 60 percent of AMI, some of whom have special needs, are veterans, or are homeless or at risk of homelessness.
- The County utilized CDBG to purchase seven ADUs.
- The Home Repair for the Elderly Program (HREP) completed 224 projects to provide services to 101 households.
- Six nonprofit contracts for CDBG Targeted Public Services provided vital services to almost 18,800 clients under one or more, county-determined, priority areas: Housing; Health; Positive Behaviors and Healthy Relationships; Literacy/Educational Development/Attainment; Support/Community/Social Networks; and Financial Stability.
- Seventy-three households received down payment assistance using CDBG funding.
- The Tenant Based Rental Assistance (TBRA) program provided rental assistance to 52 families.
- FCRHA administered 175 Family Unification Vouchers (housing choice vouchers) that were awarded from HUD. Fairfax County Department of Family Services (DFS) screens and refers these youth and their families and provides follow up case management for them for at least one year after they receive their voucher.
- The FCRHA served 100 households in its Family Self-Sufficiency program.
- The FCRHA performed critical rehabilitation work on 12 federal RAD-PBV properties.

#### **4. Summary of Citizen Participation Process and consultation process**

Fairfax County is committed to ensuring residents, advocacy groups, service providers, public and private agencies, community leaders, and stakeholders have opportunities to participate in the development and implementation of the Consolidated Plan. The Board adopted [Fairfax County's Citizen Participation Plan](#) (hereafter, the "CPP") on December 8, 1997 and most recently amended it on March 23, 2021. *A copy of the CPP may be found in the Grantee Unique Appendices.* The CPP is locally developed and sets forth policies and procedures for public input and participation during the Consolidated Plan process.

Per the CPP, the county encourages and provides opportunities for citizen participation from all sectors of the community. Emphasis is placed on participation by low- and moderate-income individuals; residents of areas in which federal funds are used or are proposed to be used; and minority and non-English-speaking residents as well as by persons with disabilities and other special needs. The county also works closely with the FCRHA to encourage participation by residents of public and assisted housing developments.

The Consolidated Community Funding Advisory Committee (CCFAC) is a citizen group established by the Board to monitor and advise the Board on the development and implementation of each Five-Year Consolidated Plan and One-Year Action Plan (hereafter, "the Plans"). CCFAC holds at least one annual public hearing (hereafter, "CCFAC Public Hearing") to receive citizen input on current and needed housing, community development, and public services, as well as comments on the Plans submitted at or prior to the close of public hearings held by the Board (hereafter, "Board Public Hearings"). CCFAC is composed of representatives from human services provider groups, consumer and community organizations, and other boards, authorities, and commissions involved in human services.

Numerous county agencies and local groups were involved in developing the Plans, and the County consulted with state agencies, neighboring jurisdictions, and a variety of community-based organizations.

Citizens were notified of the opportunity to provide citizen input for the CCFAC Public Hearing on housing, community development and other human services needs, held on October 10, 2023. In addition, a Draft FY 2025 One-Year Action Plan was released and distributed on XXXXXXX, 2024 for public review and comment in writing or in person on or prior to XXXXXXX, 2024. The public will be able to submit written comments on the Draft FY 2025 One-Year Action Plan to HCD Grants Management at 3700 Pender Drive, Suite 300, Fairfax, VA 22030.

#### **Summary of public comments**

Notices that the CCFAC Public Hearing would be held on October 10, 2023, were provided through newspaper publications with diverse circulations, as well as through the county website, a variety of social media platforms, social services agencies, nonprofit providers of affordable housing and human services, community networks, and public libraries.



The CCFAC received testimony at the public hearing from and on behalf of the following organizations:

- Affordable Housing Advisory Committee
- Annandale Christian Community for Action;
- Ayuda;
- Britepaths;
- Cornerstones, Inc.;
- Edu-Futuro;
- The English Empowerment Center;
- Fairfax County NAACP;
- Good Shepherd Housing and Family Services;
- Human Services Council;
- Insight Memory Care Center
- Northern Virginia Resource Center for Deaf and Hard of Hearing Persons;
- Private Citizens;
- Tenants and Workers United;
- Unitarian Universalist Congregation of Fairfax
- Virginians Organized for Interfaith Community Engagement; and
- Western Fairfax Christian Ministries

A summary of the testimony presented at the CCFAC Public Hearing may be found in the Citizens Participation Comments Appendix section.

The public was provided access to and opportunities to comment on the Draft FY 2025 One-Year Action Plan beginning on XXXXXXX, 2024 and ending on XXXXXXX, 2024 (Public Comment Period). The Public Comment Period will end at the conclusion of the Board Public Hearing held on XXXXXXX, 2024, at which the Board will receive testimony on the Draft FY 2025 One-Year Action Plan and the proposed uses of federal and local funding to advance affordable housing and human services countywide. Notices of the Public Comment Period, opportunities to participate and the Board Public Hearing were provided through newspaper publications with diverse circulations, as well as through the county website, a variety of social media platforms, social services agencies, nonprofit providers of affordable housing and human services, community networks, and public libraries.

The Board received written and oral testimonies on behalf of the following organizations:

- XXXXXX

**Summary of comments or views not accepted and the reasons for not accepting them**

XXXXXXXXXX

**5. Summary**

XXXXXXXXXX

## PR-05 Lead & Responsible Agencies – 91.200(b)

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	Fairfax County	HCD
HOME Administrator	Fairfax County	HCD
ESG Administrator	Fairfax County	HCD

**Table 1 – Responsible Agencies**

### Narrative

Fairfax County's CDBG-, HOME- and ESG-funded affordable housing and community development programs are administered by HCD. In addition to its role as a department of county government reporting to the County Executive and the Board, HCD also serves as staff of the Fairfax County Redevelopment and Housing Authority (FCRHA). FCRHA is a separate political body whose members are appointed by the Board, and which possesses specific powers granted by the Code of Virginia.

Every five years, the Board adopts a Consolidated Plan describing the county's needs, gaps in service and priorities for affordable housing, community service, homeless assistance, community development, neighborhood preservation and revitalization, and employment and economic opportunity services, as well as the resources and strategies to be used to meet the identified needs. Each year, the Board also approves a One-Year Action Plan which sets forth how the county will utilize Federal Funds to meet the needs and priorities identified in the Consolidated Plan. The Consolidated Plans and One-Year Action Plans are prepared by HCD staff through an intensive citizen participation process under the leadership of CCFAC. Annually, a CAPER is submitted to HUD detailing how Federal Funds were spent and the accomplishments achieved.

### Consolidated Plan Public Contact Information

Fairfax County Department of Housing and Community Development  
3700 Pender Drive, Suite 300  
Fairfax, Virginia 22030  
Thomas E. Fleetwood, Director  
Telephone: (703) 246-5100 or TTY: 711

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

**Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))**

The county worked closely with HCD and FCRHA staff to solicit the input of area housing and service providers through a variety of means. Examples include:

- **Moving to Work (MTW)**: FCRHA works directly with its MTW Resident Advisory Committee on the development and implementation of activities related to FCRHA's Moving to Work designation.
- **Consolidated Community Funding Pool (CCFP)**: CDBG Targeted Public Services funds are combined with Community Services Block Grant funds (CSBG) and local county funds to support programs funded through the competitive Consolidated Community Funding Pool (CCFP) Request for Proposal (RFP) process. Department of Procurement and Material Management staff work closely with CCFAC, NCS and HCD and other county agencies in all aspects of the administration of CCFP and the competitive funding process. In response to direction by the Fairfax County Board of Supervisors, the CCFP competitive funding process was bifurcated to ensure continued and uninterrupted support for emergency food and housing services. CCFP funding is awarded under two RFPs. One RFP awards funding for services to achieve the categories identified for the funding cycle. In FY 2023, \$8.8 million was awarded to support the following outcomes: build self-sufficiency; provide health services; assist with financial stability; encourage positive behaviors; or build strong social networks. The second RFP awarded \$5 million to provide emergency food or housing assistance in all areas of the county.
- **Affordable Housing Advisory Council (AHAC)**: AHAC is comprised of 36 representatives of diverse sources of housing advocacy. AHAC makes recommendations about the allocation of resources, and the implementation of policies and programs to facilitate the achievement of Communitywide Housing Strategic Plan goals.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The HCD Office to Prevent and End Homelessness (OPEH) manages, coordinates, and monitors day-to-day implementation of the community’s strategic plans to prevent and end homelessness. OPEH provides staff support to the Continuum of Care Board which serves as the CoC Board pursuant to 24 CFR 578.5(b). As part of this responsibility, OPEH assures coordinated execution of the work of the CoC with ESG-funded projects.

OPEH collaborates with an array of providers, including professional staff and volunteers from government, nonprofits and faith communities to address the specific needs of families and individuals

experiencing homelessness, such as those who chronically experience homelessness, families with children, veterans and unaccompanied youth. Recently implemented initiatives include the ongoing enhancement of the Coordinated Entry (CES) policies and procedures through the CES Committee, and the creation of the Racial Equity Action Committee to operationalize the use of equity in homeless services, and the collaboration with various partners to end the experience of homelessness for veterans living in Fairfax County.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

OPEH manages, coordinates, and monitors day-to-day implementation of the CoC’s strategies and provides staff support to the CoC Board. As part of this responsibility, OPEH assures coordinated execution of the work of the CoC and leads collaborative decision-making efforts in the use of federal homeless assistance funding, including the Emergency Solutions Grant (ESG). Important partners in the process of using ESG funds include several community-based nonprofit organizations that provide emergency shelter, homelessness prevention and rapid rehousing assistance. Through collaborative discussions, this partnership makes important decisions about the type of programs to be supported, the organizations that will utilize the funding, and the policies and procedures that must be developed in line with federal regulations to ensure effective and efficient use of ESG funding. OPEH develops performance standards and evaluation outcomes with community partners to support and complement homeless system performance measures as defined by HUD. OPEH also serves as the Homeless Management Information System (HMIS) Lead for the local CoC and coordinates the HMIS Super Users, a collaborative decision-making body, in developing policies and procedures for the operation and administration of HMIS. As HMIS Lead, OPEH also manages payments for HMIS vendor’s services and licenses for HMIS users.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

<b>1</b>	<b>Agency/Group/Organization</b>	<b>Fairfax County Redevelopment and Housing Authority</b>
	<b>Agency/Group/Organization Type</b>	PHA

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Unaccompanied youth
<b>2</b>	<b>Agency/Group/Organization</b>	<b>Consolidated Community Funding Advisory Committee</b>
	<b>Agency/Group/Organization Type</b>	Housing Human Services Advocacy Groups Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
<b>3</b>	<b>Agency/Group/Organization</b>	<b>Fairfax County Affordable Housing Advisory Committee</b>
	<b>Agency/Group/Organization Type</b>	Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

4	<b>Agency/Group/Organization</b>	<b>Fairfax-Falls Church Community Partnership on Ending Homelessness</b>
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
5	<b>Agency/Group/Organization</b>	<b>FCRHA Move To Work Advisory Committee</b>
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs – Families with children Homelessness Needs – Veterans Homelessness Needs – Unaccompanied youth

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Department of Housing and Community Development	The metrics set forth in the county's homelessness strategies are tied to the Communitywide Housing Strategic Plan and are reflected in the FY 2025 One-Year Action Plan.
Moving to Work (federal)	FCRHA/Department of Housing and Community Development	The Strategic Plan is consistent with the FCRHA's Moving to Work program.
<a href="#">FCRHA Strategic Plan</a> (local)	FCRHA/Department of Housing and Community Development	The activities described in the Annual FCRHA Strategic Plan serve as a yearly work plan for the housing authority.

Communitywide Housing Strategic Plan (local)	Department of Housing and Community Development	Under the direction of the Board, the Communitywide Housing Strategic Plan is a comprehensive effort to preserve and create affordable housing options by both identifying near term goals that can be accomplished with currently available resources and identifying the resources and longer-term strategies necessary to meet housing production goals by 2034.
<a href="#">Fairfax County Comprehensive Plan/Zoning Ordinance</a>	Fairfax County Department of Planning and Development	The Comprehensive Plan and Zoning Ordinance provide the land use policy and regulatory framework for the preservation and creation of affordable housing, as described in this FY 2025 One-Year Action Plan. This includes elements such as the Affordable Dwelling Unit and Workforce Dwelling Unit programs.
One Fairfax Policy	Fairfax County Equity Office	The One Fairfax Policy, adopted by the Board on November 21, 2017, and by the FCRHA on March 7, 2019, defines expectations for consideration of racial and social equity, and, meaningful community involvement when planning, developing and implementing policies, practices and initiatives. The policy provides a framework to advance equity in alignment with the stated vision and priorities of the county and the FCRHA. The policy informs all other county policies and applies to all publicly delivered services in Fairfax County Government, the FCRHA and Fairfax County Public Schools.

**Table 3 – Other local / regional / federal planning efforts**

## **AP-12 Participation – 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal setting**

The Board adopted a [Citizen Participation Plan](#) on December 8, 1997 (hereafter, “CPP”), and it was most recently amended in 2021. The CPP guides public input and participation in the consolidated planning process. A summary of the citizen participation process is provided at AP-05, paragraph 4. *The full text of the CPP may be found in the Grantee Unique Appendices section.*



**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Chinese, Spanish, Vietnamese</p> <p>Persons with disabilities</p> <p>Nontargeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Persons with incomes at or below the poverty level</p>	<p>Representatives of CCFAC, FCRHA and the public attended the CCFAC Public Hearing on October 10, 2023. All oral and written citizen comments submitted at the CCFAC Public Hearing were accepted and included in the Draft FY 2025 One-Year Action Plan. The needs identified and discussed at the CCFAC Public Hearing are addressed by the Annual Goals and Objectives described in AP-20.</p>	<p><i>All public comments received at or for the CCFAC Public Hearing are summarized in "Citizen Participation Comments" found in the Grantee Unique Appendices section.</i></p>	N/A	N/A

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Public Hearing	Minorities Non-English Speaking - Specify other language: Chinese, Spanish, Vietnamese  Persons with disabilities  Nontargeted/broad community  Persons with incomes at or below the poverty level	The Board will provide an opportunity for public comments at the Board Public Hearing on XXXXXX, 2024.	XXXX	XXX	N/A

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

The recommended allocations of CDBG, ESG, and HOME funding (Federal Funding) and program income earned from prior uses of Federal Funding used in the Draft FY 2025 One-Year Action Plan are based on estimates. CCFAC adopted and recommended a contingency plan to provide instructions for adjusting the recommended allocations when the actual amounts of Federal Funding and Program Income are determined. *The WAG Contingency Plan may be found in the Grantee Unique Appendices section.*

Notification of the actual awards for FY 2025 was received on XXXXXXX, 2024.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	5,682,469	310,996	3,000	5,996,465	5,682,469	Notification of the actual awards for FY 2025 was received on XXXXXXX, 2024. The Program Income allocation is based on projections from current activities.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,385,371	36,000	0	2,421,371	2,385,371	Notification of the actual awards for FY 2025 was received on XXXXXXXX, 2024. The Program Income allocation is based on projections from current activities.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	520,211	0	0	520,211	520,211	Notification of the actual awards for FY 2025 was received on XXXXXX, 2024.

**Table 5 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.**

Fairfax County leverages federal CDBG, HOME and ESG funds with a variety of local resources, including private investments, donations and other county funds.

CDBG-funded targeted public services activities are supported by private cash and in-kind donations, as well as other county, state and federal funds. The gaps between CDBG funding for non-profit sponsored affordable housing capital projects and the total acquisition, renovation and leasing costs are funded by equity investments, private financing and/or other local funds, as well as by private cash, services and material donations.

Fairfax County meets and exceeds its HOME Match requirement through non-federal cash resources contributed to fund the Rental Subsidy and Services Program, the activities of which are eligible for HOME funding.

Additionally, the county created a Housing Trust Fund (HTF) in FY 1990, which is used to encourage and support the acquisition, preservation, development and redevelopment of affordable housing by the FCRHA, non-profit sponsors and private developers. Housing Trust Fund awards are anticipated in FY 2025. HOME and CHDO funds invested in nonprofit sponsored capital projects are also leveraged by equity investments, private financing and/or other local funds, as well as by private cash, services and material donations.

The Affordable Housing Development and Investment fund, (formerly known as the Penny for Affordable Housing Fund), was established in FY 2006, as a major financial commitment by the county to preserving and creating new affordable housing opportunities specifically for affordable housing at 60 percent of AMI and below. The Affordable Housing Development and Investment fund (AHD) is a flexible source of local funding primarily from a portion of the real estate tax for affordable housing. The AHD also includes housing loan repayments for properties owned by the FCRHA and ground leased to private housing providers. The county leverages the AHD with non-county resources to deliver new affordable units through private affordable developers or preserve existing market affordable units. Fairfax County invests local General Funds to provide a one-to-one match for the ESG funding. The local matching funds are appropriated on an annual basis as a part of the normal Fairfax County budget cycle, typically in April or May.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

Fairfax County and the FCRHA have a long and successful track record of utilizing public land for the development of housing to meet a continuum of needs identified in this FY 2025 One-Year Action Plan. Projects expected to be completed, under construction or in planning during the time covered by this FY 2025 One-Year Action Plan include the following:

**One University Redevelopment:** The FCRHA has partnered with Stratford Capital Group and Rise Real Estate Company to redevelop FCRHA property located proximate to George Mason University to create 333 student housing units, 120 affordable housing units and 120 senior housing units. VH awarded LIHTC for the project in June 2020. The development financial closing and construction began in December 2021. The project completion is anticipated to be May 2024.

**Autumn Willow Senior Housing:** The FCRHA solicited development proposals to create up to 150 senior housing units on FCRHA property located at the intersection of Stringfellow Road and Autumn Willow Drive. The Michael's Development Company was selected as the development partner. VH awarded LIHTC for the project in June 2021. The development financial closing and construction began in May 2023. The project completion is anticipated to be September 2024.

**Little River Glen Redevelopment/New Construction:** The FCRHA is undertaking the combined rehabilitation of 120 units of affordable senior rental housing at the Little River Glen, Phase I community, as well as the new construction of 60 additional senior units on the site to be known as Little River Glen, Phase IV community. Staff has selected the LIHTC syndicator/investor, construction and permanent lenders, and design/development consultant for the project. The FCRHA will bid out the general contractor services for the rehabilitation and new construction projects in late 2023 and anticipates issuing a notice to proceed for construction by the spring of 2024.

**Stonegate Village Apartments Renovation:** The development project will renovate 234 affordable housing units located in Reston near the intersection of Reston Parkway and Glade Drive. The renovation scope includes site improvements and a comprehensive interior rehabilitation, such as kitchen and bathroom modernization, flooring, painting, window replacement and accessibility upgrades. The property condition needs assessment was completed in October 2020, and the design phase was initiated in December 2020. The FCRHA is projecting that the LIHTC application will be submitted in 2024, with the financial closing expected by late 2024.

**Housing at Route 50/West Ox Road:** The Board of Supervisors transferred ownership of the property to the FCRHA to create affordable housing for persons with special needs. The FCRHA received an unsolicited developer proposal to design, develop, construct, own, and operate up to 34 units specially designed for single individuals needing permanent, secure, well-designed, and sustainable housing. The FCRHA solicited competing proposals for the development and the original proposal from Cornerstones Housing Corporation was selected in September 2021. The developer has begun land use planning for the project.

**Residences at the Government Center II:** The Board of Supervisors transferred ownership of two parking lots on the Government Center campus to the FCRHA to create affordable housing. The FCRHA solicited proposals to design, develop, construct, own, and operate an affordable multi-family residential community of approximately 275 low- to moderate-income units pursuant to a long-term, nominal fee ground lease with the FCRHA. Lincoln Avenue Capital was selected as the developer in February 2022. VH awarded LIHTC for the project in June 2023. Permitting for the project continues with financial closing and construction anticipated to begin in May 2024.

**East County Site:** The Board of Supervisors transferred ownership of the 2.39-acre site in fall 2023 to the FCRHA to create affordable housing. The FCRHA will solicit proposals to design, develop, construct, own, and operate an affordable multi-family residential community of up to 160 low- to moderate-income units pursuant to a long-term, nominal fee ground lease with the FCRHA. A Request for Proposals is anticipated to be advertised in the second quarter of 2024.



**James Lee Community Center Adjacent Site:** The Board of Supervisors transferred ownership of the 0.52-acre site in fall 2023 to the FCRHA to create affordable housing. The FCRHA will solicit proposals to design, develop, and construct between 2-10 single-family homes for sale as an affordable homeownership opportunity. A Request for Proposals is anticipated to be advertised in the third quarter of 2024.

**Future affordable housing sites:** The Board of Supervisors has set the precedent of transferring county-owned properties to the FCRHA to create affordable housing. The East County Site and James Lee Community Center Adjacent Site (mentioned previously) are two recent examples of leveraging county-owned land to address the affordable housing needs identified in the Consolidated Plan. The staff has identified several other county-owned properties for creating additional affordable housing. Due diligence is underway to determine the feasibility of the future development of other county-owned sites.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homelessness	FY 2025	FY 2025	Affordable Housing  Homeless	Countywide	Homelessness Prevention and Rapid Re-Housing Affordable Rental Housing Community Services	CDBG: \$390,000 HOME: \$394,000 ESG: \$520,211	Homelessness Prevention: 263 households Rapid Rehousing: 435 households Rental Units Constructed: 4
2	Special Needs	FY 2025	FY 2025	Affordable Housing  Non-Homeless Special Needs	Countywide	Affordable Rental Housing Homeownership Access and Rehabilitation Community Services	CDBG: \$890,000 HOME: \$1,394,000 ESG: \$0	Tenant-Based Rental Assistance: 64 Households Rental Units Constructed: 4 Rental Units Rehabilitated: 90
3	Low-Income Working Families	FY 2025	FY 2025	Affordable Housing	Countywide	Affordable Rental Housing Homeownership Access and Rehabilitation Community Services	CDBG: \$998,000 HOME: \$394,000 ESG: \$0	Rental Units Constructed: 4 Direct Financial Assistance to Homebuyers: 38
4	Moderate-Income Workforce Housing	FY 2025	FY 2025	Affordable Housing	Countywide	Affordable Rental Housing Homeownership Access and Rehabilitation	CDBG: \$1,309,000 HOME: \$0 ESG: \$0	Homeowner Housing Rehabilitated: 210 Direct Financial Assistance to Homebuyers: 37

<b>5</b>	Human Service System	FY 2025	FY 2025	Public Services	Countywide	Community Services Administration and Planning	CDBG: \$329,000 HOME: \$0 ESG: \$0	Public Services Activities Other Than Low/Moderate Income Housing Benefit: 11,713
<b>6</b>	Poverty Reduction/Self Sufficiency	FY 2025	FY 2025	Affordable Housing  Public Services	Countywide	Community Services	CDBG: \$523,000 HOME: \$0 ESG: \$0	Public Service Activities Other Than Low/Moderate Income Housing Benefit: 2,065 Public Service Activities for Low/Moderate Income Housing Benefit: 205
<b>7</b>	Reinvestment	FY 2025	FY 2025	Non-Housing Community Development	Countywide	Administration and Planning	CDBG: \$160,000 HOME: \$0 ESG: \$0	Other: 1 Other
<b>8</b>	Community Input	FY 2025	FY 2025	Other	Countywide	Administration and Planning	CDBG: \$160,000 HOME: \$160,000 ESG: \$0	Other: 1 Other

**Table 6 – Goals Summary**

**Goal Descriptions**

<b>1</b>	<b>Goal Name</b>	Homelessness
	<b>Goal Description</b>	Prevent and end homelessness through a variety of county programs and activities.
<b>2</b>	<b>Goal Name</b>	Special Needs
	<b>Goal Description</b>	Provide affordable housing options in several ways to special-needs populations, including households with low- to extremely low-income, seniors, and persons with physical or mental disabilities.
<b>3</b>	<b>Goal Name</b>	Low-Income Working Households
	<b>Goal Description</b>	Increase affordable housing for low-income working households through creative partnerships and public policy.
<b>4</b>	<b>Goal Name</b>	Moderate-Income Working Households
	<b>Goal Description</b>	Increase affordable housing for moderate-income working households through creative partnerships and public policy.
<b>5</b>	<b>Goal Name</b>	Human Service System

	<b>Goal Description</b>	Maintain and strengthen a safe, healthy and vibrant community through a human service system that is responsive to all populations and their diverse needs including children, the elderly, persons with disabilities, or those with other special needs, with emphasis on benefiting low- and moderate-income persons and households. The county will: <ul style="list-style-type: none"> <li>• identify gaps and strategies to meet current and emerging service needs;</li> <li>• encourage and support a coordinated public and private network of community services that fosters stability and maximizes independence for individuals and families; and</li> <li>• encourage best practices, sensitivity to cultural differences and enhanced performances in service delivery to ensure residents receive high quality services, as needed.</li> </ul>
6	<b>Goal Name</b>	Poverty Reduction/Self Sufficiency
	<b>Goal Description</b>	Reduce poverty and foster self-sufficiency for program participants by using public and private resources to provide essential training and support services, and by encouraging employment opportunities.
7	<b>Goal Name</b>	Reinvestment
	<b>Goal Description</b>	In commercial and residential areas that are vulnerable to instability, facilitate reinvestment, encourage business development, promote public and private investment and reinvestment, preserve affordable housing and prevent or eliminate the negative effects of disinvestment. The county will continue to implement the Strategic Plan to Facilitate Economic Success of Fairfax County, which focuses on four fundamentals – people, places, employment and governance. In terms of places, Fairfax County will focus on infrastructure, mobility, redevelopment and fostering the retail industrial and other emerging uses.
8	<b>Goal Name</b>	Community Input
	<b>Goal Description</b>	Ensure broad community input throughout the development and implementation of the Consolidated Plan and One-Year Action Plans, build public/private partnerships to implement the Plans, and monitor and evaluate the goals, strategies and program outcomes. The county will implement the Citizen Participation Plan and evaluate the effectiveness of community outreach and citizen participation.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

All Federal Funds and any subsequent leveraging of local and private resources for FY 2025 will be invested in the following 13 projects. Project #6-Targeted Public Services (CCFP TPS) also receives an allocation of local general and CSBG funds totaling approximately \$XX million.

#### Projects

#	Project Name
1	Section 108 Loan Payments
2	Fair Housing
3	Planning
4	CDBG General Administration
5	HOME Administration
6	Targeted Public Services (CCFP TPS)
7	Home Repair for the Elderly & Community Rehabilitation Programs
8	Tenant Based Rental Assistance (TBRA) and Other Rental Assistance
9	FCRHA and Fairfax County Properties - Rehabilitation or Acquisition
10	Homeownership Program
11	CHDO Set-Aside
12	Emergency Solutions Grant
13	CDBG/HOME Affordable Housing Request for Proposals

Table 1 - Project Information

## **Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

The housing goals established in the Five-Year Consolidated Plan for FY 2022–2026 (Consolidated Plan) are as follows:

**Goal 1:** To address the challenge of homelessness

**Goal 2:** To provide affordable housing options to special-needs populations

**Goal 3:** To meet the affordable housing needs of low-income working households; and

**Goal 4:** To increase workforce housing through creative partnerships and public policy.

The Consolidated Plan reflects the overarching goals and is the product of the input received through the process of gathering county officials and staff, representatives from the nonprofit community and for-profit development sector, and the citizens of Fairfax County, supplemented by data compiled from local sources, HUD, and the U.S. Census Bureau. To accomplish these goals, Fairfax County is leveraging community and private sector resources through partnerships. The county will complete projects already in the pipeline as well as embark on new initiatives.

The philosophy driving the priority needs in the Consolidated Plan is that affordable housing is a continuum ranging from the needs of persons experiencing homelessness to those of first-time buyers. Included in this range are the diverse housing needs of hard-working but low-paid families; senior citizens; persons with physical or mental disabilities; and the workforce across Fairfax County.

The main obstacle faced by the county is the affordable housing gap for low- and moderate-income residents. The bulk of all proposed projects endeavor to combat the shortage of affordable units in the county.

## AP-38 Projects Summary

### Projects Summary Information

<b>1</b>	<b>Project Name</b>	Section 108 Loan Payments
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Homelessness Special Needs Low-Income Working Families Moderate-Income Working Families
	<b>Needs Addressed</b>	Homelessness Prevention and Rapid Re-Housing Affordable Rental Housing Community Services
	<b>Funding</b>	CDBG: \$414,522
	<b>Description</b>	Funding will be used to make annual payments on one loan under Section 108 of the Housing and Community Development Act of 1974, as amended. Loan proceeds have been used by the FCRHA for affordable housing development and preservation; reconstruction of Washington Plaza in Reston and Olley Glen; and road and storm drainage improvements in five Conservation Areas (Bailey's, Fairhaven, Gum Springs, James Lee, and Jefferson Manor). The loan applications were approved by the Board, who pledged future CDBG funds for the payment of annual interest and principal premiums due on the notes.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	All beneficiary data related to each of the projects was reported in the CAPER for the year in which the project was completed.



	<b>Location Description</b>	Not applicable.
	<b>Planned Activities</b>	Matrix Code- 19F Planned Repayments of Section 108 Loans  Matrix Code- 24A Payment of Interest on Section 108 Loans
2	<b>Project Name</b>	Fair Housing
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Homelessness Special Needs Low-Income Working Families Moderate-Income Working Families Human Service System
	<b>Needs Addressed</b>	Community Services Administration and Planning
	<b>Funding</b>	CDBG: \$205,314 HOME: \$50,000
	<b>Description</b>	Funding will be used by the Fairfax County Office of Human Rights and Equity Programs to support fair housing testing performed by contractors, conduct fair housing outreach and education activities, and investigate fair housing complaints. In addition, funds will be used in FY 2025 for activities that affirmatively further fair housing for county residents, including FCRHA clients and tenants.
	<b>Target Date</b>	6/30/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	General fair housing outreach and education will be made available to all county residents, businesses and organizations. Beneficiary demographics will be tracked as activities are completed and will be reported in the CAPER for FY 2025.
	<b>Location Description</b>	Not applicable.
	<b>Planned Activities</b>	Matrix Code- 21D Fair Housing Activities (subject to Admin Cap)
<b>3</b>	<b>Project Name</b>	Planning
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Homelessness Special Needs Low-Income Working Families Moderate-Income Working Families Human Service System Reinvestment Community Input
	<b>Needs Addressed</b>	Administration and Planning
	<b>Funding</b>	CDBG: \$259,000
	<b>Description</b>	Funding will support planning and implementation of the county's housing and community development programs. Funding supports activities required to meet CDBG and HOME regulations and local procedures, prepare and process the county's Consolidated Plan and related citizen participation and public input processes, prepare community plans, implement housing and community development programs, and identify and pursue funding sources to match and leverage entitlement funding.

		Planning will include FCRHA activities to affirmatively further fair housing.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Planning is a required administrative function of the CDBG entitlement that is not limited to a specific number and type of beneficiaries.
	<b>Location Description</b>	Not applicable.
	<b>Planned Activities</b>	Matrix Code- 20 Planning
4	<b>Project Name</b>	CDBG General Administration
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Homelessness Special Needs Low-Income Working Families Moderate-Income Working Families Human Service System Community Input
	<b>Needs Addressed</b>	Administration and Planning
	<b>Funding</b>	CDBG: \$459,890
	<b>Description</b>	Funding for the general administration of the county's CDBG and HOME-funded programs and projects, as well as projects funded under the Section 108 and Economic Development Initiative. Funding provides for administration of housing and community development programs and projects, including contract management for projects and programs funded through the CCFP, required local, state, and federal reports and preparation of documents, provision of technical assistance, financial management, and administrative and

		professional support to the CCFAC and various citizen participation processes. General Administration will include FCRHA activities that will affirmatively further fair housing. Funding provides for salaries and fringe benefits plus related operating and equipment costs.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The required administrative function of the CDBG entitlement is not limited to a specific number and type of beneficiaries.
	<b>Location Description</b>	Not applicable.
	<b>Planned Activities</b>	Matrix Code- 21A General Program Administration
5	<b>Project Name</b>	HOME Administration
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Homelessness Special Needs Low-Income Working Families Moderate-Income Working Families Community Input
	<b>Needs Addressed</b>	Administration and Planning
	<b>Funding</b>	HOME: \$188,537
	<b>Description</b>	Funding will support the operation of the HOME Program and projects receiving HOME funding. The funding will be used to support salaries and fringe benefits, plus related operating and equipment costs.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This is a required administrative function of the HOME entitlement

		that is not limited to a specific number and type of beneficiaries.
	<b>Location Description</b>	To be determined.
	<b>Planned Activities</b>	See Description.
<b>6</b>	<b>Project Name</b>	Targeted Public Services (CCFP TPS)
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Homelessness Special Needs Low-Income Working Families Moderate-Income Working Families Human Service System Poverty Reduction/Self Sufficiency
	<b>Needs Addressed</b>	Homelessness Prevention and Rapid Re-Housing Affordable Rental Housing Homeownership Access and Rehabilitation Community Services
	<b>Funding</b>	CDBG: \$852,370
	<b>Description</b>	Funding allocated to the CCFP for Targeted Public Services will be awarded to eligible nonprofit organizations for the delivery of public services in accordance with CDBG eligibility criteria and the CCFP priorities adopted by the Board. Funding for specific programs and activities is subject to appropriations by the Board.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The number of families and individuals assisted will vary. Beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2025.
	<b>Location Description</b>	To be determined.

	<b>Planned Activities</b>	Funding allocated to the CCFP for TPS will support programs provided in FY 2025. TPS programs typically provide a variety of services aimed at promoting stability and self-sufficiency, preventing homelessness and/or meeting basic needs, including case management, training in life skills, employment, financial management, ESOL and limited direct financial assistance and in-kind donations.
<b>7</b>	<b>Project Name</b>	Home Repair for the Elderly & Community Rehabilitation Programs
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Homelessness Special Needs Low-Income Working Families Moderate-Income Working Families Human Service System
	<b>Needs Addressed</b>	Homeownership Access and Rehabilitation
	<b>Funding</b>	CDBG: \$720,440

	<p><b>Description</b></p>	<p>Funding will be used for affordable housing preservation services through HREP and other home repair programs in the City of Falls Church and the Town of Herndon, for the benefit of low to moderate homeowners. The CDBG funds for HREP are supplemented by county funds generated from the Elderly Housing Program budget. Funding also will be used to support other activities to preserve affordable housing for the benefit of low-income households, including in the City of Falls Church and Town of Herndon. Services and materials provided under this activity may be used to assist in renovations needed to ensure the integrity of the exterior (roof, siding, windows, caulking, etc.), comply with local codes, install accessibility features and/or correct deficiencies necessary to preserve housing or prevent homelessness. HUD's <i>Uncapped Low and Moderate Income Summary Data for Exception CDBG Grantees</i> will be used to determine the eligible benefit areas in the City of Falls Church and the Town of Herndon.</p>
	<p><b>Target Date</b></p>	<p>6/30/2025</p>

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 110 elderly households are expected to be served by HREP. The numbers of households and individuals assisted in the City of Falls Church and the Town of Herndon, as well as mobile homeowners will vary depending on the requests for assistance and the specific activities. All program beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2025.
	<b>Location Description</b>	To be determined.
	<b>Planned Activities</b>	Matrix Codes- 14A Rehab: Single-Unit Residential; 14B Rehab: Multi-Unit Residential; 14H Rehabilitation Administration.
<b>8</b>	<b>Project Name</b>	TBRA and Other Rental Assistance
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Homelessness Special Needs Low-Income Working Families Moderate-Income Working Families
	<b>Needs Addressed</b>	Homelessness Prevention and Rapid Re-Housing Affordable Rental Housing
	<b>Funding</b>	HOME: \$1,000,000
	<b>Description</b>	Funding will provide TBRA vouchers and other rental assistance to prevent households from becoming homeless, help households experiencing homelessness obtain permanent housing, support stable housing for persons with special needs, respond to reasonable accommodation requests, and



		subsidize units for clients of Special Programs.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Baseline funding is for an estimated 64 vouchers. Beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2025.
	<b>Location Description</b>	To be determined.
	<b>Planned Activities</b>	Provision of TBRA vouchers and other rental assistance
9	<b>Project Name</b>	FCRHA and Fairfax County Properties – Rehabilitation or Acquisition
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Homelessness Special Needs Low-Income Working Families Moderate-Income Working Families Human Service System
	<b>Needs Addressed</b>	Affordable Rental Housing Community Services
	<b>Funding</b>	CDBG: \$500,000
	<b>Description</b>	Funding will be used by the FCRHA/County to acquire properties to be used for affordable housing or public facilities, or to rehabilitate residential properties or public facilities owned by the FCRHA/County to maintain safety and quality of life. Funding also may be used to purchase ADUs or other properties for affordable housing.
	<b>Target Date</b>	6/30/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The number of families and individuals who will benefit from the activities will be determined by the projects. Beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2025.
	<b>Location Description</b>	To be determined.
	<b>Planned Activities</b>	Matrix Codes – 3 Public Facilities and Improvements; 14D Rehab: Other Public-Owned Residential Buildings; 14G Rehab: Acquisition
10	<b>Project Name</b>	Homeownership Program
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Moderate-Income Working Families
	<b>Needs Addressed</b>	Homeownership Access and Rehabilitation
	<b>Funding</b>	CDBG: \$1,415,289
	<b>Description</b>	Funding will be used to provide activities related to the First-Time Homebuyer Program, including financial assistance to homebuyers when available. Uncapped income limits, as provided by HUD, will be used to qualify household eligibility for homebuyer assistance.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This program is expected to benefit approximately 40 families who are currently housed but not on the certified eligible applicant list and approximately 300 families who are on the applicant list. Approximately 7,000 requests for homeownership services will be received through orientations, information briefings, calls, emails and walk-in requests for

		assistance and marketing activities. Beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2025.
	<b>Location Description</b>	To be determined.
	<b>Planned Activities</b>	Matrix Code- 13A Housing Counseling for Homeownership Assistance; 13B Direct Homeownership, excluding Housing Counseling.
<b>11</b>	<b>Project Name</b>	CHDO Set-Aside
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Homelessness Special Needs Low-Income Working Families Moderate-Income Working Families
	<b>Needs Addressed</b>	Affordable Rental Housing
	<b>Funding</b>	HOME: \$357,806
	<b>Description</b>	CHDO set-aside funding will be used to acquire and/or rehabilitate existing affordable housing or develop additional affordable housing units for homebuyers or renters.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project is dependent upon proposals received during HCD's annual Request for Proposals process. It is expected to serve at least one household at or below 50% AMI. Beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2025.
	<b>Location Description</b>	To be determined based on applications.

	<b>Planned Activities</b>	Typical CHDO projects in the past have included the acquisition and rehabilitation of housing units for use as affordable rental housing for persons with income at or below 50% AMI.
<b>12</b>	<b>Project Name</b>	Emergency Solutions Grant
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Homelessness
	<b>Needs Addressed</b>	Homelessness Prevention and Rapid Re-Housing
	<b>Funding</b>	ESG: \$520,211
	<b>Description</b>	Pursuant to the HEARTH Act, the Emergency Solutions Grant (ESG) will continue to be used to fund activities that have an emphasis on preventing homelessness and rapidly re-housing people experiencing homelessness.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	More than 698 individuals are estimated to benefit from the ESG funded programs in FY 2025. Beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2025.
<b>Location Description</b>	To be determined.	
<b>Planned Activities</b>	ESG funds will be used to support homelessness prevention and rapid rehousing assistance to persons who are at-risk of homelessness and those experiencing homelessness. Funded activities will provide housing relocation and stabilization services, as well as short-to medium-term rental assistance to help program participants regain stability in current permanent housing or move into other more	

		suitable permanent housing in order to achieve stability. Services also will include case management for housing stability, housing search and placements, and financial assistance for rental application fees, security deposits, last month's rents, utility deposits and payments, and moving costs.
<b>13</b>	<b>Project Name</b>	CDBG/HOME Affordable Housing Request for Proposals
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Homelessness Special Needs Low-Income Working Families Moderate-Income Working Families
	<b>Needs Addressed</b>	Homelessness Prevention and Rapid Re-Housing Affordable Rental Housing
	<b>Funding</b>	CDBG: \$1,169,640 HOME: \$825,028
	<b>Description</b>	The FY 2025 CDBG/HOME Affordable Housing RFP will be used to fund the acquisition, preservation and/or rehabilitation of housing and the development of new affordable housing for income-eligible renters, homeowners or homebuyers. Notice of funding availability may coincide with CHDO funding availability for FY 2025.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The number and type of beneficiaries will be determined based on the activities completed by the recipients of the RFP competitively-awarded funding. In most recent past RFPs, scoring preference was given to projects that could be completed in

		<p>an expedited manner; provided beneficiaries with direct access to public transportation, community retail centers or supportive services; and served populations such as:</p> <ul style="list-style-type: none"> <li>• elderly persons ages 62 and older who are 60% AMI or below;</li> <li>• youth transitioning out of foster care who are 60% AMI or below;</li> <li>• homeless (or at risk of homelessness) who are 60% AMI or below;</li> <li>• persons with disabilities (physical, mental, intellectual, or sensory) who are 60% AMI or below;</li> <li>• veterans who are at 60% AMI or below; and</li> <li>• survivors of domestic violence who are at 80% AMI or below.</li> </ul> <p>Beneficiary demographics will be tracked as activities are completed and will be reported in the CAPER for FY 2025.</p>
	<b>Location Description</b>	To be determined.
	<b>Planned Activities</b>	Typical projects funded through past RFPs have included the acquisitions and rehabilitation of housing units to be used to provide affordable rental housing for persons with income at or below 60% AMI.

## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

Consistent with the principles of the One Fairfax Policy and the Metropolitan Washington Regional Fair Housing Plan Fairfax County is opportunity-driven in the allocation of affordable housing resources while working actively to promote the de-concentration of poverty, particularly in HCD and FCRHA programs. The FCRHA finances the acquisition, preservation, and development of properties countywide and will continue to operate its program on a countywide basis.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Countywide	100

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

Not applicable

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

*The goals represented below are in furtherance of the Communitywide Housing Strategic Plan. A copy of the Communitywide Housing Strategic Plan may be found in the Grantee Unique Appendices section.*

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	157
Non-Homeless	1108
Special-Needs	326
Total	1,591

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	813
The Production of New Units	0
Rehab of Existing Units	766
Acquisition of Existing Units	12
Total	1,591

**Table 10 - One Year Goals for Affordable Housing by Support Type**



## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

#### **Actions planned during the next year to address the needs to public housing**

The county is planning the following projects to repair and maintain RAD properties, formerly public housing:

The Atrium – Partial roof replacement, replace windows, replace heat pumps, exterior painting of buildings - \$44,047

Greenwood – Asphalt driveway replacement, paint exterior of buildings, replace roof shingles, kitchen rehabs with new cabinets, countertops, flooring and appliances, install plank flooring in units - \$466,744

Kingsley Park – Sealcoat parking lot, concrete sidewalk replacements, replace front doors with new metal doors, bathroom rehabs including new countertops, tile flooring, refurbish wood flooring in units - \$85,134

Ragan Oaks – Replace windows in units, replace water heaters beyond their lifespan - \$77,312

Rosedale – Replace smoke detectors, replace flooring in units with plank flooring - \$22,946

Westford – Replace heating furnaces, replace condensing units, bathroom rehabs with new vanity cabinets, shower surrounds and tile flooring - \$218,147

Briarcliff II – Replace gas furnaces, replace air condition units - \$38,159

Tavenner – Replace vinyl exterior siding on the building, replace water heaters in units - \$27,471

The Green – Replace heating/cooling units, replace exterior doors in units, asphalt driveway replacement, replace washer/dryers in townhomes - \$133,523

Old Mill Garden – Replace exterior siding on the building, replace kitchen flooring in units - \$45,831

Villages at Falls Church – Replace kitchen cabinets and countertops in units - \$29,920

Newington Station – Replace asphalt roof shingles, replace water heaters, bathroom rehabs with new tile flooring - \$15,897

Barros Circle – Replace brick veneer on exterior of buildings - \$6,795

Total planned FY 2025 capital funding expenditures is \$ 1,211,926.

**Actions to encourage public housing residents to become more involved in management and participate in homeownership**

The FCRHA coordinates a MTW Resident Advisory Committee, consisting of RAD-PBV and HCV participants. The committee meets approximately four times per year to advise the FCRHA about its MTW objectives and participates in the development of policy for annual MTW Plans.

The Fairfax County Homeownership and Relocation Division (HRD) conducts intake and counseling for RAD-funded residents who are aspiring homeowners. The FCRHA's homeownership preference policy provides one point for each year of uninterrupted, unduplicated time in an FCRHA or FCRHA-managed rental program, including HCV, RAD, or FCRHA self-sufficiency programs. The policy allows for a maximum of three points and is an equivalency for families on the homeownership program eligibility list. Residents moving from these FCRHA rental programs to homeownership will get the best long-term benefit if they are able to purchase a unit provided through the homeownership program.

Since FY 2019, FCRHA has implemented a down-payment assistance program for low-income families purchasing homeownership units. One hundred families were served through this program in FY 2021 and 2022. In FY 2023, 73 families were served through the program. Participants are required to set and achieve goals towards economic self-sufficiency, including completing financial literacy courses, budgeting, establishing savings, paying down debts, and increasing credit scores. Completing these steps, along with the benefits of accessing escrow on program completion, positions program graduates to successfully achieve homeownership and maintain their homes.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

The Communitywide Strategic Plan to make Fairfax County a place where all people live in communities that foster safe, enjoyable, and affordable living expenses was presented to the Board of Supervisors by the County Executive in early 2020. After being deferred due to the COVID-19 pandemic, the plan was adopted by the Board of Supervisors on October 5, 2021. The Communitywide Strategic Plan identifies nine priority areas, including housing and neighborhood livability. The housing and neighborhood livability priority area includes the following strategies for ending homelessness:

1. Expand the availability of permanent supportive housing units and services for people experiencing homelessness, including both individuals and families.
2. Provide incentives to encourage nonprofit and for-profit housing developers, and landlords to set aside units for people experiencing homelessness.

Federal housing programs, such as the Continuum of Care (CoC) and the Emergency Solutions Grant (ESG), are essential resources for local efforts to end homelessness. Fairfax County therefore strives to utilize these resources in the most effective and efficient way possible.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Building on the Countywide Strategic Plan, an update of CoC strategies to address homelessness is expected to be completed in FY 2024. As part of this process, the CoC Board is expected to be expanded to include more individuals who have lived the experience of homelessness and new priorities are expected to be established for its collaborative work. Part of the strategic planning process will include identifying ways to address unsheltered homelessness in the community specifically. In 2023 there was an increase in the number of people experiencing homelessness in Fairfax County and in the neighboring jurisdictions. The concern among community members about unsheltered homelessness has also increased with the increased visibility of encampments and a higher number of people who are panhandling.

Fairfax County will improve upon its strong history of reaching out to people experiencing homelessness through its partnership of street outreach providers, mental health care, daytime drop-in centers, and the Homeless Healthcare Program. In FY 2024 the County implemented a response system to heat emergencies and other extreme weather. The Response included distribution of supplies to providers and program participants, such as water bottles, fans, transportation cards, and information regarding drop-in centers. An alert system was created to inform the community and providers of heat advisories and how to access services. In FY 2025 this response will be improved based on the evaluation of the outcomes from FY 2024 and community feedback.

To better assess the needs of families and individuals experiencing homelessness, the CoC has also established a Coordinated Entry System Steering Committee. The role of the steering committee is to analyze, evaluate, and provide recommendations for CoC's Coordinated Entry system improvements with respect to equitable, efficient, and effective outcomes for households experiencing homelessness

or at-risk of homelessness. These activities will be focused specifically on access, assessment, prioritization, and referral to programs. The members of the committee will provide policy recommendations to the greater COC and governing bodies based on best practices, local data analysis, and community feedback, inclusive of feedback from those with lived experience. In FY 2025, the steering committee is expected to finalize a process for identifying a new assessment tool with which to equitably prioritize households for the limited housing resources dedicated to homelessness.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Using funding from a 2016 bond, three shelters are slated to be renovated or replaced in the coming years: Patrick Henry Family Shelter, Eleanor U. Kennedy Shelter, and Embry Rucker Community Shelter. These buildings are dated, lack accessibility and have major mechanical system deficiencies. They also lack sufficient space to provide a wide array of onsite services for guests of the shelters or unsheltered individuals that visit during the day to receive basic needs including food, showers and laundry. The improvements through redevelopment will increase safety at emergency shelters for people experiencing housing crises and support their return to stability.

The Patrick Henry Family Shelter will be replaced with permanent supportive housing. The facility is expected to be demolished in the Spring of 2024, followed by completion of project design, zoning and permitting. The permanent supportive housing is expected to be completed and opened by early 2026. OPEH also is expected to publish a request for proposals in FY 2025, to solicit bids for the operation of its domestic violence emergency shelters and hotline. The contracts will establish clear outcomes for service providers in addressing the needs of people fleeing or attempting to flee domestic violence.

### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

In support of the strategy established in the 2021 Countywide Strategic Plan, Fairfax County will continue to increase the number of permanent supportive housing units through the renovations or replacements of its emergency shelters. As with Mondloch Place and the Baileys Supportive Housing facilities, the redevelopment of three additional emergency shelters creates an opportunity to incorporate new permanent supportive housing units into new designs and construction. Fairfax County and the FCRHA also are supporting the development of permanent supportive housing facilities in new locations outside of the shelters. Currently over 80 permanent supportive housing units are in the development pipeline in partnership with local affordable housing and homeless service organizations. While the units are not expected to be delivered in FY 2024, it is expected that the year will be busy with securing complete financing for the projects.

Fairfax County also acknowledges the insufficiency of affordable housing alone for families and individuals to successfully transition from homelessness to stability. Therefore, FCRHA is authorizing the use of housing assistance payment reserves under Moving to Work flexibilities to fund supportive

services for voucher recipients that were formerly homeless. By FY 2024, the additional services are expected to be fully operational and deliver successful outcomes.

The Coordinated Entry System managed by the Office to Prevent and End Homelessness will continue to improve the process for matching households experiencing homelessness to housing by decreasing the time between housing match and lease up via a more streamlined communication of housing vacancies, housing location, and case management support.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

Fairfax County recently added funding to the Diversion First Housing Program, which offers alternatives to incarceration for people with mental illness, developmental disability or substance use disorder who come into contact with the criminal justice system for low level offenses. The program is part of the larger Diversion First initiative, which is designed to prevent repeat encounters with the criminal justice system, improve public safety, promote a healthier community, and establish a more cost-effective and efficient use of public funding. In FY 2024, the County will work with its contractor to ensure that the program is expanded to maximize the use of the resources and continue delivering strong outcomes.

In FY 2024, Fairfax County will also build on the lessons learned from the COVID-19 pandemic regarding preventing evictions to help low-income families and individuals avoid homelessness. Although fewer emergency federal resources are expected to be available, the County has developed new processes and services that make the work more effective. For example, data from the Sheriff's Office is now being shared with county Human Services, who use it to target their client outreach for prevention services. Similarly, eviction data is used to track trends in eviction counts and is shared on a publicly available, online dashboard. Another recent improvement is that County-contracted providers now go to landlord-tenant court, where they can engage families and individuals in the eviction process to help them access rental assistance provided by County government and community-based nonprofit organizations.

In addition to the Diversion First Housing project, the Fairfax Falls Church Community Services Board partners with Housing and Community Development, The Department of Behavioral Health and Developmental Services and many non-profit agencies around Fairfax County to secure priority housing placements for the CSB individuals being served. These programs include Flexible Funding, which is a regional program, administered by Fairfax County on behalf of DBHDS. The funds are used to assist individuals with Developmental Disabilities that are moving into independent housing for the first time coming out of other group living situations or institutions by removing financial or other barriers to the person so they can safely occupy the new home. The Tenancy Supports program is also a regional program, administered by Fairfax County on behalf of DBHDS. This program provides tenancy support and housing location services to individuals with Developmental Disabilities moving into independent housing for the first time coming out of other group living situations or institutions. The DBHDS

Permanent Supportive Housing program is a community partnership that prioritizes individuals with serious mental illness coming out of State Hospitals or out of chronic homelessness and provides a stable living environment, as well as support for people in their new home. This program recently expanded from 93 to 120 beds in Fairfax, and DBHDS has plans to partner with HCD and CSB on future expansions as well.

## **AP-75 Barriers to Affordable Housing – 91.220(j)**

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The Fairfax County Board of Supervisors adopted the following affordable housing goals as part of the Housing goals in furtherance of the Communitywide Housing Strategic Plan:

**Goal 1:** Address the challenge of homelessness.

**Goal 2:** Provide affordable housing options to special-needs populations.

**Goal 3:** Meet the affordable housing needs of low-income working households.

**Goal 4:** Increase workforce housing through creative partnerships and public policy.

*A copy of the Communitywide Housing Strategic Plan may be found in the Grantee Unique Appendices section.*

The principles of the One Fairfax Policy are intended to be upheld through these goals, including ensuring that opportunities are available to all who live or work in Fairfax County to purchase or rent safe, decent, and affordable housing within their means. Affordable housing should be located as close as possible to employment opportunities without adversely affecting quality of life standards, a vital element in high density and mixed-use development communities, encouraged in revitalization areas, and promoted through flexible zoning wherever possible.

The following policies demonstrate the breadth and depth of the county's commitment to removing regulatory impediments and to creating affordable housing opportunities for its citizens (including those groups identified as having priority needs):

- Develop a minimum of 10,000 net new units of housing affordable at 60% of AMI by 2034.
- Provide bonus densities in exchange for affordable housing via the ADU and WDU programs.
- Increase community understanding and desire to ensure sufficient housing affordability for all throughout the county.
- Do not approve residential rezoning above the low end of the Comprehensive Plan range unless an appropriate commitment of land, dwelling units, and/or a cash contribution to the HTF is provided.
- Support the goal of no net loss of market and committed multifamily affordable housing units within redevelopment to the extent practicable, and provide financial, land use, and other incentives for affordable housing preservation.
- Leverage the HTF, the Tysons HTF, and the CCF HTF as mechanisms to fund the development of affordable housing throughout the county, including in the Tysons, and for special populations such as older adults and persons with disabilities.
- Encourage affordable housing as a development option for infill sites, particularly in commercial areas and near employment concentrations.

- Prioritize using county and other government-owned properties for the development of affordable housing.
- Promote and facilitate innovative site design and construction techniques and encourage the use of manufactured housing and manufactured housing components to provide affordable housing.
- Support the efforts of the FCRHA in producing a portion of these affordable housing units through the use of county resources and the approval of suitable housing sites.

The Fairfax County Board of Supervisors accepted the following affordable housing goals as part of the Metropolitan Washington Regional Fair Housing Plan:

1. Increase the supply of housing that is affordable to low- and moderate-income families in the region, particularly in areas that have historically lacked such housing.
2. Reform zoning and land use policies to expand access to fair housing choice by increasing the development, geographic distribution, and supply of affordable housing.
3. Implement policies designed to preserve affordable housing and prevent displacement with a goal of no net loss of existing affordable rental units.
4. Increase the number of homeowners in the region and reduce inequities and discriminatory practices that limit homeownership opportunities for members of protected classes.
5. Protect the housing rights of individuals with protected characteristics.
6. Increase community integration and reduce housing barriers for persons with disabilities.
7. Expand access and affordability of public transportation for members of protected classes.



## **AP-85 Other Actions – 91.220(k)**

The following describes other actions to be taken as part of the FY 2025 One-Year Action Plan.

### **Actions planned to address obstacles to meeting underserved needs**

To increase the supply of housing available to special populations, including those with physical and mental disabilities, people experiencing homelessness, low-income seniors, and large families, the County employs the following policies:

- Allocate housing resources for special populations in all parts of the county to improve accessibility to employment opportunities, county services, and cultural and recreational amenities.
- Facilitate the development of permanent supportive housing for persons and families experiencing homelessness as well as others in need of such housing options.
- Promote the use of financial resources to support special populations by including preference points for projects serving these households in the annual Notice of Funding Availability.
- Enforce fair housing laws and nondiscriminatory practices in the sale and rental of housing to all citizens.
- Promote housing that is conveniently located to public transportation, community services, and amenities for seniors and people with disabilities.
- Encourage the creation of accessible or easily modifiable housing units for use by persons with disabilities.
- Participate in Virginia Housing’s Virginia Housing Registry, which serves as an information clearinghouse for landlords with and persons searching for accessible housing (see accessibility).

The county will use regional approaches to address the impact of government regulations on the overall housing supply. Fairfax County advocates “fair growth” within the region, which is a strategy that requires regional cooperation to assure that sufficient land is planned and zoned for residential development. The strategy also reduces the reliance on land use planning and rezoning as a technique to control development.

Predicted job growth through 2032 will continue to increase competition for the supply of housing in Fairfax County. The goal is to develop a minimum of 10,000 new units by 2034 to address this predicted growth by identifying opportunities for increased housing development despite a decreasing supply of developable land (i.e., vacant land suitable for development) owing to the continued build-out of the county.

As Fairfax County becomes increasingly built out, it is increasing the housing supply by promoting mixed-income, transit-oriented residential development and through mixed-use commercial redevelopment.

### **Actions planned to foster and maintain affordable housing**

The county is committed to encouraging the provision of affordable housing in all parts of the county. The following policies implement this objective:

- Expand housing opportunities in or near mixed-use centers to help persons employed in the county live near their jobs and have access to goods and services within walking distance.
- Promote the development of multifamily housing in both mixed-use centers and existing residential areas to diversify the housing stock and expand lower-cost housing options (the Countywide Land Use policy adopted the Locational Guidelines for Multifamily Residential Development).
- Promote affordable housing opportunities throughout the county, particularly in areas where existing supply is low.
- Incentivize the development of affordable housing for persons with special needs via the zoning ordinance independent living provisions.
- Encourage the creation of affordable housing for persons with special needs via the voucher programs.

Fairfax County strives to conserve stable neighborhoods and encourage rehabilitation and other initiatives that will help revitalize and promote the stability of older neighborhoods. Policies implementing this objective include the following:

- Continue the implementation of the Affordable Housing Preservation Task Force Recommendations endorsed by the Board of Supervisors in April 2021 to ensure no net loss of affordable housing.
- Help low- and moderate-income seniors and homeowners with disabilities stay in their homes via the Home Repair for the Elderly Program.
- Provide grants of up to \$10,000 to help low- and moderate-income households become first-time homebuyers.
- Encourage redevelopment through tax abatement (details on the tax-abatement revitalization program are provided later).
- Retain existing below-market-rental housing through acquisition and subsidies such as rehabilitation assistance.
- Facilitate the retention of existing mobile home and manufactured housing communities identified in the area plans as appropriate for mobile home and manufactured housing use (the Countywide Land Use policy adopted the Guidelines for Mobile Home Retention).

### **Actions planned to reduce lead-based paint hazards**

Fairfax County provides telephone consultation, literature, and private lead testing company referrals to citizens who seek information regarding lead-based paint or other potential environmental lead hazards in the community. The Fairfax County website displays a lead poisoning prevention page (<https://www.fairfaxcounty.gov/health/environment/lead>), which defines some of the major sources of lead in people's homes: dust from deteriorating lead-based paint primarily owing to opening and closing windows in pre-1978 homes, residual lead dust in residential soils, and lead pipes. In addition, the

Fairfax County Health Department educates household members about reducing lead exposure. To reduce the risk of lead poisoning, the county recommends that residents remove peeling paint and chips from the home, not allow children to be present when scraping or cleaning up paint chips, minimize dust through frequent damp mopping of floors and using wet cloths to wipe down windows, and discourage children from playing in bare soil surrounding the home.

The County has implemented procedures for compliance with regulations issued by HUD which established new requirements for notification, evaluation, and reduction of lead-based paint hazards in federally owned residential property and housing receiving federal assistance. HCD staff have attended training seminars on Implementing the Lead Safe Housing Rule in CPD-Funded Programs.

Lead-based paint hazards review is part of the County's Environmental Review process for all federally funded projects. Project managers fill out Environmental Review Abstracts in which the age of the property is identified to determine if the property was built at a time when lead-based paint was used, as well as whether any paint will be disturbed. If answers to these questions warrant further review, the case is sent to HCD's staff person responsible for lead-based paint follow-up and mitigation. Appropriate actions are taken to ensure compliance with Lead-Based Paint Regulation (24 CFR Part 35) including testing. The appropriate level of remediation is done for lead-based paint findings.

### **Actions planned to reduce the number of poverty-level families**

Fairfax County has one of the highest median household incomes in the nation (estimated \$152,100 in 2023); however, American Community Survey (ACS) data indicates that an estimated 62,861 persons were living below the poverty level in 2022. Providing sufficient housing affordability to all income levels is key to reducing the number of housings at or below the poverty level in the county. Therefore, creating a minimum of 10,000 units of affordable housing by 2034 and no net loss of affordability are key components to reducing poverty in the county.

The CAAB advises the Fairfax County Board of Supervisors on the needs, concerns, and aspirations of low-income persons and recommends policies that promote meaningful change. The following are goals established by CAAB:

- Identify, review, and develop policies for low-income residents.
- Support increases in programs and services providing the greatest support to low-income families and individuals as well as actions minimizing reductions to such programs.
- Maximize opportunities to provide input based on identified priority areas.
- Oversee the disposition of CSBG funds, including researching and assessing community needs; facilitating public hearings for public input on low-income families and individuals; allocating funds; approving programs and contracts with community organizations serving low-income persons; and educating the Board of Supervisors and other county officials, other agencies and civic groups, the low-income community, and Fairfax County citizens in support of the CAAB mission.

Mitigating challenges experienced by vulnerable residents to access and use services is an area of focus in the Countywide Strategic Plan. One of the strategies of the Plan is to increase integration and

effectiveness of services by coordinating county efforts with state, regional, and community partners. Fairfax County also administers certain Community Action Programs (CAPs) that help reduce the number of poverty-level families. CAPs receive core support from the Community Services Block Grant (CSBG) program through the Commonwealth of Virginia, with supplemental support from the Virginia General Assembly, to both help reduce the number of persons living in poverty and help increase their self-sufficiency. Fairfax County CAPs include the Housing Choice Voucher (HCV), Transitional Housing, Permanent Supportive Housing, and the Family Unification Programs.

The Fairfax County HCD administers the Rental Subsidy and Services Program, a locally funded rental subsidy program operated through a consortium of nonprofit organizations. The collaborative provides rental subsidies and an array of supportive services to program participants.

### **Actions planned to develop institutional structure**

Gaps and strengths related to the institutional structure were identified in SP-40 of the Consolidated Plan for FY 2022-FY 2026. In addition to continued execution of the strategies identified in the annual action plans for FY 2022 and FY 2023, the county plans the following actions to address some of the gaps and weaknesses:

GAP: Low number of landlords who accept rental subsidy vouchers without additional requirements that create barriers to tenant occupancy.

Through MTW authority, the FCRHA has launched specific outreach efforts to increase landlord participation in the Housing Choice Voucher (HCV) program. Efforts include developing videos and written materials that outline the benefits of landlord participating in the HCV program; developing strategies to address barriers to landlord participation; and potentially using MTW funding flexibilities to develop incentives to promote landlord participation. In addition to outreach, the FCRHA will implement a new HCV subsidy payment standard. The new standards will use zip code-based rent estimates to better align HCV payments with the market rents in different parts of the county. As a result, HCV rent payments will be higher in neighborhoods where market rents are higher.

GAP: There are insufficient resources to meet all housing needs in the county.

The county is using the authority granted in FY 2021 to commit MTW funds to increase the number of affordable housing units. The county has set a goal to add 10,000 new affordable units by the year 2034. To date, the FCRHA utilized MTW funds for the development of 38 units of senior housing as part of the North Hill project, affordable to residents with household incomes at or below 60 percent of AMI. The FCRHA also utilized approximately \$8.6 million to acquire property in Tysons for the development of high-density affordable housing and approximately \$4.4M as a loan to the project during construction. The FCRHA will also be utilizing approximately \$9 million of MTW funds for the development of senior housing as part of the Little River Glen IV project (60 new units).

GAP: As of July 1, 2020, the Virginia Fair Housing law made it illegal to discriminate against any renter or

buyer because of any lawful source of income, including any assistance, benefit or subsidy.

The county has collaborated with neighboring jurisdictions on the development of a regional analysis of impediments to fair housing. The plan includes information specific to each jurisdiction as well as regional goals and strategies. It is anticipated that the plan will be submitted to HUD by the end of 2023. The county continues to implement current Virginia Fair Housing Law; the strategies to address the impediments identified in the regional analysis will articulate the renewed commitments to continue promoting fair housing and working to reduce discrimination in both the county and the region.

- The Office of Human Rights and Equity Programs (OHREP) will continue to increase awareness of and accessibility to the fair housing complaint intake process. Language translation services are provided for parties upon request. OHREP staff analyze all responses to the Intake Satisfaction Questionnaire to identify ways to increase accessibility to fair housing services. An informational video that introduces residents to OHREP and the fair housing complaint process is regularly broadcast on the Fairfax Government community access Channel 16.
- OHREP continues efforts to increase the diversity of members of the Fair Housing Taskforce and Student Human Rights Commission (Commission). In alignment with the One Fairfax policy, the diversity of Commission membership promotes consideration and inclusion of diverse viewpoints in OHREP policies, programs and practices.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

Human and social services agencies coordinate services in Fairfax County to help combat poverty and help low-income residents become self-sufficient. CCFP is a countywide grant process for funding private community-based human services programs that meet community-identified needs. Since 1997, CCFP has been leveraging Fairfax County General Fund dollars with CDBG and CSBG to support programs that provide affordable housing and public services to low-income households and residents with special needs. CCFP provides funding for programs and services that meet Fairfax County priorities, were developed based on community input, and reflect the most critical needs for a continuum of services and opportunities for stability, connectedness, well-being, and self-sufficiency for individuals and families. Critical needs include housing, literacy, educational development, financial stability, and health and support networks. Programs funded through the CCFP with CSBG funds are specifically targeted toward households with incomes at or below the poverty level.

### **Actions Planned to increase outreach to underserved populations**

- Support education regarding the application of the Fair Housing Act's reasonable accommodation duty in the context of criminal history screening. Persons with disabilities are disproportionately likely to have contact with the criminal justice system and also to be the victims of crime. Some contact with the criminal justice system has a causal connection to individuals' disabilities and law enforcement's inadequate training and capacity to deescalate

difficult situations. In many instances, persons with disabilities may be entitled to reasonable accommodations that allow them to qualify for units for which they might otherwise be ineligible due to landlords' criminal history screening policies. Focused education for landlords on this point would help ensure that accommodation requests in this context are responded to appropriately.

- Increase community awareness of Fair Housing rights by developing and providing new Fair Housing training and outreach activities.
  - Utilize fair housing complaint demographics data to identify underrepresented groups and populations. Target trainings to service providers to ensure equal access for underrepresented groups and populations, including professionals in the mortgage and lending industry, real estate appraisal industry, and realtor associations. Identify new community relationships with organizations providing services in various languages such as places of worship. Produce new media content on fair housing rights, and work to expand the reach of existing content to underserved populations through media channels directed towards these populations.
  - Partner with taskforces and community groups to create opportunity for community input and feedback.
  
- Enforce the Fairfax County Human Rights Ordinance through testing-initiated complaints that identify areas of concern.
  - Make data-informed decisions regarding the types of testing to be conducted by utilizing complaint demographics data for the most frequent filing basis, recommendations made by FHIP partners based on previous testing results, and following HUD directives as to the types of testing permitted.
  
- Increase the accessibility of fair housing services for individuals with disabilities and for whom English is not their first language.
  - Improve videoconference services provided to clients. Individuals requesting intake appointments will be offered access to reasonable accommodations and/or language services upon initial contact to ensure that these options are available to the individual throughout the complaint process.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction:

The use of CDBG, HOME and ESG entitlement funds in Fairfax County are guided by the following Vision and Mission:

#### Vision

The vision of this action plan is that the Fairfax County community remains vibrant and diverse, and that its economy is strong and resilient. There will be enough housing—of a variety of types and at rents and prices that are affordable—to support growth in the County’s workforce and broader community

#### Mission Statement

The mission of Fairfax County is to develop and preserve affordable housing; promote healthy, thriving, and safe neighborhoods; and provide quality, accessible human services that meet essential existing and emerging needs by effectively and efficiently using resources in the Consolidated Plan through a citizen-driven, staff-supported process.

The county program specific requirements for CDBG, HOME and ESG are listed below.

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$310,996
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	\$0
3. The amount of surplus funds from urban renewal settlements	\$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	\$0
5. The amount of income from float-funded activities	\$0
<b>Total Program Income:</b>	<b>\$310,996</b>

### Other CDBG Requirements

- |   |        |
|---|--------|
| 1. The amount of urgent need activities   | 0      |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. | 95.00% |

Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70 percent of CDBG funds is used to benefit persons of low and moderate income. For CDBG, Fairfax County uses a three-year average to ensure compliance with the low moderate-income benefit. The three years to which this FY 2025 One-Year Action Plan is applicable are: 2023, 2024 and 2025.

### HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

1. *A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:*

The county has no plan or required HUD approval to utilize other forms of investment not specifically eligible under Section 92.205.

2. *A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:*

The county has no plan to utilize HOME funding in FY 2025 for FCRHA direct homebuyer assistance activities under 92.254.

3. *A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:*

The county has no plan to utilize HOME funding in FY 2025 for FCRHA direct homebuyer assistance activities under 92.254.

4. *Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:*

Fairfax County does not currently utilize HOME funds to refinance existing debt.

### Emergency Solutions Grant (ESG) Reference 91.220(I)(4)

1. *Include written standards for providing ESG assistance (may include as attachment)*



The Fairfax County CoC established a set of policies and procedures for the provision of financial and rental assistance that is funded by the federal ESG and other homeless assistance programs. These written standards were developed in collaboration with public and private partners from the CoC and are designed to follow the authorizing laws, regulations, and Federal Register Notices for the ESG program.

2. *If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.*

The Fairfax County CoC has established a coordinated assessment system described in detail in a document entitled “Coordinated Entry Policies & Procedures, 2nd Edition,” which was published in March 2019. The manual details the written standards, policies, and procedures regarding the core elements of the CoC’s Coordinated Entry System. It includes the standards for eligibility and the prioritization process for programs, policies for access and assessment, procedures for referrals and applications, tools, and requirements for filling vacancies. The system ensures that families and individuals who are experiencing or are at risk of homelessness can access the most appropriate assistance in a manner that is fair and efficient.

Most people seeking assistance contact a centralized, telephone-operated information and referral hotline operated by the Fairfax County Department of Neighborhood and Community Services’ CSP office before being referred to emergency shelters or homelessness prevention and rapid rehousing assistance providers. Homeless outreach services staffed by local nonprofit case managers, nurses from the Health Department, and mental health workers from the CSB work to engage unsheltered individuals. All homeless families and individuals are assessed in a manner that is consistent across programs using many standardized questions and tools, such as the VI-SPDAT. The assessments provide valuable information to homeless assistance providers and the system in making decisions as to where families and individuals should be referred to for assistance and who is prioritized for the most resource-intensive programs.

3. *Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).*

ESG sub-awards to support Fairfax County contracts for emergency shelter, homelessness prevention, and rapid rehousing assistance were established through formal Fairfax County procurement processes. The allocations of ESG resources among the eligible program components is set by the CoC Collaborative Applicant in local government (i.e., the HCD Office to Prevent and End Homelessness) in planning with the CoC membership and contracting nonprofit organizations.

4. *If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.*

As required by federal regulations, the Fairfax County CoC includes formerly homeless individuals as

members of the CoC board. The Office to Prevent and End Homelessness also created two part-time, time-limited positions that can be used to hire individuals who are, or recently were, experiencing homelessness to provide advice as a consumer of homeless services and insights based on their lived experience. As the County moves to update its strategies to address homelessness it is also planning for an inclusive community engagement process, which will engage consumers of homeless services and include representatives in decision making roles.

5. *Describe performance standards for evaluating ESG.*

ESG program funding is primarily used to support homelessness prevention and rapid rehousing assistance in the Fairfax County CoC. A web-based Homeless Management Information System database application is used to record, measure, and evaluate data related to ESG-funded programs. There are four primary performance standards used to evaluate ESG-supported programs: (1) the number of families and individuals served over the course of a fiscal year; (2) the length of time that services are provided; (3) the housing destination of families and individuals exiting the program; and (4) the number of people that return to homelessness after being assisted with rapid rehousing. To increase the effectiveness and efficiency of homeless assistance programs, the goal is to increase the number of people assisted each year, reduce the length of time that services are provided, increase the number of people exiting programs to permanent housing destinations, and reduce the number of people that return to homelessness each year.

# GRANTEE UNIQUE APPENDICES & ATTACHMENTS



# County of Fairfax, Virginia

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May X, 2024

\_\_\_\_\_, Executive Director  
Metropolitan Washington Council of Governments  
777 North Capitol Street, NE, Suite 300  
Washington, DC 20002

RE: Executive Order 12372 Compliance

Dear \_\_\_\_\_:

Pursuant to procedures outlined in Executive Order (E.O.) 12372 as issued by the U.S. Department of Housing and Urban Development (HUD), the Fairfax County Department of Housing and Community Development (HCD) is informing you that Fairfax County has no new public improvement projects, involving road and storm drainage system improvements, that it plans to implement under HUD's Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) awards and carryover funds for July 1, 2024 - June 30, 2025.

Attached is a copy of the Fairfax County One-Year Action Plan for FY 2025, which describes other activities the County plans to implement with CDBG and HOME funds.

Should you have any questions, please contact me at 703-246-5166.

Sincerely,

Laura O. Lazo  
Associate Director, Grants Management

cc: Michael D. Rose, Director, Community Planning and Development,  
District of Columbia Field Office, HUD

COUNTY OF FAIRFAX, VIRIGINA

**CITIZEN PARTICIPATION PLAN FOR  
CONSOLIDATED PLANNING**

Adopted by the Board of Supervisors December 8, 1997

Last Amended by the Board of Supervisors March 23, 2021

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## 1. **Applicability**

As an Urban County, Fairfax County receives the following federal program funds provided through the U.S. Department of Housing and Urban Development (HUD):

- Community Development Block Grant (CDBG)
- Emergency Solutions Grants (ESG)
- HOME Investment Partnerships Program (HOME)

To receive these resources, federal regulations require the County to undergo a consolidated planning process, which includes the submission of documents that cover the planning, application and reporting of such resources. These consolidated documents include the: Five-Year Consolidated Plans, Annual Action Plans, Consolidated Annual Performance Evaluation Report (CAPER), and the Citizen Participation Plan (CPP). In accordance with the consolidated planning process, the County must adopt a CPP which sets forth the policies and procedures for citizen participation and consultation in the development, revision, implementation and amendment of these consolidated planning documents.

## 2. **Encouragement of Citizen Participation and Consultation**

Fairfax County's CPP provides guidance for reasonable and accessible public input and participation in the consolidated planning process, and encourages citizen participation in defining the housing, community development and public service needs in the community. This includes public services to be provided by community-based organizations, as well as funding priorities supported by funds provided through the County's Five-Year Consolidated Plan and Annual Action Plan ("Plans"). The CPP encourages participation by all residents and stakeholders during the development and implementation of the Plans, but especially by:

- members of low- and moderate-income households;
- residents of public/assisted housing, including resident boards/councils/corporations;
- minorities;
- persons who are non-English speakers;
- persons with disabilities;
- residents of predominantly low- and moderate-income neighborhoods;
- residents of designated revitalization and/or slum/blighted areas; and
- residents of areas where program funds are proposed to be used.

Additionally, the CPP encourages the participation of public and private agencies, such as:

- local and regional institutions;
- Continuums of Care;
- businesses and developers;

- public, private and nonprofit organization (including philanthropic, community-based and faith based organizations, public and assisted housing agencies, health services providers, social services providers);
- community- and regionally-based organizations that represent protected class members;
- organizations that enforce fair housing laws;
- other local governments and metropolitan planning organizations;
- broadband internet service providers and organizations engaged in narrowing the digital divide; and
- agencies primarily responsible for the management of flood prone areas and public land/water resources, and emergency management agencies.

Additionally, the County will consult with the Fairfax County Redevelopment and Housing Authority (FCRHA) to encourage the participation of residents of public and assisted housing and/or targeted revitalization areas during the consolidated planning process. Information on the housing and community development activities relevant to the FCRHA will be provided to the housing authority so that such information can be made available during the FCRHA annual public hearing.

### **3. Consolidated Community Funding Advisory Committee**

The Consolidated Community Funding Advisory Committee (CCFAC) is a citizen group established by the Fairfax County Board of Supervisors (Board) to monitor and advise the Board on the development and implementation of the Plans. CCFAC submits the Plans to the Board for review and approval. Additional roles of the CCFAC may include providing comments on the Consolidated Community Funding Pool (CCFP) RFP funding process and funding recommendations that are forwarded by the Selection Advisory Committee (SAC) to the Board, and coordinating with the Community Action Advisory Board (CAAB) in the Community Services Block Grant (CSBG) funding process.

CCFAC will receive citizen input on current and needed housing, community development, and public services, including housing and services to be provided by community-based organizations, annually at one or more public hearings to be held before the CCFAC. CCFAC will receive citizen input through written and oral comments presented at or prior to the close of the public hearing before the Board.

Members are appointed by the County Executive to serve for a term of three years. Membership may include representatives of human services provider groups, consumer and community organizations and other boards, authorities, and commissions, which are involved in human services, including, but not limited to, the FCRHA, the Human Services Council, the Community Action Advisory Board, the Fairfax-Falls Church Community Services Board, the Fairfax County Alliance for Human Services, and the schools community.

- **Information Available and Displacement**



The County will encourage citizen participation by providing the public with adequate information concerning the Plans: the amount of funds expected to be available; the proposed range of activities that may be undertaken with those funds, including the amount that will benefit members of very low- and low-income households; and the plans to minimize displacement and to assist any persons who are displaced, other important program requirements, and proposed and approved uses of funds.

Information on the Plans' public notice and public hearing(s) schedule will be disseminated to local agencies, community-based organizations and nonprofit organizations working with or in the interests of residents who are minority, non-English speaking, physically impaired, and/or the faith-based community in order to provide the opportunity for full citizen participation to as many people as possible.

## **5. Availability to the Public**

There are two types of documents available to the public, each with their own timeframes and requirements: Proposed Documents and Approved/Accepted Documents. The documents will be available to the public in one or more of the following ways:

- Online at: <https://www.fairfaxcounty.gov/housing/>
- At the Department of Housing and Community Development located at 3700 Pender Drive, Fairfax, Virginia 22030
- At the information desk of the County Government Center at 12000 Government Center Parkway, Fairfax Virginia 22035
- At the information desk of branches of the Fairfax County Public Library system.

### **a. Proposed Documents**

Prior to submission to HUD, citizens will have an opportunity to comment on proposed documents at public hearings, meetings, or by directly contacting the appropriate County agency staff, according to the advertised public notice. Proposed documents are available during their respective comment periods and upon adoption and/or acceptance by HUD, the final versions will be retained on file. During the comment periods listed in the Appendix, the following proposed documents will be available:

- Proposed Citizen Participation Plan
- Proposed Citizen Participation Plan substantial amendments
- Proposed Five-Year Consolidated Plan
- Proposed Five-Year Consolidated Plan substantial amendments
- Proposed Annual Action Plan
- Proposed Annual Action Plan substantial amendments
- Proposed Consolidated Annual Performance and Evaluation Report

## **b. Approved/Accepted Documents**

The County will provide residents, public agencies, and other interested parties with reasonable and timely access to records for the preceding five years. The documents available include:

- Citizen Participation Plan, as adopted
- Five-Year Consolidated Plans, as adopted
- Annual Action Plans, as adopted
- Consolidated Annual Performance and Evaluation Reports accepted by HUD

A reasonable number of free paper copies of the Plans will be available upon request. The Citizen Participation Plan may be provided in a format accessible to persons with disabilities and those with limited English proficiency, upon request. Any persons requesting such copies should contact the Fairfax County Department of Housing and Community Development (HCD) at (703) 246-5101 or the TTY number 711.

## **6. Technical Assistance**

The County will provide technical assistance to groups representing members of very low- and low-income households, as well as to community-based organizations and interested residents, upon request for such assistance with the development and submission of proposals for funding under any federal or local funding sources covered by the Plans. Any persons requiring technical assistance should contact HCD at (703) 246-5101 or the TTY number 711.

## **7. Public Notices**

Upon the publication of the proposed Plans, CAPER, CPP and any substantial amendments or revisions to these documents, a public notice with a summary of the proposed document will be advertised according to the table described in the Appendix.

For the Plans, a public notice with a summary of the proposed document will be advertised:

- online at [www.fairfaxcounty.gov/housing](http://www.fairfaxcounty.gov/housing);
- in the lobby of the Department of Housing and Community Development;
- at the information desk of the County Government Center;
- in a newspaper(s) of general circulation and in at least one non-English publication;
- in branches of the County Library system; and
- reasonable and timely efforts will be made to provide notice in County community centers and senior centers, as well as online through County-managed websites, social media and other communication platforms and e-mail distribution lists available to the County.

The summary provided with the public notice will describe the contents and purpose of the document, the duration of the public comment period, and a list of the locations where the entire document may be examined. Comments for each proposed document will be accepted according to the time frames described in the Appendix.

## **8. Public Hearings**

A minimum of two public hearings will be held prior to the submission of the Plans to HUD:

1. **CCFAC Public Needs Hearing on Proposed Plans:** Held by the CCFAC, this public needs hearing informs the development of the Plans prior to the beginning of the consolidated planning process and solicits public comments from the community regarding housing and community development needs, public service needs, proposed activities, and program performance. Community input may also be gathered by the CCFAC or County staff through a variety of means, such as internet-based citizen input.
2. **Board of Supervisors Public Hearing on Proposed Plans:** Prior to the submission of the Plans to HUD, a second public hearing will be held by the Board on the proposed Plans, as recommended by the CCFAC. Final approval of program priorities and funding recommendations included in the Plans will be made by the Board.

All public hearings will be held after adequate notice to the public (at least 15 calendar days prior to the date of the public hearing), at times and locations convenient to County citizens and organizations, as well as for potential and actual beneficiaries of the programs funded. These public hearings will also accommodate for persons with disabilities and residents who are non- English speaking, such as providing an interpreter whenever a significant number of persons who are non-English speaking are expected to participate.

## **9. Citizen Comments**

Comments received from citizens as a result of public hearings or other activities to gather community input will be given serious consideration in the preparation of the final Plan document, amendments to the Plans, or the CAPER.

The County will prepare a summary of written and verbal comments received from citizens, public hearings, focus groups, community meetings, and other methods when preparing the Plans or CAPER, and any amendments to these consolidated planning documents. This summary will be attached to the final Plans or CAPER.

## **10. Complaints**

Timely written responses to citizen complaints and grievances will be provided within 15 business days of the County's receipt, where practicable. If additional time is required, written notice will be provided.

## **11. Substantial Amendments and Revisions**

The Plans may be amended with the approval of the Fairfax County Board of Supervisors. The County will amend the approved Plans whenever it makes one of the following decisions representing a substantial change or adjustment to:

1. . carry out a project, using funds from any of the federal HUD programs covered by the Plans (including program income) not previously described in the Plans; or
2. eliminate a project from any of the federal programs covered by the Plans (including program income) for funds previously approved by the Board; or
3. the amount of program money for an activity such that the funding level of the activity would change by more than 10 percent.

A minor amendment is any change that does not meet the threshold of a Substantial Amendment and does not require public input and, in most circumstances, do not require Board approval.

#### **a. Five-Year Consolidated Plan and Annual Action Plan Amendments**

In general, any substantial change or adjustment to a Plan's project budget will be treated as an amendment subject to 30-day public notice, review, and comment through a County budget review process. Adjustments required to project budgets will be included in a budget review and will be subject to public comment during the public hearing process held on each of these reviews. In some circumstances, changes to the Plan program objectives may be addressed through the appropriation of funds outside of the budget review process for an activity not previously approved in the Plan. In such cases, public notice will be given before the Board is scheduled to take action on such an appropriation.

#### **b. Citizen Participation Plan Amendments**

Proposed changes to the CPP will be advertised for public comment at least 30 calendar days prior to the adoption or amendment of the CPP by the Board. The proposed revisions to the CPP will become effective upon the date of the Board approval.

### **12. Performance Reports**

The County prepares an annual performance report called the Consolidated Annual Performance and Evaluation Report (CAPER), which requires the completion of a public participation process before the CAPER is submitted to HUD. Public participation includes reasonable public notice and the opportunity for public comment, as described in the Appendix.

### 13. Waivers; Public Emergencies

All of the requirements in the CPP are subject to change in the event of guidance or waivers issued by HUD. During times of public emergencies, the County may establish expedited or revised procedures to draft, propose, or amend the Plans, CAPER and CPP.

For example, under expedited or revised procedures, where in the interest of public safety, in-person public hearings would not be held, hard copies of documents might not be placed in all physical locations, and Fairfax County may meet federal public notice and public meeting requirements virtually if:

1. the County’s expedited and revised procedures adhere to, and comply with, HUD guidance and/or waivers;
2. national/local health authorities recommend social distancing and limiting public gatherings for public health reasons; and
3. virtual hearings provide reasonable notification and access for citizens in accordance with the grantee’s certifications, timely responses from local officials to all citizen questions and issues, and public access to all questions and responses.

### 14. Appendix - Summary of Notice, Comment and Hearing Timelines

	Public Notice	Comment Period (HUD may alter)	Public Hearing
Citizen Participation Plan (CPP)	Includes a summary of the contents, purpose, duration of public comment period, list of locations where document is available.	30 calendar day period prior to the adoption of the proposed CPP by the Board.	N/A.
CPP Amendments	Contains summary of the contents, purpose, duration of public comment period, list of locations where document is available.	30 calendar day period prior to the adoption of the proposed CPP amendment by the Board.	N/A
Five-Year Consolidated Plan/Annual Action Plans (“Plans”)	Includes summary of the contents, purposed duration of public comment period, list of locations where document is available, the amount of assistance expected, the range of activities undertaken, estimated amount that will benefit low/mod residents.	30 calendar day period prior to the submission of the Board-adopted Plan to HUD.	During the planning process to receive comments on housing, community development, and human services needs in the community. During the development of proposed activities to receive comments on the Proposed Plans.

Substantial Amendments to the Plans	Includes summary of the contents, purpose, duration of public comment period, list of locations where document is available.	30 calendar day period prior to the submission of the Board-adopted substantial amendment to HUD.	N/A
Consolidated Annual Performance and Evaluation Report (CAPER)	Includes summary of the contents, purpose, duration of public comment period, list of locations where document is available	15 calendar day period prior to the submission of the CAPER to HUD.	N/A

**Notice of Public Comment Opportunities for the FY 2025 One-Year Action Plan**

(to be included Feb 2024)

## **Summary of CCFAC Public Hearing Testimony October 10, 2023**

- 1. Michael Mahrer, Senior Director of Advancement, The English Empowerment Center - formerly the Literacy Council of Northern Virginia**
  - English is vital for self-sufficiency; need for English language instruction is growing
  - EEC served over 1,900 learners last year and all classes in Fairfax County are already filled this year
  - Over 500 volunteers provide an estimated 25,000 hours of service
  - EEC has seen a 25% increase in expenses and class offerings but has received less funding from Fairfax County
  
- 2. Roshon Casey-Lee, Britepaths client, County resident**
  - Shared personal story about her financial challenges and falling behind on rent before connecting with Fairfax County's Coordinated Services Planning
  - CSP referred her to Britepaths
  - Britepaths is wonderful; she participated in a financial mentorship program that helped reduce her debt and improve her credit score; benefited from savings and food program
  - Struggling financially is stressful for everyone but Britepaths helped her family
  
- 3. Jorge E. Figueredo, Executive Director, Edu-Futuro**
  - Edu-Futuro serves immigrants and Latinos in area by empowering individuals, providing them education and workforce development skills; 2 generation model
  - Over 3,000 families served last year; completely free services; bilingual staff
  - Examples of success include: \$2 million in rental assistance raised by Edu-Futuro; 175 outstanding high school students graduated from their program; numerous scholarships earned by their students which helped break the cycle of poverty
  - COVID pandemic disproportionately impacted Latino families (e.g., health, income, housing, mental health, student absenteeism, high school dropout rate)
  - Digital literacy programs have helped
  - Need to break the cycle of poverty
  
- 4. Jerry Poje, Unitarian Universalist Congregation of Fairfax, Human Services Council member, Affordable Housing Advisory Council member**
  - Importance of ensuring affordable homes for all
  - Wants FY 2025 One-Year Action Plan to embed the County's strategic plan and phased implementation plan that identify the need for 26,000 new affordable homes while preserving all existing ones
  - Ending of federal COVID pandemic funding eroded the social safety net



- Wants County to fulfill the promise of the 2016 Human Services Bond that provided \$48 million to renovate and expand shelters
- Implement a pilot program to provide short-term shelters (e.g., Pallet shelter approach)
- Prevent evictions by providing case management and rental assistance; monitor number of evictions and unlawful detainers
- Conduct a more thorough Housing and Human Services Needs Assessment and prepare a new Human Services Resources Plan for 2024 (e.g., ensure 40% of service deliveries performed by nonprofit organizations, faith communities and others)

**5. Candice Bennett, Interim Executive Director, Good Shepherd Housing and Family Services**

- Appreciates Fairfax County’s partnership in affordable housing
- Need in County continues to grow; since 2015, gap between a GSH family of four’s income and AMI for family of four has grown (now at 38% of AMI whereas in 2015 at 43% of AMI)
- Continue supporting the missing middle (e.g., 50-60% AMI); need direct assistance support, more case management for all nonprofits; families are staying longer for services and need more support from staff

**6. Marianela Funes, Community Organizer, Tenants and Workers United**

- TWU works with low-income communities of color to secure affordable housing
- Lack of stable, affordable housing in Fairfax County
- Focus on assisting those at 60% AMI or below (e.g., County programs like ARISE should be designed to help everyone, especially 60% AMI or below)
- Allocate adequate funding to the preservation, creation and improvement of affordable housing, including mobile home communities and low-income apartments (e.g., support and fund land purchases, co-ops, and land trust for homeownership; establish County emergency rent relief program; create assistance programs that promote housing stabilization for lowest income communities)

**7. Glenda Benitez, Tenants and Workers United member, County resident**

- Harmony Place resident; mobile homes are a great source of affordable housing
- Wants funding for home improvement or replacement of units to build generational wealth

**8. Karen Croasdaile, Tenants and Workers United member, County resident**

- Represents Penn Daw mobile homes and is a resident there
- Previously had living instability and living at Penn Daw allows for stability
- Wants to erase stigma around mobile homes

- Concerned about landlords who raise rents too quickly and maintain poor property conditions, as well as private investors who only want to make a profit
- Wants the County to allocate funding to purchase mobile home parks with community partners
- Help 60% AMI or less; help prevent evictions and provide rent relief

**9. Ben Werner, Director of Philanthropy, Insight Memory Care Center**

- Insight Memory Care Center provides care, support and education for individuals with Alzheimer and dementia; provides care substantially more affordable than nursing homes; cost effective way to keep seniors with dementia at home
- Appreciates County CCFP funding
- Dementia support services are important
- Seniors are disproportionately impacted by poverty and are in great need for affordable housing; want to age in place
- Some 300,000 Virginians provide unpaid care to parents with dementia; average 55 hours per week unpaid care to loved ones
- women, people of color and those most vulnerable are most impacted

**10. Nancy Scott, Insight Memory Care Center client, County resident**

- Described services provided by Insight Memory Care Center, the only dementia-focused provider in DMV area; resource and voice for those with dementia
- Husband had dementia and they benefited from services
- Advocate to continue recognizing Insight's services and maintain funding for them

**11. Mary Paden, Housing Committee Chair, Fairfax County NAACP**

- Six areas the county can provide more funding:
  1. Temporary shelter -- permanent housing important but takes four to six years so funding should also be given to immediate solutions; temporary housing for unsheltered homeless people; temporary controlled shelters; Pallet shelters/modular shelters/space at faith communities
  2. Rent relief and utility assistance for those at risk of eviction
  3. Better oversight of FCRHA 3rd Party property managers (e.g., resident complaints of maintenance at properties and poor communication with residents)
  4. Fair housing testing – conduct paired testing to ensure landlords are accepting vouchers, especially those in higher income areas
  5. Increase pedestrian safety in low-income neighborhoods (e.g., lighting, crosswalks, signage)
  6. Conduct a new County Housing and Human Services Needs Assessment to measure scope of need

**12. Bradley Staton, NVRC Board of Directors, Northern Virginia Resource Center for Deaf and Hard of Hearing Persons**

- Request more attention to access to housing and human services for persons in Fairfax who are deaf or hard of hearing (e.g. better acoustics in housing design in common areas, set asides for deaf and hard of hearing housing applicants)
- Help meet needs of growing population aging into hearing loss (e.g., outreach, hearing screenings with consults, information on assistive technology, coping with hearing loss and information on hearing aids)

**13. Harmonie Taddeo, Executive Director, Western Fairfax Christian Ministries**

- Speaking on behalf of WFCM, Cornerstones, FACETS, and Lorton Community Action Center
- Greater food insecurity as federal programs wind down; nonprofit services are ramping up; increasing household expenses and decreasing income
- Individuals need access to healthy foods to free up funding for other needs such as affordable housing
- Fund \$6 million in CCFP for emergency housing and food, with no less than \$1.5 million for food

**14. Kerrie Wilson, Chief Executive Officer, Cornerstone & the Affordable Housing Advisory Council**

- 36 members on AHAC monitor affordable housing development and preservation and related Fairfax County Plans; housing development, homeless issues and affordable homeownership are critical
- Affordable housing is a foundational issue for everyone in the community; tied to One Fairfax; housing supports need to be expanded now, especially post pandemic; period of recovery will take time
- Need to prioritize County funding on what is most essential (e.g., 10,000 units of affordable housing, supportive services, permanent supportive housing while also dealing with emergency situations to get homeless individuals housed)
- Fair Housing needs a single point of contact in Fairfax County; fair housing testing is important

**15. Becky Burnley, resident**

- Shared personal story of her boyfriend (Andrew Wright) that has been homeless since May; no resources available to him; his mental health counselors are not very helpful
- She helps him the best she can but is unaware of available resources
- Mentally ill and physically ill individuals need assistance

**16. John McKee, member of VOICE, Virginians Organized for Interfaith Community Engagement**

- Mental health and affordable housing are the two key issues for VOICE; helps organizations advocate for clients
- 50 churches and interfaith communities involved; helped increase mental health funding from state legislature; trying to determine how state funding makes it to Fairfax County's needs

**Additional Submitted Written Testimony**

**17. Eileen McCartin, Executive Director, Northern Virginia Resource Center for Deaf and Hard of Hearing Persons**

- Significant hearing loss can be devastating and isolating to the quality of life of individuals and their families
- Need attention to access to housing and human services for persons who are deaf or hard of hearing (e.g., accessible and culturally suitable housing, communal living spaces and acoustic design considerations, communication access to county meetings and events, training on assistive technology)
- Growing aging population in Fairfax County; increasing population with age-related hearing loss

**18. Sue Mairena, President, Annandale Christian Community for Action**

- ACCA provides Child Development Center (CDC) and Human Service Ministry (HSM) services
- Regarding HSM, need County's continued support (e.g., family emergency assistance, emergency food and hygiene products, pick-up and delivery of furniture for needy families, and transportation to medical appointments)

**19. Sandra Benavente, Advocacy Manager, Ayuda**

- Ayuda offers culturally specific, multilingual legal, social and language access to low-income Fairfax County residents
- Continued rise in need for low-barrier housing and human services for low-income immigrants

**Summary of Public Comments Received  
on the Draft One-Year Action Plan for FY 2025  
During the Public Comment Period  
(February X, 2024 through March XX, 2024)**



# Communitywide Housing Strategic Plan



June 2018  
A Fairfax County, Va publication

## Executive Summary:

Fairfax County is a great place to live and to do business. However, a lack of housing options is putting the County's well-being and future prosperity at risk. One in five renters in the County pay more than 50 percent of their income for housing, requiring them to make difficult choices among what necessities they are able to afford. In the next 15 years, over 18,000 new housing units will be needed for households earning less than 80 percent of the Area Median Income. These are just two examples that illustrate the need for more price-appropriate housing in Fairfax County.

Without a sufficient supply of housing—affordable to individuals and families all along the income spectrum—Fairfax County will not be able to reach its full economic development potential and remain a first-class community. The Fairfax County community has come together in recent years to develop the *Strategic Plan to Facilitate the Economic Success of Fairfax County* to support a strong economic development strategy, and the *One Fairfax Policy* to support inclusivity and shared prosperity. This **Communitywide Housing Strategic Plan** (the Plan) marks a continuation of Fairfax County's emphasis on building and maintaining a vibrant, resilient community.

The Board of Supervisors requested the Plan and it was developed by the Department of Housing and Community Development (HCD) and the Affordable Housing Advisory Committee (AHAC) to address the significant need for price-appropriate housing options for current and projected residents of Fairfax County. **Phase 1** of the Plan identifies 25 short-term strategies that can be implemented without major policy changes or significant sources of new revenue to start the process of creating more housing options for future and current County residents and workers. **Phase 2** of the plan, to be developed subsequent to Board approval of Phase 1, will include longer-term strategies for developing new tools, policies, and resources to support the production, preservation and access to housing that is affordable to all who live and work in our community.

This document accomplishes Phase 1 of this communitywide effort – 25 strategies that represent near-term, measurable action items that will have a significant impact. They are organized under four broad categories:

- **Modernizing FCRHA / HCD Administration and Processes:** making existing processes more efficient, using existing resources more innovatively, and leveraging partnerships to support the development and preservation of the continuum of affordable housing
- **Land Use and Zoning Tools:** identifying ways to use land more creatively to build partnerships and expand housing options
- **Funding Sources and Uses:** deploying existing resources more efficiently and focusing existing efforts on those most in need
- **Housing for Vulnerable Populations:** ensuring the continuum of housing options through making affordable and accessible housing options available for persons with disabilities, seniors, and extremely low-income individuals and families, including those transitioning from homelessness

These strategies are immediate steps that can be taken to address the need for more price-appropriate housing in one to two years. It is clear, however, that Phase 2 of the Plan – a long-range implementation and resource plan – will be necessary to address the 62,184 new housing units that will be needed in Fairfax County in the next 15 years. The market, alone, will not produce the necessary housing options for Fairfax County's future.

The Fairfax County Department of Housing and Community Development and the Fairfax County Affordable Housing Advisory Committee are proud to share Phase 1 of the Fairfax County Communitywide Housing Strategic Plan.

## Why a Strategic Plan for Housing?

Fairfax County is an extraordinary community with an exceptionally strong local economy and high quality of life. The median income for a household of four is \$110,300, making it one of the highest-income areas in the country. However, in a county of approximately 1.2 million people, thousands and thousands of households are living paycheck-to-paycheck due in large part to severe lack of price-appropriate housing. “Price-appropriate housing” means housing that costs 30 percent of the household’s annual gross income or less. In other words, all households in Fairfax County, regardless of income, should have a variety of housing options they can afford.

Fairfax County’s reputation as an exceptional place to live, and its position as a place where businesses want to locate and stay, is threatened by the lack of price-appropriate housing for all of its residents and workers. When everyone has access to housing that is affordable for them:



Positive outcomes are more likely for families and children, including better educational outcomes for children and better health outcomes for people of all ages<sup>1</sup>

People have better prospects for upward economic mobility and self-sufficiency



Employers can hire workers who are able to live close to where they work, and there is less congestion on our roads

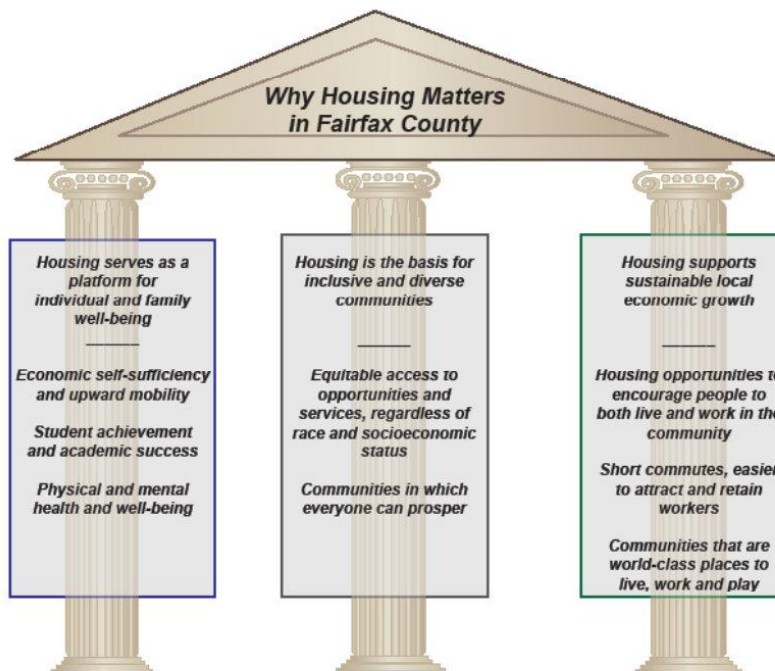
Persons with disabilities have access to housing that is appropriate for their needs and the elderly are more able to age in place



Simply put, Fairfax County is at a crossroads. Wage growth is not keeping pace with the cost of and demand for housing and families, particularly those that would be considered low- or moderate-income, are falling further and further behind. The economic viability of Fairfax County is at stake, as evidenced by Fairfax County’s 2015 *Strategic Plan to Facilitate the Economic Success of Fairfax County*. Furthermore, the lack of a range of price-appropriate housing in the county hinders the full implementation of the county’s *One Fairfax* policy, which calls for equitable access to communities of high-opportunity.

<sup>1</sup> See, for example, Brennan, Maya, Lisa Sturtevant and Patrick Reed. 2014. *The Impacts of Affordable Housing on Education*. Washington DC: National Housing Conference; and Viveiros, Janet, Mindy Ault and Nabihah Maqbool. 2015. *The Impacts of Affordable Housing on Health: A Research Summary*. Washington DC: National Housing Conference.





## How Housing Supports the County's Plan for Economic Success

Housing affordability is critically important for ensuring that businesses want to locate to Fairfax County and then stay here. The Economic Success plan lays out six broad goals to maintain, diversify, and enhance the strong and vital Fairfax County community in order to sustain and grow our economic prosperity:

1. Further Diversify our Economy
2. Create Places Where People Want to Be
3. Improve Speed, Consistency and Predictability of the Development Review Process
4. Invest in Natural and Physical Infrastructure
5. Achieve Economic Success through Education and Equity
6. Increase Agility of County Government

Housing is an important element in every single goal. When advocating as a community for more price-appropriate housing, we fail to effectively communicate why it is important. We fail to discuss its value; how it is the foundational element of economic resilience and competitiveness in local communities. How it improves the local tax base and stabilizes family units. How communities benefit from public investments; ensuring that opportunities for individuals and families of all income levels are available.



The Urban Land Institute reports that more than half of the large companies with more than 100 employees cite a lack of price-appropriate housing near their business as a significant challenge; and 58 percent of the companies claim to have lost employees due to burdensome commutes. By having housing that is affordable, employees are able to live where they work and support the local economy. In addition, having a larger pool of waged workers makes for a more attractive location for businesses to relocate, which in turn, improves the commercial tax base so that local government is less reliant on residential real estate property taxes. It's all connected.



It is time we start the conversation about the economic benefits of having price-appropriate housing in our communities. It is time to start showing that it is more than housing assistance; that it is a valuable economic resource that benefits us all. Price-appropriate housing is good for the local economy, improves the local tax base, stabilizes family units, allows workers to live where they work, and provides opportunities for individuals and families of all income levels. It is not just an issue for the lower-income and underserved populations - it benefits us all.

### [How Housing Promotes Equity](#)

In addition to the connection between housing and the county's economic success, price-appropriate housing is directly connected to the success of households at the individual level. National research bears out the correlations – having homes that are affordable correlates to better mental health, less stress for our children, more economic mobility; just to name a few examples. One connection that is particularly important in Fairfax County is the one between housing and the ability to ensure equitable access to communities of opportunity.



The Fairfax County Board of Supervisors and the Fairfax County School Board adopted the One Fairfax racial and social equity policy in 2017, to ensure all individuals in our community have an opportunity to reach their highest level of personal achievement. Stable, affordable and high-quality housing is the key to increasing access to opportunities and ensuring all residents can prosper.

As a community, we can agree that where a person lives – and the associated opportunities and services present in that neighborhood – should not be a leading determinant in the health of their family. In fact, a person’s ZIP code is a stronger predictor of his or her overall health than other factors, including race and genetics. And it’s not just life expectancy – access to care, access to health information, and quality of life are all affected by where one lives. Fairfax County policymakers, as well as affordable housing developers, have an opportunity to create a comprehensive and thoughtful approach to the planning for new housing that can play a role in driving socioeconomic integration, reversing racial disparity trends, eliminating institutional or structural racism, and ensuring that outcomes and opportunities for all people in our community are no longer predicted by where a person lives.

*In fact, a person’s ZIP code is a stronger predictor of his or her overall health than other factors, including race and genetics. And it’s not just life expectancy – access to care, access to health information, and quality of life are all affected by where one lives.<sup>2</sup>*

### Objectives of the Strategic Plan

The Fairfax County Board of Supervisors requested the development of the strategic plan for housing in 2016, and the Affordable Housing Advisory Committee (AHAC) took primary responsibility for overseeing the development of the plan. AHAC led a communitywide effort that benefited from input from residents and employers through numerous public meetings, one-on-one conversations, and an online survey. More than five thousand members of our community contributed their voices to the plan over the past year. As a result, the plan reflects the shared desire to maintain and grow our extraordinary community.



There were several objectives for this strategic planning process:

- To create a **shared community vision** of how housing supports local economic growth and community sustainability
- To **quantify the housing needed** to accommodate future growth and support the County’s economic sustainability
- To develop **specific, measurable, and actionable strategies** for meeting Communitywide housing goals
- To identify the **program and policies, and specific funding sources**, that will be required to address housing needs in **5, 10, and 15 years even as we experience current housing shortages**

It is anticipated that this document will be the first step in a two-part process, identifying the need in our community, setting targets for housing production, and suggesting initial implementation steps that can be addressed in the next one to two years. The second, and more challenging step, will be identifying long-term implementation strategies, and the additional resources needed to carry out those strategies.

<sup>2</sup> Graham, Garth, Ostrowski, MaryLynn and Alyse Sabina. Defeating The ZIP Code Health Paradigm: Data, Technology, And Collaboration are Key.

## Housing Needs

More price-appropriate housing is needed in Fairfax County at a range of income levels, in both the rental and homeownership markets. The national post-recession recovery has been slow and has had a particularly strong impact on Fairfax County due to housing costs that have continued to rise even as incomes have stayed flat or risen moderately; and due to the region's dependence on federal government contracting. In fact, it has become increasingly difficult for many households to find housing they can afford in Fairfax County. Between 2010 and 2015, the average rent in Fairfax County has increased 17 percent and typical home prices for single-family homes, town homes and condominiums were up 15, 23 and 27 percent respectively. Over the same period, the average household income in the County increased by only 10 percent and for many low-wage workers incomes did not increase at all.



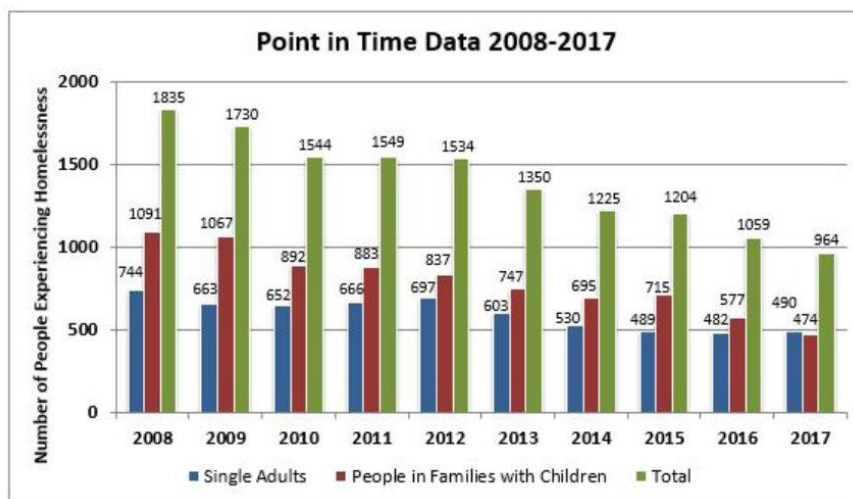
Source: U.S. Census Bureau American Community Surveys, 2010 and 2015; MRIS

***There are more individuals in the County who are cost-burdened due to housing (115,000) than over 90 percent of the total populations of counties in the Commonwealth of Virginia.***

As housing costs, particularly rents, increase more than incomes, households find themselves more likely to be cost-burdened. The U.S. Department of Housing and Urban Development (HUD) defines "cost-burdened" as any household that spends more than 30 percent of household income for mortgage costs or gross rent. Households spending more than 50 percent are considered to be "severely cost-burdened." In Fairfax County, according to the most recent American Community Survey, 44.3 percent of renters (more than 55,000 households) and 22.9 percent of homeowners (more than 60,000 households) in Fairfax County spend more than 30 percent of their income on housing. This means that there are more people in the County who are cost-burdened (115,000) than over 90 percent of the total populations of counties in the Commonwealth of Virginia.

## Current Housing Needs for Vulnerable Households

While the cost-burden situation is problematic for any household that pays more than 30 percent of their income in housing costs, it can become a crisis for those households with extremely low-incomes or those with fixed incomes. For example, the lack of price-appropriate housing in the county has a direct connection to the cause of much of the homelessness in Fairfax County. The Fairfax County Board of Supervisors recognized this when they endorsed the “Blueprint for Success: Strategic Directions for the Plan to Prevent and End Homelessness in the Fairfax-Falls Church Community” in 2007. Much progress has been made since then in reducing the overall number of homeless households in our community and yet our most vulnerable residents continue to be at risk of housing instability and homelessness. On the night of the January 2017 Point in Time count, nearly 1,000 people in Fairfax County were homeless<sup>3</sup>. Low incomes and expensive housing are the main reasons for homelessness.



In addition to those households that are experiencing homelessness, more than 70,000 Fairfax County residents have a disability. Data shows that individuals with disabilities are much more likely to have extremely low-incomes and often face a compounded problem - finding housing that is price-appropriate AND has the accessibility features they need to live comfortably in their homes. Similarly, our elderly neighbors, many of whom have worked in Fairfax County throughout their careers and have contributed to their communities and the local economy, are having difficulty affording their homes on fixed incomes. Compared to all households in Fairfax County, a larger proportion of households with at least one person who is 75 or older have very low-incomes. Elderly households present the second greatest need for more affordable housing, behind small family households and singles. As housing costs increase, more senior households will likely become cost burdened or more cost burdened, since many elderly households have relatively fixed incomes.



<sup>3</sup> Metropolitan Washington Council of Governments, 2017. Homelessness in Metropolitan Washington: Results and Analysis from the Annual Point-in-Time (PIT) Count of Homeless Persons

## Current Housing Needs for Low- and Moderate-Wage Workers

Individuals and families with the lowest incomes face the greatest challenges finding housing they can afford. These households include many workers who are essential to the Fairfax County community. For example, a typical retail salesperson in the County earns less than \$30,000 per year. Restaurant workers, housekeepers, childcare providers, home-health aides, bus drivers and security guards in Fairfax County also have an average income of around \$30,000<sup>4</sup>. Working households earning \$30,000 per year can only afford to pay \$750 per month for housing, but the average rent in Fairfax County is more than \$1,700<sup>5</sup>.



Sources: U.S. Census Bureau, 2015 American Community Survey; Economic, Demographic and Statistical Research; Fairfax County Department of Neighborhood and Community Services

These workers are a critical component of our local economy and they deserve to have an opportunity to live and work in Fairfax County. What happens when working families earning low wages cannot find housing they can afford? In many cases, they live in overcrowded housing or commute to Fairfax County from other jurisdictions. Overcrowded housing continues to be a critical challenge in Fairfax County, with a total of 4,640 households overcrowded (1.01-1.5 people per room), and nearly 1,900 households severely overcrowded (more than 1.51 people per room). The majority of overcrowded households include at least one child and have incomes below 50 percent of Area Median Income (AMI). Given the prevalence of children in overcrowded households, families in our community may be “outgrowing” their housing units, but at the same time are unable to afford a larger home they can afford.

*The majority of overcrowded households include at least one child and have incomes below 50 percent of AMI.*

<sup>4</sup> National Housing Conference, *Paycheck to Paycheck 2016*  
<sup>5</sup> 2015 American Community Survey

## The Challenge of Homeownership

In addition to the difficulty in finding price-appropriate housing options in the rental market, increasingly, high housing costs in Fairfax County burden households with middle and higher incomes and put homeownership opportunities out of reach. Households with higher incomes occupy many of the homes that would be affordable to low-income households. For example, 67 percent of the owned or for-sale housing stock that would be affordable to very low-, low- and moderate-income households is occupied by households with income greater than is required to comfortably afford those units, indicating that homebuyers with lower incomes face intense competition for affordable homes from households with higher incomes.

Many workers, including Millennials and young families, find they are not able to afford to buy a home in our community. The ability of young households to purchase a home in Fairfax County has dropped precipitously over a ten-year period. In 2005, more than half of 25- to 34-year olds in Fairfax County (52.9 percent) were homeowners. In 2015, only 38 percent of young adults in their late 20s and early 30s living in Fairfax County own a home. Recent research has shown that the desire for homeownership among young adults is as strong now as it has ever been, but this cohort faces new obstacles—including rising debt and fewer affordable homeownership options—which are leading to delays in home buying<sup>6</sup>.



## Future Housing Needs

Our community already faces a deficit of more than 31,000 rental homes affordable to low-income individuals and families. Over time, the gap between the need and the supply will grow considerably without new approaches for expanded housing availability and affordability. Over the next 15 years, the County is expected to add more than 62,000 households, primarily working households<sup>7</sup>. These are household projections based on the County's analysis of recent growth and the capacity for residential development based on current land use and zoning. To support sustainable population growth and bolster our economy, it is important to think about how we plan for price-appropriate housing to address the current housing gap and to meet the needs of the growing workforce.

<sup>6</sup> See, for example, Thompson, Derek. 2016. Millennials: The Mobile and the Stuck. The Atlantic August 24.

<sup>7</sup> For background on the County's forecasts, see Demographics Reports 2016 County of Fairfax, Virginia, available online <https://www.fairfaxcounty.gov/demograph/demrpts/report/fullrpt.pdf>.

As our community grows—it will need to grow in order to ensure economic vitality and prosperity—the County will add workers and families all along the income spectrum. Based on projections from the County and George Mason University (GMU), over the next 15 years, the County is expected to add:

- **4,591 extremely low-income households (income <30% AMI)**
- **8,443 very low-income households (30-50% AMI)**
- **5,588 low-income households (50-80% AMI)**
- **9,048 moderate-income households (80-100% AMI)**
- **11,929 households with incomes between 100 and 120% of AMI**
- **22,585 households with incomes above 120% of AMI<sup>8</sup>**

While housing production has been on the rise since the Great Recession, Fairfax County is not producing enough housing to close the existing housing gap and will not be able to meet future housing needs. The County would need to add 4,146 new units each year for 15 years to meet the 2032 target above, but the County issued building permits for only 3,720 units in 2004 at the height of building in the 1992-2016 period, before heading into the housing bubble. Without incentives or other changes that reduce the cost of building or removal of disincentives for building, the opportunity for the County to deliver more than 3,720 units in a single year seems unlikely.

These forecasts also suggest that over the next 15 years, there will be demand for 18,622 homes affordable to households with incomes below 80 percent of AMI (29.9% of total new homes needed). Given housing market conditions in the Washington DC region and in Fairfax County, it is challenging to build new housing with rents or prices that are affordable to households at this income range without some form of subsidy. There are several reasons why lower-cost housing isn't produced in our community:

- High costs of land and construction make it difficult to provide sufficient housing at more moderate prices and rents;
- Federal, state and local regulations add to the cost of building housing, and these added costs are passed along to residents in the form of higher rents and prices; and
- Opposition to new construction or increased density from existing Fairfax County residents results in too little housing being built, limiting supply and putting upward pressure on prices and rents.

The private market meets the demand for housing for higher-income households; however, housing for low-income households is difficult and expensive to provide. In order to develop new housing—or often to preserve existing housing—at rents or prices that are affordable to our community's low- and moderate-income residents and workers, it is necessary for there to be some type of subsidy, either a financial subsidy provided in the form of a low-interest loan, grant or tax credit, a subsidy in the form of reduced land costs, an incentive in the form of an increase in the allowable density, a reduction in development approval requirements—or all of the above.

<sup>8</sup> See Appendix for details on methodology.



## Strategies to Expand Housing Options in Fairfax County

In order to ensure that our community remains vibrant and diverse, and that our economy is strong and resilient, we must take action to ensure that there is enough housing—of the right types and at rents and prices that are affordable—to support growth in the County’s workforce and broader community, and that current and anticipated housing needs are met.

Fairfax County’s Housing Blueprint was a first step in achieving this vision, as it has focused affordable housing policies and resources on serving those with the greatest need, including homeless families and individuals, persons with special needs, and households with extremely low-incomes. The overarching principle of the Blueprint is that home affordability refers to a continuum of income and ability. The research and outreach conducted as a part of this strategic plan has re-affirmed this principle and the four main goals of the Blueprint:

- 1. To end homelessness in ten years;**
- 2. To provide affordable housing options to special needs populations;**
- 3. To meet the affordable housing needs of low-income working families; and**
- 4. To increase workforce housing through creative partnerships and public policy**

To meet the full range of housing needs in our community, and particularly the housing needs of individuals and families who earn below 80 percent of AMI, it will be necessary for the County, the Fairfax County Redevelopment and Housing Authority (FCRHA), non-profits, the faith community, and local businesses and employers to come together to find ways to help fill the gap between what it costs to build housing in our community and the prices and rents that our workers, seniors, vulnerable populations and others can afford.

In Fairfax County there already exists a range of policies, programs and partnerships designed to address the community’s needs as identified in the County’s Housing Blueprint<sup>9</sup>, examples of which include:

The infographic consists of four stacked rectangular boxes, each with a different background color and a white title. Each box contains a list of bullet points with diamond-shaped markers.

- TO END HOMELESSNESS IN TEN YEARS**
  - ◆ Administering the Bridging Affordability Program
  - ◆ Providing a homeless preference in the FCRHA’s federal rental programs
- TO PROVIDE AFFORDABLE HOUSING OPTIONS TO SPECIAL NEEDS POPULATIONS**
  - ◆ Facilitating home repairs for older individuals to help them stay in their residences
  - ◆ Providing affordable adult housing and assisted living facilities
  - ◆ Providing state-funded rental assistance to persons with developmental disabilities
  - ◆ Owning and managing 818 senior and specialized housing units
- TO MEET THE AFFORDABLE HOUSING NEEDS OF LOW-INCOME WORKING FAMILIES**
  - ◆ Assisting individuals in crisis, to ensure they can maintain their housing assistance
  - ◆ Owning and managing over 3,000 affordable multifamily rental units
- TO INCREASE WORKFORCE HOUSING THROUGH CREATIVE PARTNERSHIPS AND PUBLIC POLICY**
  - ◆ Fostering the creation of affordable and workforce units by non-profit and for-profit developers
  - ◆ Administering the First-Time Homebuyers Program to assist low- and moderate-income prospective buyers with information on homeownership and opportunities to meet with lenders

<sup>9</sup> The Housing Blueprint was created in the wake of the 2007 recession to focus affordable housing policies and resources on serving those with the greatest need, including homeless families and individuals, persons with special needs, and households with extremely low-incomes.

Phase 1 of the Communitywide Housing Strategic Plan contains 25 specific strategies Fairfax County can take within one to two years and with no new additional public resources to begin to produce and preserve more affordable and workforce housing. However, it is clear that in the mid- and longer-term, new and substantial resources will be required to ensure that all County residents and workers who want to live in the County—including those with the lowest incomes and the most vulnerable economic situations—can have access to safe, stable and affordable housing. These Phase 1 strategies are intended to be adopted as a full package of actionable steps; will require inter-departmental coordination and participation from the business and non-profit communities; and will set the groundwork for longer-term, more comprehensive strategies that will be detailed in the forthcoming Phase 2 of the Plan.

## **A. Modernizing FCRHA/HCD Administration and Processes**

Within the Fairfax County Department of Housing and Community Development (HCD) and the Fairfax County Redevelopment and Housing Authority (FCRHA), there are opportunities to make existing processes more efficient and to use existing resources more innovatively to leverage partnerships, bringing non-local money to the County to support the development and preservation of housing. These recommendations involve modifications to existing procedures within HCD and the FCRHA, as well as a move towards re-positioning FCRHA assets to use them more efficiently.

**A1. Streamline the Housing Blueprint Application Process to Better Align with the LIHTC Application Process.** The Low Income Housing Tax Credit (LIHTC) program is the primary way that new affordable housing developments are financed and is a source of substantial non-local funding for new and preserved housing in Fairfax County. With small changes to its Housing Blueprint application process and with increased communication with the developer community, the County/FCRHA-supported projects can be better able to compete for LIHTC dollars to support the development of housing for low- and moderate-income working families in the County.

**A2. Maximize the Potential of FCRHA-Owned Properties.** The FCRHA has significant resources in terms of the land and properties it owns. While not all FCRHA assets can or should be re-positioned, the FCRHA should continue to evaluate which sites have the greatest potential for development/redevelopment at higher densities and with non-profit and for-profit developer partners. Potential redevelopment and expansion of FCRHA-owned properties offers opportunities for innovative public-private partnerships.

**A3. Plan for Reinvestment of Savings from the Refinancing and/or Maturing of Debt Service of Wedgewood and Crescent Properties.** As refinancing opportunities become available and/or the debt service on these properties is paid down, a strategy should be developed to determine how to reallocate eventual savings for other affordable housing priorities. Currently, nearly half of the amount in the County's Affordable Housing Fund ("Penny Fund") are allocated for debt service on Wedgewood and Crescent.

**A4. Develop a Plan to Expand Use of FCRHA Bonds.** The FCRHA has the authority to issue bonds to support the development and preservation of affordable housing. The FCRHA should create a more aggressive outreach program to better publicize FCRHA bond financing to support the goals of the community.

**A5. Examine the FCRHA's Deep Subsidy Programs to Better Align Resources to Serve Those Most in Need.** As federal resources remain constrained, it is important that the County is directing those resources to meet its overarching principles of ensuring a continuum of housing and to serve residents with the greatest needs. The FCRHA should review existing Federal housing preferences and evaluate how well existing programs meet residents' needs.

**A6. Incorporate the One Fairfax Policy into the FCRHA's Policymaking Process.** *One Fairfax* commits the County and Schools to intentionally consider equity when making policies or delivering programs and services. As part of the FCRHA's regular consideration of policy and funding decisions, develop an equity lens that enables staff to evaluate how its recommendations meet the vision of *One Fairfax*.

## **B. Land Use and Zoning Tools**

There are many ways in which changes to land use or zoning, or new approaches to uses on certain types of land, could significantly increase the supply and availability of housing affordable to the Fairfax County workforce. The County is currently undertaking a comprehensive update of its Zoning Ordinance and there are also planning efforts underway for particular neighborhoods in the County (e.g. the Route 1 corridor). These recommendations build off the County's current and recent land use and zoning studies, and go further to identify ways to use land more creatively to build partnerships and expand housing options.

### **B1. Update the Affordable Dwelling Unit (ADU) and Workforce Dwelling Unit (WDU) Programs.**

Both the ADU and WDU programs have been effective at generating new affordable housing in Fairfax County. However, there is a need for updating and revising both programs to respond to housing needs and current market conditions. As part of the Zoning Ordinance update, the County should work with a comprehensive group of stakeholders to make improvements to the ADU and WDU programs.

### **B2. Create Guidelines for Adaptive Reuse of Commercial Space for Affordable Housing.**

Housing created through the reuse of commercial buildings, or through the use of land currently zoned for commercial uses, can create more opportunities for mixed-income housing. The County should build off of the recommendations from the Office Building Repositioning and Repurposing Task Force and move forward to develop policy direction and a pilot for creating new housing options through adaptive reuse.

**B3. Develop a Preservation Strategy.** Preserving existing subsidized and “market affordable” housing is vital to meeting the needs of low- and moderate-income individuals and families. The County should develop a comprehensive strategy that includes principles and guidelines around affordable housing preservation.

### **B4. Streamline the Process for Public-Private Partnerships that Make Use of Publicly-Owned Land.**

Making vacant or underutilized publicly-owned land available for affordable and mixed-income housing is an important way to expand housing options without direct public financial subsidy. These public land projects necessarily involve public-private partnerships. The County should review the Public Private Education and Infrastructure Act (PPEA) framework and consider moving to a more streamlined process for public land projects that involve affordable housing.

### **B5. Incorporate Guidelines for Public Land into the Capital Improvement Program(CIP)**

**Process.** Co-locating housing with new and/or redeveloped public facilities is an effective way to create affordable housing options in mixed-use settings. The County's CIP process should be amended so an assessment of the appropriateness of co-locating housing is done in all projects involving building new public facilities or redeveloping existing facilities.

**B6. Modify the Accessory Dwelling Unit Policy.** Within the larger Zoning Ordinance update, the County should review the current requirements for creating accessory units. Working with a broad set of stakeholders, improve the accessory dwelling unit requirements to allow for the creation of more accessory units.

**B7. Explore Zoning Districts that Allow for “Missing Middle” Housing.** As part of the Zoning Ordinance update, identify zoning districts where flexibility in housing types would be appropriate. “Missing middle” refers to a range of multi-unit or clustered housing types (e.g., duplexes, triplexes, etc.) compatible in scale with single-family homes that help meet the growing demand for walkable urban living. Review other local jurisdictions’ policies on “missing middle” housing and explore options for Fairfax County.

**B8. Integration with the Zoning Ordinance Modernization Project.** In 2017 the Office of Community Revitalization and the Department of Planning and Zoning initiated an effort to modernize the County’s Zoning Ordinance to restructure it to make it more user friendly, and to prioritize key amendments for updating the Ordinance. Changes to the Ordinance might affect the ability to develop certain types of housing in specified areas of the County, and improvements to the Ordinance could enable more innovative housing preservation and development opportunities. The County should ensure that the preservation and development of affordable housing is considered during each relevant phase of the Zoning Ordinance Modernization process.

## C. Funding Sources and Uses

While the short-term strategies presented in this report do not include recommendations for dedicated funding for housing, it will be important in the mid- and longer-term to identify new resources to support housing development and preservation. In the short-term, there are ways the County and the FCRHA can deploy their existing resources more efficiently and to explore ways to shift certain resources to be used for those most in need. At the same time, the County should be planning for ways to identify new resources to support the development and preservation of affordable and workforce housing.

**C1. Preserve Existing Affordable Housing Resources.** Currently, Fairfax County has several resources that are dedicated to the acquisition and preservation of affordable housing, including the Housing Trust Fund and the Penny for Affordable Housing Fund. These are critical, local funding streams that allow Fairfax County to provide capital funding to private and nonprofit affordable housing developers. Given the expected demand for price-appropriate housing as the population of Fairfax County continues to increase, these resources must be maintained at current levels and should be considered for further expansion.

**C2. Create Guidelines for the Tysons Housing Fund.** The Tysons Plan recommended contributions from commercial development to a housing trust fund which would be dedicated to supporting affordable and workforce housing options in Tysons. The County should formalize guidelines for the use for these funds to ensure that they are used as efficiently as possible to serve low- and moderate-income workers in the Tysons area.

**C3. Assess a Commercial Contribution Policy.** The link between job growth and housing availability and affordability is clear. Commercial contributions to the Affordable Housing Fund can be an efficient way for employers to support housing development that benefits the workforce. The County should assess its current policy of commercial contributions and re-visit the countywide commercial linkage policy in transit-oriented development areas to determine whether a new commercial contribution policy should be adopted.

**C4. Explore Using Existing Tax Incremental Financing (TIF) Policies to Promote Housing Affordability.** TIF allocates future increases in property taxes from a designated area to pay for improvements within that area, which could include affordable housing. Explore the use of the county's existing authority to implement TIF and associated policies as a means to promote affordable housing development and preservation.

**C5. Dedicate Resources to Expand the Scope of Local Rental Housing Subsidy.** With the decline in Federal housing resources and, in particular, with insufficient Federal commitment to the Housing Choice Voucher program, Fairfax County needs to expand the scope of its local rental housing subsidy program, known as Bridging Affordability, to assist its lowest-income families find housing they can afford. The Bridging Affordability program should be re-focused on meeting the needs of people with disabilities and other special needs (including victims of domestic violence, and those experiencing homelessness) and should allow for "project basing" of subsidies in affordable rental units.

**C6. Provide Downpayment and Closing Cost Assistance.** Use proceeds from the sale of ADUs that are currently contributing to the Affordable Housing Fund to expand assistance to moderate-income first-time homebuyers in the County. In addition, look for ways to partner with County employers to expand employer downpayment assistance programs.

**C7. Review Options for Restructuring the County's Housing Trust Fund.** Evaluate the structure of the Housing Trust Fund in light of the processes, funding and procedures of local trust funds in neighboring and comparable communities. Develop a plan for moving forward on changes that will create an efficient and effective trust fund.

## **D. Housing for Vulnerable Populations**

As part of its commitment to ensuring that Fairfax County has a continuum of housing options, the community will continue to work to make affordable and accessible housing options available for persons with disabilities, seniors, and extremely low-income individuals and families, including those at risk of or transitioning from homelessness.

**D1. Expand Access to Housing Options for Persons with Special Needs.** Finding affordable, appropriate housing is a particular challenge in Fairfax County for persons with special needs, many of whom are in some type of crisis (including victims of domestic violence, and those experiencing homelessness) or have a disability that prevents them from attaining full employment. The County should make efficient use of existing resources to create housing options, including transitional housing where appropriate, and should develop a plan with partners, such as the Governing Board of the Fairfax-Falls Church Partnership to Prevent and End Homelessness for connecting individuals with affordable and appropriate housing.

**D2. Support Aging in Place.** The vast majority of older adults would prefer to age in their homes. However, it can be increasingly challenging to maintain a home as mobility declines. Property taxes can also make staying in a home unaffordable. The County should support programs and services to help enable seniors to remain in their homes by providing education and outreach to residents and connecting residents with existing privately-run programs.

**D3. Facilitate Opportunities for Faith Communities to Develop Affordable Housing.** Houses of worship in Fairfax County—including churches, temples, synagogues and mosques—often have underutilized land that could be appropriate for housing, particularly housing for vulnerable populations. Working with regional partners, the County should increase education and awareness about opportunities for housing development on land owned by faith communities, and connect these communities with available technical and financial assistance.

**D4. Continue to Address the Efficiency of Fairfax County's Existing Homeless and Housing Supports Networks.** As the Office to Prevent and End Homelessness works with its Governing Board and community to establish new goals, and as the 10 Year Plan comes to an end, a broader focus on housing for all will be established in the Health and Human Services system. This focus will include housing for homeless, mental health and domestic violence. It is clear that additional housing resources are needed that provide solutions to some of our most vulnerable residents.



## FUTURE HOUSING NEEDS APPENDIX

### Estimates of Numeric Targets

A key component of the Communitywide Housing Strategic Plan is to develop short-term and long-term numeric targets for housing. These targets are designed to be consistent with the goals identified in the Housing Blueprint and the Strategic Plan for Economic Success, and build off of existing population, housing and employment forecasts that have been completed by the County and the George Mason University Center for Regional Analysis (GMU). The short-term (i.e. annual) numeric targets are intended to replace the annual targets that are part of the current Blueprint for Housing. As part of the Strategic Plan, specific and actionable strategies, along with funding sources, will be developed and will be tied directly to these numeric targets.

#### Overall Household Growth and Housing Needs

- Over the next 15 years, between 2017 and 2032, the County is expected to add 62,185 households, reflecting an annual growth rate of 1.0%. These are household projections based on the County's analysis of recent growth and the capacity for residential development based on current land use and zoning. Between 2000 and 2016, the County added households at an annual rate of 0.9% which means that the County is forecasting a slight acceleration in household growth over the next 15 years, with somewhat slower growth in the first five-year period and somewhat faster growth in the 10-year and 15-year period.
- Over the next 15 years, the County will add households all along the income spectrum. Based on forecasts of housing demand produced by GMU, between 2017 and 2032, the County is expected to add:
  - 4,591 extremely low income households (income <30% AMI)
  - 8,443 very low income households (30-50% AMI)
  - 5,588 low income households (50-80% AMI)
  - 9,048 moderate income households (80-100% AMI)
  - 11,929 households with incomes between 100 and 120% AMI
  - 22,585 households with incomes above 120% AMI
- These forecasts suggest that over the next 15 years, there will be demand for:
  - 18,622 homes affordable to households with incomes **below 80% AMI** (29.9% of total new homes needed)
  - 39,600 homes affordable to households with income **below 120% AMI** (63.7% of total new homes needed)



**5-10-15 Year Numeric Targets based on Household Income and Other Characteristics**

	2017 (est.)	2022	2027	2032
Total Households	405,161	420,917	444,266	467,346
Household Income				
ELI (<30% AMI)	34,741	35,782	37,589	39,332
VLI (30-50% AMI)	31,107	33,050	36,280	39,550
LI (50-80% AMI)	55,828	57,052	59,280	61,416
MI (80-100% AMI)	42,161	44,395	47,810	51,209
100-120% AMI	38,986	41,855	46,330	50,915
120+ % AMI	202,338	208,783	216,978	224,923

**1-Year Targets – Housing Needed to Serve Expected Households in 2017-2018**

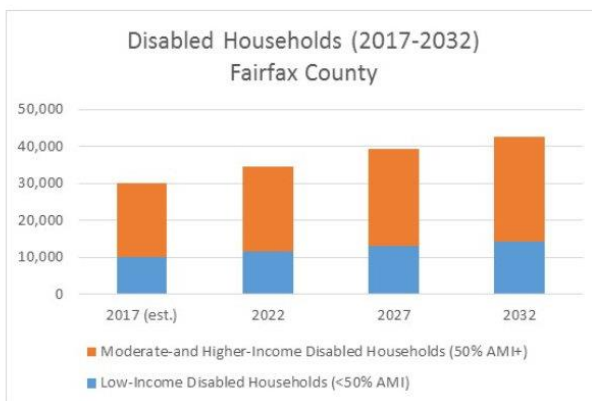
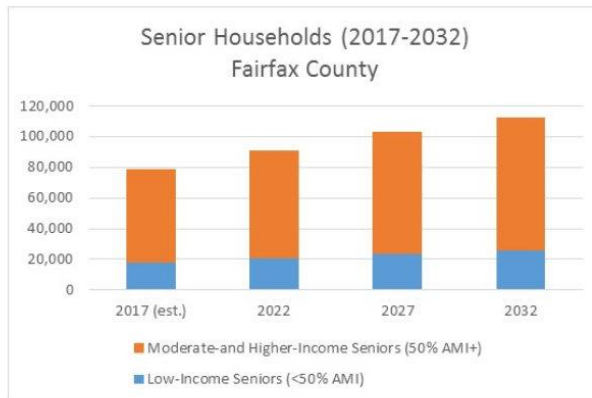
Total Housing Units to Accommodate Household Growth	3,151
Affordable to:	
ELI (<30% AMI)	208
VLI (30-50% AMI)	389
LI (50-80% AMI)	245
MI (80-100% AMI)	447
100-120% AMI	574
120+ % AMI	1,289

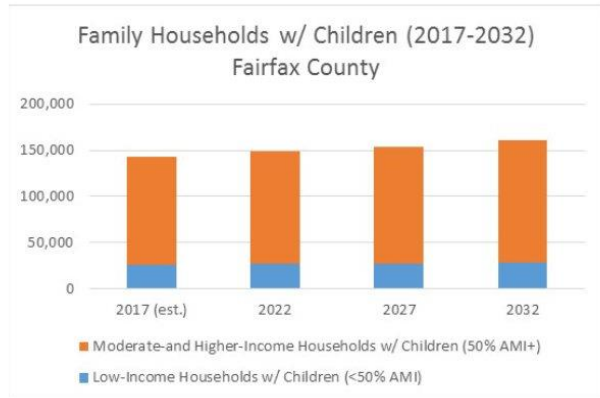
As a result of the growing population and changing demographics, the characteristics of households in Fairfax County—and their housing needs—will change over the 15-year period.

Key Changes to Household Characteristics

- In 2017, senior households (age 65+) make up an estimated 19.5 percent of all households in the County. By 2032, it is expected that 24.0 percent of households will be age 65 or older. It is estimated that 22.8 percent of senior households in Fairfax County will be low-income households.
- In 2017, households with a disabled member (including individuals with a physical or intellectual disability) make up an estimated 7.4 percent of all households. By 2032, it is expected that 9.1 percent of Fairfax County households will include a disabled individual.
- In 2017, it is estimated that families with children make up 35.4 percent of all households in the County. By 2032, it is expected that families with children will comprise 34.4 percent of County households.

[See charts below.]





### Methodology for Developing Numeric Targets

1. The overall 2017, 2022, 2027 and 2032 household counts are from the County's January 2016 population and household forecasts obtained from Anne Cahill.

2. The estimates of household income for 2017 are estimated based on our analysis of the 2012-2014 American Community Survey public use microdata (PUMS). Using income data from the ACS microdata along with income limits from HUD, we estimated that percentage of households in 2012-2014 that would fall in the income categories specified. We then applied those percentages to the 2017 total household figure, assuming that the income distribution was unchanged between 2012/2014 and 2017.

The forecasts of households by income group for 2022, 2027 and 2032 are based loosely on the [recent housing demand forecasts](#) produced by GMU. The GMU forecasts include estimates of household growth between 2011 and 2023 by income group. These forecasts are based on an analysis of regional employment growth, wage distribution, workers per household, trends in the non-working population, among other factors. For these numeric targets, we examined GMU's expected annual percentage change in households by income groups for Fairfax County between 2011 and 2023. We adjusted GMU's annual percent changes based on the County's overall forecasts. The County's forecasts suggest overall households will grow at an average annual rate of 1.0% between 2017 and 2022, while GMU is forecasting an annual percent change of 0.8%. Therefore, we adjust slightly upward the growth rates for each of the income categories to reflect that slightly faster growth.

GMU only forecasts out to 2023. We assume the same annual growth rates for the 2022-2027 and 2027-2032 periods, as a simplifying assumption.

3. The 2017 senior households are based on analysis of the 2015 American Community Survey data. In 2015, the ACS estimates that 19.5% of households in Fairfax County are headed by someone age 65 or older. We assume that 19.5% of the 2017 total households are therefore headed by someone age 65 or older.

The data on lower income senior households (<60% AMI) are based on analysis of the 2012-2014 ACS microdata. We assumed that the share of senior households that have incomes below 60% AMI is the same in 2017 that it was in 2012/2014.

The forecasts of senior households are based on the County's forecasts of *population* by age. We examined the annual percent change in the 65+ population between 2016-2020, 2020-2025, 2025-2030, and 2030-2035. We used these annual percent changes in the population age 65+ to estimate the number of senior households in 2022, 2027 and 2032. We assume the same share of senior households would have incomes below 60% AMI in the future as they do in 2017, as a simplifying assumption.

4. The 2017 disabled households are based on estimates from the 2015 ACS of the percentage of the total population that is disabled. In 2015, 7.4% of the Fairfax County population had at least one disability. We assumed that 7.4% of all households in 2017 had a person with a disability. This may understate the number of households with a person with a disability if disabled persons are more likely to live alone. We used data from the 2012-2014 ACS microdata to estimate the share of disabled persons living in households with incomes less than 60% AMI and applied that share to the 2017 households.

To forecast the number of households with a disabled person, we assume the same growth rates that we used for the senior household forecasts. The aging of the population is a primary driver of the growth of the disabled population and seemed like a reasonable approach to estimating the growth of the disabled household population.

5. The number of families with children is actually the total number of households with related children, by definition in the ACS. We used data from the 2015 ACS to estimate the share of households that included related children and we applied that share to the 2017 households. So, according to the 2015 ACS, 35.4% of all households in Fairfax County included children. We assumed that 35.4% of 2017 households would also be households with children.

To forecast the number of households with children, we used the County's forecasts by age and assumed that the number of households with children would increase at the same rate as the under 15 population. This method could overstate/understate the growth in the number of households with children if family sizes increase/decrease notably over time.

6. Finally, the number of homeless individuals in 2017 is based on the 2016 point in time (PIT) count. The 2017 PIT count should be available, so we can update this data with new information. The target related to homelessness is based on the target specified in the FY2017 Blueprint.



# **Affordable Housing Resources Panel**

Recommendations to the Fairfax County Board of Supervisors

March 12, 2019



## Affordable Housing Resources Panel

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John Boylan  
Carol Bradley  
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Stanley Koussis  
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John Payne  
Soledad Portilla  
Carmen Romero  
Phil Rosenthal  
Robert Schwaninger  
Nancy Scott  
Tim Thompson  
Mark Viani  
Kerrie Wilson

**RECOMMENDATIONS OF THE AFFORDABLE HOUSING RESOURCES PANEL  
Presented to the Board of Supervisors' Budget Committee on March 12, 2019**

**OVERVIEW**

In 2016, the Fairfax County Board of Supervisors (the Board) requested the development of a strategic plan for housing that would reflect the needs of the community, identify ways to meet future demand, and support economic growth. Based on this charge, the Communitywide Housing Strategic Plan (the Plan) was developed in two phases. Phase 1, created with oversight from the Affordable Housing Advisory Committee, identifies 25 specific strategies that can be implemented in the near future to strengthen the production and preservation of affordable and workforce housing (see Appendix 1). Phase 2 of the Plan, launched in the fall of 2018 and summarized in this document, outlines goals and long-term implementation strategies to build and preserve affordable housing which rely on additional resources for implementation.

To help guide the development of Phase 2 of the Plan, the Board appointed members to the Affordable Housing Resources Panel (AHRP). The AHRP was comprised of representatives from the nonprofit, private and public sectors and was charged with: 1) identifying a numeric goal of the number of housing units, affordable to households earning 60 percent or less of the Area Median Income (AMI), that should be preserved and developed over the next 15 years; and 2) developing recommendations on the resource investments needed to meet this numeric housing goal. The AHRP met monthly from October 2018 to February 2019 and was asked to submit recommendations to the Board in time for consideration of the Fiscal Year 2020 budget cycle, as part of the budget guidance.

Recommendations developed by the AHRP are organized under five strategic categories:

- Need, new production goals, and resources
- Preservation of affordable housing units
- Land use policies and regulations
- Institutional capacity
- Community awareness and legislative priorities

It is important to recognize that recommendations included in Phase 2 of the Plan were developed in conjunction with other community-led initiatives, including the Embark Richmond Highway Housing Advisory Group and the recommendations included in Phase 1 of the Plan. Of critical importance to achieving the housing goal recommended by the AHRP is the implementation of the One Fairfax policy, an overarching approach to ensure an inclusive community for all residents, and inclusion of affordable housing as a core component in Fairfax County's upcoming Countywide Strategic Plan. While the AHRP was not specifically charged with reviewing land use policies and regulations, these topics were discussed and are included in the Phase 2 recommendations as they are fundamental to addressing the shortage of affordable housing units in Fairfax County over the long term.

Finally, this report is born of the recognition that housing – affordable, inclusive housing – must truly be a top priority for Fairfax County, along with education, public safety and transportation. Like these other essential priorities, a healthy and inclusive housing market in Fairfax County will require sustained investment of public and private resources, innovation, and strong community engagement.



## THE RECOMMENDATIONS

### STRATEGIC CATEGORY ONE: NEED, NEW PRODUCTION GOALS, AND RESOURCES

#### The Headlines

- AHRP recommends a goal of producing a minimum of 5,000 new homes, as a floor, affordable to households earning up to 60 percent of the Area Median Income (AMI) over the next fifteen years
- AHRP recommends that the Board of Supervisors commit the equivalent of an additional penny on the real estate tax rate to support this production, starting in FY 2021

**Behind the headlines:** Phase I of the Communitywide Housing Strategic Plan identified the need for approximately 15,000 additional homes, affordable to households earning up to 60 percent of the Area Median Income (AMI) over the next 15 years, based on projected job and population growth in the county. Since its inception in the fall of 2018, the AHRP worked on strategies to address this need. Given the high cost of housing production in the county and recognizing the fiscal constraints, the AHRP agreed to recommend a goal of 5,000 new units, affordable to those at 60 percent or less of AMI, over the next 15 years. The AHRP also agreed that this goal is a “floor, not a ceiling” to be supplemented with additional financing mechanisms and tools to potentially increase the new production of affordable units above the goal of 5,000 units, with the aspiration of fulfilling the demand of 15,000 units.

The AHRP makes the following recommendations regarding resourcing and producing at least 5,000 new units, affordable at 60 percent or less of AMI, over the next 15 years (“5k by 15”):

- **Primary Recommendation:** Increase the “Penny for Affordable Housing Fund” by the equivalent of one additional cent on the real estate tax rate (in addition to the current half penny). Currently, the Board dedicates revenue commensurate with the value of one-half cent from the Real Estate tax rate to the fund, which equates to \$12.2 million in FY 2019. If enacted, the additional full penny would equate to approximately \$24.4 million (in current dollars) on an annual basis for the development of new affordable housing. The AHRP recommends the following conditions on the use of this revenue:
  - Funds must be used for capital purposes to support the creation of new homes that are affordable
  - Funds should be used primarily as Fairfax County Redevelopment and Housing Authority (FCRHA) loans for the private sector (for profit/nonprofit organizations), similar to how loans are made through the current Housing Blueprint funding process through the Affordable Housing Partnership Program (AHPP) platform.
  - Projects funded with these resources will be consistent with the goals of the Housing Blueprint; priority should be given to projects that incorporate housing opportunities for individuals emerging from homelessness and/or people with other special needs. Realizing that serving these categories requires more deeply subsidized units, opportunities to pair new development with project-based subsidies, such as federal Housing Choice Vouchers will be pursued.

- Funds will only be used directly by the FCRHA, for FCRHA projects, under the following conditions:
  - For acquisition/new construction housing for seniors and persons with special needs.
  - For acquisition of land for the purposes of facilitating a public/private partnership project such as North Hill, Residences at the Government Center, and The Fallstead.
  - For housing projects that are identified as a priority by the Board of Supervisors
- **Other critical recommendations:**
  - **Proactively identify opportunities to co-locate affordable housing with bond-funded county capital facilities:** The County should identify further opportunities, similar to the new Bailey’s shelter, to co-locate affordable housing with bond-funded county capital facilities. As with the Bailey’s shelter example, such opportunities are important to provide housing for vulnerable populations requiring permanent supportive housing. Opportunities for co-location with Fairfax County facilities should also be explored.
  - **Consider a countywide proffer policy on commercial contributions that are used for affordable housing production.** This recommendation prioritizes Strategy C3 in Phase 1 of the Communitywide Housing Strategic Plan, which calls for Fairfax County to assess its current policy for commercial contributions and re-visit the issue of a countywide commercial linkage policy. The AHRP recommends that staff explore a commercial linkage policy on a countywide basis, and that such policy consider and account for the unique investment needs of the county’s revitalization areas.
  - **Consider a policy directing the buyouts from ADUs and WDUs be used to support the production of new affordable housing units.** This recommendation identifies an opportunity to ensure that any developer buyouts from Affordable Dwelling Units and Workforce Dwelling Unit obligations, which currently go into the Housing Trust Fund, be specifically directed to new housing production. Currently, proceeds from any buyouts may be used for a variety of eligible capital activities, including preservation and renovation of affordable housing properties, including those owned by the FCRHA. Consider changes to the baseline requirements in the ADU program, relative to applicability.
  - **Redirect funds from the Housing Trust Fund into new production.** This recommendation prioritizes Strategy C7 in Phase 1 of the Communitywide Housing Strategic Plan, which calls for Fairfax County to review option for restructuring the Housing Trust Fund (HTF). Currently, the HTF prioritizes several different types of projects; this recommendation calls for the Board to focus this funding entirely on the production of new affordable housing.

- Consider using the County’s Economic Development Support Fund/Economic Opportunity Reserve to finance fees related to regulatory requirements and possibly other pre-development activities. In FY 2016, the Board directed staff to develop an Economic Development Support Fund (EDSF) to facilitate investments from the Economic Opportunity Reserve. It is recommended that the Board consider allowing the EDSF to provide loans through the FCRHA to finance development fees and other predevelopment costs which may prevent the county’s development partners from pursuing an otherwise attractive affordable housing development opportunity. These funds could be made available through the FCRHA’s already-existing Affordable Housing Partnership Program (AHPP) apparatus established by the FCRHA for the use of the Penny for Affordable Housing fund. The AHPP has the capacity to provide predevelopment loans, but has not had a source of capital to do so for several years. The EDSF presents such an opportunity.
- Proactively attract private capital for the development of affordable housing. As opportunities arise, the county should take advantage of programs or mechanisms for attracting private capital for affordable housing development, such as Opportunity Zones and tax-credit equity.
- Explore nonprofit developer tax relief from real estate taxes. Nonprofit developers, when assessing the practicalities of individual affordable housing projects, must account for real estate taxes. The county should explore the possibility of relief from these taxes for nonprofit developers and potentially their partners, so they can use those savings to provide for a higher number of affordable units per project.

**STRATEGIC CATEGORY TWO: PRESERVATION OF EXISTING AFFORDABLE UNITS**

**The Headlines**

- ***The AHRP recommends aspiring to achieve no net loss of “market affordable” rental apartments***
- ***The AHRP recommends committing the existing “half penny” with a priority for preservation projects***

**Behind the headlines:** According to research conducted by the Virginia Center for Housing Research at Virginia Tech, as of December 2018, there are approximately 9,500 housing units in Fairfax County that are considered “market affordable.” For the purpose of this document, “market affordable” means apartments in rental complexes that are affordable to households earning 60 percent of AMI and below, and which are not subsidized or otherwise subject to rent restrictions.

**The AHRP makes the following recommendations regarding the preservation of existing units that are affordable to households earning 60 percent or less of AMI:**

- Reaffirm the commitment to no net loss of existing market affordable units in Fairfax County.  
The county's stock of "market affordable" rental homes is facing three critical pressures:
  - 1) Redevelopment of older apartment complexes;
  - 2) The renovation and/or "repositioning" of previously affordable properties, and, most significantly,
  - 3) Incomes are not able to keep pace with the increases in rent.

It is recommended that the Board adopt a principle that, to the extent feasible, there should be **no net loss of market affordable housing units in the county**, recognizing that the preservation of these resources can take many forms that commit them as affordable. Preservation can include: the preservation and renovation of an existing development, the provision of replacement units, and other options. The Board should commit to preserving or replacing as many of the 9,500 market affordable units as is feasible, and direct staff to track the status of the county's market affordable rental complexes and report to the Board on a regular basis.

- Prioritize the current funding of a "half penny" in the Penny for Affordable Housing Fund to support preservation. As previously described, the Board currently dedicates revenue commensurate with the value of one-half cent from the Real Estate tax rate to the Penny for Affordable Housing Fund. The Board should commit that this revenue, currently valued at approximately \$12.5 million per year, will be used to support efforts to preserve affordable housing similar to how the FCRHA preserved units at the Parkwood and Huntington Gardens projects. These funds would be provided in the form of loans through the FCRHA. The use of this funding should be opportunity driven and made available on a "rolling" basis through the AHPP platform, as was the case with the original allocations of the Penny for Affordable Housing fund.

### STRATEGIC CATEGORY THREE: LAND USE POLICIES AND REGULATIONS

#### The Headlines

- ***AHRP recommends that the development of a package of innovative land use policies be developed to further facilitate the development of affordable housing beyond the "floor" of 5,000 units***
- ***The land use package should be a top priority of the new Deputy County Executive for Planning and Development***
- ***AHRP-developed menu of land use options recommended for consideration by staff***

**Behind the headlines:** Although it was not charged by the Board to provide recommendations on land use policies and regulations, the AHRP strongly feels that affordable housing should be considered a top

priority relative to land use planning. **AHRP recommends that the Board direct county staff to develop a package of innovative land use policies to further facilitate the development of affordable housing beyond the stated goal of 5,000 units.** The Board should further identify as a top priority of the new Deputy County Executive (overseeing land development services and planning and zoning) the development and implementation of a package of such policies. Implementation of some of these policies could be effectuated through a concerted effort, led by the new Deputy County Executive, to modernize the Housing Policy Plan in Fairfax County's Comprehensive Plan. The suggested menu of options for consideration includes:

- A regulatory toolbox, including items such as flexibility in parking regulations, decreased processing time, moderation and/or bonding of development fees.
- A land use toolbox, including items such as:
  - *Recommendations of the Affordable Housing Advisory Committee's (AHAC) Land Use Work Group* – In March 2017, AHAC's Land Use Work Group issued high-level recommendations that are intended to assist the county in meeting the needs for affordable housing opportunities (see Appendix 2).
  - *Exploring a transfer of development rights program to facilitate the preservation and development of new affordable housing* – Transferable development rights are those which can be voluntarily transferred or sold by respective landowners from their land to any other developer who can use these rights to increase the density of development at another agreed upon location.
  - *Bonus density and height exceptions* – Incentives such as density bonuses and height exceptions have been successful regulatory and policy tools. Staff should evaluate existing density bonus provisions and pursue identifying potential new programs to account for the replacement of affordable housing to potentially include discounting such housing from density calculations that are near Metro stations.
  - *Decreased parking expectations for affordable housing developments* – The county should explore reduced parking for affordable housing developments, or providing an incentive to produce more affordable housing in exchange for parking reductions. As an alternative, the county may wish to consider a sliding scale depending on a development's proximity to a Metro station.
  - *Tax Increment Financing to offset infrastructure and other development costs* – Tax Increment Financing allocates future increases in property taxes from a designated area to pay for public improvements within that area. These improvements could include affordable housing as part of a larger development effort.
  - *Partnerships with houses of worship* – Houses of worship often have underutilized land that could be appropriate for housing, particularly housing for vulnerable populations. Working with regional partners, the county should increase education and awareness about opportunities for housing development on land owned by faith communities, and connect these communities with available technical and financial assistance.

#### STRATEGIC CATEGORY FOUR: INSTITUTIONAL CAPACITY

##### The Headlines

- ***The AHRP recommends that that the Board evaluate the personnel capacity of the county's regulatory agencies relative to affordable housing, and make specific new investments in the Department of Housing and Community Development***

**Behind the headlines:** The AHRP recognizes that more institutional capacity is needed within the county's agencies that support the creation of affordable housing at the level required to meet and exceed the recommended goal of 5,000 new units in fifteen years. This will be particularly true if the county increases the Penny for Affordable Housing Fund. **The AHRP makes the following recommendations regarding institutional capacity within the county's workforce:**

- *Evaluate the need for additional investment in the personnel capacity of the county's regulatory agencies to assist affordable housing land use policy and regulatory issues.*
- *Commit to an investment in personnel capacity in the Department of Housing and Community Development (HCD) to provide funding for at least three positions that will provide additional coordination, expertise/capacity in development, preservation and sustainability.* Positions would be supported by General Funds at approximately \$375,000 per year. These resources would establish 1) a "housing in all policies" manager to coordinate with the county's planning and regulatory/development agencies in a manner similar to the Health In All Policies manager at the Health Department, and 2) create additional staff capacity within HCD to administer existing programs. These dedicated resources are especially important given the expectation of new production, the complexity of the issues and the types of skills necessary to achieve the goals.

#### STRATEGIC CATEGORY FIVE: COMMUNITY AWARENESS AND LEGISLATIVE PRIORITIES

##### The Headlines

- ***The AHRP recommends that the Board ensure that affordable housing has a prominent place in its annual legislative program, and continues to be a focus of the county's federal legislative efforts***
- ***The AHRP also recognizes that community awareness of and support for housing affordability is essential to sustained success***

**Behind the headlines:** As evidenced by the development of the Communitywide Housing Strategic Plan, the Board has demonstrated its commitment and understanding that affordable housing is critical to economic development, family self-sufficiency, and the success of all children in Fairfax County. The AHRP calls for the Board to continue to elevate this issue – legislatively, economically, and across all industry sectors. For example, legislation that promotes affordable housing (e.g., exploring the implementation of authorizing legislation relative to development fees) should be a key focus of the

Board of Supervisors, as should actively pursuing affordable housing funding opportunities and supporting legislation opportunities that preserve or enhance the Board's local land use authority. The Virginia General Assembly should be encouraged to make efforts to provide more funding (e.g., increasing its allocation to the Housing Trust Fund) and allow local jurisdictions more revenue authority and flexibility in order to better address critical needs such as affordable housing. Therefore, affordable housing should be even more prominently featured as a priority in the Board's annual state legislative program.

We, as a community, also learned during the recent federal shutdown that our ability to deliver housing supports to the most vulnerable individuals and families in the county are deeply dependent on the continued availability of federal housing resources. The county should continually emphasize the importance of the federal programs that we use so effectively in our community with our federal elected officials, and help them advocate for more resources. These federal programs, including but not limited to Housing Choice Vouchers, the Continuum of Care, Emergency Solutions Grant, Community Development Block Grant, and HOME, all help make our community more livable for the most vulnerable among us.

The Board must also ensure that that the progress on these issues is tracked and reported regularly, to ensure continued community engagement in this issue. The AHRP recommends that staff develop a "dashboard" that provides a high-level summary of progress on these recommendations. The dashboard should also be used for the 25 strategies that were developed in Phase 1 of the Communitywide Housing Strategic Plan, which must not be forgotten (The Phase 1 Report is included as an Appendix to this document). It is also recommended that the Affordable Housing Advisory Committee (AHAC) be reconstituted and charged with monitoring progress and providing advice as these issues move forward, and that the AHRP (or a group like it) be reconvened in five years to reassess the recommendations in this report.

Finally, the AHRP recognizes that local government cannot solve this issue on its own. Our residents, and the business, faith, and nonprofit communities must come together to meet and exceed the "5k by 15" goal. Concerted efforts must be undertaken to bring all parties to the table. By adopting the recommendations made by the AHRP, Fairfax County is leading the way. The Board must ensure that we are leveraging current investments, helping our taxpayers and the business community understand the economic development advantages of affordable housing development, and working hand-in-hand with nonprofit partners to create an environment where all households can live and work in Fairfax County.

*Fairfax County Redevelopment and Housing Authority  
and  
Department of Housing and Community  
Development*

## Strategic Plan for FY 2024

Adopted February 23, 2023



<http://www.fairfaxcounty.gov/housing/data/strategic-plan>  
A publication of the Fairfax County Redevelopment and Housing Authority



Fairfax County is committed to a policy of nondiscrimination in all County programs, services and activities and will provide reasonable accommodations upon request. Please call 703.246.5101 or TTY 711.





## **Fairfax County Redevelopment and Housing Authority Commissioners**

*(As of February 2023)*

C. Melissa McKenna, Chairman

Lenore Stanton, Vice Chair

Staci Alexander

Broderick Dunn

Kenneth Feng

Richard Kennedy

Elisabeth Lardner

Roderick Maribojoc

Nicholas McCoy

Kristen Robinson

Rod Solomon

## **Department of Housing and Community Development**

Thomas Fleetwood, Director

Amy Ginger, Deputy Director, Operations

Anna Shapiro, Deputy Director, Real Estate, Finance and Development

Tom Barnett, Deputy Director, Office to Prevent and End Homelessness

Marta Cruz

Carol Erhard

Peggy Gregory

Margaret Johnson

Diana Pina

Vincent Rogers

Meghan Van Dam

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## Fairfax County Vision: Core Purpose and Elements

To protect and enrich the quality of life for the people, neighborhoods, and diverse communities of Fairfax County by:



**Maintaining Safe and Caring Communities:** The needs of a diverse and growing community are met through innovative public safety, health care, housing, educational, recreational, and volunteer opportunities. As a result, residents feel safe and secure, capable of accessing the range of services and opportunities they need and are willing and able to give back to their community.



**Practicing Environmental Stewardship:** Local government, businesses, community organizations, and residents seek ways to use all resources wisely and to protect and enhance the County's natural environment and open space. As a result, residents feel good about their quality of life and embrace environmental stewardship as a personal and shared responsibility.



**Building Livable Spaces:** Distinctive and accessible town centers, neighborhoods, streets, walkways, and open spaces create a sense of place -- reflecting the character, history, and natural environment of the community. As a result, people throughout the community feel they have unique and desirable places to live, work, shop, play, and connect with others.



**Maintaining Healthy Economies:** Investments in the work force, jobs, institutions, and community infrastructure support a diverse and thriving economy. As a result, individuals are able to meet their needs and have the opportunity to grow and develop their talent and income according to their potential.



**Connecting People and Places:** Transportation, technology, information, and partnerships effectively and efficiently connect people and ideas. As a result, people feel a part of their community and have the ability to access places and resources in a timely, safe, and convenient manner.



**Creating a Culture of Engagement:** Individuals enhance community life by participating in and supporting civic groups, discussion groups, public-private partnerships, and other activities that seek to understand and address community needs and opportunities. As a result, residents feel they can make a difference and work in partnership with others to understand and address pressing public issues.



**Corporate Stewardship:** Fairfax County Government is accessible, responsible and accountable. As a result, actions are responsive, providing superior customer service and reflecting sound management of County resources and assets.

## Fairfax County Redevelopment and Housing Authority (FCRHA) Mission Statement

The mission of the FCRHA is to initiate and provide opportunities for Fairfax County residents to live in safe, affordable housing and to help develop, preserve, and revitalize communities through fiscally responsible and open processes.

## FCRHA Values

*Adopted December 10, 2009 (amended January 20, 2011 and March 7, 2019)*

**We, the Commissioners of the FCRHA, value:**

- Community involvement in decision-making.
- Partnering with the community, individuals, and public and private entities, particularly including the FCRHA's non-profit partners.
- Promoting, developing, encouraging and being responsive to community initiatives.
- Our responsibility as Commissioners is to establish FCRHA policies and to ensure that the Department of Housing and Community Development (HCD) staff will implement those policies in an open and professional manner.
- Maintaining and enhancing the professionalism of Housing and Community Development staff supporting the FCRHA mission. Providing the best management, maintenance and operational support for all projects and programs.
- Integrity as the foundation of our work to ensure that all transactions are rooted in ethical principles.
- Communication that is open, honest, and respectful of other points of view.
- Empowering the residents of FCRHA properties with the means to become as self-sufficient as possible, encouraging and facilitating movement toward financial independence beyond the need for FCRHA services, while recognizing the needs and limitations of persons with disabilities, the elderly, and others with special needs.
- Fiscal responsibility in our role as stewards of resources that belong to the community.
- Innovation as we envision and carry out our mission.
- Strategic thinking as we anticipate community needs and challenges.
- Social and racial equity as represented in the Fairfax County One Fairfax resolution.

## FCRHA Goals Statements:

- To preserve, expand and facilitate affordable housing opportunities in Fairfax County.
- To support facilitate revitalization and entrepreneurial initiatives that benefit the communities and residents of Fairfax County.
- To promote the self-sufficiency of the FCRHA residents as they move toward financial independence, while recognizing the needs of special populations.
- To generate and increase opportunities for homeownership as one means to self-sufficiency, asset growth, neighborhood stability.
- To provide opportunities for those who work in Fairfax County to live in Fairfax County.
- To maintain the excellent reputation of the FCRHA through fiscally responsible policies, sound business practices, and well-maintained properties that meet the high community standards of Fairfax County.
- To support the quality work and professionalism of the HCD staff to assure highly effective programs.
- To incorporate and maintain up-to-date Information Technology solutions in FCRHA/HCD business and communication functions.
- To give citizens a sense of ownership in policies and programs, through open and two-way communication of ideas and information about housing and community development challenges and opportunities.
- To commit to a strong and cooperative relationship with other Fairfax County boards, commissions and authorities, businesses, and the broader community.
- To identify strategic and innovative solutions for meeting changing community needs and challenges.

## FCRHA Strategic Planning Principles

*Adopted December 10, 2009*

- Preserving, renovating, and maintaining FCRHA-owned properties is a high priority and resources should be allocated regularly for this purpose.
- The FCRHA should invest its financial resources, and use the housing units it owns and operates, to serve low and moderate-income households earning 80 percent of the Area Median Income (AMI) and below.
- To serve the current and future housing needs of Fairfax County's low- and moderate-income workforce, the FCRHA should foster the private development of sufficient workforce housing and encourage tools to facilitate its development (density, financing, etc.) through policy and advocacy efforts such as the Fairfax County Workforce Housing Policy.

## Communitywide Housing Strategic Plan Goals

<b>Goals</b>
<ul style="list-style-type: none"> <li>• <b>Need, new production goals, and resources</b> <ul style="list-style-type: none"> <li>○ To produce a minimum of 10,000 new homes affordable to households earning up to 60 percent AMI over the next 15 years</li> <li>○ To leverage the Affordable Housing Development and Investment Fund, creating additional resources to fund the production of new affordable housing</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>• <b>Preservation of affordable housing units</b> <ul style="list-style-type: none"> <li>○ To identify opportunities to preserve market affordable housing in furtherance of the County's goal of no net loss of affordable units</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>• <b>Land use policies and regulations</b> <ul style="list-style-type: none"> <li>○ To develop a package of innovative land use policies to further facilitate the development of affordable housing</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>• <b>Institutional capacity</b> <ul style="list-style-type: none"> <li>○ To evaluate the personnel capacity of the County's regulatory agencies needed to support the creation of additional affordable housing</li> <li>○ To provide funding for additional HCD positions</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>• <b>Community awareness and legislative priorities</b> <ul style="list-style-type: none"> <li>○ To continue to increase community awareness and support for affordable housing</li> <li>○ To ensure that affordable housing has a prominent place in the County's annual legislative program</li> </ul> </li> </ul>

## Strategies for FY 2024

### Affordable Housing Development, Preservation and Sustainability

#### **Affordable Housing Production**

In 2022, Fairfax County Board of Supervisors doubled its Fiscal Year (FY) 2019 goal of producing a minimum of 5,000 units by 2034 to creating at least 10,000 new affordable units for households averaging up to 60 percent of the area median income (AMI). This is intended to be supplemented with additional financing mechanisms and tools to produce affordable homes above this level. The FCRHA is working to achieve the Board's goals by:

- Creating development opportunities on FCRHA and County-owned land and encouraging public-private partnerships;
- Expanding the available regulatory tools that promote affordable housing development and preservation;
- Leveraging financial tools, including loan programs, tax-exempt bond financing, and third-party Low Income Housing Tax Credits (LIHTC) equity; and
- Operating, maintaining, and expanding its existing rental affordable housing portfolio of over 3,000 units.

#### **Estimated Outcomes for FY 2024:**

##### **Planned Number of New Units Produced that are Affordable to Households at 60% AMI or Below in FY 2024:**

Construction has or will commence prior to FY 2024 for the following projects:

- One University (Braddock District) – 120 multifamily units; 120 senior units; 333 student units - \$6.5 million HBL; \$19.7 million FCRHA bonds
- The Lodge at Autumn Willow (Springfield District) – 150 senior units; \$4.5 million HBL; \$17.0 million FCRHA bonds
- The Arden (Mt. Vernon District) – 126 units; \$7.4 million in HBL
- Little River Glen (Braddock District) - rehabilitation of 120 existing senior units and the new construction of 60 senior units on existing vacant adjacent land. This project will involve the use of multiple financing sources and the issuance of Virginia Housing bonds.

##### **Planned New Development Activities in FY 2024:**

- Stonegate Village (Hunter Mill District) – this project proposes the rehabilitation of 240 units.

##### **Planned Predevelopment Activities in FY 2024:**

- Dominion Square West (Hunter Mill District) – the FCRHA will purchase the underlying land and ground lease is to APAH for the development of 516 multifamily units and an approximately 30,000 square-foot County-operated community center.
- Route 50/West Ox Road site (Sully District) – Cornerstones has partnered with the FCRHA to construct 34 units of permanent supportive housing on an FCRHA property for individuals with low incomes.
- The Residences at the Government Center – G and H parking lots at the Fairfax County Government Center (Braddock District) – this public-private partnership redevelopment is anticipated to provide approximately 275 units of rental housing for low-and-moderate-income households and a community facility with a child-care component.
- Franconia Governmental Center located at 6121 Franconia Road, Alexandria (Franconia District) – this redevelopment project is anticipated to provide approximately 120 units of rental housing for low-and-moderate-income households and will also include rental housing under the County's Magnet Housing Program for first-responders, teachers, and healthcare workers. The project will be developed through a public-private partnership between the FCRHA and a developer.
- Somos (Providence District) – this project will produce approximately 453 affordable multifamily units for low-and-moderate-income households in the highly cost-burdened McLean neighborhood. FCRHA has



purchased the underlying land and will enter into a long-term unsubordinated Ground Lease with Stratford Capital Group (SCG) to develop and manage the facility.

- Penn Daw (Mount Vernon District) – this project is anticipated to provide 60 units of new affordable rental housing collocated on Board-owned property with a new fire station and a new emergency shelter and permanent supportive housing facility.
- HCD staff is conducting due diligence to understand redevelopment opportunities on additional FCRHA and County properties, including an East County site, Chantilly Library, Centerville, and others.

**Planned Financing Activities in FY 2024:**

- HCD staff will draft and release a Notice of Funding Availability (NOFA) for FY 2024 to open the competitive application process for subordinate financing.
- HCD staff will review and underwrite bond financing applications as they are submitted to the FCRHA.
- The following projects are planned to be underwritten in FY24 to prepare for closing, assuming award of LHFC in 2023:
  - Somos – 1750 Old Meadow Road (Providence District)
  - Dominion Square (Hunter Mill District)
  - Residences at the Government Center II (Braddock District)

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**Preservation of Affordable Units**

Fairfax County adopted a goal of no net loss of affordable housing, with the preservation of affordable housing in both market affordable and committed affordable rental communities and scattered sites. To meet this goal, the FCRHA assists private partners in financing the acquisition of units to preserve the existing affordability and continue to serve a range of incomes, from extremely low-income (30 percent AMI and below) through moderate income levels (80-100 percent AMI). Staff monitors listings for multifamily properties to identify market opportunities to preserve affordable units. In FY 2023, staff released an RFQ for the dissemination of preservation opportunities to qualified housing providers and the pre-qualification for gap financing. The list of qualified housing providers, which is expected to be finalized in FY 2023 will allow the RHA to quickly respond to opportunities as they arise and, as appropriate, structure deals that require RHA financing.

**Estimated Outcomes for FY 2024:**

- Planned New Preservation Activities in FY 2024:  
The FCRHA will work to respond quickly to preservation opportunities that may arise in FY 2024 in order to support the goal of no net loss of existing affordable units. Staff anticipates that the pre-qualified housing provider list will be utilized to take advantage of preservation opportunities.

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**Addressing Homelessness in the Community**

The Office to Prevent and End Homelessness (OPEH) continues to manage and coordinate services to help households who are at risk of or experiencing sheltered or unsheltered homelessness. The goal of homeless services is to prevent the experience of homelessness, and to rapidly rehouse households who are experiencing homelessness. The office serves as the lead for the Continuum of Care and collaborates with other county agencies and organizations to end homelessness. OPEH continues to identify opportunities to link affordable housing preservation activities with the Countywide homelessness plan.

**Estimated Outcomes for FY 2024:**

- Estimated Number of Formerly Homeless Households Who Will Receive Permanent Housing in FY 2024:  
Approximately 1,185 people will move to permanent housing in FY 2024 from emergency shelters.

- Planned Activities in FY 2024: In the Summer of 2023, the emergency family shelter in Human Services Region 2 will undergo renovations to become a permanent supporting housing program with 16 apartments. The program will serve families with the highest housing barriers who require a deep subsidy and support services to maintain housing stability.
- 

#### **Affordable Dwelling Units and Workforce Dwelling Units**

The FCRHA facilitates the development of Affordable Dwelling Units (ADUs) and Workforce Dwelling Units (WDUs) that are affordable to families with a range of low and moderate incomes. The ADU Program, per the Zoning Ordinance, requires developers of new residential properties to set aside either 5 or 6.25 percent of multifamily construction and 12.5 percent single-family construction as ADUs in return for bonus density. Fairfax County's WDU Policy within the Comprehensive Plan is a proffer-based incentive system designed to encourage the voluntary development of new residential construction serving a range of moderate-income households in mixed-use and high-density areas, including the Tysons Urban Center, Suburban Centers, Community Business Centers, and Transit Station Areas. The WDU Policy expects a minimum of 8 percent of all new rental units as WDUs serving income tiers from 60 to 80 percent of AMI and a minimum of 12 percent of all new for sale units serving income tiers from 80 to 120 percent of AMI. The FCRHA takes an active advocacy and educational role in promoting ADUs and WDUs and works jointly in these efforts with the Planning Commission. The FCRHA also works with the Department of Planning and Development to facilitate the delivery of affordable and workforce housing units in all areas of the County as development proposals are submitted, per the Comprehensive Plan and negotiated proffers.

As of the end of FY 2022, a total of 3,017 units (1,447 rental and 1,570 for-sale) have been produced under the ADU Program; the FCRHA acquired 188 of the for-sale units, which are maintained as permanent affordable rental housing. As of the end of FY 2022, a total of 1,925 units (1,878 rental and 47 for-sale) have been produced under the WDU Program.

#### **Estimated Outcomes for FY 2024:**

- Estimated Number of Affordable Dwelling Units (rental and for-sale) Constructed in FY 2024: 30 For-Sale; 25 Rental
  - Estimated Number of Workforce Dwelling Units (rental and for-sale) Constructed in FY 2024: 15 For-Sale; 150 Rental
-

## Affordable Rental Housing, Property Management and Maintenance

### **Fairfax County Rental Program**

The Fairfax County Rental Program (FCRP) includes rental property owned by the FCRHA and developed with funds other than Rental Assistance Demonstration-Project Based Voucher (RAD-PBV) or Housing Choice Voucher (HCV) funds. FCRP generally serves working households with incomes that are slightly higher than those served in the RAD-PBV or HCV programs. Housing managed under the FCRP includes 2,018 units of multifamily housing, 317 units of specialized housing, and 482 units of senior independent housing. The FCRP serves a range of households with incomes up to 80% of AMI, depending on the program component and the property.

#### **Estimated Outcomes for FY 2024:**

- Estimated Occupancy Rate of FCRP Properties in FY 2024: 98%
- Estimated Average Income Served as a Percentage of AMI in FY 2024: 43% AMI for a household of three or \$40,844

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### **Rental Assistance Demonstration Program**

The Rental Assistance Demonstration (RAD) program allowed the FCRHA to convert all 1,060 Public Housing units to federal Section 8 project-based subsidies, providing significant benefits for both residents and the housing authority. All Public Housing units were converted to RAD in FY 2017 and FY 2018 and now operate under the Project Based Voucher (PBV) platform. Staff pro-actively ensure that RAD-PBV residents are living in the most appropriately sized unit, with the goal of maximizing unit utilization and moving larger families off the waiting list.

#### **Estimated Outcomes for FY 2024:**

- Estimated Occupancy Rate of RAD-PBV Properties in FY 2024: 98%
- Estimated Average Income Served as a Percentage of AMI in FY 2024: Approximately 13% AMI for a household of four or approximately \$16,519

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### **Asset Management**

Staff and the FCRHA continue to focus on financial performance, overall condition, capital improvements and accountability of all properties managed by third-party management companies, using a private-sector model. HCD's Asset Management Division continues to oversee all FCRHA properties.

#### **Estimated Outcomes for FY 2024:**

The anticipated net operating income will be 5% greater than FY 2023 through expense efficiencies and incremental rent increases.

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### **Rehabilitation and Modernization of FCRHA Properties**

Through fiscally responsible processes, identified residential properties and group homes are rehabilitated to maintain their safety and quality. The rehabilitation of FCRHA properties is performed using set aside capital reserves to ensure the high quality of FCRHA properties. Importantly, staff continue to incorporate universal design in all new projects and in rehabilitation projects to the greatest extent possible to increase the number of affordable accessible units.

#### **Estimated Outcomes for FY 2024:**

##### Planned Rehabilitation and Modernization Projects in FY 2024:

Two communities are in the process for rehabilitation as follows:

- Little River Glen (Braddock District), a FCRP independent senior living community of 120 units, will be undergoing a full renovation in FY 2024. This property has one bedroom and studio units. This renovation will add a newly constructed building, Little River Glen IV, with 60 one-bedroom Low Income Housing Tax Credit (LIHTC) units, along with the current 120 units moving to LIHTC. All units will feature upgraded flooring, upgraded kitchens with energy rated appliances and upgraded bathrooms.
- Stonegate Village Apartments (Hunter Mill District), is a LIHTC property with 240 units. This property has a mix of one-, two-, three- and four-bedroom apartments consisting of 194 LIHTC units, 46 HUD subsidized units and 6 PBV units. All units will be fully renovated with new flooring, upgraded kitchens with energy rated appliances, upgraded bathrooms, and newly added energy rated washers and dryers in each unit.

## Tenant Subsidies and Resident Services

### **Tenant and Project Based Subsidies**

The HCV Program and Rental Assistance Demonstration-Project Based Voucher (RAD-PBV) Program are two of the FCRHA's major tenant subsidy programs. Participants receive financial assistance to rent privately-owned and FCRHA-owned housing units. There are 1,060 FCRHA units in the RAD-PBV program, although 46 are offline due to the One University redevelopment project. There are also an additional 4,347 vouchers authorized by the U.S. Department of Housing and Urban Development (HUD) for a total of 5,439 federally subsidized units, including 169 Emergency Housing Vouchers. This is an increase from FY 2023 due to the awarding of additional Mainstream, Veterans Affairs Supportive Housing (VASH), and Fair Share vouchers.

#### **Estimated Outcomes for FY 2024:**

- Estimated Number of federally subsidized units occupied in FY 2024: 5,165 (95%)
- Estimated average income of households served as a percentage of AMI in FY 2024 (both HCV and RAD-PBV households): Approximately \$18,000 for average household size of 3 persons (less than 30% of AMI).

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### **Subsidies for Populations with Special Needs**

The Department of Housing and Community Development (HCD) administers tenant subsidies directed toward specific populations through the following programs:

- VASH Program: The U.S. Department of Veterans Affairs awarded the FCRHA VASH housing vouchers for homeless veterans. The FCRHA conducts income certifications; case management is provided by Veterans Affairs.
- Rental Subsidy and Services Program (RSSP): RSSP funds are provided to non-profits via a competitive process to provide rental subsidies and acquire units to serve homeless individuals and families, victims of domestic violence, and individuals with physical and/or sensory disabilities.
- Tenant Based Rental Assistance Program (TBRA): HCD uses federal HOME-funded vouchers to serve homeless populations and persons with special needs.
- Family Unification Program (FUP): HCD uses special federal FUP vouchers for families that, due to inadequate housing, would 1) have the family's children placed in out-of-home care; or 2) have the discharge of children from out-of-home care delayed.
- Mainstream Housing Choice Vouchers: When the opportunity arises, HCD applies for vouchers for non-elderly disabled persons, including persons at-risk of institutionalization due to their housing situation or those in institutions wishing to live in their community.
- State Rental Assistance Program (SRAP): Participants with intellectual and other developmental disabilities receive financial assistance to rent privately-owned housing units. For FY 2023, HCD was awarded twenty project-based SRAP vouchers. For FY 2024, HCD was awarded twenty additional tenant-based and ten project-based SRAP vouchers.

#### **Estimated Outcomes for FY 2024:**

- Estimated Number of households served in FY 2024 under the VASH, RSSP, TBRA, FUP, Mainstream and SRAP programs: 983 vouchers

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### **Resident Services**

HCD strives to encourage economic development and continued availability of affordable housing units for those in need by providing participants with the necessary tools through supportive services that will help them move along the housing continuum to self-sufficiency. Low- and extremely low-income families often face barriers to obtaining private market rate housing, such as poor credit, lack of affordable childcare, and lack of transportation options. HCD staff works cooperatively with other County and non-profit service providers to help families overcome these

barriers through service coordination and information sharing. HCD administers the Family Self-Sufficiency Program (FSS), each year receiving grant funding for two FSS case managers from HUD. This program provides self-sufficiency case management to residents and assists them with building an escrow account to be used once they graduate. Once participants complete their goals, graduates can choose how they use their escrow accounts such as to help purchase a home or pay off student debt.

*Moving to Work* - The FCRHA is designated as a Moving to Work (MTW) agency which allows the creation of a housing continuum that seamlessly joins together the County's housing programs and establishes goals to help residents move toward self-sufficiency. MTW authority also helps to reduce the burden both on staff and residents related to administrative issues and provides flexibilities in the use of federal funds.

*Step Ahead 2.0* - In FY 2024, the FCRHA will be piloting a program to provide ongoing support services to specific households once they have secured housing. The purpose of this pilot is to help households, who have a federal voucher, maintain housing stability by providing intensive support services. The pilot will assist households served through an Emergency Housing Voucher, as well as other households served through the Housing Choice Voucher program as needed. Funding will be provided through Moving to Work flexibilities.

*Emergency Solutions Grants* - In addition to identifying opportunities to provide specialized rental housing for those who are homeless, HCD utilizes the County's Emergency Solutions Grants awards to provide partial support of prevention and rapid re-housing activities for homeless individuals and families.

**Estimated Outcomes for FY 2024:**

- Estimated Number of participants served under Family Self-Sufficiency Program in FY 2024: 125 participants
- Estimated Number of persons moved from homelessness to permanent housing in FY 2024 using Emergency Solutions Grants: 330 persons
- Estimated dollar amount of Emergency Solutions Grant funds used for homelessness prevention assistance in FY 2024: Based on previous fiscal years, approximately \$515,000 is anticipated for FY 2024.

## Homeownership and Relocation Services

### **First-Time Homebuyers Program**

The First-Time Homebuyers Program (FTHB) includes Affordable Dwelling Units through inclusionary zoning that provide new first-time homebuyer opportunities through private, for-sale developments. The program serves buyers with incomes up to 70% AMI with HCD ensuring potential purchasers receive homeownership education and meet program underwriting criteria and other eligibility requirements. HCD also monitors refinancing of FTHB units by owners and works to prevent foreclosure. Compliance monitoring is undertaken with respect to monitoring annual occupancy affidavits, purchase financing and refinancing and ensuring the FCRHA receives the required equity share contribution to the Housing Trust Fund.

#### **Estimated Outcomes for FY 2024:**

- Estimated Number of new first-time homebuyers in FY 2024: 40
- Estimated Number of requests to refinance FTHB units in FY 2024: 10
- Estimated Number of FTHB units sold in the Extended Control Period in FY 2024: 10

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### **Housing Choice Voucher Homeownership Program**

This program allows households participating in the Housing Choice Voucher (HCV) Program to use their voucher to purchase a home and receive monthly assistance in meeting homeownership expenses. Twenty-five HCVs are allocated to the HCV Homeownership Program.

#### **Estimated Outcome for FY 2024:**

- Estimated Number of families participating in the HCV Homeownership Program in FY 2024: 21

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### **Workforce Dwelling Unit (WDU) Program**

The WDU Policy is a proffer-based incentive to encourage housing in mixed-use centers that is affordable to a variety of household income levels. HCD staff work in coordination with the Department of Planning and Zoning to implement and monitor the WDU policy.

#### **Estimated Outcomes for FY 2024:**

- Estimated Number of new Workforce Dwelling Units sold in FY 2024: 20

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### **Moderate Income Direct Sales (MIDS) Program**

Under the MIDS program, units were sold to families with moderate income levels by providing second trust loans to reduce the cost of homeownership for households. Resale prices of units are limited to the annual Consumer Price Index and the FCRHA has the first right of refusal when the home is sold prior to the expiration of deed restrictions. HCD staff monitor the expiration of the control period and/or recapture of any remaining loan balance.

#### **Estimated Outcomes for FY 2024:**

- Planned Number of MIDS Units in Program for Monitoring in FY 2024: 43

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### **Relocation Activities**

Staff at HCD provide technical assistance for the development community on tenant relocation issues as well as conduct relocation for FCRHA-owned properties under redevelopment or major renovation.

**Estimated Outcomes for FY 2024:**

- Estimated Number of FCRHA-owned Units to be Relocated in FY 2024: up to 354, through the Little River Glen (Braddock District) and Stonegate Village Apartments (Hunter Mill District) rehabilitation projects.



## FCRHA/HCD Program Planning, Development and Management

The FCRHA and HCD pursue a wide range of planning, management, and compliance activities to ensure efficient and effective operations. These activities also support the mission, values, and goal statements of the FCRHA. Below are descriptions of several strategic priorities underway for the FCRHA for FY 2024.

- **Communitywide Housing Strategic Plan**

In 2018, the Fairfax County Communitywide Housing Strategic Plan was adopted to help address the community's growing housing needs. The Plan was created in two phases: 1) Phase 1 identified 25 short-term strategies to encourage the production of affordable housing in the County, and 2) Phase 2 provided longer-term strategies that would boost the production and preservation of affordable housing and would require resources to implement. The FCRHA and HCD continue to lead the implementation of priorities identified under the Communitywide Housing Strategic Plan, to include the goal to develop 10,000 new units of affordable housing by the year 2034 and to strive towards no net loss of market affordable housing.

- **Advancement of One Fairfax**

HCD and the FCRHA continue to advance the equity principles of the One Fairfax Policy through training, education, inclusive community engagement strategies, and data analysis. HCD has adopted five equity goal areas including voucher programs; affordable housing development; training, human resources, and communications; equitable impact assessments of FCRHA policy and procedures; and homelessness. Further, HCD staff participate on several interagency workgroups to advance additional One Fairfax implementation recommendations from the Chairman's Task Force on Equity and Opportunity, such as developing strategies to provide public safety personnel the ability to live in the community they serve, and developing, piloting, and instituting Fairfax County equity-based decision-making tools for planning, projects, decision making, and resource allocation. Work on these areas will continue in FY 2024 as the agency makes specific advances in the implementation of the agency Equity Impact Plan.

- **Affordable Housing Advisory Council**

In June 2021, the Fairfax County Board of Supervisors approved the re-chartering of the Affordable Housing Advisory Council (AHAC) (formerly the Affordable Housing Advisory Committee) to include a new Continuum of Care (CoC) Committee of the Council and redefine the purpose, structure, and duties of both AHAC and CoC members. Among the updated duties of AHAC are to monitor and provide advice regarding the Communitywide Housing Strategic Plan, recommend preservation and creation priorities, and monitor affordable housing funds. CoC duties including developing, monitoring, and updating the CoC plan, tracking progress of ending homelessness, and exercising stewardship of pooled funding.

- **Workforce Dwelling Unit Program**

Per the direction of the Board of Supervisors, HCD, in partnership with the Department of Planning and Development, has been directed to convene a task force and develop recommendations for the reform of the homeownership component of the Workforce Dwelling Unit (WDU) program. It is anticipated that the task force will conclude its work in FY 2024. The FCRHA has administrative responsibility for certain aspects of the WDU program.

- **Grants Compliance**

HCD continues to evaluate the use of federal Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds to maximize the effectiveness of investments in programs and activities. Staff provide technical assistance and monitoring of CDBG and HOME activities to ensure program compliance and successful outcomes. In addition, staff monitor activities and outcomes of HCD and FCRHA awardees, including funds granted via the Consolidated Community Funding Pool process.

- **Maximizing Organizational Effectiveness**

HCD staff will continue to strengthen organizational effectiveness and adapt to changes as they arise.. HCD will also look to further streamline business processes as a follow-up to the third-party management realignment, merger with the Office to Prevent and End Homelessness, and other business needs.

- **Strategic Communications**

The FCRHA and HCD work to continuously advance the efficiency and usability of web content and increase the use of videos in telling the story of affordable housing. Both the FCRHA and HCD websites will continue with video and graphical portrayals of information and the incorporation of enhanced language accessibility tools on the Fairfax County website. A social and racial equity focus will be embedded in all communications.

- **Human Capital Development**

HCD continues to promote participation in mentorship programs, leadership training curriculum, and other development opportunities. Staff are also encouraged to participate in professional conferences, within budgetary constraints. HCD will continue to emphasis training and educational opportunities for staff on topics of equity, diversity, and inclusion to further the advancement of One Fairfax.

**FY 2024 Department of Housing and Community  
Development/Fairfax County Redevelopment and Housing  
Authority Advertised Budget**

<b>FY 2024 DHCD/FCRHA TOTAL BUDGET ADVERTISED</b>				
<b>Fund #</b>	<b>Fund Name</b>	<b>Advertised Revenues FY 2024</b>	<b>Advertised Expenditures FY 2024</b>	<b>Positions FY 2024</b>
10001	General Fund - HCD	\$11,768,523	\$11,768,523	63
10001	General Fund - OPEH	\$21,998,509	\$21,998,509	23
30300	Affordable Housing Development and Investment	\$37,062,736	\$37,062,736	0
40300	Housing Trust Fund	\$3,593,342	\$3,593,342	0
50800	CDBG	\$5,918,926	\$5,918,926	16
50810	HOME	\$2,471,231	\$2,471,231	2
81000	FCRHA General Operating	\$4,193,981	\$3,661,669	21
81060	FCRHA Internal Service Fund	\$0	\$0	0
81400	FCHRA Asset Management Fund	\$307,454	\$539,798	0
81500	Housing Grants	\$3,397,516	\$3,393,060	2
81510	Section 8/HCV	\$84,555,304	\$83,887,861	53
	Subtotal	<b>\$ 175,267,522</b>	<b>\$ 174,295,655</b>	<b>180</b>
81060	Less Internal Service Fund (ISF) - CLOSED	\$ -	\$ -	0
	<b>Total Advertised Budget Less ISF (All Housing Funds)</b>	<b>\$ 175,267,522</b>	<b>\$ 174,295,655</b>	<b>180</b>

## **DRAFT WAG Contingency Plan for FY 2025**

### **Federal Funding Allocations for FY 2025**

Recommended allocations of FY 2025 CDBG, ESG and HOME funding (Federal Funding) and program income were based on estimates. If there is a 10 percent or greater difference between the estimated and actual CDBG, ESG and/or HOME funding awarded for FY 2025, the County's Board of Supervisors reserves the right to reconsider the proposed funding allocations. If there is less than a 10 percent difference between the estimated and actual funding awarded, Fairfax County will utilize the following contingency provision governing the use of the Federal Funds:

### **CDBG**

- A. If the actual CDBG funding amount is lower than the estimated funding, all CDBG-funded activities are proportionally decreased from the estimated funding levels to match the actual CDBG award amount, with the following exceptions:
- The Section 108 Loan Payment will remain as represented in the plan.
  - The total allocation for General Administration, Planning, Fair Housing, and Homeownership Administration will be capped at 20 percent of the CDBG award based on HUD limits.
  - The Targeted Public Services (CCFP TPS) allocation will be capped at 15 percent of the CDBG award based on HUD limits.
  - Funding allocations for Section 108 Loan, General Administration, Planning, Fair Housing, Homeownership Administration and CCFP TPS will be made prior to any proportional adjustments to the remaining CDBG-funded activities.
- B. If the actual CDBG funding amount is greater than the estimated funding, all CDBG-funded activities are to be funded as represented in the plan, with the following exceptions:
- The total allocation for General Administration, Planning, Fair Housing, and Homeownership Administration will be capped at 20 percent of the actual CDBG award.
  - The CCFP TPS allocation will be increased to an amount capped at 15 percent of the actual CDBG award.

- The unallocated balance of the CDBG funding available as a result of the funding increase will be allocated as follows:
  - 30 percent to the NOFA/RFP; and
  - 70 percent to FCRHA and Fairfax County Rehabilitation and Acquisitions

## **HOME**

- A. If the actual HOME funding amount is lower than the estimated funding, all HOME-funded activities are proportionally decreased from the estimated funding levels to match the actual HOME award amount, with the following exceptions:
- The total allocation for HOME Administration and Fair Housing will be capped at 10 percent of the HOME award based on HUD limits.
  - Federal regulations require that jurisdictions set-aside a minimum of 15 percent of the HOME award each year for Community Housing Development Organization (CHDO) investment. The CHDO set-aside will be 15 percent of the actual HOME award.
  - Funding allocations for HOME Administration, Fair Housing and CHDO will be made prior to any proportional adjustments to the remaining HOME funded activities.
- B. If the actual HOME funding amount is greater than the estimated funding, all HOME-funded activities will be funded as represented in the plan, with the following exceptions:
- The total allocation for HOME Administration and Fair Housing will be capped at 10 percent of the actual HOME award.
  - The CHDO set-aside will be 15 percent of the actual HOME award.
  - The unallocated balance of the HOME funding available as a result of the funding increase will be allocated to the NOFA/RFP.

## **ESG**

All ESG-funded activities are proportionally increased or decreased from the estimated funding levels to match the actual ESG award amount.

**Program Income Available for Use in FY 2025**

All Program Income received from activities funded with CDBG and/or HOME in excess of the estimates for FY 2025 is to be allocated as follows:

- Program Income (i.e., net operating income) received from FCRHA-owned properties that were acquired as part of the Affordable Dwelling Units (ADU) program will be allocated to FCRHA and Fairfax County Rehabilitations and Acquisitions.
- All excess CDBG Program Income will be allocated to FCRHA and Fairfax County Rehabilitations and Acquisitions or other priority program needs.
- All excess HOME Program Income will be allocated to the RFP.