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FAIRFAX COUNTY, VA
CONSOLIDATED ANNUAL
PERFORMANCE AND
EVALUATION REPORT
(CAPER)

FY 2019
(July 1, 2018 – June 30, 2019)

Prepared by the

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Fairfax County, VA
Consolidated Annual Performance Evaluation Report (CAPER)
2018 - 2019
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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The summary below provides a brief overview that includes major initiatives and highlights that were proposed and executed during the fourth year of the Five-Year Consolidated Plan for Fairfax County Fiscal Years 2016-2020. This report covers the period from July 1, 2018 through June 30, 2019, which is Fairfax County's Fiscal Year (FY) 2019 and the Federal Government's Fiscal Year 2018. All references herein to the County's program years are based on the County's fiscal years.

As a recipient of federal funds under the Consolidated Plan, Fairfax County is required to provide this annual Consolidated Annual Performance and Evaluation Report (CAPER) within 90 days of the end of the County's program year. The CAPER constitutes a summary of accomplishments and an accounting of the allocation and expenditure of funds under the Consolidated Plan. The information included in this year's CAPER has been compiled in accordance with the requirements for Consolidated Plan Entitlement Grantees.

The Consolidated Plan is a requirement of the U.S. Department of Housing and Urban Development (HUD) as a condition of receiving funding under certain federal programs. The Consolidated Plan is a 5-year comprehensive planning document that identifies Fairfax County's overall needs for affordable and supportive housing, for homeless shelters and services, for community and economic development, and for building public and private partnerships. The Consolidated Plan also defines the County's strategy, priorities and objectives for addressing identified needs.

A One-Year Action Plan is required for each of the five years of the Consolidated Plan. The One-Year Action Plan For FY 2019 covered the period July 1, 2018, through June 30, 2019, the period covered by this CAPER, and contained a description of how Fairfax County intended to utilize funds from the programs included in the Consolidated Plan in order to meet the needs identified. The One-Year Action Plan for FY 2019 (Action Plan) incorporated recommendations for the use of the Community Development Block Grant (CDBG), the HOME Investment Partnerships Program (HOME) funds, and Emergency Solutions Grant (ESG) funds. The Action Plan listed the projects and activities planned, including the proposed use of HUD program funds by the Fairfax County Redevelopment and Housing Authority (FCRHA) for FY 2019. The goals and objectives that were to be addressed through the use of funds were also indicated in the Action Plan.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Community Input	Institutional	CDBG: \$250000	Other	Other	1	4	400.00%	1	1	100.00%
Homelessness	Homeless	CDBG: \$400000 / HOME: \$700000 / ESG: \$447834	Rental units rehabilitated	Household Housing Unit	50	12	24.00%	10	11	110.00%
Homelessness	Homeless	CDBG: \$400000 / HOME: \$700000 / ESG: \$447834	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	250	4622	1,848.80%	1735	1524	87.84%
Human Service System	Non-Housing Community Development	CDBG: \$0 / HOME: \$0 / ESG: \$0	Other	Other	1	4	400.00%	1	1	100.00%

Poverty Reduction/Self Sufficiency	Non-Housing Community Development	CDBG: \$0 / HOME: \$0 / ESG: \$0	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	250	2767	1,106.80%	1100	687	62.45%
Reinvestment	Non-Housing Community Development	CDBG: \$0 / HOME: \$0 / ESG: \$0	Other	Other	1	4	400.00%	1	1	100.00%
Special Needs	Affordable Housing Non-Homeless Special Needs	CDBG: \$1200000 / HOME: \$500000 / ESG: \$0	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	250	1180	472.00%	100	175	175.00%
Special Needs	Affordable Housing Non-Homeless Special Needs	CDBG: \$1200000 / HOME: \$500000 / ESG: \$0	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	100	1261	1,261.00%	20	147	735.00%
Special Needs	Affordable Housing Non-Homeless Special Needs	CDBG: \$1200000 / HOME: \$500000 / ESG: \$0	Rental units rehabilitated	Household Housing Unit	25	459	1,836.00%	5	8	160.00%
Special Needs	Affordable Housing Non-Homeless Special Needs	CDBG: \$1200000 / HOME: \$500000 / ESG: \$0	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	100	190	190.00%	30	77	256.67%

Workforce Housing	Affordable Housing	CDBG: \$200000 / HOME: \$200000 / ESG: \$0	Rental units constructed	Household Housing Unit	0	612	0.00%	200	0	0.00%
Workforce Housing	Affordable Housing	CDBG: \$200000 / HOME: \$200000 / ESG: \$0	Homeowner Housing Added	Household Housing Unit	0	79	0.00%	15	31	206.67%
Working Families	Affordable Housing	CDBG: \$300000 / HOME: \$300000 / ESG: \$0	Rental units constructed	Household Housing Unit	1000	46	4.60%	0	0	0.00%
Working Families	Affordable Housing	CDBG: \$300000 / HOME: \$300000 / ESG: \$0	Rental units rehabilitated	Household Housing Unit	0	116	0.00%	2	0	0.00%
Working Families	Affordable Housing	CDBG: \$300000 / HOME: \$300000 / ESG: \$0	Homeowner Housing Added	Household Housing Unit	125	18	14.40%	0	0	0.00%
Working Families	Affordable Housing	CDBG: \$300000 / HOME: \$300000 / ESG: \$0	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	37	0.00%	23	2	8.70%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

During FY 2019 (July 1, 2018 – June 30, 2019), Fairfax County received funding from the following federal programs administered by HUD:

Community Development Block Grant (CDBG)	\$5,574,509
HOME Investment Partnerships Program (HOME)	\$2,103,044
<u>Emergency Solutions Grant (ESG)</u>	<u>\$447,834</u>
Total	\$8,125,387

General FY 2019 Program Highlights

Affordable Housing Policy

In January 2010, the Fairfax County Board of Supervisors adopted the “Housing Blueprint”, which established a new affordable housing policy direction for the county. The Housing Blueprint reflects the philosophy of the Board that affordable housing is a continuum ranging from the needs of the homeless to 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 housing goals established by the community

in the FY 2016 Housing Blueprint are as follows:

- Goal 1: To end homelessness in 10 years
- Goal 2: To provide affordable housing options to those with special needs
- Goal 3: To meet the affordable housing needs of low-income working families
- Goal 4: To produce workforce housing sufficient to accommodate projected job growth

The consensus among the parties that assisted the Board establishing these goals was that affordable housing priorities should emphasize those with the greatest need. Those identified as having the greatest need include:

- Individuals and families who are homeless;
- Households with low- to extremely low-incomes;
- Special needs populations including persons with physical or mental disabilities and seniors; and
- The workforce essential to Fairfax County's economic health and growth.

Accomplishing the Goals

To accomplish these goals, Fairfax County will draw upon federal and local resources, the community and the private sector to leverage resources through partnerships. The County will continue to complete projects already in the pipeline as well as embark on new initiatives. The Housing Blueprint served as the underpinning for the development of the County's Five-Year Consolidated Plan for FY 2016 - 2020 and the One Year Action Plan for FY 2019.

Affordable Housing Preservation and Production

The existing need for affordable housing in Fairfax County is reflected in the affordable rental gap – the number of affordable rental housing units needed for renters earning 80 percent of Area Median Income (AMI) and below – which is currently estimated to be 31,630. Over the next 15 years the need for affordable housing options will grow, as the county is projected to add 62,184 households, of which 18,622 are expected

to earn 80 percent of AMI and below.

On June 19, 2018, the Fairfax County Board of Supervisors adopted the Communitywide Housing Strategic Plan Phase 1 report. County staff has been working on implementation of Phase 1 of the Plan that 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. On May 7, 2019, the Fairfax County Board of Supervisors adopted the Fairfax County budget for FY 2020. The budget makes a significant down payment on additional resources for affordable housing that were recommended by the Board's Affordable Housing Resources Panel (AHRP) (Phase 2). In addition to the resources provided in FY 2020, the Board directed staff to:

- Focus on all strategic goals identified by the AHRP;
- Identify a plan that identifies the equivalent of one additional cent on the Real Estate Tax (in addition to the current half-penny) to assist in the production of at least 5,000 new affordable units over the next 15 years using public resources;
- Maintain the existing half-penny for preservation of existing affordable housing;
- Develop a package of innovative land use policies to further facilitate the development of affordable housing beyond the stated goal of 5,000 units and include the identification of additional investments in staff resources to facilitate these options;
- Explore all opportunities to better utilize public space in the county in support of the goal of developing affordable housing, including prioritizing the exploration of opportunities with other entities, such as houses of worship, and public private partnership options;
- Ensure that affordable housing has a prominent place in the Board's legislative program and promote community awareness of affordable housing needs and opportunities; and
- Provide the Board with a plan to respond to all of the recommendations of the AHRP in the Fall of 2019.

In FY 2019, the Fairfax County Department of Housing and Community Development (HCD) and the Fairfax County Redevelopment and Housing Authority (FCRHA) used HOME, CDBG, and County funds to preserve a total of 19 units/beds via the financing of purchases by nonprofit affordable housing providers. All nonprofit units preserved during FY 2019 have affordability periods of a minimum of 30 years. From April 2004 through June 2019, a total of 3,035 affordable housing units were preserved in Fairfax County. This is three times the Board of Supervisors' original 2004 goal of preserving 1,000 units.

Highlights of Preservation and Other Affordable Housing Activities

Highlights of the FCRHA's preservation and other affordable housing activities in FY 2019 include:

1. Pathway Homes; scattered sites; 9 units; Mason, Braddock, Providence and Hunter Mill districts: The FCRHA provided financing in a total amount of \$1,786,400 (\$813,266 CDBG and \$973,134 HOME, awarded under HCD-issued RFPs and CCFP) to Pathway Homes to acquire ten 1-bedroom condominium units to provide affordable rental housing to individuals who are homeless, or precariously housed, with incomes at or below 30 percent of AMI and have special needs related to: mental illness, co-occurring substance abuse disorders, or intellectual disorders. Supportive services are provided by Pathway Homes through a partnership with the Fairfax-Falls Church Community Services Board (CSB). Previously awarded Project-Based Vouchers are used to subsidize the rents for some of these units.
2. Community Havens; 1 unit; Mason district: The FCRHA provided \$586,000 in CDBG funding (awarded under the RFP) for the acquisition of a single-family home to provide affordable rental housing for individuals with developmental/intellectual disabilities that are earning at or below 30 percent of AMI. Supportive services are provided by Community Residences, Inc. (CRI), a state licensed group home provider and the parent corporation of Community Havens.
3. Operation Renewed Hope Foundation (ORHF); scattered sites; 2 units; Lee district: The FCRHA provided \$582,274 in CDBG funding (awarded under the RFP) for the acquisition of single-family homes to provide affordable rental housing to veteran individuals, or veterans and their families, who are homeless or at-risk of homelessness and earning at or below 50 percent of AMI. Supportive and case management services will be provided directly by ORHF and by partner Veteran service organizations.
4. Good Shepherd Housing and Family Services (GSH); scattered sites; 3 units; Lee District: The FCRHA provided \$393,264 in funding, including \$265,264 in CDBG funding (awarded under the CCFP and the RFP) and \$128,000 in HOME funding (awarded under the RFP) for the acquisition of 1-, 2-, and 3-bedroom housing units to operate as affordable rental housing for families earning at or below 50 percent of AMI.
5. Marian Homes; 1 unit; Lee district: The FCRHA provided a total of \$450,000 in CDBG funding (awarded under the RFP) for the acquisition of a single-family home to support up to five (5) individuals with severe intellectual disabilities, earning at or below 30% of AMI. CDBG leveraged approximately \$275,000 in additional private funds that supported the costs of the property's renovation and rehabilitation work. Renovations included bringing the property up to ADA, Section 504 and Energy Star standards. Residential supportive services will be provided by Chimes of Virginia.

6. Cornerstones Housing Corporation (CHC); scattered sites; 32 units; Lee District: Cornerstones used \$287,850 of CDBG funding awarded through the CCFP to acquire 1 unit to use as affordable housing for a senior with household income at or below 30% of the AMI. Cornerstones used an additional \$284,800 of HOME funding awarded through the FY 2018 HCD RFP process to acquire 2 units use as affordable housing for a senior with household income at or below 30% of the AMI.

Highlights of the FCRHA's affordable housing production activities in FY 2019 include:

Wesley Housing Development Corporation. In FY 2018, the FCRHA approved a Housing Blueprint Loan of \$7.4 million for the new construction of 126 units of low-income housing at 60% AMI or below, right next to the Huntington Avenue Metro Station in Alexandria. The project will also house Wesley Housing's headquarters when complete, and provide services to its tenants for job skills and financial management. In FY 2019, the FCRHA also awarded the Arden project a CDBG loan of approximately \$950,000, which Wesley Housing Development Corporation will use for acquisition.

In FY 2019, the FCRHA acquired four newly-built Affordable Dwelling Unit condominiums in the Crest of Alexandria development in Lee District. The units have been placed in the Fairfax County Rental Program.

Use of HOME, ESG, and CDBG Funds

FY 2019 HOME

Fairfax County received \$2,103,044 in HOME funds in FY 2019. The County uses its HOME funds to provide direct affordable housing assistance to low income individuals. Program accomplishments for FY 2019 include:

1. A CHDO acquired and/or preserved nine housing units, two using CHDO funding, providing affordable housing for low income households.
2. During FY 2019 TBRA assistance was provided to 40 families serving 118 beneficiaries.
3. Partnership for Permanent Housing (PPH): During FY 2019, two families successfully leased rental units with their TBRA vouchers as a part of

the Partnership for Permanent Housing.

FY 2019 ESG

Emergency Solutions Grant funds in the amount of \$447,834 were received through the Consolidated Plan Action Plan and were utilized for housing relocation and stabilization services, as well as rental assistance. The funds were essential to preventing homelessness as well as rapidly re-housing many households who were already homeless.

FY 2019 CDBG

Fairfax County received \$5,574,509 in CDBG funds in FY 2019. For FY 2019, specific amounts of CDBG funding were designated by the Board for contractual commitments (such as payments on outstanding Section 108 loans), program administration, relocation assistance and an on-going home repair program that address the Vision and Mission Statement incorporated in the Five-Year Plan. Specific funding amounts were also approved by the Board of Supervisors for affordable housing programs and projects and for public services that are targeted to the priorities adopted by the Board of Supervisors.

FY 2019 Home Repair for the Elderly Program

The Home Repair for the Elderly Program served 117 households in FY 2019 using local funds (for materials and supplies) and CDBG funds, expended for personnel and operating costs.

Consolidated Community Funding Pool

The Fairfax County Board of Supervisors has designated the Consolidated Community Funding Advisory Committee (CCFAC) as the citizen advisory group charged with overseeing the Consolidated Plan process. The CCFAC is also charged with oversight and developing funding priorities for the Consolidated Community Funding Pool (CCFP), a pool of funds awarded through a competitive proposal process to fund affordable housing and public service activities by nonprofit organizations. In FY 2019, the CCFP included an allocation of \$1,540,676 in Community Development Block Grant funds. The Board approved the following CCFP funding priorities for the FY 2019 funding period:

HOUSING

Goal: All individuals and families, including those at risk of homelessness, people with disabilities, older adults and individuals in the local workforce, can afford safe, stable and accessible living accommodations along with other basic necessities and will have access to affordable, accessible housing with the supportive services necessary to live as independently as possible in a community setting.

LITERACY/EDUCATIONAL DEVELOPMENT/ATTAINMENT

Goal: All individuals and families will have the ability to read, write and speak English effectively, manage finances and attain employment goals through academic and vocational achievement. Children and youth will have access to quality early care and education, and supports to develop employment and independent living skills.

FINANCIAL STABILITY (Financial Assistance to Financial Empowerment)

Goal: All individuals and families will have the ability to possess and maintain sufficient income to consistently meet their basic needs – with no or minimal financial assistance or subsidies from private or public organizations.

HEALTH

Goal: All individuals and families will have access to primary, specialty, oral, behavioral and long-term health care, particularly prevention services. Children will have access to supplemental food year-round, seven days a week. All individuals and families will develop the knowledge and resources to practice healthy behaviors and to take action to prevent and manage disease and adverse health conditions.

SUPPORT/COMMUNITY/SOCIAL NETWORKS

Goal: Individuals of all ages, abilities and income levels will have access to local services, including community-based transportation and childcare and the ability to establish and maintain communal and social relationships.

POSITIVE BEHAVIORS AND HEALTHY RELATIONSHIPS

Goal: Individuals of all ages, abilities and income levels will develop positive behaviors and healthy relationships that are safe and free from abuse, neglect and trauma and promote physical, emotional, mental, and social well-being.

A total of \$1,541,676 of CDBG Affordable Housing Funds was allocated to nonprofit contractors for the acquisition and preservation of affordable housing in FY 2019. The CDBG Affordable Housing Funds allocated to nonprofits in FY 2019 included \$704,500 of CDBG Affordable Housing Funds through the FY 2019 CCFP and an additional \$515,641 through the FY 2019 HCD-issued RFP processes. Awards under the FY 2019 HCD-issued RFP process also included \$1,315,984 in HOME funds and \$315,457 HOME CHDO set aside funds. The Board of Supervisors also approved the allocation of \$837,176 of CDBG funds through the CCFP Request for Proposals process to fund five Targeted Public Services activities operated by nonprofit contractors in FY 2019.

Targeted Public Services and Affordable Housing Projects

Five nonprofit contracts were funded to provide targeted public services activities in FY 2019. Four of the five nonprofit contracts for targeted public services activities each included services under two priority areas. In FY 2019, one nonprofit contract was funded with CDBG Affordable Housing Funds.

In FY 2019, the following nonprofit contracts were funded to provide targeted public services and affordable housing activities under the **Housing** priority area:

ORGANIZATION	PROJECT TITLE	CDBG FUNDING	Priority %
Good Shepherd Housing and Family Services, Inc.	Mount Vernon Village IX	\$590,900	100%
Good Shepherd Housing and Family Services, Inc.	Homes for the Working Poor, Disabled and Elderly	\$325,672	80%
Wesley Housing Development Corporation	Building Communities of Promise	\$219,597	50%
Wesley Housing Development Corporation	Promising Futures	\$27,292	50%

In FY 2019, the following nonprofit contracts were funded to provide targeted public services activities under the **Literacy/Education Development/Attainment** priority area:

ORGANIZATION	CONTRACT TITLE	CDBG FUNDING	Priority %
Wesley Housing Development Corporation	Promising Futures	\$68,822	50%
Wesley Housing Development Corporation	Building for the Future	\$194,793	50%

The following nonprofit contracts were funded to provide targeted public services activities under the **Financial Stability** priority area:

ORGANIZATION	CONTRACT TITLE	CDBG FUNDING	PRIORITY %
Good Shepherd Housing and Family Services, Inc.	Emergency Services-Keeping Families at HOME	\$68,822	100%
Good Shepherd Housing and Family Services, Inc.	Homes For the Working Poor, Elderly & Disabled	\$325,672	20%

In FY 2019, there were no targeted public services activities funded under the **Health** priority area.

In FY 2019, the following nonprofit contract was funded to provide targeted public services activities under the **Support/Community/Social Networks** priority area:

ORGANIZATION	CONTRACT TITLE	CDBG FUNDING	PRIORITY %
Wesley Housing Development Corporation	Building Communities of Promise	\$219,597	50%

The following nonprofit targeted public services project was funded under the **Positive Behaviors and Healthy Relationships** priority area:

ORGANIZATION	CONTRACT TITLE	CDBG FUNDING	PRIORITY %
Wesley Housing Development Corporation	Building for the Future	\$194,793	50%

All FY 2019 projects funded by CDBG provided services or activities that benefited low- and moderate-income persons and addressed outcome area funding priorities.

Highlights of Program Achievements for FY 2019 Community Development Block Grant Funded Nonprofits

- **CDBG Affordable Housing acquisitions funded through the CCFP served 3 Clients**
 - See Affordable Housing Preservation sub-section.
- **Targeted public services for HOUSING services for 624 Clients**
 - Services provided by **Good Shepherd Housing and Family Services, Inc.** under the *Homes for the Working Poor, Disabled and Elderly* contract included leasing affordable rental housing to **324 clients** in **120 households** that had household incomes at or below 60 per cent of the area median income, including persons who were homeless or at-risk of homelessness.
 - Services provided by **Wesley Housing Development Corporation** under the *Building Communities of Promise* contract included supportive services to seniors and persons with disabilities to assist with maintaining housing stability for the benefit of **180 clients** in **168 household** residents of a low-income community.
 - Services provided by **Wesley Housing Development Corporation** under the Promising Futures contract included information and resources to promote housing stability and prevent evictions for **120 clients** in **120 household** residents at two low-income communities.
- **Literacy/Educational Development/Attainment services for 162 Clients**

- Services provided by **Wesley Housing Development Corporation** under the *Building for the Future* contract included early childhood education and school readiness services for **12 pre-school aged clients** in **12 household**, and after school academic and personal development activities for **50 school aged clients** in **40 household** residents at two low-income communities.
- Services provided by **Wesley Housing Development Corporation** under the *Promising Futures* contract included English as a second language courses, employment training services and employment counseling for **100 clients** in **100 household** residents at two low-income communities.
- **Financial Stability services for 324 Clients**
 - Services provided by **Good Shepherd Housing and Family Services, Inc.** under the *Keeping Families at Home- Emergency Services* contract included financial assistance grants and resource referrals to **324 clients** in **120 households** facing a housing related crisis, such as eviction or utility disconnections.
 - Services provided by **Good Shepherd Housing and Family Services, Inc.** under the *Homes for the Working Poor, Disabled and Elderly* contract included credit counseling, as well as financial literacy and money management training, to **324 clients** in **120 household** residents of affordable housing.
- **Support/Community/Social Networks for 180 Clients**
 - Services provided by **Wesley Housing Development Corporation** under the *Building Communities of Promise* contract included supportive services to provide access to seniors and persons living with disabilities with access to community health-related information and health screening resources, exercise classes and lifelong learning opportunities to **180 clients** in **168 household** residents of housing communities for seniors and persons living with permanent disabilities.

FY 2019 Action Plan Amendments

An annual Action Plan is required by HUD for three federal programs: CDBG, HOME, and ESG. In FY 2019, there were amendments to the Action Plan. During the County's FY 2018 Carryover Review, funding adjustments were made due to the final HUD grant award amounts, actual CDBG and HOME program income received in FY 2018.

Notes Regarding Progress Toward Goals

Fairfax County is making progress toward its goals as illustrated in the Goals and Outcomes table of this section. Regarding rental units

rehabilitated under the Homelessness goal and Homeless category, the indicator is to reflect that homeless individuals served by nonprofit organizations would reside in housing where some rehabilitation work is to be done. For FY 2019, units acquired by non-profit organizations that served the homeless were in standard condition and did not require rehabilitation.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME	ESG
White	35	100	327
Black or African American	395	276	884
Asian	0	64	46
American Indian or American Native	0	1	2
Native Hawaiian or Other Pacific Islander	4	0	0
Total	434	441	1,259
Hispanic	35	18	249
Not Hispanic	399	423	1,095

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

ESG statistics are for persons in families assisted. The totals for race (1,259) and ethnicity (1,344) are less than the total provided (1,359). For the difference in numbers for race data, there were 64 persons counted in a "multiple races" category, 35 persons either did not know what race to provide or refused to provide the information, and the information was not collected for 1 person. For the difference in numbers for ethnicity data, 14 persons either did not know what race to provide or refused to provide the information, and the information was not collected for 1 person.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	15,062,709	6,859,567
HOME	public - federal	4,967,723	2,309,920
ESG	public - federal	891,060	514,229

Table 3 - Resources Made Available

Narrative

Expenditures include those utilizing funding from prior years.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Countywide	100	100	

Table 4 – Identify the geographic distribution and location of investments

Narrative

Fairfax County is opportunity-driven in the allocation of affordable housing resources, while at the same time, works actively to promote the de-concentration of poverty, particularly in the programs operated by the Fairfax County Redevelopment and Housing Authority (FCRHA). With respect to the investment of capital resources for affordable housing development, the FCRHA has financed the acquisition and development of properties in locations across the county over the last ten years and will continue to operate its programs on a countywide basis.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

CDBG Leveraging - In FY 2019, a total of \$3.28 was leveraged for every \$1 of CDBG invested in for targeted public services and affordable housing activities.

FY 2019 Public Services Activity and Leveraging:

Total CDBG expenditures for Targeted Public Services: \$836,176

Total leveraged for Targeted Public Services activities: \$3,882,770, including \$212,385 in local funds

RATIO= \$4.64 of leveraged funds for every \$1 of CDBG expenditure for Targeted Public Services activities.

FY 2019 Affordable Housing Activity and Leveraging:

Total CDBG Affordable Housing Expenditures: \$678,064;

Total leveraged for Affordable Housing Activities: \$27,684;

RATIO= \$0.04 of leveraged funds for every \$1 of CDBG expenditure for Affordable Housing activities.

Total Leveraged: \$3,908,454 CDBG Invested: \$1,514,240

HOME CHDO Leveraging: Total HOME Acquisition Expenditures: \$315,457, Total Leveraged: Private: \$5,900.

Information on ESG leveraging and how publicly-owned land and property located within Fairfax County is being used to address needs identified in the Consolidated Plan is described below.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	33,308,295
2. Match contributed during current Federal fiscal year	2,184,320
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	35,492,615
4. Match liability for current Federal fiscal year	374,850
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	35,117,765

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
Bridging Affordability	07/01/2018	2,184,320	0	0	0	0	0	2,184,320

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
799,421	505,298	1,017,598	241,382	287,121

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	1,709,300	0	0	0	0	1,709,300
Number	11	0	0	0	0	11
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	1,709,300	1,167,400	541,900			
Number	11	7	4			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		11		1,483,446		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

ESG leveraging and use of publicly-owned land and property

ESG supports local homelessness prevention and rapid rehousing assistance for people who are experiencing homelessness, or at-risk of homelessness. In addition to the federal ESG funds, other public and private funding is leveraged to support these services. In FY 2019 the state’s Virginia Homeless Solutions Program awarded \$178,313 to one local grantee for homelessness prevention assistance and a total of \$645,425 to three local grantees for rapid rehousing assistance. In FY 2019 Fairfax County government used local General Funds to not only match federal ESG funds dollar-to-dollar but also awarded five organizations a total of \$3,523,780 in contracts through the Office to Prevent and End Homelessness to provide homelessness prevention and rapid rehousing assistance. Federal Continuum of Care (CoC) resources are also leveraged for rapid rehousing with two local nonprofits receiving a total of \$682,510 in FY 2019 from CoC grants. An additional CoC funded rapid rehousing grant awarded to a local nonprofit in FY 2019 in the amount of \$405,006 will begin in FY 2020. Finally, local nonprofit organizations also leverage an unspecified amount of additional private financial donations each year, as well as volunteer time and in-kind donations, for the same homeless assistance.

Federal ESG resources are an important part of this diverse mix of funding that ensures local programs are sustainable and effective. Fairfax County, as the ESG recipient, satisfied the federal matching requirements under 24 CFR §576.201 through cash contributions from the local General Fund that totaled an amount equal to the ESG fiscal year grant.

Publicly-owned land and property located within Fairfax County is being used to address needs identified in the Consolidated Plan:

Lewinsville Residences - A total of 82 affordable senior residences were constructed on County-owned

land, under a nominal fee ground lease, leased to a developer selected through a public-private partnership process. Construction was completed in September 2018.

North Hill - Development of 35 FCRHA-owned acres known as "North Hill". The property was rezoned to allow 175 for-sale market rate townhomes, 216 multifamily affordable and workforce units, and 63 affordable independent senior housing units, and a 12-acre public park. The sale proceeds from the townhouse land bay will be used to fund the infrastructure needed for the multifamily and the affordable independent senior development, and part of the development of the park.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	150	228
Number of Non-Homeless households to be provided affordable housing units	1,005	1,048
Number of Special-Needs households to be provided affordable housing units	323	127
Total	1,478	1,403

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	924	546
Number of households supported through The Production of New Units	499	331
Number of households supported through Rehab of Existing Units	180	199
Number of households supported through Acquisition of Existing Units	55	444
Total	1,658	1,520

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

During FY 2019, the number of homeless and non-homeless households provided affordable housing units and the number of households supported through rehabilitation of existing units and through acquisition of existing units were greater than projected. The numbers for the remaining categories were less than projected.

Discuss how these outcomes will impact future annual action plans.

Fairfax County will monitor these outcomes over the coming years. Cumulative figures over two or more years may even out in regards to goal numbers and actual outcome numbers.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	3	5
Low-income	1	0
Moderate-income	0	0
Total	4	5

Table 13 – Number of Households Served

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

In FY 2019 the Fairfax County Continuum of Care (CoC) achieved some significant milestones that positively affect the CoC's ability to reach out and engage people experiencing homelessness, especially unsheltered persons, and assess their individual needs.

The CoC maintains four homeless outreach teams that are staffed by nonprofit contractors, nurse practitioners from the Health Department, and mental health specialists from the Fairfax-Falls Church Community Services Board (CSB). Drop-in centers are maintained by the CSB and local nonprofits. In FY 2018 these street outreach teams, under the coordination of the Fairfax County Office to Prevent and End Homelessness (OPEH), created a by-name-list of every individual who is experiencing unsheltered homelessness within the CoC's geography with the use of the local Homeless Management Information System. The by-name-list now includes information about who the individuals are, when they were first engaged, where they were last seen, their chronic homelessness and veterans status, and referral milestones on the path to emergency shelter and permanent housing. The outreach teams and OPEH meet on a biweekly basis to discuss the various individuals and the steps necessary to get the individuals off of the streets.

As a result of these efforts the CoC now has a fairly accurate monthly count of who is experiencing unsheltered homelessness and moved 132 individuals, nearly 25% of those served, straight to permanent housing from the streets during this fiscal year.

Fairfax CoC also released the second edition of its Coordinated Entry System Manual, which describes the policies and procedures for how homeless persons access homeless assistance programs and are referred to transitional and permanent housing opportunities in the local CoC. The implementation of a more coordinated system means that people have fair, consistent access to homeless assistance programs across the CoC; that they will be assessed in standardized ways across the community; they will be prioritized and referred to the programs that best fit their needs; and a system will be in place to hold housing and service providers accountable to these processes. Assessment tools, such as the nationally tested Vulnerability Index – Service Prioritization and Decision Assistance Tool (VI-SPDAT), as well as locally developed forms, are being utilized to better understand homeless persons' needs.

The use of these new policies and procedures will assist the CoC in creating a more effective and efficient system for identifying people experiencing homelessness and quickly ending their homelessness. The data created by the local HMIS client lists, assessment profiles, and referral mechanisms will also be useful for the CoC to identify gaps and allocate resources in the future.

Addressing the emergency shelter and transitional housing needs of homeless persons

In FY 2017, a bond referendum was approved to renovate or relocate four of the County's six emergency shelters as part of the Capital Improvement Program. In FY 2018 the first of the shelters, the Baileys Crossroads Community Shelter, broke ground for construction and is scheduled to open in late 2019. The work in the shelters will make necessary repairs and enhancements to the facilities so that they are in safe, suitable conditions and ensure that they can meet the emergency shelter needs for families and individuals in the future. Each of the new shelters will include not only emergency beds but co-located permanent supportive housing units that will serve as housing opportunities for families and individuals who currently have none.

Also related to emergency shelter needs, new Coordinated Entry policies have streamlined the procedures for individuals to access the County's shelters and set new prioritization for individuals with the highest level of need. Individuals can call any of the shelters in the county, get assessed over the phone, and be placed on a prioritization list for shelter access. This is a significant improvement over the previous system in which individuals had to call each shelter separately and were admitted based on different entry criteria.

Transitional housing programs continue to be evaluated for effectiveness and efficiency as per the goals of the Ten-Year Plan. Many CoC-funded transitional housing programs have been converted to permanent housing (rapid and supportive), while others have adapted services to meet the changing needs of special populations in the community's homeless population.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Homelessness prevention is a high priority in the Fairfax County Continuum of Care as it is one of four strategies identified by the Board of Supervisors in the local 10-year plan to prevent and end homelessness. The CoC invests a significant amount of resources in homelessness prevention from a variety of funding streams, public and private, including much of the Emergency Solutions Grant funding. As a result of this and other investments, the number of people who are literally homeless in

the community, as reported in the annual Point in Time, has decreased 44 percent from 2008, when there were 1,835 people identified as literally homeless, to 2019, when only 1,034 people were identified.

The CoC and its partner institutions have long had a set of policies that help reduce the number of people becoming homeless upon discharge from publicly-funded institutions. The Fairfax-Falls Church Community Services Board (CSB), the primary public mental health service provider, abides by the Commonwealth of Virginia State Psychiatric Discharge Planning Protocol. The CSB's specific discharge policies and procedures have been developed to support appropriate and safe community re-entry.

Discharge planners provide services to individuals who are hospitalized in state-funded psychiatric hospitals in the Commonwealth of Virginia, Local Inpatient Purchase of Services (LIPOS) state-funded private bed purchase program and the Adult Detention Center (ADC). The discharge planning team works in collaboration with individuals and other treatment providers to develop a comprehensive recovery-focused plan of care upon discharge. Forensic discharge planning services are provided to individuals hospitalized at a state facility from the ADC. Limited case management services are provided to individuals who require community partnering to link with services post discharge.

The Jail Diversion program provides pre- and post-booking diversion services to individuals with serious mental illness and co-occurring disorders who interface with the criminal justice system. The services include intensive case management, mental health support, psychiatric and medication management as well as linkage to other services. The program has and continued to show a marked reduction in re-incarceration and hospitalization for individuals who fully utilize the services offered.

The CSB's Program of Assertive Community Treatment and Intensive Case Management teams provide community-based services to homeless individuals with serious mental illness and co-occurring disorders. The team's goal is to work collaboratively with the individual to develop, implement and achieve goals that are meaningful and important, working with the family and the community support network to maximize success. This model decreases the number of hospitalizations and provides community support while improving stabilization. These services also extend to continue support after placement in housing.

In addition, a local nonprofit works with the inmates during incarceration in order to draft a discharge plan. Opportunities, Alternatives, and Resources (OAR) of Fairfax offers a class at the Adult Detention Center called After Release Planning. In this class, OAR staff review the services that OAR provides as well as resources in the community and offers anyone in the class the opportunity to meet with a case manager to develop an after-release plan. As part of the plan, OAR staff helps inmates to get identification cards and find appropriate housing if possible.

Discharging from Foster Care and Private and Nonprofit Medical Facilities

State guidelines are also followed for individuals being discharged from foster care. In accordance with

State policy, all foster care youth, age 16 and older, have a transitional independent living plan which describes the services that will be provided to prepare and assist youth in transitioning from foster care to independence. Foster Care social workers support and encourage youth to participate in their transitional independence plan and take responsibility for achieving independence, with a designated Independent Living Coordinator to implement independent living services and initiatives. At age 18, when foster care youth legally become adults, they are strongly encouraged to remain in foster care placement and to continue to receive services that will help them become self-sufficient.

While Fairfax County does not have any publicly-funded hospitals, the Health Department works with private and nonprofit medical facilities to prevent people from being discharged into homelessness. The Health Department developed a Homeless Services Resource Guide which was distributed by hospital representatives to case management and discharge planning staff. The guide is intended to provide staff with supplemental information in order to make appropriate discharge planning decisions. Nonprofit shelter providers work directly with hospital discharge planners to try to avoid discharge into homelessness and assist with arranging services and helping to find appropriate housing as needed. If no appropriate housing can be located and medical care is still needed patients are referred to Fairfax County's Medical Respite Program. It was established to provide respite care, not to exceed 30 days, to homeless individuals in need of acute medical care. There are currently five beds available in this program.

One of the most serious challenges in providing effective and efficient homelessness prevention services is that program data is dispersed across multiple information management systems that depend on funding source and department oversight. As a result, tracking system wide client data and outcomes is difficult or impossible. To help improve this situation, Fairfax County has initiated a five-year information technology road map that will create a technical means to exchange data and improve work processes for greater collaboration and positive impact on client lives. In FY 2018 an interagency data analysis pilot project was launched as part of this initiative to pull together data from homeless services, the housing authority, the County's main information and referral hotline, and health department. In FY 2019 the pilot is expected to produce results as more information is learned about the families and individuals that receive services across these different systems. It is hoped that this information will help the CoC better understand who is likely to become homeless and how to prevent that.

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

The Fairfax County Continuum of Care has made significant steps forward in shortening the period of time that individuals and families experience homelessness. The majority of families and individuals

experiencing homelessness receive rapid rehousing assistance in emergency shelter with housing relocation and stabilization services, along with short-term rental assistance. Those homeless individuals and families who are determined to not be appropriate for rapid rehousing are prioritized for more intensive housing interventions, such as transitional housing or permanent supportive housing.

In FY 2019, the CoC continued to invest in rapid rehousing, permanent supportive housing and other permanent housing opportunities for people experiencing homelessness. Investments in permanent housing for people experiencing homelessness has proven effective in increasing the number of people moving to permanent housing from homelessness and shortening the length of stay in homelessness since the adoption of the Ten-Year Plan in 2008. According to the FY 2020 Fairfax County Adopted Budget Plan (Vol 1), the number of people exiting emergency shelters to permanent destinations increased from 599 people in FY 2012 to 978 people in FY 2018. The average length of stay in shelters for families with children has dropped from 96 days in FY 2012 to 72 days in FY 2018. Similarly, the average length of stay in shelters for single adults has been reduced from 51 days in FY 2012 to only 40 days in FY 2018. (The above outcomes are draft numbers for this report only and are subject to change with further review.)

The development of a Coordinated Entry System has facilitated quicker returns to stable housing for families and individuals. Improvements to the homeless delivery system have also made significant reductions in the number of individuals identified as chronically experiencing homelessness. By the 2018 Point in Time count, the number had decreased to 173 – a reduction of 53 percent. This is due in great part to improvements in prioritizing permanent supportive housing (PSH) programs for the chronically homeless and dedicating a significant portion of new and reallocated Continuum of Care grant funds for PSH units.

Addressing Veterans Homelessness and Transition Age Youth Experiencing Homelessness

During the 2019 Point-in-Time Count of homeless persons in Fairfax County, only 7% of all single individuals experiencing homelessness were veterans. Just 5% of families reported a veteran head of household experiencing homelessness. This relatively low representation of veterans in the local homeless population is a testament to the local, state, and federal leadership behind the efforts to end veteran homelessness.

In December 2015 Board of Supervisors Chairman Sharon Bulova agreed to have the county become part of the national Mayors Challenge to End Veterans Homelessness, an effort announced by First Lady Michelle Obama and amplified by the U.S. Department of Housing and Urban Development, the United States Department of Veterans Affairs, the United States Interagency Council on Homelessness and the National League of Cities. As outlined by the program, ending veteran homelessness means reaching the point where there are no veterans sleeping on the streets and every veteran has access to permanent housing. Further, the initiative works to provide systems so that should veterans become homeless or be at-risk of becoming homeless, communities will have the capacity to quickly connect them to the help they need to achieve housing stability. In November 2015, Governor Terry McAuliffe announced

that the Commonwealth of Virginia had “effectively ended veterans’ homelessness” as the result of the coordinated efforts and hard work of providers across the state. A local interagency workgroup of local homeless veteran service providers continues to meet on a monthly basis to review the by-name-list of homeless veterans and move them to housing as quickly as possible. The greatest challenge for the Fairfax CoC to meet the federally established criteria for achieving the goal of ending veteran homelessness is identifying the permanent housing resources for chronically homeless veterans who are not eligible for Veterans Health Administration services and VASH vouchers.

In FY 2017 transition age youth experiencing homelessness began to be served by a new youth-dedicated, CoC-funded rapid rehousing program. The project is operated by a service provider with extensive experience serving homeless youth in the local community. In FY 2019 the project has been successful in quickly housing 31 households comprised of 68 individuals and persons in families. An efficient referral process between emergency shelters serving youth-headed households to the dedicated rapid rehousing program was also established in the local Coordinated Entry System.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The FCRHA performed the following rehabilitation work on its federal PBV-RAD (formerly Public Housing) portfolio between July 1, 2018 and June 30, 2019:

- Barkley Square (3 units, Providence District) – Replaced all wood privacy fences and replaced roofs. Installed new gas water heaters, installed new HVAC systems, replaced kitchen cabinets and flooring, and installed new carpeting. Replaced dishwashers and ranges. Installed new vanities and tub surrounds.
- Colchester (8 units, Lee District) - Replaced electrical panels. Replaced kitchen cabinets and countertops, replaced gas ranges and installed new flooring. Installed new carpeting. Installed new vanities and tub surrounds.
- Newington (36 units, Mt. Vernon District) - Installed new water heaters and serviced all HVAC systems. Replaced kitchen cabinets and flooring, replaced ranges. installed new carpeting. Installed new vanities and tub surrounds.
- Shadowood (16 units, Hunter Mill District) - Replaced kitchen cabinets and flooring, replaced refrigerators, dishwashers and ranges. Installed new carpeting. Installed new vanities, exhaust fans and tub surrounds.
- Villages of Falls Church (36 units, Mason District #1) - Replaced kitchen flooring and replaced dishwashers. Installed new carpeting. Installed new vanity countertops and flooring.
- Waters Edge (9 units, Springfield District #10) – Replaced water heaters & replaced all HVAC systems.
- Audubon (46 units, Lee District) – Replaced through wall HVAC systems and sealed the parking lot.

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

The FCRHA continues to encourage resident participation on the Resident Advisory Council (RAC). The RAC is comprised of participants in the Housing Choice Voucher and Rental Assistance Demonstration (RAD) programs who provide recommendations on agency policies. The Council's primary purpose is to participate in the overall policy development and direction of RAD and HCV operations by reviewing and commenting on policy matters concerning FCRHA operations such as modernization, security, maintenance, resident screening and selection. The Council also provides the FCRHA with letters of support for agency initiatives and helps communicate these initiatives and other policy changes to other residents.

To further resident participation, HCD staff worked with RAC members to revise the by-laws that provided for an increase of membership from 12 to 14 members. The FCRHA will also encourage more resident representation on the THRIVE Committee, a committee comprised of HCD staff, FCRHA Board members, non-profit staff members and other housing advocates.

During FY 2019, the Council was briefed and provided feedback and signed letters of support for the FY 2019 Amended Moving to Work (MTW) Plan and the FY 2020 MTW Plan. The Council submits its recommendations to the FCRHA as part of the FCRHA's annual plan to be forwarded to the Secretary, Department of Housing and Urban Development. The Council also initiated significant outreach and recruitment efforts to maximize resident participation.

The FCRHA as an MTW Agency

In December 2012 (FY 2013) the FCRHA was notified that it had been selected to become an MTW agency. In November 2013 (FY 2014), the FCRHA signed an agreement with HUD that officially designated the FCRHA as an MTW agency. The MTW designation is playing a critical role in the FCRHA's Total Housing Reinvention for Individual Success, Vital Services and Economic Empowerment (THRIVE) initiative, enabling the FCRHA to link its housing programs into a continuum, allowing staff to spend less time on paperwork and more time on people, and assisting families in achieving self-sufficiency.

The FCRHA's FY 2019 Moving to Work Plans, which replace the PHA Plan, were thoroughly reviewed by the Resident Advisory Council and underwent a public review process. There were no new MTW activities in this Plan. As the FCRHA continues its implementation of THRIVE, the Resident Advisory Council will be engaged in the development of subsequent MTW Plans and HCD will continue to offer opportunities for broader resident participation.

Family Self-Sufficiency Initiatives

In FY 2012, the FCRHA began operation of the new PROGRESS (Partnership for Resident Opportunities, Growth, Resources and Economic Self-Sufficiency) Center to link HCD residents with county resources to prevent eviction, assist with family crises, meet lease obligations, access mental health services and participate in economic self-sufficiency programs. The PROGRESS Center coordinates, promotes and administers programs to enhance the economic and social self-sufficiency of Fairfax County FCRHA residents that yielded the following outcomes during FY 2019:

- 116 referrals for crisis intervention and/or service coordination were submitted to the PROGRESS Center by staff members on behalf of residents.
- 87 referrals were opened as formal cases
- Partnerships with County agencies, including the Fairfax County Department of Neighborhood and Community Services, were enhanced to bring programs into the County's RAD FCRP community centers.
- Residents were linked with a variety of services, predominantly eviction prevention, mental health services, adult and aging services, and basic needs.
- Residents were invited to job training opportunities and provided with information regarding job openings, scholarships, and starting a business. A weekly economic listserv was disseminated to subscribers with job postings, job fairs, employment search, and training resources.

Other family self-sufficiency initiatives included group counseling and:

- Ongoing Marketing of Fairfax County Affordable Dwelling Units and First-Time Homebuyer properties throughout FY 2019;
- Marketing of or sale Workforce Dwelling Units;
- Referring of families to the First-Time Homebuyers Program; and
- Coordinating with Public Housing/PBV-RAD, Housing Choice Voucher, and Fairfax County Rental Program participants desiring to transition from rental units to homeownership opportunities through the agency's MTW and THRIVE initiative.

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (Public Housing/PBV-RAD or HCV participants or both)
Housing Choice Voucher Homeownership	11 (Current Program Enrollment)	Applicant List	Homeownership staff continue to work with HCV families as they work toward their first home purchase. One family purchased homes under the program in FY 2019. Another family turned in their rental voucher to purchase a home without the HCV subsidy.	Program assistance is available to HCV tenants who have been in the program for a minimum of one year.
Sponsor-Education Homeownership Seminars for properties with income and covenant restrictions in the First-Time Homebuyers Program - Homeownership Education	34 sessions with 3,584 attendees	Self-select to become eligible for First-Time Homebuyers Program	Fairfax County Government Center, Mount Vernon High School and community events	Both Public Housing/PBV-RAD and HCV
FACETS	Varies by program	Walk-In, restricted to property residents	On-Site Community Center	PBV-RAD

<u>PBV-RAD Properties Served:</u> Robinson Square, Barros Circle, and Ragan Oaks <u>Programs/Services:</u> Pre-employment Program; Household Mgmt.; ESL; Parent/Child Enrichment Program; Resident Employment Opportunities; Girl Power; Women's Group; Summer Camp; Computer Lab.				
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Table: FCRHA PBV-RAD Services and Programs

Family Self-Sufficiency Program

During FY 2019 the FCRHA served 111 households under its Family Self-Sufficiency (FSS) program, both as active participants and through aftercare services. As of June 30, 2019, 15 RAD households were enrolled and actively participating in FSS activities. Of these households:

- One household graduated with an escrow balance of \$28,027.
- The average balance of the 14 participating RAD FSS families is calculated at \$2,516.

In addition, the FCRHA RAD FSS program has achieved the following Outcomes during FY 2019:

- Zero (0) households are currently receiving TANF (cash welfare) assistance;
- 13 of 14 households are employed;
- Five (5) households increased their earned income or received a promotion;
- 100 percent of households participated in a minimum of one type of training or educational activity (financial literacy, parenting, GED, technical/trade/workforce, or college level education).

Regarding actions taken to encourage Public Housing/PBV-RAD residents to participate in homeownership, Homeownership staff of HCD met with HCD Public Housing/PBV-RAD staff to discuss basic homeownership requirements and the possibility of doing orientation sessions at Public Housing/PBV-RAD quarterly resident meetings. With Workforce Dwelling Units, now those with incomes nearing the maximum income limit have the option to purchase units targeted to those with incomes up to 120 percent of Area Median Income. However, it was noted that many families in Public Housing/PBV-RAD units don't currently have sufficient cash assets required for homeownership. Additionally, because RAD provides tenant based Housing Choice Vouchers to residents after a period of time, these residents

can purchase homes under the HCV Homeownership program. This creates options for families when RAD units are renovated for replacement housing. Whereas Public Housing residents didn't have access to subsidies, with RAD these residents will have access.

Actions taken to provide assistance to troubled PHAs

Not applicable

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

Fairfax County continued to utilize the Affordable and Workforce Dwelling Unit programs to deliver affordable housing units in new residential developments. In particular, the Workforce Dwelling Unit program provided affordable units in high-density areas in close proximity to transit stations and employment opportunities. The County also ensured that approved residential rezoning applications either committed dwelling units and/or cash contributions to the Housing Trust Fund. Fairfax County will continue to implement land use policies to provide affordable housing opportunities to income eligible working households.

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 the 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 part of the recently adopted Fairfax County Communitywide Housing Strategic Plan, the FCRHA will incorporate a racial and social equity review of future policymaking decisions.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

During FY 2019, the FCRHA continued to play a lead role in addressing the housing needs of persons with intellectual and/or developmental disabilities (ID/DD). The increased focus on providing housing and other supportive services to this vulnerable population was mandated by a Supreme Court decision and a resultant agreement between the U.S. Department of Justice (DOJ) and the state of Virginia. At the end of FY 2019, the FCRHA was providing Housing Choice Voucher (HCV) assistance to 62 families who were determined to be eligible members of this population by the Virginia Department of Behavioral Health and Developmental Services (DBHDS).

During FY 2018, the FCRHA expanded its role in serving the ID/DD population by entering into an agreement with DBHDS to administer an HCV-like program entitled the State Rental Assistance Program (SRAP). Through this program, state funds are allocated to the FCRHA through DBHDS to provide rental assistance for families in this special population and the program will be administered by FCRHA staff. At the end of FY 2019, 62 families were receiving rental assistance through SRAP. In addition, 5 Project-Based Vouchers were awarded to a developer who set aside the units specifically for this population.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Abatement of lead-based paint in Fairfax County’s Public Housing was completed in the fall of 1997. No new Public Housing units have been added since that time. Telephone consultation, literature, and referrals to private lead testing companies are provided to citizens who call regarding lead-based paint or other potential environmental lead hazards in the community. 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 taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The Fairfax County Consolidated Community Funding Pool (CCFP) is a competitive grant process for funding human services through community based organizations. Begun in 1997, the CCFP combines Fairfax County General Fund dollars along with the Community Development Block Grant (CDBG) and the Community Services Block Grant (CSBG). The CCFP provided funding for several projects that met the priority to provide supports that assist individuals and families in achieving self-sufficiency.

Under the Department of Family Services, the Community Action Advisory Board (CAAB) serves as an advisory body to the Fairfax County Board of Supervisors. The CAAB advises the Board on the needs, concerns and aspirations of low-income persons and recommends policies that promote meaningful change. The CAAB makes the determination as to which projects will receive CSBG funding through the CCFP process. Programs funded through the CCFP with CSBG funds are targeted towards households with incomes at or below 125% of the Federal Poverty Program Guidelines. In FY 2018 CSBG funds totaling \$889,748, were used for the following types of projects, based on the funding priorities of the Community Action Advisory Board (CAAB) which oversees the disbursements of the CSBG funds:

- Housing 35%
- Health & Social/Behavioral Development 20%
- Support Services (Childcare) 20%
- Employment 15%
- Education & Cognitive Development 10%

Six Community-Based Organizations received a total of ten contracts partially or fully funded with CSBG. These organizations report quarterly to the CAAB on the success of their programs. They are:

Housing

Shelter House - Domestic Violence & Supportive Housing - Provides housing location assistance, rental assistance, and intensive case management to victims of domestic violence experiencing homelessness.

Shelter House - Community Case Management Program - Provides prevention services to households at risk of homelessness.

Second Story - Assisting Young Mothers - Young women 18-22 years old who are homeless single mothers and their children will receive safe stable housing, food and clothing. Services provided including linking the young women to community resources, help with educational goals, job preparedness, financial literacy, a savings plan, life skills training and medical and mental health care.

Second Story - Homeless Youth - Provide homeless unaccompanied Fairfax County High School students with assistance in locating and affording safe, stable, appropriate housing.

Health & Social/Behavioral Development

Food for Others - Provide emergency food distribution to referred clients directly at the FFO warehouse.

Support Services (Childcare)

Cornerstones - Affordable Housing Plus Program - Provide supportive services to clients to ensure do not return to homelessness once they enter permanent housing.

United Community Ministries - Early Learning Center - Provide early learning and care to the children of parents seeking to obtain or maintain employment or to pursue higher educational or vocational goals.

Employment

Ethiopian Community Development Corporation (ECDC) - Step Project - Provides employment services to low-income immigrant clients to include but is not limited to an orientation to job searches, workforce culture, and succeeding on the job, resume writing, interview skills, and individual assistance with job applications, overcoming employment barriers, and employer mediations.

Education & Cognitive Development

Second Story - Springfield Safe Youth Project - Provides youth with activities that encourage them to improve their academic achievement. These will include supervised recreation, homework assistance, enrichment activities and tutoring.

Second Story - Culmore Youth Outreach Program - Provide youth with activities that encourage them to stay in school and improve their academic achievement. These will include supervised recreation, homework assistance, enrichment activities, tutoring and assistance with college applications.

In addition to the CSBG funds, approximately \$10 million in County General Funds are awarded through the CCFP pool and \$2 million in CDBG funds (discussed in a previous section.) A complete list of the programs funded by the CCFP can be found at

https://www.fairfaxcounty.gov/procurement/sites/procurement/files/assets/documents/pdf/ccfp_2019_awards.pdf

In addition to the Funding Pool, the Fairfax County Department of Family Services (DFS) coordinates a regional, volunteer-run campaign, known as the Volunteer Income Tax Assistance (VITA) Program, to provide free assistance with the preparation of federal and state income tax forms for individuals and families with low-income. In 2019, the Northern Virginia VITA program resulted in federal tax refunds of over \$7.6 million for families and individuals with low income. With the help of 291 dedicated and trained volunteers staffing 15 VITA sites and six Facilitated Self Assistance (FSA) sites, 5,581 low-income families saved more than \$1.3 million in professional filing fees and prepared and filed their 2018 tax returns. Over \$983,000 was awarded back to those families who qualified for the Child Tax Credit (CTC) and over \$2.3 million to those who qualified for the Earned Income Tax Credit (EITC).

HCD and DFS Coordinated Efforts

Proposed actions in the plan relating to the goals of the Community Action Advisory Board were undertaken as were the following identified programs: Housing Choice Voucher, Transitional Housing, Permanent Supportive housing, and Family Unification Program. Regarding how future actions will change as a result of the current year, new organizations will be funded in by the Community Services Block Grant, with a greater emphasis on affordable housing and a decrease in the number of Emergency Services providers funded. The Fairfax County Department of Housing and Community Development (HCD) and DFS coordinate efforts and share responsibilities in fighting poverty. Other coordination

efforts between HCD and DFS include client referrals, information sharing regarding mutual clients (for rent determinations and otherwise), coordination of the provision of specific social and self-sufficiency services and programs to eligible families, and joint administration of programs. Specific programs include:

Partnership for Permanent Housing and Housing Choice Voucher Program

- Partnership for Permanent Housing: HCD and DFS operated the Partnership for Permanent Housing, in cooperation with three Fairfax County nonprofit organizations (Northern Virginia Family Service, Reston Interfaith, and New Hope Housing). PPH provided stabilized, affordable rental housing and intensive case management and supportive services to homeless and formerly homeless families. The primary goal of the program was for families to achieve self-sufficiency and homeownership. The contract services with the participating nonprofit agencies were discontinued in FY 2012 when the program completed its fifth and final year. However, the nonprofit agencies have been continuing to work with a few remaining families who are still receiving tenant-based rental housing assistance through federal funding administered by HCD.
- Housing Choice Voucher: HCD receives referrals and issues vouchers for homeless families, and DFS and the Office to Prevent and End Homelessness (OPEH) provide ongoing supportive services for them. These referrals now include families referred from the Bridging Affordability (BA) program who are at the end of their term with BA and are at risk of homelessness if transitioned out of BA with no other affordable housing options. During FY 2017 HCD had to temporarily cease accepting all referrals due to the proposed reduction in the federal budget. However, the FCRHA resumed leasing activities, including homeless referrals from OPEH and BA, at the beginning of FY 2019.

Permanent Supportive Housing and Family Unification Program

- HCD collaborates with the Fairfax-Falls Church Community Services Board (CSB) to provide supportive housing units at several FCRHA-owned Rental Assistance Demonstration (formerly Public Housing) and Fairfax County Rental Program properties. The CSB makes referrals to HCD, considers appropriate roommate matches, and provides ongoing case management services for this special population.
- Unification Program: FCRHA administers 175 Family Unification Vouchers (housing choice vouchers) that were awarded from HUD. The Family Unification Program (FUP) is a program under which Housing Choice Vouchers are provided to two different populations: 1) Families for whom the lack of adequate housing is a primary factor in (a) the imminent placement of the family's child or children in out-of-home care, or (b) the delay in the discharge of the child or children to the family from out-of-home care. There is no time limitation on the FUP family vouchers. 2) For a period not to exceed 36 months, otherwise eligible youths who have attained at least 18 years and not more than 24 years of age and have left foster care, or will leave foster care in 90 days and are homeless or are at risk of becoming homeless at age 16 or older. DFS screens and refers these youth and the families and provides follow up case management for

them for at least one year after they receive their voucher. FACETS is also providing the follow up case management if the family no longer needs DFS services.

Bridging Affordability Program

HCD also administers the Bridging Affordability Program, a locally funded rental subsidy program operated through a consortium of nonprofit organizations. As of the end of June 2019, a total of 611 households have leased up through the Bridging Affordability Program. Eighty-five percent (85 percent) of those that have left Bridging Affordability moved to sustainable housing. In FY 2019, 69 households left Bridging Affordability, including 11 (16%) households that moved to fair market rate housing. In FY 2019, the availability of THRIVE Vouchers impacted the number of households transitioning to FMR as they were able to move to HCV in an average of 14 months. The average income served in the program in FY 2019 was \$19,809. Bridging Affordability is intended to be a gateway to the county's Housing Continuum as part of the Fairfax County Redevelopment and Housing Authority's Moving to Work program. The Housing Continuum and the FCRHA's Total Housing Reinvention for Individual Success, Vital Services and Economic Empowerment (THRIVE) initiative is an approach that provides work incentives, service supports, and permanent housing to residents of FCRHA properties. The THRIVE Housing Continuum is focused on self-sufficiency and establishes goals to help residents move to their highest level of success.

Section 3 Residents and Businesses Assisted

FY 2019 Section 3 Efforts

- Maintain employment resource areas in multiple locations (FCRHA-owned properties, main lobby at both FCRHA administration offices) with job postings, job fairs, hiring events, and training programs.
- Weekly economic listserv disseminated to subscribers to include: job postings, job fairs, entrepreneurial resources, and training resources.
- Dissemination of job fairs and job lead flyers in all common areas of properties and the office lobbies.
- Section 3 coordinator met with resident advisory committee to discuss Section 3 goals and explain how to subscribe to the list serv.
- Served 13 adults in the Healthcare Pre-Apprenticeship Program.
- Section 3 coordinator participated in the agency's annual CDBG/HOME pre-bid proposal.
- HCD reported five (5) Section 3 new hires, out of a total of 19 (26.3%) during this reporting period.

Partnerships

Healthcare Pre-Apprenticeship Program Development

HCD continued to partner with the local non-profit Britepaths, to manage and further develop a healthcare pre-apprenticeship program. The program served 13 adults in FY 19. All participants entered the program with an interest in pursuing a career in healthcare and all had barriers to entering a traditional learning institution.

HCD had nine (9) information sessions in the targeted communities to invite people to learn about the program. Forty-eight (48) interested residents attended the information sessions. Thirty-two (32) people that attended an information session follow up with taking the CASAS reading and math assessments. The assessment was required for each student to determine the learner's educational level and took about one hour to complete. Assessing the educational level of each student assisted the adult basic education teacher in effectively teaching the students. We had twenty (20) students begin the program and a 35 percent attrition rate, resulting in the thirteen (13) participants that completed the 12 week program.

Of the 13 adults that successfully finished the 12 week program this past fiscal year, 6 have continued on to pursue the next level of vocational training. Two gained full time employment in healthcare and 3 began volunteering at the hospital during their classroom experience. HCD and Britepaths collaborated with the local workforce agency, Virginia Career Works (formerly SkillSource Group) and the Department of Family Services to provide after care services to the graduates. Funds utilized to support the adults in their vocational training include Workforce Innovation and Opportunity Act (WIOA) and Supplemental Nutrition Assistance Program Education and Training (SNAPET) funds. The two training providers that the students are utilizing to date are NOVA Workforce programs and Metropolitan Institute of Health and Technology.

The Healthcare Pre-Apprenticeship program is a bridge to traditional apprenticeship programs. Its goals are simple yet comprehensive: 1) provide contextualized adult basic education to low-income, underemployed residents that lack the confidence and/or academic level to enter into a traditional vocational training program, 2) help fill the gap of workers needed in the healthcare industry, 3) provide basic computer training, and 4) provide supportive services to promote long term economic independence. Britepaths received 2 year grant funds from the Consolidated Community Funding Pool (CCFP) in FY 18 that supply the teacher's annual salary and the computer training. The class is held at Westford Community Center, an FCRHA owned property. The program targets 'hard-to-serve' residents who live in the southern part of Fairfax County, as this is where there are large pockets of extremely low-income citizens and gaps in access to services. The eligibility requirements to participate in this free program are: 1) be a Fairfax county resident and 2) test at a minimum of 8th grade reading and math. Labor market data show that Healthcare is the second in-demand sector for Fairfax County and jobs are expected to grow to 59,000 plus in the next ten years.

HCD has a goal of serving 15 more residents in FY 2020. Program evaluation resulted in the shortening the length of the program from 12 weeks to 8 weeks. The program will be offered 3 times during FY 2020.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

During FY 2019, Fairfax County staff continued to work on identifying areas for CCFP program improvements, including continued analysis of how to better engage the Fairfax County community in the priority-setting process and a review of how to best distribute CDBG affordable housing funding. County staff provided assistance as needed to help nonprofit staff understand the terms and compliance requirements of the CCFP funding, which includes CDBG and Community Services Block Grant (CSBG) funds, for specific affordable housing development projects and targeted public services activities.

Fairfax County has established five primary activities under its HOME Program, ensuring that funds will be committed and expended in a timely and productive manner each program year. These programs include:

- Rehabilitation of FCRHA Properties;
- Tenant Based Rental Assistance;
- Senior/Homeless and Persons with Disabilities;
- Affordable Housing RFP; and
- Annual CHDO Set-Aside.

The Real Estate Finance and Grants Management Division provides program technical assistance to the various divisions within HCD that use county HOME funds in support of these program activities. In addition, it should be noted that the community-based nonprofit organizations operating in the county actively participate in the development of policies and programs related to the provision of affordable housing and public services.

Strategy 1 and Future Actions

The following is a report on strategies proposed in the Action Plan:

Strategy #1: Make a segment of Bridging Affordability rental assistance resources available to individuals with disabilities who have been admitted to residential programs for more than 90 days and no longer need this level of care but would be otherwise discharged to homelessness.

The Bridging Affordability Program is a time-limited rental assistance program that lasts for up to two years. Eligible individuals must currently be listed on an FCRHA waitlist (such as FCRP, Housing Choice Voucher, or Public Housing), or on a CSB residential/housing waitlist (e.g., in the Community Housing database or on a supportive residential waitlist). Households pay 30 or 35 percent of their monthly

income toward rent. CSB is allocated a specific number of Bridging space allotments. Bridging prioritizes individuals who are being discharged from residential treatment and have no other housing options for this resource. Landlords must agree to accept the Bridging Affordability assistance and participate in annual housing inspections.

In combination with the Bridging Affordability Program and in collaboration with Northern Virginia Family Service (NVFS), a short term rental assistance program entitled STRAP was implemented during the 2015 Fiscal Year. Under this program, individuals can receive one year of housing subsidy. Since 2016, the Bridging and STRAP programs have supported 48 individuals to transition into housing for a maximum of two years while they increase self-sufficiency and plan for exiting the programs and planning for long term housing options. Among the other CSB populations included in the pilot were those with Mental Health and Substance Use disorders, and those currently experiencing homelessness or at risk of homelessness.

Strategy 2 and Future Actions

Strategy #2: Stimulate alternative affordable housing opportunities through development of a roommate referral program.

In FY 2016, the Fairfax County Long Term Care Coordinating Council collaborated with the 50+ Plan Program for the Shared Housing initiative. This initiative/program is currently being designed to enable older adults to remain in their homes, frequently referred to as promoting “aging in place”. The initiative’s primary focus is to assist older adults residing in Fairfax County to locate someone to “home share” with them. The purpose of the “home share” function is to provide safety and non-personal care support (e.g. shopping, shoveling snow, etc.) in exchange for reduced rent.

Actions proposed for this strategy were 1) development of a guide book as a resource for individuals interested in home sharing. As of June 2018, the completed guidebook is published and called “A Consumer’s Guide to Homesharing”, <https://www.fairfaxcounty.gov/familyservices/sites/familyservices/files/assets/olderadults/pdfs/2019-01-29-consumers-guide-to-home-sharing.pdf>; 2) Establish a home share program at a reputable non-profit. Work continues to secure funding and a local non-profit to establish and operate a home share program. In the past year, several web-based home share programs targeting older adults have emerged in the marketplace providing on-line home sharing guidance and support.

The site was launched as part of the **The Northern Virginia Housing & Supportive Services Regional Implementation Team project**, <http://www.novahss.org/about-the-roommate-i-match-service>. As individuals with developmental disabilities increasingly decide to access integrated, independent housing, one major challenge that can hinder progress is finding a roommate. This web-based tool aims to make that part of the process more efficient, and connects a client with a prospective housemate that they would not be aware of otherwise. Information sessions continue and are sponsored by Service Source and the regional team with moderate success.

Strategy 3 and Future Actions

Strategy #3: Expand the Housing Locator program to serve non-homeless individuals with disabilities in precarious housing situations.

In 2019, the housing locator program continued its scope to include non-homeless individuals with disabilities in precarious housing situations. For example, many individuals with intellectual disabilities have made the choice to move out of their current housing situations which include nursing homes, family homes, Intermediate Care facilities and institutions. However, they may find it very difficult to locate housing in a timely manner. In response to this current need for Fairfax County, the Virginia Department of Behavioral Health and Developmental Services (DBHDS) has funded two positions that will function as Community Housing Guides. These individuals will assist Fairfax County residents who are diagnosed with Intellectual or Developmental Disabilities (I/DD) in providing housing location and housing stabilization services. It is anticipated that the majority of these individuals will also utilize the State Rental Assistance Program (SRAP) which provides non-time limited vouchers for this population. Future strategies include launching the Community Housing Guide service in Fairfax County by June 2020, collaborating with a reputable community partner familiar with the needs of the I/DD population.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Proposed actions in the plan relating to coordination efforts between the Department of Housing and Community Development (HCD) and the Department of Family Services, specifically client referrals, information sharing regarding mutual clients (for rent determinations and otherwise), coordination of the provision of specific social and self-sufficiency services and programs to eligible families, and joint administration of programs, were undertaken. Regarding how future actions will change as a result of the current year, in Fiscal Year 2019 the Community Action Advisory Board continued to work closely with HCD, in recognition of the importance of affordable housing to improving the economic success in the county by providing input into the Communitywide Housing Strategic Plan.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Testing

The Fairfax County Office of Human Rights and Equity Programs (FCOHREP) has entered into a contract with a local fair housing organization to conduct fair housing and fair lending testing. The testing project is currently underway.

- January 30, 2019: HCD's ADA Coordinator participated on SAC with Office of Human Rights for fair housing testing

Enforcement Activities

The Fairfax County Office of Human Rights and Equity Programs (FCOHREP) is a U.S. Department of Housing and Urban Development (HUD) certified substantially equivalent agency and, therefore, eligible to file and investigate complaints under Fairfax County jurisdiction that are dual filed with HUD. The agency's Human Rights Division received seventeen (17) fair housing complaints between July 1, 2018 and June 30, 2019, all of which were dual filed with HUD. In total, twenty-seven (27) cases were investigated or engaged in post-cause conciliation by staff during this time period, all of which were dual filed with HUD. Twenty (20) complaints were closed, five (5) with a "No Cause" finding and three (3) were closed with a "Cause" finding, one (1) cases resulted in a withdrawal with resolution, two (2) cases were administratively closed as a result of withdrawal without resolution, eight (8) cases were conciliated, and one (1) case proceeded to legal enforcement action by the Office of the County Attorney. Four (4) cases remained under investigation and four (4) remain open for ongoing post-cause conciliation as of June 30, 2019.

Education and Outreach Events and Materials

Presentations:

- **August 25, 2018: Washington Multicultural Fair.** A staff member made a brief presentation about the role of the agency in enforcement, services provided, and resources available, to a group of approximately 100 individuals.
- **September 4, 2018: Fairfax County Community Action Advisory Board (CAAB).** Staff conducted a fair housing presentation to the CAAB. The Fairfax County CAAB is composed of 30 seats; 10 appointed by the Board of Supervisors, 10 representing limited-income residents of the county, and 10 representing business, civic and community organizations with an interest in serving individuals and families living in poverty.
- **October 2, 2018: Fair and Affordable Housing Forum.** Organized by the Northern Virginia Chapters of the NAACP and National Coalition of 100 Black Women. The agency's director provided information on and responded to questions regarding the results of fair housing testing based on Race that the agency conducted of rental markets. Information about the role of the agency in enforcement, fair housing training and outreach opportunities, and resources available was provided. Approximately 110 participants attended the forum, which was open to the public.

- October 9, 2018: INOVA Epilepsy Support Group.** Staff presented materials on the protections civil rights laws provide to individuals with disabilities and provided an overview of the services the agency offers. The focus of the material centered on fair housing and employment issues of particular concern to the epilepsy community, including requesting reasonable accommodations in housing. Thirty (30) members of the support group attended the session, organized by the Epilepsy Center at INVOA. Agency brochures, toolkits, and related materials were distributed to each attendee.
- October 23, 2018: Osher Lifelong Learning Institute (OLLI).** Church of Good Shepherd, Burke, VA. Panel discussion: *Poverty in America: Legal Problems of the Poor*. Agency staff presented materials on the protections fair housing laws provide and protected classes covered. The focus of the material centered on fair housing issues of particular concern to low-income populations (members of the disability community; women with children; victims of domestic violence, harassment, and retaliation) and others who experience housing discrimination. Forty-seven (47) members of OLLI attended the session, organized by George Mason University.
- October 26, 2018: Consumer Wellness Center Advocacy Group.** The agency's director provided information on and responded to questions regarding the results of fair housing testing that the agency conducted of rental markets. Information about the role of the agency in enforcement, the complaint process, and resources available was provided. Approximately 10 people attended the session.
- November 14, 2018: Faith Communities in Action: County Services 101.** Agency staff gave a brief presentation about the role of the agency in enforcement, services provided, and resources available, to a group of approximately 20 faith leaders.
- December 11, 2018: Fairfax County Student Human Rights Commission.** Agency staff gave a presentation to members of the Student Human Rights Commission. Topics covered included the protections fair housing laws provide, the history of fair housing, and protected classes covered.
- January 16, 2019: Private Residential Community Association (HOA), Alexandria VA.** Agency staff provided an overview of fair housing laws and addressed a number of issues including questions concerning fair housing and pool rules with an emphasis on familial status and disability related issues. Approximately 15 individuals attended the session, including members of the HOA Board and the Association's Pool Committee.
- February 16, 2019: Sing Sabha Gurdwara Know Your Rights Forum.** Sikh American Legal Defense and Education Fund (SALDEF). The agency's Director participated in the forum. Approximately 200 people attended.
- February 16, 2019: First Look Realty Experts: Principles of Real Estate Class-Fair Housing Session.** Agency staff conducted a fair housing presentation for students attending the class. The session included a detailed overview of federal, state and local fair housing laws. Fair housing brochures and related materials were distributed. Fourteen individuals attended and participated, including the instructor (a real estate agent) and 13 students studying to become real estate agents in Fairfax County and Northern Virginia.

- April 3, 2019: Fairfax County Office of Human Rights & Equity Programs Annual Fair Housing Month Regional Fair Housing Training and Luncheon Program.** Agency staff organized, promoted and developed the program. Staff collaborated with the Equal Rights Center (ERC), Legal Services of N. Virginia (LSNV), and the Northern Virginia Association of Realtors (NVAR) to develop the training materials, presented by staff from ERC and LSNV. In addition, the National Association of Realtors (NAR), the Northern Virginia Association of Realtors (NVAR), and NVAR Cares provided support for the event. The program included a morning fair housing training session, courtesy of ERC, LSNV, and NVAR, that offered participants the opportunity to earn CLE and/or CE fair housing credits. The event also featured a keynote luncheon address by Sara Pratt a prominent fair housing civil rights attorney, and former Deputy Assistant Secretary for Enforcement and Programs in FHEO at HUD. In addition, two high-school winners of the agency's Student Human Rights Commission's fair housing month art and literary contest received awards. Several dignitaries, including a HUD representative, Vice Chair of the Fairfax County Board of Supervisors, and the President of the NVAR Board spoke at the event. Housing providers, government officials and staff, representatives from local community organizations, and residents were present. Approximately 200 individuals attended the day's proceedings.
- June 5, 2019: Private Residential Community Association Board (HOA), Fairfax, VA.** Agency staff conducted a fair housing presentation for members of the board. The presentation covered federal, state and local fair housing laws with an emphasis on issues of particular concern to community associations, including requests for reasonable accommodations and modifications and related policies and procedures. Links to fair housing materials and helpful resources were provided. Eight board members attended the session.
- June 10, 2019: Private Residential Multi-Family Rental Property, Springfield, VA.** Agency staff conducted a fair housing presentation covering federal, state and local fair housing laws. Particular attention was given to issues related to the leasing of rental properties, including steering, disability and other potential areas of disparate treatment. Fair housing materials were provided. Both the property manager and assistant property manager attended the session.

Resource Festivals:

Throughout the year, agency staff members host and manage information booths at various resource fairs throughout the County. This includes displaying and distributing fair housing brochures and related materials in a variety of languages, providing information about the services and resources available, discussing the enforcement role the agency provides, and answering questions. During this period, agency staff hosted the following resource fairs:

- **August 7, 2018: Lee Pyramid Resource Fair.** Agency staff hosted a resource table at this event geared at providing resource information to parents whose children attend school within the Mount Vernon High School pyramid. Brochures, coloring pages, pens, pencils, and bookmarks were provided. Approximately 300 persons visited the table.
- **August 8, 2018: Fairfax County Developmental Disability Housing Fair.** The agency hosted a resource table at this event geared at providing resource information to individuals with developmental disabilities. Approximately 60 persons visited the resource table for information and fair housing and related materials.
- **August 9, 2018: Justice Pyramid Resource Fair.** The agency hosted a resource table at this event geared at providing resource information to parents whose children attend school within the Justice High School pyramid. Brochures, coloring pages, pens, pencils, and bookmarks were provided. Approximately 350 persons visited the resource table.
- **August 14, 2018: Mount Vernon Pyramid Resource Fair.** The agency hosted a resource table at this event geared at providing resource information to parents whose children attend school within the Mount Vernon High School pyramid. Brochures, coloring pages, pens, pencils, and bookmarks were provided. Approximately 300 persons visited the table.
- **August 25, 2018: Washington Multicultural Fair.** The agency hosted a resource table at this event. Brochures, fair housing coloring pages and pens were available to attendees. Approximately 25 individuals visited the resource table.
- **September 8, 2018: Virginia Association of the Deaf Mini-Conference.** The agency hosted a resource table at this event. The event offers resource information for persons who are deaf or hearing impaired. Agency brochures, bookmarks, pens, and a toolkit focused on fair housing rights for individuals with disabilities were on display and available to attendees. Approximately 80 individuals visited the table.
- **September 14, 2018: Fairfax County Public Library Staff Day Community Agency Fair.** The agency hosted a resource table at this event geared at Fairfax County Library Staff. Approximately 50 persons visited the resource table for information and fair housing and related materials.
- **September 22, 2018: Prince William County Multicultural Festival.** The agency hosted a resource table providing resource information to the Hispanic community the TODOS Market serves. Approximately 150 persons received information about the office. Fair housing brochures, coloring pages, pens, and bookmarks were provided to attendees.
- **September 22, 2018: Reston Multicultural Festival.** The agency hosted a resource table at this event geared at celebrating the diverse Reston community. Brochures, fair housing coloring pages and pens were provided. Approximately 140 persons visited the table.
- **September 23, 2018: 2018 Manassas Latino Festival.** The agency hosted a resource table at this event geared at celebrating the Hispanic Community in the City of Manassas. Brochures, fair housing coloring pages and pens were provided. Approximately 90 persons visited the table.

- **September 29, 2018: NOVA Pride Festival.** The agency hosted a resource table at this event. Brochures, fair housing coloring pages, pencils and pens were available to attendees. Approximately 120 persons visited the table for information and materials.
- **September 29, 2018: Fall for Fairfax (Day 1).** The agency hosted a resource table at this 2–day event. Brochures, fair housing coloring pages and pens were available to attendees. Approximately 350 persons visited the table on September 29, 2018.
- **September 30, 2018: Fall for Fairfax (Day 2).** The agency hosted a resource table at this 2–day event. Brochures, fair housing coloring pages and pens were available to attendees. Approximately 250 persons visited the table on September 30, 2018.
- **October 20, 2018: Centerville Day.** The agency hosted a resource table at this event. Brochures, fair housing coloring pages, and bookmarks were made available to attendees. Approximately 20 persons visited the table for information and materials.
- **October 20, 2018: Feria de la Salud Hispana 2018.** The agency hosted a resource table at this event aimed at increasing health awareness for minority populations in Northern Virginia. Brochures, fair housing coloring pages, pencils and pens were made available to attendees. Approximately 100 persons visited the table.
- **October 23, 2018: OD&T Learning Day.** The agency hosted a resource table at this event organized by Fairfax County Organizational Development and Training. Brochures, fair housing toolkits, and bookmarks were made available to attendees. Approximately 100 persons visited the table.
- **October 27, 2018: Bailey's Community Center Fall Festival.** The agency hosted a resource table at this event geared at providing resource information to the Bailey's Crossroads community. Brochures, coloring pages, candy, and bookmarks were provided. Approximately 30 persons visited the table.
- **November 7, 2018: Chantilly Pyramid Latino Partnership for Success.** The agency hosted a resource table at this event geared at connecting families, schools, and community members so that they can work together to solve the various challenges that students face. Brochures, coloring pages, pens, pencils and bookmarks were provided. Approximately 300 persons visited the table.
- **November 14, 2018: Faith Communities in Action: County Services 101.** The agency hosted a resource table at this event intended as a broad-based introduction to various services offered by Fairfax County for faith leaders. Approximately 10 individuals stopped by the table.
- **February 2, 2019: 12th Annual Chinese New Year Festival, Falls Church, VA.** Agency staff hosted a resource table at this annual, indoor, all-day event. Agency brochures and other fair housing materials were available and distributed to visitors to the display. Approximately 250 individuals attended the festival.

- **April 27, 2019: Celebrate Communication, Springfield Town Center.** FCOHREP hosted a resource table at this annual event. The event offers resource information for persons who are deaf or hearing impaired. FCOHREP brochures, pens, fair housing coloring pages and crayons were on display and available to attendees. Approximately 50 persons visited the table.
- **April 27, 2019: Culmore Multicultural Community Day.** FCOHREP hosted a resource table at this event. Brochures, fair housing coloring pages, pencils and pens were available to attendees. Approximately 93 persons visited the FCOHREP table.

Brochures/Publications:

In addition to the various fair housing brochures and related publications distributed at FCOHREP fair housing presentations, resource fairs, receptions, and other venues, the agency regularly provides materials to various other county agencies and organizations for display and distribution. Fair housing materials also are available at libraries throughout the county for download on the agency's website, and in hardcopy upon request.

Media/Advertising

- **July 1, 2018-April 31, 2019: Fair Housing Programs, Channel 16, Fairfax County Government Cable TV Station.** During this time-period, the station broadcast, on a regular basis, several programs produced in collaboration with the agency. The programs are designed to educate the public, housing providers, those seeking housing, real-estate professionals, housing counselors and others about fair housing laws and related issues. Programs shown include a public service announcement, *"The Human Rights Commission"* describing the role of the agency, protected classes covered under fair housing laws, and how to file a complaint. *"Fair Housing for Seniors and Persons with Disabilities"* that airs three times a week. *"Conozca Sus Derechos"* - an interview about fair housing rights, conducted entirely in Spanish and broadcast four times a week. All of the above programs are also available for viewing on computer via live video streaming at airtime, through video on demand, and on the agency's website.
- **November 2018: Quorum Magazine: "Fair Housing and Conflict Resolution Regarding Community Associations."** The agency's Fair Housing Coordinator wrote the article for Quorum, the Washington Metropolitan Chapter Community Associations Institute's (WMCCAI) magazine. Recipients consist primarily of community association residents, community managers, and board members. Over 3,000 of WMCCAI's members receive the magazine monthly, which is also available on the organization's website.
- **December 12, 2018: Interview, Channel 10, Fairfax Public Access TV Station.** The fair housing coordinator gave an interview for broadcast on the show. The discussion included the role of the agency in enforcement, how the office handles claims of housing discrimination, the complaint process, and the services and resources the agency provides. Topics covered also included [fair housing](#) laws, properties covered, protected classes included, and actions prohibited and related examples.

- **February 2, 2019: Asian Community Services Center 12th Annual Chinese New Year Festival.** In conjunction with the event of February 2, 2019, the agency was featured in the Chinese language event newspaper with a 1/8-page advertisement. The newspaper was given to individuals as they entered the event.
- **April 2019: Quorum Magazine: “The Freedom of Choice: Fair Housing is the Law.”** The Fair Housing Compliance Supervisor wrote the piece for the April 2019 issue of Quorum, the Washington Metropolitan Chapter Community Associations Institute’s (WMCCAI) magazine. The article includes information about the role of agency in the complaint process, the most common type of complaint received, and how to avoid becoming the recipient of a fair housing complaint. Subscribers consist primarily of community association residents, community managers, and board members. Over 3,000 of WMCCAI’s members receive the magazine monthly, which is also available on the organization’s website.
- **June 2019: Channel 16, Fairfax County Government Cable TV Station.** Agency staff collaborated with the producers of Channel 16 to develop a video titled *My Neighborhood* featuring Reston, VA. The video is designed to portray a welcoming face to minority populations, and thereby promote diversity and encourage minority residents and others seeking to move to visit and consider neighborhoods in the County. The video will be featured on Channel 16 and available for viewing on the agency’s website. In addition, efforts will be made to feature the video on other stations throughout the metro area.
- **June 2019: Channel 16, Fairfax County Government Cable TV Station.** Agency staff collaborated with producers at the station to produce three separate interviews fair lending issues. The interviewees include John Relman, a prominent civil rights attorney and Managing Partner, Relman, Dane & Colfax; Lisa Rice, President, National Fair Housing Alliance, and Linda Jun, Senior Policy Counsel, Americans for Financial Reform, an expert on consumer housing policy. The interviews will be shown and available for viewing on Channel 16 and via the agency’s website.

Other Outreach Related Activities:

- **July 31, 2018: Fairfax County Community Engagement Community of Practice Meeting.** The agency staff attended a meeting with 25 outreach and community engagement professionals from multiple county agencies to discuss outreach activities, opportunities to collaborate, and share expertise on engaging and mobilizing community members.
- **September 11, 2018: Fairfax County Human Rights Commission Fair Housing Task Force Meeting.** Agency staff provide support and facilitate meetings of the task force. The task force meets quarterly. Members include stakeholders from the housing industry, and representatives of the private, non-profit and public sectors; community groups and the public. At the September meeting, staff with Legal Services of Northern Virginia (LSNV) spoke to members about various fair housing related programs and issues LSNV is addressing. Topics discussed included evictions and the court system, voucher programs and related issues, and joint efforts to develop and distribute new fair housing resource materials.

- September 25, 2018: Hispanic Heritage Month Proclamation.** The Fairfax County Board of Supervisors issued a Proclamation designating September 25 to October 25, 2018, as Hispanic Heritage Month in Fairfax County. Various representatives from organizations and groups concerned with issues related to the Hispanic community were in the audience. A small reception preceded the presentation. Approximately 20 persons attended.
- September 27, 2018: Fairfax County Building for All Committee Meeting (BFAC).** BFAC advocates for all homes in the Fairfax County (renovations as well as new construction) to be comfortable, safe, and convenient; and that they enhance the independence of residents of all ages, sizes and abilities. The group accomplishes this in a number of ways including promoting, identifying barriers to and educating the public and others on the benefits of Universal Design. The discussion involved a number of new Universal Design initiatives. A staff member attended the meeting.
- October 18, 2018: Fairfax County Communities of Trust Committee.** An agency staff member attended a meeting with 15 professionals from multiple county agencies and outside stakeholders. The committee seeks to advance collaboration, partnerships, and outreach between public safety agencies and the communities they serve.
- October 25, 2018: Fairfax County Building for All Committee Meeting (BFAC).** The discussion included ideas and initiatives on how to better promote Universal Design to the residents, architects and builders. A staff member attended the meeting.
- October 30, 2018: American Indian Heritage Month Proclamation.** The Fairfax County Board of Supervisors issued a Proclamation designating November 2018 as American Indian Heritage Month. The agency facilitated the proclamation presentation.
- October 30, 2018: Fairfax County Community Engagement Community of Practice Meeting.** A staff member attended a meeting with 15 outreach and community engagement professionals from multiple county agencies to discuss outreach activities, opportunities to collaborate, and share expertise on engaging and mobilizing community members.
- December 11, 2018: Fairfax County Human Rights Commission Fair Housing Task Force Meeting.** The Director, Homeownership and Relocation, Fairfax County Department of Housing and Community Development, addressed members of the task force and provided information about the program. Other topics included proposed joint initiatives between the agency and the real estate community,
- January 14-18, 2019: Dr. Martin Luther King, Jr. Display Board.** The agency erected the display in the foyer of the Fairfax County Government Center in honor of National Awareness Day events and Martin Luther King, Jr. Day (January 21). The display featured photographs and information celebrating the life and achievements of this influential American civil rights leader. Hundreds of employees and visitors enter and walk through this area every day and were exposed to the material featured.
- January 24, 2019: Building for All Committee Meeting (BFAC):** Rebecca Hubler, ASID, NCIDQ, CAPS, and President-elect of the Washington Metro Chapter of ASID with Designed Interiors,

Inc. shared her “*At Home – In Home*” presentation with the group. The presentation included a variety of Universal Design features that help not only those with disabilities and the elderly remain in their own homes but also are attractive to people of all ages. A staff member attended the meeting.

- **January 24-25, 2019: Fairfax County Housing Hackathon.** The event, hosted by the County, was designed to find innovative technology solutions for accessible, affordable and fair housing, especially linking older adults, millennials and people with disabilities to housing. Teams competed for cash prizes, pitching their solutions to a panel of five judges that included technology, housing and disability experts. The Board of Supervisors recognized the three winning teams, judges and mentors who participated at its March 3 public board meeting. Seventy participants, mentors and observers registered for the event. The Fair Housing Compliance Supervisor also attended the Hackathon.
- **January 28, 2019: Commemorating Two Years of Resistance Against the Muslim ban.** The event, organized by Oxfam America, the ACLU, the Muslim Public Affairs Council, and the National Immigration Law Center, commemorated two years of resistance against the Muslim ban. Several influential speakers address the audience including a U.S. Senator and two members of the U.S. House of Representatives. An agency staff member attended the event.
- **February 19, 2019: African American History Month Proclamation.** The Fairfax County Board of Supervisors issued a proclamation designating February 2019 as African American History month at a public board meeting. Board public meetings are held in the County’s Board Auditorium. The proceedings are broadcast live on the County’s Channel 16 and are available for viewing on demand. The agency’s director accepted the Proclamation on behalf of the agency.
- **February 21, 2019: Fairfax County Communities of Trust Committee Meeting.** The Committee comprises a diverse group of citizens focused on strengthening and building positive relationships between public safety agencies and the communities they serve, in order to advance collaboration, partnerships and outreach. The agency’s Fair Housing Compliance Supervisor attended the meeting.
- **February 23, 2019: Fairfax County NAACP Black History Month Celebration.** The program included a recognition of Dr. Martin Luther King, Jr. Dontae Bugg, Esq., soon to take office as the third African American ever to become a circuit court judge in Fairfax County, gave the keynote speech. The agency’s Director represented the agency at the event.
- **February 28, 2019: Fairfax County Building for All Committee Meeting (BFAC):** BFAC members discussed which Universal Design initiatives to prioritize and focus on for promotional purposes. A staff member attended the meeting.
- **March 2, 2019: Read Across America.** Student Commissioners with the agency’s Student Human Rights Commission participated in the Read Across America program. Student Commissioners visited three libraries in Fairfax County and read the book “The Fair Housing Five” to children. Six Student Commissioners participated in the event.
- **March 14, 2019: Fairfax County Human Rights Commission Fair Housing Task Force Meeting.** Topics discussed included new tenant laws designed to address the high rate of evictions in Virginia; recommendations related to efforts to change the Virginia Fair Housing Law to include

Sexual Orientation/Gender Identity, and Source of Income; and joint initiatives to develop fair housing materials. The agency staff attended the meeting.

- **March 14, 2019: “Housing for All” Community Forum.** This event was organized by the Fairfax County NAACP to inform, inspire, and organize Fairfax County groups that work on issues touched by affordable housing. A Commissioner serving on the agency’s Human Rights Commission attended the event.
- **March 19, 2019: Fair Housing Month Proclamation:** The Fairfax County Board of Supervisors issued a proclamation designating April 2019 as Fair Housing Month in Fairfax County. The Chair of the Fairfax County Human Rights Commission accepted the proclamation on behalf of the agency.
- **March 19, 2019: Arab-American Heritage Month Proclamation.** The Fairfax County Board of Supervisors issued a proclamation designating April 2019 as Arab-American Heritage Month. Board of Supervisor Chairman Sharon Bulova presented the proclamation to the 2019 recipient, Lena Albibi, an agency staff member.
- **March 21, 2019: Fairfax County Communities of Trust Committee.** Fifteen professionals attended The Committee meeting from multiple county agencies and outside stakeholders. The Committee, which sets to advance collaboration, partnerships, and outreach between public safety agencies and the communities they serve, celebrated its five-year anniversary at this event. Board of Supervisor Chairman Sharon Bulova spoke at the meeting. An agency staff member attended.
- **April 9, 2019: Asian/Pacific American Heritage Month Proclamation.** The Fairfax County Board of Supervisors designated May 2019 as Asian/Pacific American Heritage Month in Fairfax County.
- **April 9, 2019: Fair Housing Month Display.** The agency erected a Fair Housing Month Display in the foyer inside the main entrance of the Fairfax County Government Center. The display featured posters and Fair Housing brochures in several languages. Additional brochures (Fair Lending, Harassment Free Housing, and Creating Inclusive Communities), related fair housing materials, and promotional items (posters, bookmarks and pens) were available for visitors to the display. Hundreds of visitors and employees walk through the Government Center on a daily basis and were exposed to the display and related materials. Visitors to the exhibit selected over 350 promotional items (fair housing brochures, posters, bookmarks, and pens).
- **April 11, 2019: Equal Rights Center’s (ERC) Fair Housing Month Reception and Presentation: “Error FHA: Home Not Found”.** The program included a discussion about an emerging challenge in fair housing: *Website Accessibility for People with Disabilities*. In addition, a briefing was provided about *From Click to Visit: A Civil Rights Testing Investigation About Online and In-Person Housing Accessibility for People with Disabilities*, the ERC’s upcoming report about housing accessibility in the DC region. The agency’s fair housing coordinator attended the event.

- **May 7, 2019: Holocaust Remembrance Day.** The Fairfax County Board of Supervisors issued a Proclamation designating May 7, 2019 as "*Holocaust Remembrance Day*" in Fairfax County. Various representatives from groups in support of the designation attended.
- **May 8, 2019: Washington Metropolitan Chapter Community Associations Institute (WMCCAI).** FCOHREP's Fair Housing Coordinator attended a "Meet and Greet" session hosted by the Public Outreach Committee of the N. VA Chapter of WMCCAI, a trade association for area community associations and HOAs. The session provided an opportunity to offer information about the role of FCOHREP in enforcement, the education and outreach services available, and to network and learn about potential partnership opportunities with WMCCAI to educate their members about fair housing issues. Approximately 25 individuals attended the session, including WMCCAI executive staff, business partners, managers, homeowners, and representatives from other local governments involved in housing related activities.
- **June 13, 2019: Fairfax County Human Rights Commission Fair Housing Task Force Meeting.** The meeting comprised a presentation by the County's Chief Equity Office, Karla Bruce, charged with developing and providing oversight of the *One Fairfax Policy* adopted by county government and the school board in June 2018. The policy recognizes equity as an economic imperative and commits county government and the school system to consider equity when making policies, planning, and delivering programs and services.
- **June 21, 2019: Mass for Multicultural Communities.** FCOHREP staff and the County Executive attended a mass for multicultural communities to celebrate unity. FCOHREP staff attended a reception following the event and engaged in discussion with several individuals about the agency's resources.

REQUESTS FOR INFORMATION:

July 1, 2018 – June 30, 2019: During this time-period, staff members continued to respond on a regular basis to a number of calls and requests for information covering a variety of topics related to fair housing laws and associated issues.

FAIR HOUSING TRAINING OPPORTUNITIES:

- **July 31, 2018: Fairfax County Community Engagement Community of Practice Meeting: Community Outreach Techniques and Evaluation.** FCOHREP's fair housing compliance supervisor attended the training.
- **August 20, 2018: HUD – FHAP Basic Intake and Investigations.** Eight FCOHREP staff members (two supervisors and six investigators), attended the training session.
- **August 27, 2018 – August 30, 2018: International Association of Official Human Rights Agencies (IAOHRA) Annual Conference.** Sessions on the program included community outreach, civil rights, and fair housing issues. Four FCOHREP staff members attended the

conference and training sessions, including the agency's director, fair housing compliance supervisor, equity programs manager, and an investigator.

- **November 27 - 29, 2018: HUD FHIP/FHAP Policy Conference and Training.** Training sessions included, housing investigation techniques, the adjudication process, a legal update review, investigation strategies, and effective conciliation techniques. FCOHREP's director, deputy director, fair housing compliance supervisor, and an investigator attended the training.
- **December 6, 2018: Common Sources of Confusion in the ADA and ABA Standards.** Agency staff participated in this webinar training offered by the ADA National Network and the U.S. Access Board. The training focused on employee work areas, door maneuvering clearances, vertical access and toilet rooms. The agency's fair housing compliance supervisor attended the training.
- **January 29, 2019: Fair Housing training by DPOR held at FCRHA for HCD staff and local non-profits.**
- **January 29, 2019: Thomas Reuters "Working Smarter, Not Harder: How the IRS-CI is Leveraging Data Analytics to Capture Criminals." Live Webcast.** The training focused on how to leverage data analytics in investigations. FCOHREP's Fair Housing Compliance Supervisor viewed the webinar.
- **February 5-8, 2019: Fair Housing Investigator's Intake and Complaint Processing. International Development and Planning, L.L.C.** This training is designed for investigators, intake specialists, staff attorneys, and executive staff and includes. Topics covered included: **Fundamentals of Fair Housing Laws** – the history of fair housing and overview of the Fair Housing Act; **Enforcement of Fair Housing Laws** – conducting investigations, conducting complaint intakes, establishing jurisdiction and perfecting complaints; developing investigative plans; establishing prima facie cases and defenses; conducting interviews; document requests; and drafting Final Investigative Reports (FIR's) and Determinations, in accordance with the Act, Regulations, and the HUD Title VIII Investigator's Handbook. A FCOHREP fair housing investigator attended the training.
- **February 12-15, 2019: Advanced Fair Housing Investigation. International Development and Planning, L.L.C.** This training prepared new and experienced investigators how to navigate the Fair Housing Investigative Process. Topics covered included substantive sessions on the following subjects: *Fair Housing Investigative Process, Disability and Accessibility Issues, Conciliation and Writing for Investigators*. Three FCOHREP investigators attended the training.
- **February 13, 2019: The Spread of Hate and Racism: Confronting a Growing Public Crisis/Live Webcast. The Forum at Harvard T.H. Chan School of Public Health.** In this Forum, experts tackled the painful and distressing spread of hate and racism; addressed what social, political and psychological forces drive prejudice; examined how modern media and the Internet enable and amplify hateful and racist messages; discussed the impacts on the health and cohesion of society; and deliberated on what can be done? FCOHREP's fair housing compliance supervisor viewed the webinar.

- **March 12, 2019: “Fair Housing Rights for Persons with Disabilities.”** The ARC of Northern Virginia facilitated this webinar. Staff from Housing Opportunities Made Equal of Virginia conducted the training. Topics covered included reasonable accommodations and reasonable modifications in housing. FCOHREP’s fair housing compliance supervisor viewed the webinar.
- **April – June 2019: HCD ADA Coordinator held several in-house Reasonable Accommodation trainings for HCD staff.**
- **April 3, 2019: Fairfax County Office of Human Rights Annual Fair Housing Month Event- Training Session.** The material covered included an overview of fair housing laws at the federal, state and local levels; incorporated a special section on disability and reasonable accommodations and modifications; and addressed the eviction crisis in Virginia, including how evictions overlap with several protected classes. Two FCOHREP investigators attended the morning fair housing training session and received CLE credits. Six other investigators and two supervisors also attended sessions.
- **April 18, 2019: National Fair Housing Alliance: Fair Housing For All: Rights of the LGBTQ+ Community/Live Webcast.** Topics covered included information about the federal Fair Housing Act and other fair housing protections and how these laws protect the LGBTQ+ community in housing; how to recognize housing discrimination, and avenues of redress for those experiencing housing discrimination. Access to a recorded version of the session, resource page and other handouts referenced throughout the presentation was provided following the webinar. FCOHREP’s deputy director viewed the Webinar.
- **June 3, 2019: GIS Mapping Overview.** The Department of Information Technology (DIT) provided a training on how GIS mapping is being used in the County and resources that are available. Approximately 11 FCOHREP staff members attended.
- **June 4, 2019: Fair Housing Act Protections and Contract for Deed Schemes.** This webinar training was facilitated by the National Fair Housing Alliance. The training focused on the resurgence of predatory real estate lending such as contract-for-deed and rent-to-own schemes. Two FCOHREP staff members participated in this webinar training.
- **June 18, 2019: Access and Accommodations for Deaf and Hard of Hearing Individuals.** Two FCOHREP staff members attended this training presented by the Northern Virginia Resource Center for Deaf and Hard of Hearing. The training covered how to make communication more effective and accessible using different technology options such as Video Relay, real time captioning (CART), FM and induction loop systems and personal amplifiers.
- **June 2019: HCD ADA Coordinator trained and certified in Fair Housing and Reasonable Accommodations.**

Specific Impediments and Actions Taken

Impediments, recommendations, and actions taken are provided below:

Impediment: Within the region, there is a classic dual housing market in which the housing choices of African American households are largely limited to integrated and Black neighborhoods instead of the entire housing market. The past and present housing discrimination that produces the dual housing markets continue to obstruct the county's efforts to affirmatively further fair housing.

Recommendations: The County of Fairfax should:

Foster integration by educating real estate professionals, minority and other populations, and relevant actors about housing options across the County and related benefits. Work to expand the housing choices of existing and potential new residents beyond the neighborhoods dominated by their own race or ethnicity.

- *Staff at FCOHREP continue to engage in education and outreach efforts (presentations, workshops, resource fairs, and cultural events) to provide information about fair housing rights and responsibilities, enforcement protections, resources available, and related fair housing issues to a wide variety of audiences throughout the community.*
- *In addition, staff continue to participate in, attend and initiate meetings with members of the real estate profession, and with leaders of community organizations, multicultural groups, faith-based communities, non-profit agencies, advocacy groups, boards and commissions, and other organizations serving vulnerable populations to promote fair housing, discuss how to address areas of concern, and affirmatively further fair housing. The Human Rights Commission Taskforce also provides the agency the opportunity to work with and bring together representatives from the business, non-profit and public sectors concerned with fair housing, affordable housing, and related issues.*
- *The facilitation of various proclamations issued by the County's Board of Supervisors offers staff the chance to continue to develop relationships with community leaders, including individuals representing African American, Hispanic, American Indian, Arab American, Jewish and Asian Pacific communities.*

Contact jurisdictions that have created Housing Services Centers (HSC) for information on the process.

- *Staff members at the Office of Human Rights and Equity Programs (OHREP) have communicated with other organizations to determine the feasibility and challenges involved in creating a regional HSC.*

Coordinate with other local jurisdictions regarding the logistics associated with and interest in the creation of a Regional HSC where home seekers are introduced to a full range of housing options throughout the metropolitan area.

- *Staff have begun to contact local jurisdictions regarding their interest in the creation of a regional HSC, and are collecting information about other approaches undertaken to introduce home seekers to a fuller range of housing options throughout the area.*

Conduct an on-going long-term and wide-ranging publicity campaign designed to expand housing choices for existing and potential new residents beyond neighborhoods dominated by their own race or ethnicity.

- *OHREP staff members continue to work with producers at Channel 16, the County's local TV station, to produce a TV campaign for eventual viewership by residents in both Fairfax and the D.C. metro area. The focus of the campaign is to highlight various neighborhoods and amenities offered in the County designed to introduce and encourage viewers to visit those areas, and in the process provide them with a wider range of housing options and neighborhoods to consider when seeking housing. As a result of the collaboration, a video titled, "My Neighborhood" featuring Reston, VA has been produced and is ready for viewing.*

Impediment: The demographic patterns in Fairfax County and its entire metropolitan area are characteristic of the segregative housing patterns that racial steering has produced in other communities around the nation.

Recommendation: Fairfax County should:

Expand its real estate testing efforts to establish an ongoing, systematic, and thorough testing program to identify any discriminatory practices in rental and for sale housing, particularly racial steering.

- *OHREP has entered into a contract with a local fair housing organization to conduct fair housing testing in both the rental and sales markets and those efforts are underway. Racial steering is an important component of those tests.*

Impediment: African Americans and Latino borrowers are less likely to be approved for conventional loans than Caucasians. High-cost loans appear to be increasingly targeted to African-American and Hispanic households in Fairfax County.

Recommendations:

Make financial counseling available to all potential homebuyers to better prepare applicants before they submit a mortgage loan application. Minority and disadvantaged borrowers are particularly in need of these services.

- *All participants in the County's First-Time Homebuyers program are required to attend a Virginia Development Housing Authority education class and obtain a certificate of completion. As part of*

the class, the lender's role, financial products, and how to shop for a product are covered. Currently in the First-Time Homebuyer Program, lenders are only providing conventional loans. The majority of Fairfax County's First-Time Homebuyers Program participants are minority/disadvantaged potential buyers.

- *Upon request, the Department of Housing and Community Development (HCD) provides language interpreters and document translation services for First-Time Homebuyer program activities.*
- *OHREP has produced a video that is ready for viewing that addresses how to shop for a loan and avoid predatory lending practices.*

Bank and do business only with financial institutions that do not engage in discriminatory practices.

- *When appropriate, OHREP notifies the Department of Management and Budget and the Department of Housing and Community Development on an ongoing basis of any fair lending investigations it receives, investigates or becomes aware of related to findings of discrimination*

Establish a fair lending testing program.

- As part of its testing program, OHREP is conducting fair housing lending tests.

Provide foreclosure/credit counseling to include minority, disadvantaged and other vulnerable populations.

- *The County's First-Time Home Buyers Program provides financial/credit counseling. Agencies continue to make referrals to and promote HUD approved counseling agencies for foreclosure assistance to all populations.*

Impediment: Ninety-five percent of real estate agents in Fairfax County are white; this can discourage some minority households that can afford to live in the County from considering moving here.

Recommendation:

Educate real estate professionals about the need to hire a more ethnically diverse workforce and increase their efforts to recruit more African Americans, Hispanics, and Asians of various national origins as residential real estate agents, leasing agents, and property managers.

- *OHREP Staff members are placing greater emphasis on the importance of increasing minority representation in the real estate industry as part of the agency's education and outreach efforts to the industry and related entities. Staff have raised the issue and begun a dialogue with members of the Human Rights Commission's fair housing taskforce who work in or represent the real estate profession to raise awareness about the problem, and to stress the benefits to be*

gained from more minority representation. The agency continues to work with industry representatives to determine why the percentages are so low, and to solicit suggestions for how to address the issue more effectively, and how to devise and implement ways to increase the number of minority agents significantly.

Impediment: When real estate brochures depict residents of only one race or ethnicity, misconceptions are created about who is and who is not welcome to live there.

Recommendation:

Work closely with the local real estate community to encourage them to include people of all races and ethnicities in their display advertising, brochures, and websites. OHREP should produce a fair housing guide for real estate professionals.

- *In interactions with and fair housing presentations to members of the real estate community, staff members continue to include and place greater emphasis on the importance of depicting a diverse array of residents in all aspects of advertising campaigns. In addition, staff have initiated discussions with leaders in the profession to jointly develop and distribute a fair housing guide directed at the industry. Advertising, along with other fair housing related issues specific to the profession, will be among the topics addressed in the materials developed.*

Impediment: Many real estate practitioners do not understand that discrimination based on national origin or disability is just as illegal under state and federal law, as is race.

Recommendations:

When providing training to real estate professionals, Fairfax County should emphasize fair housing protections based on disability and national origin, both areas where there appears to be some confusion.

- *In interactions with and in its fair housing presentations and outreach to members of the real estate community, staff members continue to include, and to place greater emphasis on disability and national origin fair housing protections. In addition, staff continue to disseminate a fact sheet available on the OHREP website “Fair Housing for People with Disabilities” to audiences, including members of the real estate profession.*

Produce a fair housing guide for real estate professionals.

- *The fair housing guide for the real estate profession that the agency is developing will cover these protections in detail.*

Impediment: The County’s practice—*mandated by state law*—of rezoning land to a multifamily district only when an application for development is submitted contributes to what the County itself calls a “short supply of appropriate sites that are planned and/or zoned for multifamily development.”

Recommendations:

Seek changes in Virginia law to (1) remove restrictions on the ability of local jurisdictions to foster the inclusion of affordable housing in new developments, and (2) to authorize the use of mandatory inclusionary zoning and other effective regulatory tools and practices that require inclusion of housing affordable to households of modest incomes in new developments.

- *The County has expended considerable effort to investigate and identify new opportunities for high-density residential development. From 2010-2017, the Comprehensive Plan identified the development potential of 93,000 additional residential units, many of which will be affordable through the County's affordable / workforce housing policies. These efforts are continuing as the County seeks to promote high-density residential development where appropriate.*
- *The County continues to receive the majority of new affordable housing through the WDU Program in areas exempt from the State Proffer Legislation enacted in 2016. In conjunction with HCD as part of the Communitywide Housing Strategic Plan (Item #B1) adopted by the Board of Supervisors, preliminary efforts are underway to conduct an analysis of the existing WDU program to consider necessary changes to ensure programs are effective into the future.*

Seek proffers of affordable housing when rezoning to a residential district.

- *Substantial effort has been directed toward investigating and identifying new opportunities for high-density residential development in appropriate locations. While the County is limited as to what can be mandated regarding affordable housing, it has used its affordable/workforce housing policy to obtain significant commitments to provide affordable housing as part of rezonings for new multifamily residential development.*

Impediment: Manufactured housing (also known as modular housing) offers a way to build single-family and multiple family dwellings that are more affordable to households of modest means including the county's workforce. Allowing manufactured housing as a permitted use only in the R-A Rural Agricultural zoning district with its five-acre minimum lot size eliminates manufactured housing's cost advantage and obstructs the county's ability to meet its affordable housing goals.

Recommendation:

Amend the zoning code to classify manufactured or modular homes—as distinguished from mobile homes—as a permitted use in all residential zoning districts.

- *Fairfax County has initiated a project to modernize its Zoning Ordinance (zMod). As part of this modernization, land uses and how they are defined in the ordinance will be reviewed.*
- *Phase 1 (2-year timeline) of the zMOD project is underway which includes a review of use categories and definitions. See consolidated draft of use regulations dated July 1, 2019. <https://www.fairfaxcounty.gov/planning-development/zmod>.*

Impediment: The County's formulas for off-street parking increase the cost of housing.

Recommendation:

Conduct a review of its off-street parking requirements in the zoning code's Section 11-103.4 to meet the current standards of the Institute of Transportation Engineers.

- *1) **ZO Amendment 18-479** adopted in February 2018, streamlines and adds flexibility to regulatory process for shared parking and parking reductions, lowers the parking rates for office, multifamily residential and commercial uses in Transit Station Areas. 2) **ZO Amendment 18-474** adopted in December 2018 establishes new parking rates for continuing care facility and adult day care centers. 3) Other parking rates will be reviewed as part of Phase II of zMOD project.*

Impediment: Fairfax County has consistently fallen short of its annual goal of at least 12 percent of all new residential development being affordable to households of modest incomes, in part due to weaknesses in its well-intended but very complex Affordable Dwelling Unit (ADU) zoning requirements.

Recommendations:

Currently, proposed developments must include 50 or more dwelling units to be subject to the mandatory provisions of the ADU Program. Fairfax County should lower this threshold to ten units to be more consistent with the County's policy on affordable housing production.

- *Extending the ADU program applicability to developments with fewer than 50 units is problematic for a number of reasons, including limitations imposed by the General Assembly in the 2016 proffer legislation. The County's current enabling authority is permissive, but recent efforts by other jurisdictions to obtain similar enabling authority from the State has proven difficult. Staff believes efforts should be focused on an analysis of the WDU program to make it more effective. See response to a previous recommendation.*

Review the complex exemptions to the Affordable Dwelling Program in sections 2-803 and 2-804 of the zoning codes to identify those that effectively excuse multiple developments from the Affordable Dwelling Unit requirements.

- *This recommendation would require an amendment to the Zoning Ordinance and may require changes to the State Code provisions to expand the enabling authority given to localities. This item could be added to the list of amendments maintained for future prioritization by the Board.*
- *Added as a Priority 2 Item to the 2018 Zoning Ordinance Amendment Work Program (ZOAWP) (See Item 22I) for future prioritization by the Board of Supervisors.*

Have an independent evaluation of the ADU program conducted. The evaluation should consider redrafting the Affordable Dwelling Unit ordinance into plain English.

- *This will be done as part of Phase 1 of the zMOD project, where all provisions of the reformatted Zoning Ordinance will be put into plain English. (Anticipated completion in Spring/Summer 2020.)*

Evaluate the definitions of "Affordable housing" and "Affordable dwelling unit development" in Article 20, Part 3 of its zoning code to determine whether the income thresholds currently specified are appropriate or should be modified along the lines of the definitions of low- and moderate-incomes that HUD employs.

- *Added as a Priority 2 Item to the 2018 Priority 2 ZOAWP (See Item 22J) for future prioritization by the Board of Supervisors.*

Impediment: The County's plans do not include any goal, objective, or policy that addresses the need to overcome the distortions in the free housing market that discrimination generates and achieve and maintain stable, racially integrated neighborhoods.

Recommendations:

In accord with its "One Fairfax" resolution, the county should amend its comprehensive plan and other planning policy documents to establish clear goals, objectives, policies, and implementation strategies to achieve stable, racially integrated neighborhoods throughout the county that can be adapted to the metropolitan area.

- *Fairfax County is working with community partners and others to "identify and improve policy and institutional strategies that will not just eliminate gaps but increase success for all." It is anticipated that as data gathering and analysis proceed, options will be proposed to consider amendments to the Comprehensive Plan to incorporate policies targeted to social equity.*
- *In cooperation with HCD, the Department of Planning and Development (DPD) is providing staff support of a study of affordable housing issues in the Richmond Highway area. A task force was appointed by the Lee and Mount Vernon District Supervisors that will, among other tasks, consider recommendations to the Comprehensive Plan to incentivize the development of new affordable units.*

Look into including data on racial and economic stratification in its annual demographic reports.

- *The Demographic Reports include internally created population, housing and household estimates and forecasts. While not intended to provide detailed summaries of Census Bureau race/ethnicity and economic data, other vehicles for summarizing census data are provided. No further action anticipated as the data is available.*

Impediment: Residential developments that require county review and approval are approved without any effort to require compliance with the accessibility requirements of the Americans With Disabilities Act and Fair Housing Act.

Recommendations:

Fairfax County should amend its codes for building permits and zoning approval to require developers and landlords to comply with ADA accessibility standards, and the Fair Housing Act to receive a building permit.

- *It is unclear whether enabling legislation exists that would authorize the County to change building permit requirements. The Uniform Statewide Building Code (USBC) governs accessibility provisions, and localities are not permitted to require construction features that exceed the USBC.*

As much as permitted by Virginia law, the County should require developers to include targeted advertising to racial and ethnic groups identified in the free market analysis as underrepresented in the proposed census tract; and to provide potential clients with fair housing information/materials.

- *OHREP continues to include in its education and outreach efforts information that all advertising and marketing campaigns promote housing opportunities, regardless of the types of property available (rental, for sale, and housing in new developments) or marketing tools used (print, digital), target broad and diverse audiences, and recommend incorporating fair housing information into those efforts.*

Impediment: Fairfax County's zoning treatment of community residences for people with disabilities fails to make the requisite "reasonable accommodation" by erecting substantial unjustifiable barriers to community residences that house more than eight individuals with disabilities. The Zoning Ordinance – by making distinctions among “congregate living facilities,” and “group housekeeping units” prevents these facilities from being widely permitted in the County. Further, the fees associated with these uses can be cost prohibitive.

Recommendations:

Fairfax County should amend its zoning provisions for community residences for *more than eight people with disabilities* in the following ways to mitigate this impediment.

- *The Zoning Ordinance complies with the State Code with regard to the treatment of community residences for people with disabilities. Group residential facilities are a permitted use in all residential districts. Increasing the number of residents permitted in a Group Residential Facility will require an amendment to the Zoning Ordinance. Item added to the 2018 Priority 2 ZOAWP (See Item #23B) for future prioritization by the Board of Supervisors.*

The AI sets forth a comprehensive list of recommendations in this arena, including, among other things, changing definitions based on the number of residents, decreasing fees, increasing the cap on residents from 8 to 12, and enabling the use of special use permits.

- *Classification of uses and where they may be permitted will be evaluated as part of the County's overall effort to modernize the Zoning Ordinance. This is a multi-year effort and will be completed in phases. This item will be added to the list of proposed amendments maintained for future prioritization by the Board.*
- *Classification of uses is ongoing as part of Phase 1 of the zMOD project and other recommendations are on the 2018 Priority 2 ZOAWP (See Item #23B) for future prioritization by the BOS. See consolidated draft of use regulations dated July 1, 2019.*
<https://www.fairfaxcounty.gov/planning-development/zmod>

Changes proposed include allowing administrative approval of accessory dwelling units located within the principal dwelling unit rather than by special permit approval.

Establish a simple, low-cost, administrative "reasonable accommodation" procedure for the operator of a proposed community residence to seek approval to house more than 12 people with disabilities.

- *This item will be added to the list of proposed amendments maintained for future prioritization by the Board.*

While the County considers these recommended changes to its zoning treatment of community residences for more than eight people with disabilities, it should codify an administrative "reasonable accommodation" process to grossly reduce their application fees for special permit uses and special exception uses from their respective \$1,100 and \$16,375 levels — perhaps to something along the lines of \$500.

- *Zoning fees in general will be reviewed as part of the zMod project.*

Impediment: Fairfax County's Comprehensive Plan establishes a policy to avoid locating group residential facilities for substance abusers within 1,000 feet of a school in a drug-free zone.

Recommendation:

Fairfax County should excise this legally unenforceable policy from its Comprehensive Plan. Residents in recovery are by definition alcohol/drug free; otherwise, they must leave. Absent factual evidence that residents actually pose a danger amounts to an unjustifiable restriction based on "unfounded fears" that runs contrary to the Fair Housing Act, and conflicts with state and local laws.

- *Staff from the Department of Human Services and Department of Planning and Zoning are discussing the needed update to the entire Human Services element of the County's Comprehensive Plan, where this policy is found. When a work program and timeline are completed for this effort, authorization will be requested from the Board of Supervisors to begin the Plan amendment process.*

Impediment: It is a challenge to learn about housing discrimination or to file a housing discrimination complaint online.

Recommendation:

"Housing Discrimination" should be fully integrated into the County's home page as a subtopic of "Housing" under "Topics." This "Housing Discrimination" link should take viewers directly to the home page of the Office of Human Rights and Equity Programs for links to information about fair housing, the complaint process, contact information, and an index to facilitate reaching the appropriate web pages.

- *Viewers to the County's home page conducting a search for "Housing" are directed to a website that lists "housing discrimination" as a subtopic with a link to "Housing Discrimination/Office of*

Human Rights.” The site includes information on fair housing protections, including links to how to file a fair housing complaint, contact information, and an index to facilitate reaching the appropriate web pages. The intake supervisor, two investigators, and the front desk administrator are fluent in Spanish, both written and spoken, and able to administer all aspects of the complaint process initiated in Spanish whether on-line, by telephone or in-person. The agency also has access to translation services in all languages, including Spanish.

Impediment: The Fairfax County Redevelopment and Housing Authority (FCRHA) does not have any policies for siting public housing and the use of Housing Choice Vouchers.

Recommendations:

FCHRA should adopt policies and practices that allocate public housing units in a manner that promotes integrative moves within the context of the surrounding neighborhood as well as the specific development.

- *The FCHRA maintains a waiting list of households needing affordable housing. Unfortunately, Public Housing is no longer being developed, thus not allowing further allocation of Public Housing, as recommended. However, when the Public Housing and Housing Choice Vouchers Program waitlists are reopened, outreach will be conducted to ensure that all races and ethnicities have the knowledge of the opening of the waiting lists and access to apply to be on them.*
- *In July 2018, the FCRHA opened its Rental Assistance Demonstration (formerly Public Housing) waitlist. Over 13,000 applications were received during the two-week period when the waitlist was open. Prior to the opening, the Department of Housing and Community Development (HCD) conducted a comprehensive outreach campaign, which included ensuring that online applications and instructions were in multiple languages. HCD also coordinated with the Fairfax County Public Schools system, helped applicants apply at locations around the county, and posted information in minority newspapers.*

Voucher holders should receive assistance to expand their choices and look at rentals outside their own racial or ethnic enclaves throughout the county as well as in nearby jurisdictions that might be closer to work.

- *The Fairfax County Department of Housing and Community Development will revise its new voucher holder briefing to include information about high opportunity areas in Fairfax County.*
- *HCD is working with a consultant to assist with identifying high opportunity areas in Fairfax County. Once completed, this information will be available in HCD’s new voucher holder briefings.*

The FCRHA should affirmatively market dwellings in the First-Time Homebuyers Program to expand the choices of households that foster racial and ethnic integration of the housing and neighborhood.

- *The First Time Homebuyer Program (FTHB) will continue to market the program through ethnically and racially diverse media outlets. The program will explore how to reach additional households to participate in the program that will continue to foster racial and ethnic integration, as well as educational opportunities such as the yearly Housing Expo.*
- *All FTHB materials have been translated into multiple languages. HCD also supports language access needs by providing interpreters at FTHB briefings and other events. In order to reach a broader audience, HCD created a FTHB podcast in Spanish, and staff regularly attends homeownership events through the county.*

Fairfax County should establish policies and practices for housing built with Low Income Housing Tax Credits to be located where they will have a long-term integrative impact on the surrounding neighborhood and require affirmative marketing of each development to promote integrated developments and stable, integrated neighborhoods.

The FCRHA will continue to work with developers and organizations receiving financing/funding to urge them to market new housing developments to racially and ethnically diverse populations to promote integrated neighborhoods.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

CDBG Monitoring

In FY 2019, \$553,114 of CDBG Affordable Housing Funds and \$836,176 of CDBG for Targeted Public Services (TPS) funds were used by two nonprofits under contracts. The contract terms of each CDBG-funded public services activity require compliance with all applicable HUD and other federal regulations.

CDBG-funded Targeted Public Services activities are evaluated through continuous desk monitoring and on-site monitoring visits. All TPS activities are funded through the CCFP. Desk monitoring is conducted through a web-based electronic reporting system (WebR) on which contractors post monthly reports of beneficiary demographics and program expenditures, quarterly program reports on services provided and outcomes achieved, and quarterly requests for funding disbursements. Twice yearly, contractor program reports also include contractor self-evaluations of program performance and effectiveness, including discussions of unanticipated developments or issues and the proposed resolutions. HCD staff reviews the WebR reports to evaluate both the effectiveness of CDBG investments and contract compliance with respect to the agreed services, outcomes and expenditures. HCD staff maintains on-going communication with contractors by email and telephone to discuss the WebR reports and provide technical assistance. On-site monitoring visits are conducted at least once in each two year CCFP contract period, during which client and program files are reviewed, and both the contractor's self-assessments and the assessments by HCD staff are discussed.

Nonprofit Affordable Housing Development Projects

Nonprofit affordable housing development projects are evaluated through a vigorous underwriting process, followed by desk and on-site monitoring. In addition to the federal CDBG program regulations, the FCRHA has established written underwriting standards and guidelines which are used to evaluate every request for affordable housing development financing. HCD staff conducts extensive due diligence to determine and evaluate contractor and project eligibility; proposed beneficiaries; project scope and costs; proposed financing, terms and leveraging; environmental and other regulatory compliance; property value, condition and location; proposed property management and operating pro forma; and identifiable risks and concerns. Prior to the investment of CDBG funding in any affordable housing capital activity, the proposed investment is reviewed and approved by the HCD underwriting

committee in accordance with federal regulations and the additional underwriting policies established by the Board of Supervisors and the FCRHA. Fairfax County imposes affordability periods for each assisted unit, which are typically 30 years for funded acquisitions and rehabilitation work. The affordability periods are included in the terms of the recorded loan documents and written agreements. After the investment of CDBG Affordable Housing Funds, HCD staff conducts desk monitoring and periodic on-site monitoring visits to ensure that the property is being used in accordance with the contractual terms. For CCFP projects, HCD staff conducts annual comprehensive desk monitoring of rents, occupancy and income reports. Assisted units are inspected during on-site monitoring visits, the frequency of which is determined by the source and amount per unit of the federal assistance invested. Contractors are instructed to provide notices to the tenants of assisted units to be inspected at least two weeks in advance of the inspection date. In addition to unit inspections, on-site monitoring includes reviews of program and tenant files.

HOME Monitoring

HCD has an annual monitoring schedule, which includes both desk monitoring and on-site compliance visits of HOME funded projects. The following program records and files are monitored to ensure compliance with the HOME requirements:

- tenant leases;
- income eligibility calculations (HUD Part 5 definition of Annual Income);
- recertifications;
- HOME Rent and Income Limits;
- property standards;
- tenant selection process; and
- affirmative marketing.

HCD continues to use specific HOME affordable rental housing requirements checklists to conduct on-site monitoring of its rental projects for ongoing compliance with HOME affordable rental requirements. The checklists deliver thorough information pertaining to household income, household size, income source documentation, tenant lease information, and property inspections. On-site monitoring visits include a short introductory meeting, review of tenant files, a closing meeting, and visual assessment of at least one HOME-assisted unit. Staff have generally found CHDO units to be in compliance with HOME affordable rental housing requirements. Corrective actions were consistently issued to resolve any concerns that were identified.

In FY 2019, HCD performed on-site monitoring at 5 FCRHA-owned, HOME-assisted properties. Three (2) non-profit organizations received HOME on-site rental compliance monitoring. The FCRHA properties were: Belle View, Heritage Woods I and South, Holly Acres, The Park, and Springfield Green. The non-profit organizations were: Cornerstones Housing Corporation, Good Shepherd and Pathway Homes.

Units in the listed nonprofit and FCRHA-owned HOME-assisted properties were also inspected on-site this program year (20 percent unit sampling utilized for inspections for projects with 5 or more HOME units) and it was determined that the units inspected were in compliance with housing codes and other applicable regulations. Any issues detected during inspection have been resolved to date.

All properties are inspected under the Housing Quality Standards (HQS) at minimum while HCD is transitioning to UPCS-V Inspections Standards.

Additional HOME on-site reviews are being scheduled as of July 2019. HOME annual desk audits were sent to all properties in June to include the 2019 HOME limits.

Fairfax County continues to support activities with CDBG, HOME, and ESG funds that benefit low- and moderate-income families and individuals. Program activities are monitored to ensure that these continue to benefit eligible households and comply with program requirements. Fairfax County has met its CDBG and HOME expenditure and obligation rates and continues to closely monitor projects to expedite the use of funds.

Fairfax County, through the Department of Planning and Zoning, ensures compliance with comprehensive planning requirements.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The Fairfax County Board of Supervisors has designated the Consolidated Community Funding Advisory Committee (CCFAC) as the citizen advisory group charged with overseeing the Consolidated Plan process. The CCFAC is also charged with oversight of and developing funding priorities for the Consolidated Community Funding Pool (CCFP), a pool of funds for nonprofit service providers that includes CDBG funds. CCFP funding is awarded to community-based organizations through a competitive process. The CCFAC oversees all aspects of the CCFP including policies, priorities, and planning and development of evaluation criteria for proposals. In carrying out its responsibilities, the CCFAC receives public input from various sources, including the following:

On November 14, 2017, the CCFAC held a public hearing to receive citizen input on housing and community development needs for FY 2019. The hearing provided citizens with the opportunity to express their views on housing and human service needs; fair housing concerns; specific housing and human services needs in their region of the county; and how well those needs are being met.

On February 6, 2018, the Fairfax County Board of Supervisors authorized the advertising of a public hearing on the proposed Consolidated Plan One Year Action Plan for FY 2019, which was made available

for public review and comment. The Board held the public hearing on March 20, 2018, providing the community with an opportunity to comment on the proposed use of funds described in the proposed Consolidated Plan One-Year Action Plan for FY 2019, in accordance with U.S. Department of Housing and Urban Development (HUD) regulations and guidelines. Citizens were also invited to comment on housing and community service needs in the county, including changes in housing and community service trends since the last Board public hearing on the Consolidated Plan in 2017. After careful consideration of all comments received by the public, on May 8, 2018, the CCFAC forwarded its recommended proposed Consolidated Plan One-Year Action Plan for FY 2019 to the Board of Supervisors for approval.

This performance report is being made available to citizens, and the County will receive citizen comments during the period August 30, 2019 through September 16, 2019. A copy of the public notice that was printed in local newspapers is provided as an Attachment. In addition, the draft Consolidated Annual Performance and Evaluation Report is posted on the Fairfax County government web site during the public comment period.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

There were no changes in program objectives.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Housing that is constructed or rehabilitated with HOME funds must meet all applicable local codes, rehabilitation standards, and ordinances at the time of project completion. Inspections of HOME-assisted rental housing are conducted to ensure that housing quality standards are maintained. Tenant income limits and rent limits for HOME projects are verified at the time of project completion. Income and rent limits are reviewed annually.

Additionally, contractors are in the units periodically and report on conditions. Any need for repairs is addressed immediately. Any calls for service are responded to within a few days or immediately if the repair requires such attention. Safety items are corrected immediately.

All properties are inspected under the Housing Quality Standards (HQS) at minimum while HCD transitions to UPCS-V Inspections Standards.

This program year, HOME-assisted units located within FCRHA-owned properties were inspected in accordance with the HOME program's ongoing property inspection requirements. The following properties had no outstanding compliance issues and it was determined that these properties were in compliance with housing codes and other applicable regulations.

- Belle View
- Heritage Woods I and South
- Holly Acres
- The Park
- Springfield Green

Nonprofit owners/managers of a rental property or properties assisted with Fairfax County HOME funds are required to document that the HOME-assisted property is in compliance with all applicable HOME requirements, including conducting a physical inspection of each unit at least annually.

Owners/managers of such units must keep records of property inspections and have them available for

review as part of the County’s annual HOME Desk Monitoring – an audit process that determines each HOME-assisted property’s compliance with HUD’s annually published HOME Rent and Income Limits. Fairfax County requires nonprofits to resolve any safety-related deficiencies within 24 hours and all other physical deficiencies to be addressed within 30 days.

**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units.
92.351(b)**

Vacant rental units are affirmatively marketed in order to provide information and attract eligible persons in the housing market area to the available housing regardless of race, color, national origin, sex, religion, familial status, or disability.

**Refer to IDIS reports to describe the amount and use of program income for projects,
including the number of projects and owner and tenant characteristics**

The amount of HOME program income received is summarized in the first chart below, and HOME program income used is summarized in the second chart below, with the projects/activities which used HOME program income identified under “Grant Name”:

Amount and Use of HOME Program Income

Fiscal Year	Fund	Fund Name	Grant	Grant Name	Amount
2019	500-C50810	HOME	1380080-2018	HOME Adjust Factors	134,870.70
2019	500-C50810	HOME	1380080-2018	HOME Adjust Factors	156,547.00
2019	500-C50810	HOME	1380080-2018	HOME Adjust Factors	40,524.86
2019	500-C50810	HOME	1380080-2018	HOME Adjust Factors	124,809.36
2019	500-C50810	HOME	1380080-2018	HOME Adjust Factors	48,545.76
				Total Program Income	\$ 505,297.68

Fiscal Year	Fund	Fund Name	Grant	Grant Name	Amount
2019	500-C50810	HOME	1380092-2015	Fair Housing	22,924.03
2019	500-C50810	HOME	1380050-2017	TBRA	241,381.60
2019	500-C50810	HOME	1380049-2018	HOME Affordable Housing RFP – Pathway	261,359.00
				Total Program Drawn	\$ 525,664.63

See also IDIS Reports PR 09 and PR 05.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

For actions taken to preserve the affordability of existing rental housing, see the Affordable Housing section under CR-05 of this document. See also the Match Contribution for the Federal Fiscal Year table under CR-15 for locally-funded HOME-eligible supports for affordable housing.

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	FAIRFAX COUNTY
Organizational DUNS Number	074837626
EIN/TIN Number	540787833
Identify the Field Office	WASHINGTON DC
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	

ESG Contact Name

Prefix	Mrs
First Name	Laura
Middle Name	O
Last Name	Lazo
Suffix	O
Title	Associate Director Grants Management

ESG Contact Address

Street Address 1	3700 Pender Drive
Street Address 2	0
City	Fairfax
State	VA
ZIP Code	-
Phone Number	7032465166
Extension	0
Fax Number	0
Email Address	Laura.Lazo@fairfaxcounty.gov

ESG Secondary Contact

Prefix	
First Name	
Last Name	
Suffix	
Title	
Phone Number	
Extension	
Email Address	

2. Reporting Period—All Recipients Complete

Program Year Start Date	07/01/2018
Program Year End Date	06/30/2019

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name
City
State
Zip Code
DUNS Number
Is subrecipient a victim services provider
Subrecipient Organization Type
ESG Subgrant or Contract Award Amount

CR-65 - Persons Assisted (Now reported in ESG CAPER (Sage) – see Attachments

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 16 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 17 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 18 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 19 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 20 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	
Female	
Transgender	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 21 – Gender Information

6. Age—Complete for All Activities

	Total
Under 18	
18-24	
25 and over	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 22 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans				
Victims of Domestic Violence				
Elderly				
HIV/AIDS				
Chronically Homeless				
Persons with Disabilities:				
Severely Mentally Ill				
Chronic Substance Abuse				
Other Disability				
Total (unduplicated if possible)				

Table 23 – Special Population Served

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

10. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	0
Total Number of bed-nights provided	0
Capacity Utilization	0.00%

Table 24 – Shelter Capacity

11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

Rapid Rehousing

- *Number of Unduplicated Persons Served by ESG-funded Programs = 1,284*
- *Percentage Exiting to Permanent Destinations = 68% (515 out of 761 people)*

Homelessness Prevention

- *Number of Unduplicated Persons Served by ESG-funded Programs = 687*
- *Percentage Exiting to Permanent Destinations = 67% (341 out of 511 people)*

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Expenditures for Rental Assistance	16,584	22,673	124,420
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	30,943	40,961	72,449
Expenditures for Housing Relocation & Stabilization Services - Services	34,377	52,291	129,940
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
Subtotal Homelessness Prevention	81,904	115,925	326,809

Table 25 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Expenditures for Rental Assistance	58,148	86,657	117,220
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	54,084	37,898	164,451
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
Subtotal Rapid Re-Housing	112,232	124,555	281,671

Table 26 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Essential Services	0	0	0
Operations	0	0	0
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	0	0	0

Table 27 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Street Outreach	0	0	0
HMIS	0	0	0
Administration	16,584	16,635	31,295

Table 28 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2016	2017	2018
	210,720	257,115	639,775

Table 29 - Total ESG Funds Expended

11f. Match Source

	2016	2017	2018
Other Non-ESG HUD Funds	0	0	0
Other Federal Funds	0	0	0
State Government	0	0	0
Local Government	210,720	257,115	639,775
Private Funds	0	0	0
Other	0	0	0
Fees	0	0	0
Program Income	0	0	0
Total Match Amount	210,720	257,115	639,775

Table 30 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2016	2017	2018
	421,440	514,230	1,279,550

Table 31 - Total Amount of Funds Expended on ESG Activities

Attachments