



ONE-YEAR ACTION PLAN FOR COUNTY FY 2023 (FEDERAL FY 2022)

***Approved by the Fairfax County Board of Supervisors and
Submitted to HUD on XXX XX, 2022***

*Prepared with community participation and under the guidance of the Consolidated Community Funding Advisory Committee. **Areas in yellow highlight are being updated.***

Executive Summary

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

1. Introduction

The Executive Summary of this Fairfax County One-Year Action Plan for FY 2023 (FY 2023 One-Year Action Plan) is intended to help facilitate citizen review of the intended uses of Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME) and Emergency Solutions Grant (ESG) funds (collectively, the Federal Funds), as well as the housing and community development goals and priorities to be achieved during the period July 1, 2022 through June 30, 2023. FY 2023 will be the second year of the county's implementation of the Five-Year Consolidated Plan for FY 2022-FY 2026 (Consolidated Plan). This FY 2023 One-Year Action Plan describes how Fairfax County intends to use the Federal Funds to meet the needs established in the Consolidated Plan and is based on the goals and strategies established in the Consolidated Plan.

2. Summarize the objectives and outcomes identified in the Plan

The priority housing needs identified for this Action Plan are consistent with those identified in the [Consolidated Plan](#), [Fairfax County's Communitywide Housing Strategic Plan](#), and [Housing Blueprint](#). Other important plans and policy documents that support the creation of a sufficient supply of housing also guide the approaches discussed. These include the 2015 Strategic Plan to Facilitate the Economic Success of Fairfax County to shape a strong economic development strategy, 2017 [One Fairfax Policy](#) for racial and social equity to affirm county goals of inclusivity and shared prosperity for all county residents, as well as the 2017 Analysis of Impediments to Fair Housing Choice, which is anticipated to be updated by a new Regional Analysis of Impediments in summer 2022.

The Housing Blueprint identifies those with the greatest need as follows:

- 1) individuals and families who are homeless;
- 2) persons with low- and extremely low incomes;
- 3) persons with disabilities; and
- 4) low-income seniors.

The identified affordable housing priorities respond to three critical elements of the affordable housing crisis in Fairfax County. First is severity of need. Second is the limited and dwindling supply of affordable housing, in both the owner-occupied and renter-occupied sectors. The overall shortage of housing is making more units unaffordable through rent and price escalation. Third is the increase in the number of households with low incomes who need these units. Households with low–moderate incomes are often unable to find affordable housing because it is occupied by households with higher incomes. The severity of the housing problem for people experiencing homelessness and the need for renewed vigor in providing basic shelter warrants a high priority for people experiencing homelessness. Low-income households, particularly those below 30 percent of AMI (i.e., extremely low income), are the most disadvantaged in finding and keeping housing in the current market. Economic downturns may put hard-working families at risk of homelessness as they struggle with

multiple jobs and uncertain income. Service providers and housing advocates are being challenged more than ever to prevent homelessness.

The elderly represent the fastest-growing age segment in Fairfax County and are projected to be 21.7 percent of the county's population by the year 2035. Elderly low-income households with housing problems (including cost burden) include a significant number of homeowners.

Persons with physical or mental disabilities require special attention as they are likely to need both services and housing. Over two thirds of renters with disabilities and nearly two thirds of owners with incomes less than 80 percent of AMI had at least one of the following housing problems: (1) greater than 30 percent cost burden, (2) over-crowdedness, or (3) the lack of a complete kitchen or bathroom facilities. In addition, the American Disabilities Act (ADA) and the Olmstead decision provide legal protections for persons with physical, intellectual, or mental disabilities that must be honored.

Finding ways to ensure that housing is affordable for all residents is essential to the long-term economic health of Fairfax County. An adequate supply of workforce housing (i.e., housing that is affordable to essential workers) is critical to meet the demands of projected job growth and to ensure that the county can keep workers who provide critical services that to all residents.

3. Evaluation of past performance

The Consolidated Annual Performance and Evaluation Report (CAPER) evaluates the county's use of CDBG, HOME, and ESG program funds during the immediately past fiscal year which ended on June 30. It provides a summary of accomplishments and an accounting of the allocation and expenditure of funds in that past fiscal year, in relation to what was planned in the applicable consolidated plan and one-year action plan. The CAPER also reports on other key county efforts and funding that support affordable housing, community development, and targeted public services activities.

The funding and accomplishment goals for FY 2021 were established in the [Consolidated Plan](#). Key funding uses and accomplishments reported in the FY 2021 CAPER include:

- The Fairfax County Board of Supervisors (Board) adopted the [Countywide Strategic Plan](#) in 2021 to establish priority areas and set 15-year affordable housing production, retention and financing goals. *A copy of the Countywide Housing Strategic Plan Phase I may be found in the Grantee Unique Appendices section.*
- The Board adopted the [Countywide Strategic Plan](#) in October 2021 that identified Housing and Neighborhood Livability as priority outcome area with 8 strategies to expand housing affordability, 5 strategies to develop housing supportive policies, 2 strategies to end homelessness and 3 strategies to expand innovative funding opportunities.
- The Board adopted a Comprehensive Plan Amendment to provide private developer incentives to include units for households with low- and moderate-incomes within their market-rate residential development projects.
- ESG funds, used to prevent homelessness and provide rapid re-housing to households experiencing homelessness, were supplemented by Emergency Solutions Grant – Coronavirus funds (ESG-CV) under the federal CARES Act to provide additional housing relocation and

stabilization services, financial assistance and rapid re-housing, as well as to create temporary emergency shelter locations.

- Supplemental CDBG-Coronavirus (CDBG-CV) funding was used to provide emergency rent and utility assistance to income-eligible households negatively impacted by the coronavirus pandemic.
- The Home Repair for the Elderly Program (HREP) completed 166 projects to provide services to 96 households.
- Veterans Affairs Supportive Housing Vouchers and Family Unification Program vouchers, as well as CDBG and HOME funds, were used by nonprofit partners to provide permanent housing for 34 formerly homeless households.
- Housing was provided to 17,456 individuals by using HCV or RAD-PBV rent subsidies, or FCRP units.
- Tenant Based Rental Assistance (TBRA) program provided rental assistance to 55 families.
- Total progress toward the [DHCD Housing Strategic Plan](#) goals to produce 5,000 new units/beds and to preserve existing units/beds include the production of an additional 123 units/beds with 1,753 additional units in the pipeline to be produced, and the preservation 628 units/beds with 600 additional units/beds in the pipeline to be preserved. The reported units/beds in the pipeline to be produced and preserved are based on “point-in-time” snapshots at the time of the reporting. The Board Chairman’s Task Force on Equity and Opportunity released the following recommendations that directly address housing and community development:
 - Implement policies to enable public safety personnel to live in and come from the communities they serve.
 - Aggressively pursue strategies to increase the amount of affordable housing and address the affordability of housing for low-income residents.
 - Promote the use of social impact funds or other investment opportunities to attract capital investment in the built environment to improve and expand housing stock and other neighborhood amenities to avoid displacement as neighborhoods change.
- The Board approved the re-chartering of the Affordable Housing Advisory Council (AHAC) (formerly the Affordable Housing Advisory Committee) to include a new [Continuum of Care](#) (CoC) Committee of the Council and redefine the purpose, structure, and duties of both AHAC and [CoC](#) members. Among the updated duties of the AHAC are to monitor and provide advice on the [Countywide Strategic Plan](#), recommend preservation and creation priorities; and monitor affordable housing funds. Among the duties of the [CoC](#) duties are to develop, monitor, and update the [CoC](#) plan; track progress of efforts to end homelessness; and monitor funding uses.

4. Summary of Citizen Participation Process and consultation process

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

Per the CPP, the county encourages and provides opportunities for citizen participation from all sectors of the community. Emphasis is placed on participation by low- and moderate-income

individuals; residents of areas in which federal funds are used or are proposed to be used; and minority and non-English-speaking residents as well as by persons with disabilities and other special needs. The county also works closely with the FCRHA to encourage participation by residents of public and assisted housing developments.

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

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

Citizens were notified of the opportunity to provide citizen input for the CCFAC Public Hearing on the housing, community development and other human services needs, held on November 9, 2021. In addition, a Draft FY 2023 One-Year Action Plan was released and distributed on February 9, 2022 for public review and comment in writing or in person on or prior to March 22, 2022 hereafter, the “Public Comment Period”). Written comments on the Draft FY 2023 One-Year Action Plan may be made to DHCD Grants Management, 3700 Pender Drive, Suite 329, Fairfax, VA 22030.

Summary of public comments

Notices that the CCFAC Public Hearing would be held on November 9, 2021, were provided through newspaper publications with diverse circulations, as well as through a variety of social media platforms, social services agencies, nonprofit providers of affordable housing and human services, community networks, public libraries, and community and recreation centers.

The CCFAC received testimonies at the public hearing from and on behalf of the following organizations: the Literacy Council of Northern Virginia; and the Northern Virginia Resource Center for Deaf and Hard of Hearing Persons. *A summary of the testimony presented at the CCFAC Public Hearing and copies of the written testimonies submitted may be found the Citizens Participation Comments Appendix section.*

The public will have access to and opportunities to provide comments on the Draft FY 2023 One-Year Action Plan beginning on February 9, 2022 and ending on March 22, 2022 (Public Comment Period). The Public Comment Period will end at the conclusion of the Board Public Hearing to be held on March 22, 2022, at which the Board will receive testimony on the Draft FY 2023 One-Year Action Plan and the proposed uses of federal and local funding to advance affordable housing and human services countywide. *Written and oral public comments received during the Public Comment Period and at the Board Public Hearing are summarized in the Citizens Participation Comments Appendix section.*

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

All oral and written public comments presented before or during the CCFAC Public Hearing and Board Public Hearing were accepted and included in the final draft of the FY 2023 One-Year Action Plan submitted to the Board for approval.

5. Summary

All of comments and concerns received for the CCFAC Public Hearing and the Board Public Hearing about the needs and priorities identified in the FY 2023 One-Year Action Plan are addressed by the Annual Goals and Objectives, described in AP-20.

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

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

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

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

Table 1 – Responsible Agencies

Narrative

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

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

Consolidated Plan Public Contact Information

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

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

1. Introduction

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

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

- **Housing Blueprint:** The County and the FCRHA coordinates the development of the Housing Blueprint with the Affordable Housing Advisory Committee, which includes representatives of the FCRHA, the Fairfax-Falls Church Community Services Board (CSB), the Disability Services Board, the county's Homelessness Governing Board, representatives of a number of non-profit housing providers, the business community and others.
- **Moving to Work:** The FCRHA works directly with its Resident Advisory Council on the development and implementation of activities related to the FCRHA's Moving to Work designation. Most recently, the Resident Advisory Council was instrumental in assisting the FCRHA with policies that address a variety of needs among residents in the FCRHA’s federal housing programs, such as a program that will set aside funds for residents with a hoarding disability.
- **Consolidated Community Funding Pool (CCFP):** CDBG Targeted Public Services funds are combined with Community Services Block Grant funds (CSBG and local county funds to support programs funded through the competitive Consolidated Community Funding Pool (CCFP) request for proposal (RFP) process. Department of Procurement and Material Management staff work closely with the CCFAC and other county agencies in all aspects of the administration of the CCFP and the competitive funding process. In response to direction by the Board, the CCFP competitive funding process was bifurcated to ensure continued and uninterrupted support for emergency food and housing services. Beginning with the FY 2023 - FY2024 CCFP RFP, there will be 2 CCFP RFPs, the first of which will award \$7-\$8 million to programs for the following outcomes: build self-sufficiency; provide health services; assist with financial stability; encourage positive behaviors; or build strong social networks. The second CCFP RFP will award \$5-\$6 million to programs that provide emergency food or housing assistance in all areas of the county. Both FY 2023 – FY 2024 CCFP RFPs were released in the fall of 2021 to solicit bids for funding awards that will be made in the spring of 2022 based on the recommendations of an all citizen voluntary selection advisory committee.

These three venues, and numerous others like them, provided opportunities for input.

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

The Office to Prevent and End Homelessness (OPEH), within DHCD, manages, coordinates, and monitors day-to-day implementation of the Plan to End Homelessness. As part of this responsibility, OPEH assures coordinated execution of the work of the [CoC](#) and the many interagency workgroups functioning within the [CoC](#).

OPEH collaborates with an array of providers, including professional staff and volunteers from government, nonprofits, and faith communities, to address the specific needs of families and individuals experiencing homelessness, such as those who chronically experience homelessness, families with children, veterans, and unaccompanied youth. Significant initiatives recently implemented include the coordinated response to the COVID-19 pandemic to establish non-congregate shelters, the ongoing enhancement of the Coordinated Entry policies and procedures, and the launch of a cross-jurisdictional effort to develop a more racially equitable approach to ending homelessness

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

The Office to Prevent and End Homelessness (OPEH) within the Department of Housing and Community Development manages, coordinates, and monitors day-to-day implementation of the plan to end homelessness. As part of this responsibility, OPEH assures coordinated execution of the work of the [CoC](#) and leads collaborative decision-making efforts in the use of federal homeless assistance funding, including the Emergency Solutions Grant (ESG). Important partners in the process of using ESG funds include a number of community-based nonprofit organizations that provide emergency shelter, homelessness prevention and rapid rehousing assistance. Through collaborative discussions this partnership makes important decisions around the type of programs to be supported, the organizations that will utilize the funding and what policies and procedures must be developed in line with federal regulations to ensure effective and efficient use of ESG funding. Performance standards and evaluation outcomes are developed by OPEH and community partners to support and complement homeless system performance measures as defined by HUD.

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

Table 2 – Agencies, groups, organizations who participated

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

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Department of Housing and Community Development	The metrics set forth in the county's homelessness plan are tied directly to the Housing Blueprint and are reflected in the FY 2023 One-Year Action Plan. <i>A copy of the Housing Blueprint for FY 2022 may be found in the Grantee Unique Appendices section.</i>

Housing Blueprint (local)	FCRHA/Department of Housing and Community Development	The FCRHA Strategic Plan goals are directly driven by the goals and metrics identified in the Housing Blueprint. <i>A copy of the FY 2022 Housing Blueprint may be found in the Grantee Unique Appendices section.</i>
Moving to Work (federal)	FCRHA/Department of Housing and Community Development	The Strategic Plan is consistent with the FCRHA's Moving to Work program.
FCRHA Strategic Plan/Action Plan (local)	FCRHA/Department of Housing and Community Development	The activities described in the FCRHA Strategic Plan/Action Plan are largely derived from the Housing Blueprint, and serve as a yearly work plan for the agency.
Countywide Housing Strategic Plan (local)	Department of Housing and Community Development	Under the direction of the Board, the Housing Strategic Plan is a comprehensive effort to preserve and create affordable housing options by both identifying near term goals that can be accomplished with currently available resources and identifying the resources necessary to meet needs by 2034.
Plan to Prevent & End Homelessness (local)	FCRHA/Department of Housing and Community Development	The metrics set forth in the county's homelessness plan are tied directly to the Housing Blueprint and are reflected in the FY 2023 One-Year Action Plan.
Fairfax County Comprehensive Plan/Zoning Ordinance	Fairfax County Department of Planning and Development	The Comprehensive Plan and Zoning Ordinance provide the policy and regulatory framework for the preservation and creation of affordable housing, as described in the FY 2023 One-Year Action Plan. This includes elements such as the Affordable Dwelling Unit and Workforce Housing programs.
One Fairfax Policy	Fairfax County Equity Officer	The One Fairfax Policy , adopted by the Board on November 21, 2017, and by the FCRHA on March 7, 2019, defines expectations for consideration of racial and social equity, and, meaningful community involvement when planning, developing and implementing policies, practices and initiatives. The policy provides a framework to advance equity in alignment with the stated visions and priorities of the county and the FCRHA. The policy informs all other policies and applies to all publicly delivered services in Fairfax County Government, the FCRHA and Fairfax County Public Schools.

Table 3 – Other local / regional / federal planning efforts

AP-12 Participation – 91.105, 91.200(c)

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

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

Continuing efforts are made to broaden citizen participation by expanding the methods of providing public notices of citizen participation opportunities. A televised notice was broadcast on the Fairfax County cable station for the first time in FY 2018, including a plain English summary explanation of the Consolidated Plans, the One-Year Action Plans and opportunities for citizen participation. Notices about public hearings are distributed via news release, posted on the county website, and published in a newspaper of general circulation as well as minority and non-English speaking publications. In addition, notices are distributed to county agencies, boards, commissions and advisory groups and potentially affected stakeholder organizations in the county. These groups are also encouraged to share the notice with clients, other agencies, and community groups in the county. Input provided via email, letter, and telephone also are welcomed as part of the county’s outreach efforts. Comments received in writing and orally at the public hearings are considered in the development of the annual action plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish, Vietnamese</p> <p>Persons with disabilities</p> <p>Nontargeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Persons with incomes at or below the poverty level</p>	<p>Representatives of the CCFAC, the FCRHA and the public attended the CCFAC Public Hearing on November 9, 2021. All the oral and written citizen comments that were submitted at the CCFAC Public Hearing were accepted and included in the Draft FY 2023 One-Year Action Plan. The needs identified and discussed at the CCFAC Public Hearing are addressed by the Annual Goals and Objectives described in AP-20.</p>	<p><i>The public comments received at or for the CCFAC Public Hearing are summarized in "Citizen Participation Comments" found in the Grantee Unique Appendices section.</i></p>	<p>N/A</p>	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish, Vietnamese</p> <p>Persons with disabilities</p> <p>Nontargeted/broad community</p> <p>Persons with incomes at or below the poverty level</p>	<p>The Board provided an opportunity for public comments at the Board Public Hearing on March 12, 2022. There were no comments presented at the hearing, orally or in writing. All the public comments received during the Public Comment Period about needs and programs addressed in the Draft FY 2023 One-Year Action Plan are addressed by the Annual Goals and Objectives described in AP-20.</p>	<p>Public comments submitted for the Board Public Hearing and at any time during the Public Comment Period are summarized in the <i>"Citizen Participation Comments"</i> found in the <i>Grantee Unique Appendices</i> section.</p>	N/A	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The recommended allocations of CDBG, ESG, and HOME funding (Federal Funding) and income earned from prior uses of Federal Funding (Program Income) that were used in the Draft FY 2023 One-Year Action Plan were based on estimates. The CCFAC adopted and recommended a contingency plan to provide instructions for adjusting the recommended allocations when the actual amounts of Federal Funding and Program Income are determined. *The Contingency Plan may be found in the Grantee Unique Appendices section.*

Notification of the actual awards for FY 2023 was received on XXXXX xx, 2022.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	6,128,149	139,186	3,376,517	6,267,335	18,802,005	The estimated annual allocation for FY 2023 is based on the FY 2022 award. The Program Income allocation is based on projections from current activities.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,175,471	152,708	746,324	2,328,179	6,526,413	The estimated annual allocation for FY 2023 is based on the FY 2022 award. The Program Income allocation is based on projections from current activities.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	508,353	0	0	508,353	1,525,059	The estimated annual allocation for FY 2023 is based on the FY 2022 award.

Table 5 - Expected Resources – Priority Table

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

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

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

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

Additionally, the county created a Housing Trust Fund (HTF) in FY 1990, which is used to encourage and support the acquisition, preservation, development and redevelopment of affordable housing by the FCRHA, non-profit sponsors and private developers. The majority of all units developed with HTF financing are HOME eligible. Housing Trust Fund awards are anticipated in FY 2022. HOME and CHDO funds invested in nonprofit sponsored capital projects also are leveraged by equity investments, private financing and/or other local funds, as well as by donations of cash, services and materials to nonprofit affordable housing providers.

Fairfax County invests local General Funds to provide a one-to-one match for the ESG funding. The local matching funds are appropriated on an annual basis as a part of the normal Fairfax County budget cycle, typically in April or May.

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

Fairfax County and the FCRHA have a long and successful track record of utilizing public land for the development of housing to meet a continuum of needs identified in this FY 2023 One-Year Action Plan. Projects that are expected to be completed, under construction or in planning during the time covered by this FY 2023 One-Year Action Plan include the following:

Residences at North Hill: The development will create 216 multifamily affordable housing units and 63 affordable senior housing units on one third of the 34-acre site located at the intersection of Dart Drive and Richmond Highway. The second third of the site was sold to a market-rate developer to construct 175 market-rate townhouses. The sale proceeds will fund the site infrastructure for the affordable housing development. The final third of the site is to be used to create a public park. The FCRHA closed on the deal in June 2020 and the project was awarded Low Income Housing Tax Credits (LIHTC) by Virginia Housing (VH) in May 2017. Construction began in June 2020 and is scheduled to be completed in the fourth quarter 2022.

Oakwood Senior Housing: The FCHRA has partnered with the Arlington Partnership for Affordable Housing to develop 150 affordable independent senior housing units on FCRHA property located at the intersection of South Van Dorn Street and Oakwood Road. The project was awarded Low Income Housing Tax Credits (LIHTC) by VH in June 2020. Project construction began in October 2021.

One University Redevelopment: The FCRHA has partnered with Stratford Capitol Group and Rise Real Estate Company to redevelop FCRHA property located proximate to George Mason University with 333 student housing units, 120 affordable housing units and 120 senior housing units. The project was awarded LIHTC by Virginia Housing in June 2020. The development financing closed in December 2021.

Autumn Willow Senior Housing: The FCRHA solicited development proposals to create up to 150 senior housing units on FCRHA property located at the intersection of Stringfellow Road and Autumn Willow Drive. The Michael's Development Company was selected as the development partner. The project was awarded LIHTC by Virginia Housing in June 2021. Project construction is projected to commence in May 2022.

Little River Glen Redevelopment/New Construction: The FCRHA is undertaking the combined rehabilitation of 120 units of affordable senior rental constituting the Little River Glen, Phase I community, as well as the new construction of 60 additional senior units on the site, to be known as Little River Glen, Phase IV. Staff has selected a LIHTC syndicator/investor, construction and permanent lenders, and a design/development consultant for the project. The FCRHA will be bidding out the general contract services for the project in May 2022, with an anticipated financial closing date of October 2022.

Stonegate Village Apartments Renovation: The development project will renovate 234 affordable housing units located in Reston near the intersection of Reston Pkwy and Glade Drive. The renovation scope includes site improvements and a comprehensive interior rehabilitation, such as kitchen and bathroom modernization, flooring, painting, window replacement, and accessibility upgrades. The property condition needs assessment was completed in October 2020, and the design phase was initiated in December 2020. The FCRHA is planning to submit the LIHTC application in early 2023, with the financial closing expected by late 2024.

Housing at Route 50/West Ox Road: The Board of Supervisors has transferred ownership of the property to the FCRHA to create affordable housing for persons with special needs. One potential concept for the property is to construct up to 30 units of permanent supportive housing for formerly homeless individuals, including formerly homeless veterans. The development of the site will be implemented through the PPEA process.

Future affordable housing sites: The Board of Supervisors has set the precedence of transferring county-owned properties to the FCRHA to create affordable housing. Oakwood and Autumn Willow (mentioned previously) are two recent examples of leveraging county-owned land to address the affordable housing needs identified in the plan. The staff has identified several other county-owned properties for creating additional affordable housing. Due diligence is underway to determine the feasibility of development of each site.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homelessness	FY 2023	FY 2023	Homeless	Countywide	Homelessness Prevention and Rapid Re-Housing Affordable Rental Housing Community Services	CDBG: \$145,000 HOME: \$450,000 ESG: \$508,353	Homelessness Prevention: 180 households Rapid Rehousing: 450 households Rental Units Constructed: 3
2	Special Needs	FY 2023	FY 2023	Affordable Housing Non-Homeless Special Needs	Countywide	Affordable Rental Housing Homeownership Access and Rehabilitation Community Services	CDBG: \$545,000 HOME: \$1,201,000 ESG: \$0	Tenant-Based Rental Assistance: 55 Households Rental Units Constructed: 3 Rental Units Rehabilitated: 260
Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Low-Income Working Families	FY 2023	FY 2023	Affordable Housing	Countywide	Affordable Rental Housing Homeownership Access and Rehabilitation Community Services	CDBG: \$1,245,000 HOME: \$450,000 ESG: \$0	Rental Units Constructed: 8

4	Moderate-Income Workforce Housing	FY 2023	FY 2023	Affordable Housing	Countywide	Affordable Rental Housing Homeownership Access and Rehabilitation	CDBG: \$1,780,000 HOME: \$0 ESG: \$0	Homeowner Housing Rehabilitated: 299 Direct Financial Assistance to Homebuyers: 50
5	Human Service System	FY 2023	FY 2023	Non-Housing Community Development	Countywide	Community Services Administration and Planning	CDBG: \$450,000 HOME: \$0 ESG: \$0	Public Services Activities Other Than Low/Moderate Income Housing Benefit: 100
6	Poverty Reduction/Self Sufficiency	FY 2023	FY 2023	Non-Housing Community Development	Countywide	Community Services	CDBG: \$450,000 HOME: \$0 ESG: \$0	Public Service Activities Other Than Low/Moderate Income Housing Benefit: 300 Public Service Activities for Low/Moderate Income Housing Benefit: 30
7	Reinvestment	FY 2023	FY 2023	Non-Housing Community Development	Countywide	Administration and Planning	CDBG: \$150,000 HOME: \$0 ESG: \$0	Other: 1 Other
8	Community Input	FY 2023	FY 2023	Institutional	Countywide	Administration and Planning	CDBG: \$150,000 HOME: \$150,000 ESG: \$0	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

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

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

Projects

1	Project Name	Section 108 Loan Payments
	Target Area	Countywide
	Goals Supported	Homelessness Special Needs Low-Income Working Families Moderate-Income Working Families
	Needs Addressed	Homelessness Prevention and Rapid Re-Housing Affordable Rental Housing Community Services
	Funding	CDBG: \$434,267
	Description	Funding will be used to make annual payments on one loan under Section 108 of the Housing and Community Development Act of 1974, as amended. Loan proceeds have been used by the FCRHA for affordable housing development and preservation; reconstruction of Washington Plaza in Reston and Olley Glen; and road and storm drainage improvements in five Conservation Areas (Bailey's, Fairhaven, Gum Springs, James Lee, and Jefferson Manor). The loan applications were approved by the Board, who pledged future CDBG funds for the payment of annual interest and principal premiums due on the notes.
	Target Date	6/30/2023

Estimate the number and type of families that will benefit from the proposed activities	All beneficiary data related to each of the projects was reported in the CAPER for the year in which the project was completed.
Location Description	Not applicable.
Planned Activities	Matrix Code- 19F Planned Repayments of Section 108 Loans Matrix Code- 24A Payment of Interest on Section 108 Loans
2	Project Name
Target Area	Fair Housing
Goals Supported	Countywide Homelessness Special Needs Low-Income Working Families Moderate-Income Working Families Human Service System
Needs Addressed	Community Services Administration and Planning
Funding	CDBG: \$206,594 HOME: \$25,116

Description	Funding will be used by the Fairfax County Office of Human Rights and Equity Programs to support fair housing testing performed by contractors, to conduct fair housing outreach and education activities, and to investigate fair housing complaints. In addition, funds will be used in FY 2023 for activities that affirmatively further fair housing for county residents, including FCRHA clients and tenants.
Target Date	6/30/2023
Estimate the number and type of families that will benefit from the proposed activities	General fair housing outreach and education will be made available to all county residents, businesses and organizations. Beneficiary demographics will be tracked as activities are completed and will be reported in the CAPER for FY 2023.
Location Description	Not applicable.
Planned Activities	Matrix Code- 21D Fair Housing Activities (subject to Admin Cap)
3 Project Name	Planning
Target Area	Countywide

Goals Supported	Homelessness Special Needs Low-Income Working Families Moderate-Income Working Families Human Service System Reinvestment Community Input
Needs Addressed	Administration and Planning
Funding	CDBG: \$315,249
Description	Funding will support planning and implementation of the county's housing and community development programs. Funding supports activities required to meet CDBG and HOME regulations and local procedures, prepare and process the county's Consolidated Plan and related citizen participation and public input processes, prepare community plans, and implement housing and community development programs, and identify and pursue funding sources to match and leverage entitlement funding. Planning will include FCRHA activities to affirmatively further fair housing.
Target Date	6/30/2023
Estimate the number and type of families that will benefit from the proposed activities	Planning is a required administrative function of the CDBG entitlement that is not limited to a specific number and type of beneficiaries.

	Location Description	Not applicable.
	Planned Activities	Matrix Code- 20 Planning
4	Project Name	General Administration (CDBG)
	Target Area	Countywide
	Goals Supported	Homelessness Special Needs Low-Income Working Families Moderate-Income Working Families Human Service System Community Input
	Needs Addressed	Administration and Planning
	Funding	CDBG: \$1,539,028

Description	Funding for the general administration of the county's CDBG and HOME-funded programs and projects, as well as projects funded under the Section 108 and Economic Development Initiative. Funding provides for administration of housing and community development programs and projects, including contract management for projects and programs funded through the CCFP, required local, state, and federal reports and preparation of documents, provision of technical assistance, financial management, and administrative and professional support to the CCFAC and various citizen participation processes. General Administration will include FCRHA activities that will affirmatively further fair housing. Funding provides for salaries and fringe benefits plus related operating and equipment costs.
Target Date	6/30/2023
Estimate the number and type of families that will benefit from the proposed activities	The required administrative function of the CDBG entitlement is not limited to a specific number and type of beneficiaries.
Location Description	Not applicable.
Planned Activities	Matrix Code- 21A General Program Administration
5	Project Name
	HOME Administration
	Target Area
	Countywide

Goals Supported	Homelessness Special Needs Low-Income Working Families Moderate-Income Working Families Community Input
Needs Addressed	Administration and Planning
Funding	HOME: \$287,626
Description	Funding will support the operation of the HOME Program and projects receiving HOME funding. The funding will be used to support salaries and fringe benefits, plus related operating and equipment costs.
Target Date	6/30/2023
Estimate the number and type of families that will benefit from the proposed activities	This is a required administrative function of the HOME entitlement that is not limited to a specific number and type of beneficiaries.
Location Description	To be determined.
Planned Activities	See Description.
6 Project Name	Targeted Public Services (CCFP TPS)
Target Area	Countywide
Goals Supported	Homelessness Special Needs Low-Income Working Families Moderate-Income Working Families Human Service System Poverty Reduction/Self Sufficiency

	Needs Addressed	Homelessness Prevention and Rapid Re-Housing Affordable Rental Housing Homeownership Access and Rehabilitation Community Services
	Funding	CDBG: \$919,222
6	Description	Funding allocated to the CCFP for Targeted Public Services will be awarded to eligible nonprofit organizations for the delivery of public services in accordance with CDBG eligibility criteria and the CCFP priorities adopted by the Board. Funding for specific programs and activities is subject to appropriations by the Board.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	The number of families and individuals assisted will vary. Beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2023.
	Location Description	To be determined.
	Planned Activities	Funding allocated to the CCFP for TPS will support programs provided in FY 2023. TPS programs typically provide a variety of services aimed at promoting stability and self-sufficiency, preventing homelessness and/or meeting basic needs, including case management, training in life skills, employment, financial management, ESOL and limited direct financial assistance and in-kind donations.

7	Project Name	Home Repair for the Elderly & Community Rehabilitation Programs
	Target Area	Countywide
	Goals Supported	Homelessness Special Needs Low-Income Working Families Moderate-Income Working Families Human Service System
	Needs Addressed	Homeownership Access and Rehabilitation
	Funding	CDBG: \$1,312,591
	Description	Funding will be used for affordable housing preservation services by HREP and similar programs in the City of Falls Church and the Town of Herndon, as well as to provide support to mobile homeowners for needed repairs. HREP provides up to one week of labor and \$500 in material expenses for minor home repairs made by HREP crew for eligible homeowners who are low-income seniors or persons with disabilities at no cost to the homeowners. Proposed funding supports HREP salaries and fringe benefits plus related operating and equipment costs. The CDBG funds for HREP are supplemented by county funds generated from the Elderly Housing Program budget. Funding will also be used to support the provision of technical assistance,

	<p>training, referral services, rehabilitation materials and other activities for the preservation of affordable single and multi-family housing units in the City of Falls Church and the Town of Herndon. Services and materials provided under this activity may be used to assist in renovations needed to ensure the integrity of the exterior (roof, siding, windows, caulking, etc.), comply with local codes, install accessibility features and/or correct deficiencies necessary to preserve housing or prevent homelessness. HUD's <i>Uncapped Low and Moderate Income Summary Data for Exception CDBG Grantees</i> will be used to determine the eligible benefit areas in the City of Falls Church and the Town of Herndon.</p>
Target Date	6/30/2023
Estimate the number and type of families that will benefit from the proposed activities	<p>Approximately 100 elderly households are expected to be served by HREP. The numbers of households and individuals assisted in the City of Falls Church and the Town of Herndon, as well as mobile homeowners will vary depending on the requests for assistances and the specific activities. All program beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2023.</p>
Location Description	To be determined.

	Planned Activities	Matrix Codes- 14A Rehab: Single-Unit Residential; 14B Rehab: Multi-Unit Residential; 14H Rehabilitation Administration.
8	Project Name	TBRA and Other Rental Assistance
	Target Area	Countywide
	Goals Supported	Homelessness Special Needs Low-Income Working Families Moderate-Income Working Families
	Needs Addressed	Homelessness Prevention and Rapid Re-Housing Affordable Rental Housing
	Funding	HOME: \$1,377,830
	Description	Funding will provide TBRA vouchers and other rental assistance to prevent families/individuals from becoming homeless, help families/individuals experiencing homelessness obtain permanent housing, support stable housing for persons with special needs, respond to reasonable accommodation requests, and subsidize units for clients of the Progress Center.
	Target Date	6/30/2023

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 50 families or individuals are expected to receive TBRA vouchers. Other rental assistance will be provided to households and individuals in the City of Falls Church. Beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2023.
	Location Description	To be determined
	Planned Activities	Provision of TBRA vouchers and other rental assistance
9	Project Name	FCRHA and Fairfax County Properties - Rehabilitation or Acquisition
	Target Area	Countywide
	Goals Supported	Homelessness Special Needs Low-Income Working Families Moderate-Income Working Families Human Service System
	Needs Addressed	Affordable Rental Housing Community Services
	Funding	CDBG: \$2,498,387
	Description	Funding will be used by the FCRHA/County to acquire properties to be used for affordable housing or public facilities, or to rehabilitate residential properties or public facilities owned by the FCRHA/County to maintain safety and quality

	of life. Funding also may be used to purchase ADUs or other properties for affordable housing.
Target Date	6/30/2023
Estimate the number and type of families that will benefit from the proposed activities	The number of families and individuals who will benefit from the activities will be determined by the projects. Beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2023.
Location Description	To be determined.
Planned Activities	Matrix Codes – 3 Public Facilities and Improvements; 14D Rehab: Other Public-Owned Residential Buildings; 14G Rehab: Acquisition
10 Project Name	Homeownership Program
Target Area	Countywide
Goals Supported	Moderate-Income Working Families
Needs Addressed	Homeownership Access and Rehabilitation
Funding	CDBG: \$1,205,787
Description	Funding will be used to provide activities related to the First-Time Homebuyer Program, including financial assistance to homebuyers when available. Uncapped income limits, as provided by HUD, will be used to qualify household eligibility for homebuyer assistance.
Target Date	6/30/2023

	Estimate the number and type of families that will benefit from the proposed activities	This program is expected to benefit approximately 50 families who are currently housed but not on the certified eligible applicant waiting list and approximately 200-250 families who are on the waiting list. Approximately 6,000 additional families will be served through orientations and other marketing activities. Beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2023.
	Location Description	To be determined.
	Planned Activities	Matrix Code- 13A Housing Counseling for Homeownership Assistance; 13B Direct Homeownership, excluding Housing Counseling.
11	Project Name	CHDO Set-Aside
	Target Area	Countywide
	Goals Supported	Homelessness Special Needs Low-Income Working Families Moderate-Income Working Families
	Needs Addressed	Affordable Rental Housing Homeownership Access and Rehabilitation
	Funding	HOME: \$652,642
	Description	CHDO set-aside funding will be used to acquire and/or rehabilitate existing affordable housing or develop additional affordable housing units for homebuyers and renters.

	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	This project is expected to serve one family at or below 50% AMI. Beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2023.
	Location Description	To be determined based on applications.
	Planned Activities	Typical CHDO projects in the past have included the acquisition and rehabilitation of housing units for use as affordable rental housing for persons with income at or below 50% AMI.
12	Project Name	Emergency Solutions Grant
	Target Area	Countywide
	Goals Supported	Homelessness
	Needs Addressed	Homelessness Prevention and Rapid Re-Housing
	Funding	ESG: \$508,353
	Description	Pursuant to the HEARTH Act, the Emergency Solutions Grant (ESG) will continue to be used to fund activities that have an emphasis on preventing homelessness and rapidly re-housing people experiencing homelessness.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	More than 2,000 individuals are estimated to benefit from the ESG funded programs in FY 2023. Beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2023.

	Location Description	To be determined.
	Planned Activities	ESG funds will be used to support homelessness prevention and rapid rehousing assistance to persons who are at-risk of homelessness and those experiencing homelessness. Funded activities will provide housing relocation and stabilization services, as well as short-to medium-term rental assistance to help program participants regain stability in current permanent housing or move into other more suitable permanent housing in order to achieve stability. Services also will include case management for housing stability, housing search and placements, and financial assistance for rental application fees, security deposits, last month's rents, utility deposits and payments, and moving costs.
13	Project Name	CDBG/HOME Affordable Housing Request for Proposals
	Target Area	Countywide
	Goals Supported	Homelessness Special Needs Low-Income Working Families Moderate-Income Working Families
	Needs Addressed	Homelessness Prevention and Rapid Re-Housing Affordable Rental Housing Homeownership Access and Rehabilitation
	Funding	CDBG: \$1,243,846

	HOME: \$1,684,440
Description	The FY 2023 CDBG/HOME Affordable Housing RFP will be used to fund the acquisition, preservation and/or rehabilitation of housing units and the development of new affordable housing units for income-eligible homebuyers or renters. Notice of funding availability will coincide with CHDO funding availability for FY 2023.
Target Date	6/30/2023
Estimate the number and type of families that will benefit from the proposed activities	<p>The number and type of beneficiaries will be determined based on the activities completed by the non-profit recipients of the RFP funding. In most recent past RFPs, scoring preference was given to projects that could be completed in an expedited manner; provided beneficiaries with direct access to public transportation, community retail centers or supportive services; and served populations such as.</p> <ul style="list-style-type: none"> • elderly persons ages 62 and older who are 30% AMI or below; • youth transitioning out of foster care who are 60% AMI or below; • homeless (or at risk of homelessness) who are 60% AMI or below; • persons with disabilities (physical, mental, intellectual, or sensory) who are 60% AMI or below; • veterans who are at 60% AMI or below; and

	<ul style="list-style-type: none"> survivors of domestic violence who are at 80% AMI or below. <p>Beneficiary demographics will be tracked as activities are completed and will be reported in the CAPER for FY 2023.</p>
Location Description	To be determined.
Planned Activities	Typical projects funded through past RFPs have included the acquisitions and rehabilitation of housing units to be used to provide affordable rental housing for persons with income at or below 60% AMI.

AP-50 Geographic Distribution – 91.220(f)

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

Consistent with the principles of the [One Fairfax Policy](#), Fairfax County is opportunity-driven in the allocation of affordable housing resources while working actively to promote the de-concentration of poverty, particularly in FCRHA programs. The FCRHA finances the acquisition, preservation, and development of properties countywide and will continue to operate its program on a countywide basis.

Geographic Distribution

Target Area	Percentage of Funds
Countywide	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Not applicable

Affordable Housing

AP-55 Affordable Housing – 91.220(g) Introduction

The goals represented below are taken from the Housing Blueprint. A copy of the draft Housing Blueprint for FY 2021 may be found in the Grantee Unique Appendices section.

One Year Goals for the Number of Households to be Supported	
Homeless	209
Non-Homeless	948
Special-Needs	344
Total	1,501

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	1,005
The Production of New Units	401
Rehab of Existing Units	0
Acquisition of Existing Units	95
Total	1,501

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

AP-60 Public Housing – 91.220(h)

Introduction

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

The Atrium - refurbishment of catwalks and garden area concrete, replacement of vanity cabinets and tub surrounds. Cost Estimate: \$89,733.

Colchester Towne - HVAC unit replacement. Cost Estimate: \$40,000.

Greenwood - exterior painting, replacement of asphalt roof shingles, kitchen cabinets and HVAC. Cost Estimate: \$270,000.

Kingsley Park replacement of bathroom flooring and entrance doors. Cost Estimate: \$114,240.

Ragan Oaks replacement of sliding glass doors, painting exterior and balconies. Cost Estimate: \$106,838.

Rosedale - repairs to exterior walls and metal fence, and replacement of balcony panels. Cost Estimate: \$41,203.

The Park – vinyl siding replacement. Cost Estimate: \$27,104.

Waters Edge - replacement roof, sliding doors in units and entry doors. Cost estimate: \$40,425.

Westford – replacement of refrigerators, vanities and medicine cabinets. Cost Estimate: \$81,764.

Westglade – replacement of kitchen cabinets, countertops, roofing and HVAC units. Cost Estimate: \$118,029.

Total planned FY 2023 capital funding expenditures is \$929,336.

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

The FCRHA coordinates a Resident Advisory Council (RAC), consisting of RAD-PBV and HCV participants. The council meets approximately 2 to 3 times per year to advise the FCRHA about its MTW objectives and plays a policy development role with the FCRHA's annual MTW Plans.

The Fairfax County Homeownership and Relocation Division (HRD) conducts intake and counseling for RAD-funded residents who are aspiring homeowners. On March 7, 2019, the FCRHA amended its homeownership preference points policy to provide one point for each year of uninterrupted, unduplicated time in FCRHA rental program, including HCV, RAD, or FCRHA self-sufficiency programs. The policy allows for a maximum of three points and is an equivalency for families on the First-Time Homebuyers Program eligibility list. The policy helps residents in these programs have an equal opportunity to purchase a home through the FCRHA ADU program. Residents moving from these FCRHA programs to homeownership will get the best long-term "deal" if they are able to purchase a unit provided through the FTHB program.

In FY 2021, the FCRHA implemented a down-payment assistance program for very low-income families purchasing FTHB units. Forty-four families were served through this program in the two fiscal years following FCRHA approval of the program. Participants are required to set and achieve goals towards economic self-sufficiency, including completing financial literacy courses, budgeting, establishing savings, paying down debts, and increasing credit scores. Completing these steps, along with the benefits of accessing escrow on program completion, place graduates in a unique position to pursue homeownership opportunities.

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

Introduction

Fairfax County is committed to ensuring that every family and individual has an affordable, stable place to call home. This commitment is reflected in the Fairfax County Board of Supervisors' adoption of the local Blueprint for Success: Strategic Directions for the Plan to Prevent and End Homelessness in 2008. The following strategies are established by the Blueprint: preventing homelessness owing to economic crisis and disability; preserving and increasing the supply of affordable housing to prevent and end homelessness; delivering appropriate support services to obtain and maintain stable housing; and creating a management system in collaboration with the public and private sectors to implement a plan that ensures adequate financial resources and accountability.

The Communitywide Strategic Plan was presented to the Board of Supervisors by the County Executive in early 2020. Adoption of the plan was deferred due to the COVID-19 pandemic; however, it is expected to be finalized soon. The plan is to make Fairfax County a place where all people live in communities that foster safe, enjoyable, and affordable living expenses, and nine priority areas are identified, including housing and neighborhood livability. The housing and neighborhood livability priority area includes the following strategies to strive to end homelessness:

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

Federal housing programs, such as the [CoC](#) and the ESG, are essential resources for local efforts to end homelessness. Fairfax County therefore strives to utilize these resources in the most effective and efficient way possible.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

The Fairfax County [CoC](#) established a coordinated system that sets standards for eligibility and prioritized access to homeless assistance programs, referral procedures, and common assessment tools. The system ensures that families and individuals who are experiencing or at risk of homelessness can access the most-appropriate assistance in a manner that is fair and efficient.

Most people seeking assistance contact a centralized, telephone-operated information and referral hotline operated by the Fairfax County Department of Neighborhood and Community Services' Coordinated Services Planning office before being referred to emergency shelters or homelessness prevention and rapid rehousing assistance providers. Homeless outreach services staffed by local

nonprofit case managers, nurses from the Health Department, and mental health workers from the Community Services Board work to engage unsheltered individuals. All homeless families and individuals are assessed in a manner that is consistent across programs using many standardized questions and tools, such as the Vulnerability Index – Service Prioritization Decision Assistance Tool (VI-SPDAT). The assessments provide valuable information to homeless assistance providers and the system in making decisions as to where families and individuals should be referred to for assistance and who is prioritized for the most resource-intensive programs.

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

In support of the strategies established in the 2008 Blueprint and 2020 Countywide Strategic Plan, Fairfax County will continue to increase the number of permanent supportive housing units through the renovation or replacement of its emergency shelters. Like Mondloch Place and the Baileys Shelter and Supportive Housing facilities, redevelopment creates an opportunity to incorporate new permanent supportive housing units into new design and construction.

Rapid rehousing will continue to be an important part of the continuum of homeless assistance. Rapid rehousing is effective in reducing the average length of homelessness and increasing the percentage of people exiting shelters to permanent housing. Efforts to improve local programs include using data to better target assistance to families and individuals who need it most; training service providers on best practices; increasing landlord outreach and engagement; and standardizing effective and efficient operations.

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

FY 2023 One-Year Action Plan (Federal FY 2022)

employment, education, or youth needs

Fairfax County prioritizes the commitment of resources to homelessness prevention and shelter diversion assistance in the form of direct financial and rental assistance as well as community case management and housing location. Local data from the Homeless Management Information System will be used to improve the targeting of limited homelessness prevention resources to assist those households who are most likely to become homeless. Increased training for service providers and newly developed procedures on shelter diversion will ensure that families and individuals who are at imminent risk of homelessness can be effectively served.

AP-75 Barriers to affordable housing – 91.220(j)

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

The Fairfax County Board of Supervisors adopted the following affordable housing goals as part of the Housing Blueprint:

- Goal 1:** Address the challenge of homelessness.
- Goal 2:** Provide affordable housing options to special-needs populations.
- Goal 3:** Meet the affordable housing needs of low-income working households.
- Goal 4:** Increase workforce housing through creative partnerships and public policy.

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

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

- Develop a minimum of 5,000 new units of housing affordable at 60% of AMI and below within 15 years.
- Provide bonus densities in exchange for affordable housing via the ADU and WDU programs.
- Increase community understanding and desire to ensure sufficient housing affordability for all throughout the county.
- Do not approve residential rezoning above the low end of the Comprehensive Plan range unless an appropriate commitment of land, dwelling units, and/or a cash contribution to the HTF is provided.
- Capitalize the HTF and the Tysons HTF so that they can be used as a mechanism to fund the development of affordable housing throughout the county, specifically in the Tysons area.
- Encourage affordable housing as a development option for infill sites, particularly in commercial areas and near employment concentrations.
- Prioritize using county and other government-owned buildings and land as sites for the provision of affordable housing.
- Promote and facilitate innovative site design and construction techniques and encourage the use of manufactured housing and manufactured housing components to provide affordable housing.

- Support the efforts of the FCRHA in producing a portion of these affordable housing units through the use of county resources and the approval of suitable housing sites.

AP-85 Other Actions – 91.220(k)

The following describes other actions to be taken as part of this FY 2023 One-Year Action Plan.

Actions planned to address obstacles to meeting underserved needs

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

- Locate housing resources for special populations in all parts of the county to improve accessibility to employment opportunities, county services, and cultural and recreational amenities.
- Facilitate the development of single-room occupancy residences and other types of permanent housing for persons and families experiencing homelessness as well as others in need of such housing options.
- Enforce fair housing laws and nondiscriminatory practices in the sale and rental of housing to all citizens.
- Promote housing that is conveniently located to public transportation, community services, and amenities for seniors and people with disabilities.
- Encourage the creation of accessible or easily modifiable housing units for use by persons with disabilities.
- Participate in Virginia Housing’s Virginia Housing Registry, which serves as an information clearinghouse for landlords with and persons searching for accessible housing (see accessibility).
- Redesign the Domestic Violence service system, making sheltering services community-based.

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

Predicted job growth through 2032 will continue to increase competition for the supply of housing in Fairfax County. The goal is to develop a minimum of 5,000 new units in 15 years to address this predicted growth by identifying opportunities for increased housing development despite a decreasing supply of developable land (i.e., vacant land suitable for development) owing to the continued build-out of the county.

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

FY 2023 One-Year Action Plan (Federal FY 2022)

Actions planned to foster and maintain affordable housing

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

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

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

- Ensure no net loss of affordable housing through market-affordable and committed affordable units.
- Help low- and moderate-income seniors and homeowners with disabilities stay in their homes via the Home Repair for the Elderly Program.
- Encourage redevelopment through tax abatement (details on the tax-abatement revitalization program are provided later).
- Improve and maintain existing housing and neighborhood quality by upgrading substandard housing and improving physical community facilities (e.g., streets, sidewalks, and lighting) in existing neighborhoods.
- Maintain housing quality in existing neighborhoods and preserve neighborhood stability through the abatement of “spot” blight.
- Facilitate improvement and maintenance of existing neighborhoods by initiating community development programs with as little displacement as possible and by incorporating affordable housing units as part of all major housing rehabilitation efforts.
- Retain existing below-market-rental housing through acquisition and subsidies such as rehabilitation assistance.
- Facilitate the retention of existing mobile home and manufactured housing communities identified in the area plans as appropriate for mobile home and manufactured housing use (the Countywide Land Use policy adopted the Guidelines for Mobile Home Retention).

Actions planned to reduce lead-based paint hazards

Fairfax County provides telephone consultation, literature, and private lead testing company referrals to citizens who seek information regarding lead-based paint or other potential environmental lead hazards in the community. The Fairfax County website displays a lead poisoning prevention page (<https://www.fairfaxcounty.gov/health/environment/lead>), which defines some of the major sources of lead in people's homes: dust from deteriorating lead-based paint primarily owing to opening and closing windows in pre-1978 homes, residual lead dust in residential soils, and lead pipes. In addition, the Fairfax County Health Department educates household members about reducing lead exposure. To reduce the risk of lead poisoning, the county recommends that residents remove peeling paint and chips from the home, not allow children to be present when scraping or cleaning up paint chips, minimize dust through frequent damp mopping of floors and using wet cloths to wipe down windows, and discourage children from playing in bare soil surrounding the home.

Actions planned to reduce the number of poverty-level families

Fairfax County has one of the highest median household incomes in the nation (estimated \$122,227 in 2018); however, ACS data indicates that an estimated 67,258 persons were living below the poverty level in 2018. Although the percentage of the population below the poverty level in Fairfax County is among the lowest of Virginia jurisdictions (5.9 percent), the number is the largest. Providing sufficient housing affordability to all income levels is key to reducing the number of housings at or below the poverty level in the county. Therefore, creating a minimum of 5,000 units of affordable housing in 15 years and no net loss of affordability are key components to reducing poverty in the county.

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

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

Specific CAPs administered by Fairfax County that help reduce the number of poverty-level families include HCV, Transitional Housing, Permanent Supportive Housing, and the Family Unification Program. The FCRHA's PROGRESS Center undertakes family self-sufficiency initiatives and links the FCRHA's 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 Fairfax County DHCD also administers the Bridging Affordability Program, a locally funded rental FY 2023 One-Year Action Plan (Federal FY 2022)

subsidy program operated through a consortium of nonprofit organizations. The collaborative provides rental subsidies and an array of supportive services to program participants. Bridging Affordability is intended to be a gateway to the county's Housing Continuum as part of the FCRHA's Moving to Work program.

Actions planned to develop institutional structure

Gaps and strengths related to the institutional structure were identified in SP-40 of the Consolidated Plan portion of this document. The county plans the following actions to address some of the gaps and weaknesses:

Strategy #1: Stimulate alternative affordable housing opportunities through development of a roommate referral program.

Those with disabilities and very low incomes who are not homeless but live in precarious housing situations and are unable to get on housing waitlists need other affordable alternatives. The county or a contracted entity can match between individuals who need housing and persons with safe, decent rooms to rent. Individuals could receive guidance on what to look for in a housemate, what questions to ask, how to check references, and how to develop a rental agreement.

Strategy #2: Expand the Housing Locator program to serve non-homeless individuals with disabilities in precarious housing situations.

Persons with low income and disabilities that live in precarious housing situations who are not homeless need assistance finding affordable alternatives that meet their needs. The county's Housing Locator Network prioritizes working with homeless populations, which keeps the program generally operating at capacity. Adding staff resources to serve non-homeless persons with disabilities living in unsafe, overcrowded, or unaffordable housing reduces the odds that these individuals become homeless.

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

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

specifically targeted toward households with incomes at or below the poverty level.

The FCRHA, DHCD, DFS, and CAAB share responsibilities in combating poverty. The DHCD and DFS have entered into a cooperative agreement to make client referrals, share information about mutual clients (e.g., for determining rents), coordinate the provision of specific social and self-sufficiency services and programs to eligible families, and provide joint administration of programs.

Program Specific Requirements

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

Introduction:

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

Vision

- A community that cares about its children, the elderly, persons with physical or mental disabilities, and those less able to meet their basic needs;
- A community that values creative endeavors, arts and diversity which creates a strong, diverse and vibrant community that cares about the strengths and needs of its residents, where all can live to the best of their abilities in thriving, supportive neighborhoods;
- A community that adequately supports its human services system to ensure optimal service delivery;
- A community that actively participates in the planning, needs assessment, priority setting and decision-making processes to allocate community resources to meet the needs of its citizens; and
- A community that addresses these needs by building dynamic, flexible partnerships among the public, private, and non-profit sectors, and community volunteers.

Mission Statement

The mission of the county is to maximize the effective and efficient use of resources in the Consolidated Plan through a citizen-driven, staff-supported process to develop and preserve affordable housing, promote healthy, thriving and safe neighborhoods, and provide quality, accessible human services that meet essential existing and emerging needs throughout Fairfax County.

A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70 percent of CDBG funds is used to benefit persons of low and moderate income. For CDBG,

Fairfax County uses a three-year average to ensure compliance with the low moderate-income benefit. The three years to which this FY 2023 One-Year Action Plan is applicable are: 2021, 2022 and 2023.

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

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

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	95,498
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	95,498

Other CDBG Requirements

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

Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70 percent of CDBG funds is used to benefit persons of low and moderate income.

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

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

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

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

The county has no plan to utilize HOME funding in FY 2021 for FCRHA direct homebuyer assistance activities under 92.254.

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

The county has no plan to utilize HOME funding in FY 2021 for FCRHA direct homebuyer assistance activities under 92.254.

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

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

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

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

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

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

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

Most people seeking assistance contact a centralized, telephone-operated information and referral hotline operated by the Fairfax County Department of Neighborhood and Community Services’ CSP office before being referred to emergency shelters or homelessness prevention and rapid rehousing

assistance providers Homeless outreach services staffed by local nonprofit case managers, nurses from the Health Department, and mental health workers from the CSB work to engage unsheltered individuals. All homeless families and individuals are assessed in a manner that is consistent across programs using many standardized questions and tools, such as the VI-SPDAT. The assessments provide valuable information to homeless assistance providers and the system in making decisions as to where families and individuals should be referred to for assistance and who is prioritized for the most resource-intensive programs.

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

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

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

As required by federal regulations, the Fairfax [CoC](#) includes formerly homeless individuals as members of the [CoC](#) board. In addition, a consumer advisory council reviews important policies and procedures with staff from the Office to Prevent and End Homelessness and provides valuable feedback based on the perspective of formerly homeless individuals.

5. *Describe performance standards for evaluating ESG.*

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



GRANTEE UNIQUE APPENDICES



The image shows the cover of a report. The background is a photograph of a modern, multi-story apartment building with a curved facade and many windows. The image is framed by a dark teal border with rounded corners. The text is centered on the page.

Affordable Housing Resources Panel

Recommendations to the Fairfax County Board of Supervisors

March 12, 2019



Affordable Housing Resources Panel

Co-chairs:

Kevin Greenlief
C. Melissa Jonas

Members:

Tom Bash
David Bowers
John Boylan
Carol Bradley
Mark Carrier
Karen Corbett Sanders
Sharron Dreyer
Bailey Edelson
Jim Edmondson
Rick Edson
Sol Glasner
Verdia Haywood
Edythe Kelleher
Stanley Koussis
Michelle Krockner
Rodney Lusk
Kamilah McAfee
Ava Nguyen
Mary Paden
Adam Parnes
John Payne
Soledad Portilla
Carmen Romero
Phil Rosenthal
Robert Schwaninger
Nancy Scott
Tim Thompson
Mark Viani
Kerrie Wilson

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

OVERVIEW

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

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

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

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

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

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

THE RECOMMENDATIONS

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

The Headlines

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

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

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

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

- Funds will only be used directly by the FCRHA, for FCRHA projects, under the following conditions:
 - For acquisition/new construction housing for seniors and persons with special needs.
 - For acquisition of land for the purposes of facilitating a public/private partnership project such as North Hill, Residences at the Government Center, and The Fallstead.
 - For housing projects that are identified as a priority by the Board of Supervisors

- **Other critical recommendations:**
 - Proactively identify opportunities to co-locate affordable housing with bond-funded county capital facilities: The County should identify further opportunities, similar to the new Bailey's shelter, to co-locate affordable housing with bond-funded county capital facilities. As with the Bailey's shelter example, such opportunities are important to provide housing for vulnerable populations requiring permanent supportive housing. Opportunities for co-location with Fairfax County facilities should also be explored.

 - Consider a countywide proffer policy on commercial contributions that are used for affordable housing production. This recommendation prioritizes Strategy C3 in Phase 1 of the Communitywide Housing Strategic Plan, which calls for Fairfax County to assess its current policy for commercial contributions and re-visit the issue of a countywide commercial linkage policy. The AHRP recommends that staff explore a commercial linkage policy on a countywide basis, and that such policy consider and account for the unique investment needs of the county's revitalization areas.

 - Consider a policy directing the buyouts from ADUs and WDUs be used to support the production of new affordable housing units. This recommendation identifies an opportunity to ensure that any developer buyouts from Affordable Dwelling Units and Workforce Dwelling Unit obligations, which currently go into the Housing Trust Fund, be specifically directed to new housing production. Currently, proceeds from any buyouts may be used for a variety of eligible capital activities, including preservation and renovation of affordable housing properties, including those owned by the FCRHA. Consider changes to the baseline requirements in the ADU program, relative to applicability.

 - Redirect funds from the Housing Trust Fund into new production. This recommendation prioritizes Strategy C7 in Phase 1 of the Communitywide Housing Strategic Plan, which calls for Fairfax County to review option for restructuring the Housing Trust Fund (HTF). Currently, the HTF prioritizes several different types of projects; this recommendation calls for the Board to focus this funding entirely on the production of new affordable housing.

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

STRATEGIC CATEGORY TWO: PRESERVATION OF EXISTING AFFORDABLE UNITS

The Headlines

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

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

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

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

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

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

STRATEGIC CATEGORY THREE: LAND USE POLICIES AND REGULATIONS

The Headlines

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

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

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

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

STRATEGIC CATEGORY FOUR: INSTITUTIONAL CAPACITY

The Headlines

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

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

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

STRATEGIC CATEGORY FIVE: COMMUNITY AWARENESS AND LEGISLATIVE PRIORITIES

The Headlines

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

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

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

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

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

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

APPENDIX 1



Communitywide Housing Strategic Plan



June 2018
A Fairfax County, Va publication

Executive Summary:

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

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

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

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

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

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

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

Why a Strategic Plan for Housing?

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

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



Positive outcomes are more likely for families and children, including better educational outcomes for children and better health outcomes for people of all ages¹

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



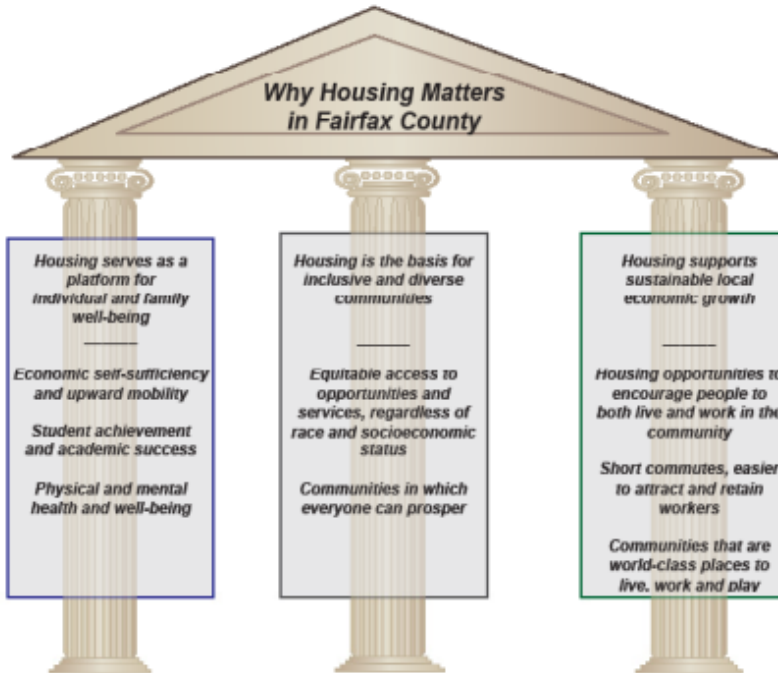
Employers can hire workers who are able to live close to where they work, and there is less congestion on our roads

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



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

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



How Housing Supports the County's Plan for Economic Success

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

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

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



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



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

[How Housing Promotes Equity](#)

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



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

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

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

Objectives of the Strategic Plan

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



There were several objectives for this strategic planning process:

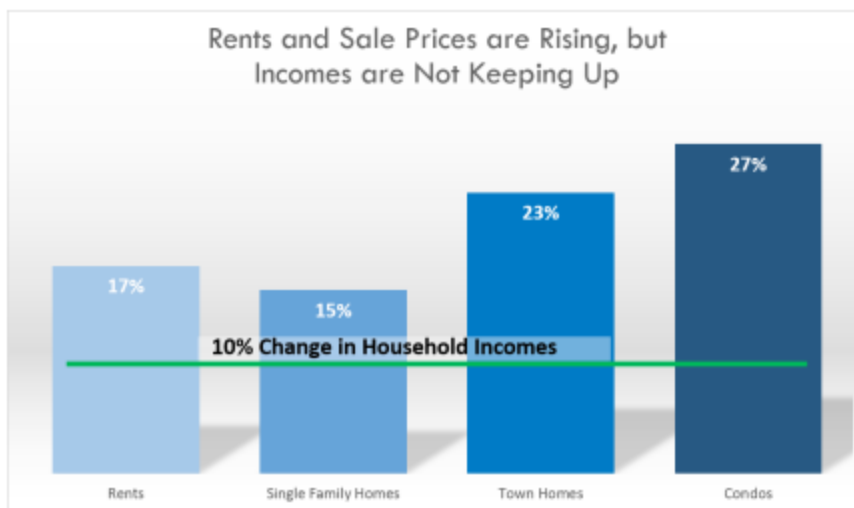
- To create a **shared community vision** of how housing supports local economic growth and community sustainability
- To **quantify the housing needed** to accommodate future growth and support the County's economic sustainability
- To develop **specific, measurable, and actionable strategies** for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

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

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

Housing Needs

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



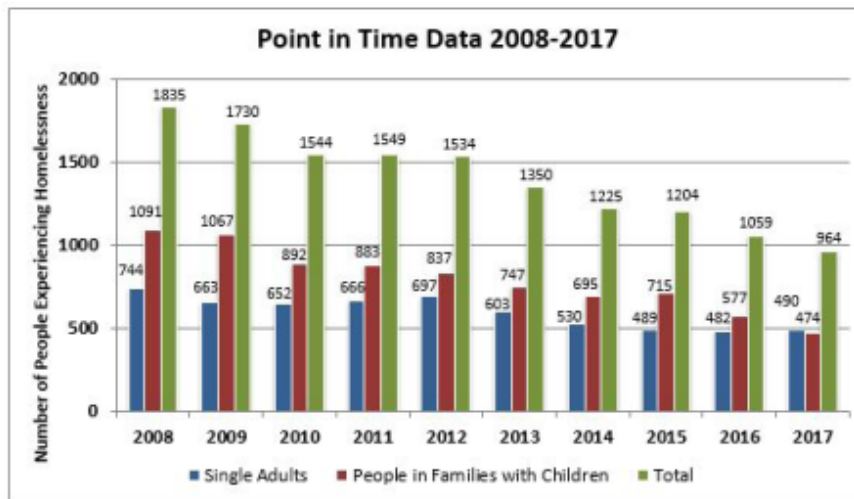
Source: U.S. Census Bureau American Community Surveys, 2010 and 2015; MRIS

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

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

Current Housing Needs for Vulnerable Households

While the cost-burden situation is problematic for any household that pays more than 30 percent of their income in housing costs, it can become a crisis for those households with extremely low-incomes or those with fixed incomes. For example, the lack of price-appropriate housing in the county has a direct connection to the cause of much of the homelessness in Fairfax County. The Fairfax County Board of Supervisors recognized this when they endorsed the “Blueprint for Success: Strategic Directions for the Plan to Prevent and End Homelessness in the Fairfax-Falls Church Community” in 2007. Much progress has been made since then in reducing the overall number of homeless households in our community and yet our most vulnerable residents continue to be at risk of housing instability and homelessness. On the night of the January 2017 Point in Time count, nearly 1,000 people in Fairfax County were homeless³. Low incomes and expensive housing are the main reasons for homelessness.



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



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

Current Housing Needs for Low- and Moderate-Wage Workers

Individuals and families with the lowest incomes face the greatest challenges finding housing they can afford. These households include many workers who are essential to the Fairfax County community. For example, a typical retail salesperson in the County earns less than \$30,000 per year. Restaurant workers, housekeepers, childcare providers, home-health aides, bus drivers and security guards in Fairfax County also have an average income of around \$30,000⁴. Working households earning \$30,000 per year can only afford to pay \$750 per month for housing, but the average rent in Fairfax County is more than \$1,700⁵.

Many public sector workers who serve the Fairfax County community cannot afford to live here.

The average monthly rent in Fairfax County was **\$1,764** in 2015. You need an income of at least **\$70,560** to afford the typical rent.

	Teacher Starting Salary - \$47,046 Would need to work 11 years before earning enough to rent the average one bedroom unit.
	Police Officer Starting Salary - \$50,265 Would need to work 5 years before earning enough to rent the average one bedroom unit.
	Public Health Nurse Starting Salary - \$51,254 Would need to work 6 years before earning enough to rent the average one bedroom unit.

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

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

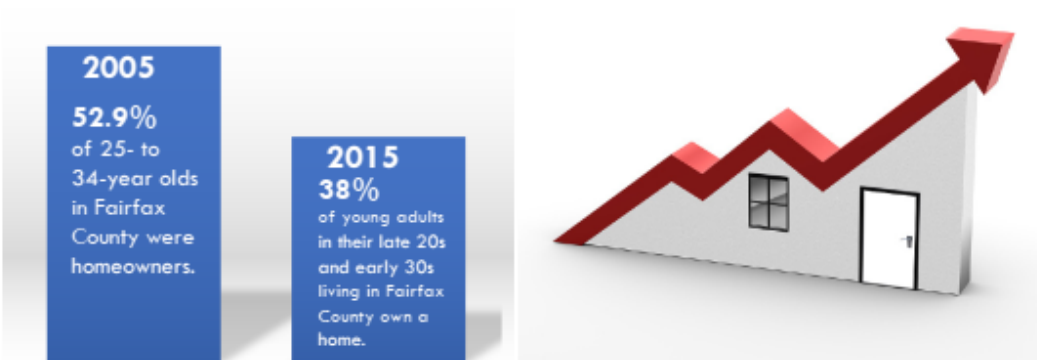
The majority of overcrowded households include at least one child and have incomes below 50 percent of AMI.

4 National Housing Conference, Paycheck to Paycheck 2016
5 2015 American Community Survey

The Challenge of Homeownership

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

Many workers, including Millennials and young families, find they are not able to afford to buy a home in our community. The ability of young households to purchase a home in Fairfax County has dropped precipitously over a ten-year period. In 2005, more than half of 25- to 34-year olds in Fairfax County (52.9 percent) were homeowners. In 2015, only 38 percent of young adults in their late 20s and early 30s living in Fairfax County own a home. Recent research has shown that the desire for homeownership among young adults is as strong now as it has ever been, but this cohort faces new obstacles—including rising debt and fewer affordable homeownership options—which are leading to delays in home buying⁶.



Future Housing Needs

Our community already faces a deficit of more than 31,000 rental homes affordable to low-income individuals and families. Over time, the gap between the need and the supply will grow considerably without new approaches for expanded housing availability and affordability. Over the next 15 years, the County is expected to add more than 62,000 households, primarily working households⁷. These are household projections based on the County's analysis of recent growth and the capacity for residential development based on current land use and zoning. To support sustainable population growth and bolster our economy, it is important to think about how we plan for price-appropriate housing to address the current housing gap and to meet the needs of the growing workforce.

⁶ See, for example, Thompson, Derek. 2016. Millennials: The Mobile and the Stuck. *The Atlantic*: August 24.

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

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

- **4,591 extremely low-income households (income <30% AMI)**
- **8,443 very low-income households (30-50% AMI)**
- **5,588 low-income households (50-80% AMI)**
- **9,048 moderate-income households (80-100% AMI)**
- **11,929 households with incomes between 100 and 120% of AMI**
- **22,585 households with incomes above 120% of AMI⁸**

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

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

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

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

⁸ See Appendix for details on methodology.

Strategies to Expand Housing Options in Fairfax County

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

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

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

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

In Fairfax County there already exists a range of policies, programs and partnerships designed to address the community’s needs as identified in the County’s Housing Blueprint⁹, examples of which include:

TO END HOMELESSNESS IN TEN YEARS

- ◆ Administering the Bridging Affordability Program
- ◆ Providing a homeless preference in the FCRHA’s federal rental programs

TO PROVIDE AFFORDABLE HOUSING OPTIONS TO SPECIAL NEEDS POPULATIONS

- ◆ Facilitating home repairs for older individuals to help them stay in their residences
- ◆ Providing affordable adult housing and assisted living facilities
- ◆ Providing state-funded rental assistance to persons with developmental disabilities
- ◆ Owning and managing B1B senior and specialized housing units

TO MEET THE AFFORDABLE HOUSING NEEDS OF LOW-INCOME WORKING FAMILIES

- ◆ Assisting individuals in crisis, to ensure they can maintain their housing assistance
- ◆ Owning and managing over 3,000 affordable multifamily rental units

TO INCREASE WORKFORCE HOUSING THROUGH CREATIVE PARTNERSHIPS AND PUBLIC POLICY

- ◆ Fostering the creation of affordable and workforce units by non-profit and for-profit developers
- ◆ Administering the First-Time Homebuyers Program to assist low- and moderate-income prospective buyers with information on homeownership and opportunities to meet with lenders

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

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

A. Modernizing FCRHA/HCD Administration and Processes

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

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

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

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

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

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

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

B. Land Use and Zoning Tools

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

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

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

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

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

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

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

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

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

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

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

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

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

C. Funding Sources and Uses

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

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

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

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

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

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

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

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

D. Housing for Vulnerable Populations

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

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

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

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

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



FUTURE HOUSING NEEDS APPENDIX

Estimates of Numeric Targets

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

Overall Household Growth and Housing Needs

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

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

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

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

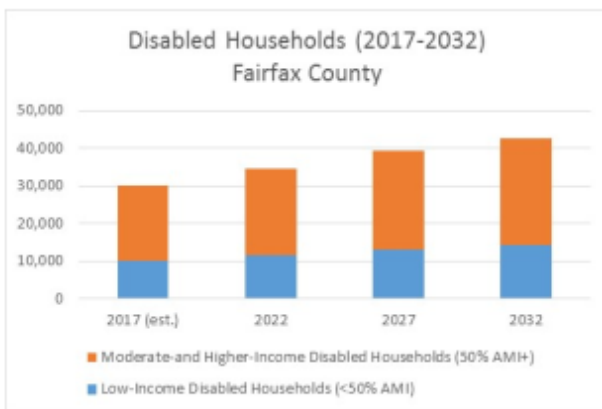
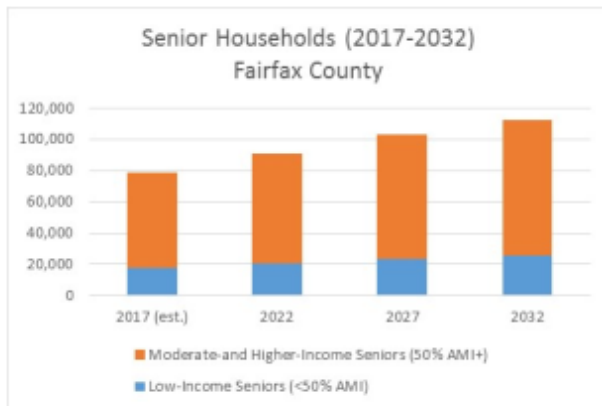
Total Housing Units to Accommodate Household Growth	3,151
Affordable to:	
ELI (<30% AMI)	208
VLI (30-50% AMI)	389
LI (50-80% AMI)	245
MI (80-100% AMI)	447
100-120% AMI	574
120+ % AMI	1,289

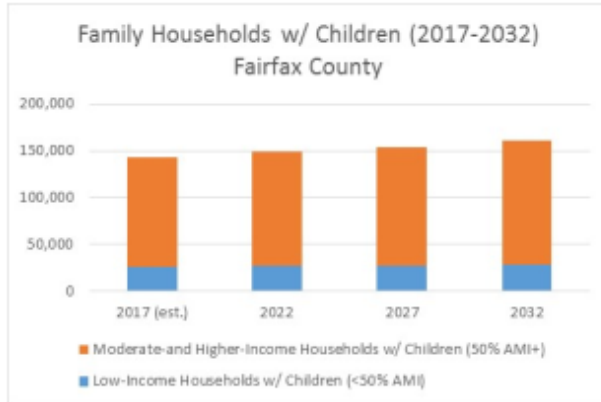
As a result of the growing population and changing demographics, the characteristics of households in Fairfax County—and their housing needs—will change over the 15-year period.

Key Changes to Household Characteristics

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

[See charts below.]





Methodology for Developing Numeric Targets

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

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

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

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

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

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

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

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

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

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

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

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

APPENDIX 2

The Affordable Housing Advisory Committee Land Use Work Group Recommendations

May 12, 2017

The Affordable Housing Advisory Committee Land Use Work Group (Work Group) was charged by Co-Chair of the Affordable Housing Advisory Committee (AHAC), Kerrie Wilson, and by the Director of the Fairfax County Department of Housing and Community Development (HCD), Thomas Fleetwood, to identify high-level land use recommendations that would assist the county in meeting its needs for the provision of affordable housing opportunities that contribute to its quality of life and the needs of its future workforce.

The Work Group's recommendations below are high-level and intended to provide focus for future work by AHAC, HCD, and the Department of Planning and Zoning (DPZ). Implementation of many of the recommendations will require changes in the Comprehensive Plan, the Zoning Ordinance and/or County policy guidance. It is anticipated that the Board of Supervisors' Housing Committee will review the recommendations and determine which to pursue and include in the Countywide Housing Strategic Plan.

Except where otherwise specified below, the Work Group's recommendations seek to promote mixed-income communities with a higher proportion of affordable and workforce housing than currently established by existing requirements and expectations. It will be necessary for the County to establish quantifiable thresholds for these new requirements and expectations.

These recommendations are reality-based and were crafted to support important community goals such as protecting stable residential neighborhoods and enforcement of existing regulations. The work group also recognized the critical role of partnerships among Fairfax County, non-profit housing corporations and private developers in achieving the County's housing goals.

Finally the Work Group encourages the County to undertake a clear communication strategy directed toward informing the public on how the implementation of the Countywide Housing Strategic Plan benefits the county as a whole and acts as a positive force on other issues such as overcrowding, neighborhood improvement and achieving a better quality of life for all. This communication strategy should also include a clear definition and explanation of what the term "affordable housing" means in the Fairfax County context.

Recommendations:

- 1. Incorporate residential developments into office, commercial and industrial areas where appropriate. Specific strategies include:**
 - o Use undeveloped or under-developed land that is currently zoned for commercial or industrial uses for residential developments that include significant ¹affordable housing.

¹ For example, while certain terms throughout this document still need to be quantified in this case the term "affordable" housing would be targeted toward the utilization of financing programs for affordable housing available at the time such as the Low Income Housing Tax Credit Program, Tax Exempt Multifamily Bonds, local, state, and federal housing trust funds and/or similar programs..]

- Consider offering incentives to developers, particularly for land that allows for affordable housing that is close to amenities and transit.
- Focus efforts on areas of the county that are more amenable to residential development and avoid areas with heavy industrial uses and those characterized by a high degree of truck traffic such as warehousing.
- Develop a list of preferred characteristics of commercial and industrial areas that seek to be mixed income/affordable housing development, such as areas zoned for uses that will minimize land use conflicts with residential use, and areas adjacent to residential, etc.
- Add mixed income affordable housing to older commercial and retail sites while ensuring that the affordable housing will be well-integrated with the existing development.
- Look for opportunities to allow extraordinary affordable housing projects by-right in certain non-residential zoning districts or provide a streamlined approval process in certain circumstances (see criteria TBD above) to encourage through faster approval processes, mixed-income housing with a significant affordable component that would not reduce existing commercial/industrial use potential
 - Perhaps create a special exception for affordable housing in such circumstances so that a rezoning is not required.
 - Perhaps make small-scale affordable housing development by-right; consider a size threshold.
- Support efforts of the Fairfax County Building Repositioning Workgroup to promote adaptive reuse of vacant or underutilized commercial buildings, including their use for affordable housing serving a spectrum of income levels

2. Use Publicly Owned Land for Mixed-Use Communities

- Consider use of County-owned property for projects that provide a significant amount of affordable housing.
- Identify and provide opportunities to use or trade County land for significant or extraordinary affordable housing commitments, such as the recent workforce housing project at the County Government Center.
- Develop a policy that establishes a minimum percentage of affordable housing on any County-owned land that is traded or used for residential development. For example see the “The Disposition of District Land for Affordable Housing Amendment Act” from Washington, D.C.
- Include language in various County policies and procedures associated with the Capital Improvement Program process to encourage the inclusion and co-location of affordable housing with future development or redevelopment of public facilities such as fire stations, community centers, and libraries.

3. Preserve Existing Market-Rate Affordable Housing

- Develop an inventory of existing market-based affordable housing. Document affordability based on rents and the percentage of Area Median Income being served.

- Develop an approach for preservation of such housing stock that balances leaving all existing affordable housing as-is against total redevelopment of the site. Pilot an approach where both preservation of market-based affordable units and redevelopment are priorities.
- Explore special exception opportunities to incentivize affordable housing preservation and rehabilitation. Incorporate language into planning and zoning policies that encourage the preservation and rehabilitation of existing affordable housing.

4. Improve Code Enforcement

- Strengthen efforts to enforce regulations that limit overcrowding and ensure quality management of affordable housing in order to build community trust and openness to developing additional affordable housing and flexible housing options.
- Clarify the rights and responsibilities of residents of affordable housing units.
- Provide code enforcement support, education and outreach to residential communities and neighborhood associations.

5. Proffer Contributions

- For projects that include extraordinary affordable housing components, consider establishing different proffer guidelines than those in effect for market rate developments, particularly those related to cash contributions for schools, parks and other facilities that add to development costs. Develop explicit guidance for these proffer requests and identify where the funding will come from to pay for the impact to county services. This should not be seen as a precedent for other types of projects that provide a public benefit.
- The aforementioned proffer guidance should not undermine basic health, safety and environmental commitments.

AHAC Land Use Task Force Members:

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 Fred Selden, DPZ*

COUNTY OF FAIRFAX, VIRIGINA

**CITIZEN PARTICIPATION PLAN
FOR CONSOLIDATED PLANNING**

Adopted by the Board of Supervisors
December 8, 1997

Last Amended by the Board of Supervisors
March 23, 2021

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1. Applicability

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

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

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

2. Encouragement of Citizen Participation and Consultation

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

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

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

- local and regional institutions;
- Continuums of Care;
- businesses and developers;
- public, private and nonprofit organization (including philanthropic, community-based and faith based organizations, public and assisted housing agencies, health services providers, social services providers);

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

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

3. Consolidated Community Funding Advisory Committee

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

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

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

4. Information Available and Displacement

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

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

5. Availability to the Public

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

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

a. Proposed Documents

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

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

b. Approved/Accepted Documents

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

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

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

6. Technical Assistance

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

7. Public Notices

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

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

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

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

8. Public Hearings

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

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

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

9. Citizen Comments

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

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

10. Complaints

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

11. Substantial Amendments and Revisions

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

1. carry out a project, using funds from any of the federal HUD programs covered by the Plans (including program income) not previously described in the Plans; or
2. eliminate a project from any of the federal programs covered by the Plans (including program income) for funds previously approved by the Board; or

3. the amount of program money for an activity such that the funding level of the activity would change by more than 10 percent.

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

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

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

b. Citizen Participation Plan Amendments

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

12. Performance Reports

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

13. Waivers; Public Emergencies

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

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

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

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

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

Consolidated Annual Performance and Evaluation Report (CAPER)	Includes summary of the contents, purpose, duration of public comment period, list of locations where document is available	15 calendar day period prior to the submission of the CAPER to HUD.	N/A
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Community Input Appendix

CCFAC Public Needs Hearing (November 9, 2021)

The CCFAC held a public hearing on November 9, 2021, to receive community input on the performance of the Fairfax County Consolidated Plan and Citizen Participation Plan, as well as on the county's housing and community development needs to be addressed in the One-Year Action Plan for FY 2023. In particular, CCFAC was interested in hearing from residents who need, or are receiving, affordable housing and/or other human services assistance; and from local community or faith-based organizations and private enterprises that provide direct services to, and/or advocate for, individuals and families.

Participants had the opportunity to make presentations, as well as provide feedback in three areas:

- 1) What are their household's housing and/or human services needs and how well are those needs being met?
- 2) What are specific housing and/or human services needs in the area where they live in the county or where their organization is located? What needs are projected to exist in FY 2022-FY 2026 and will current affordable housing and human services be sufficient to meet those needs?
- 3) Have they experienced any discrimination in accessing housing or housing-related needs? If so, how?

A written request was submitted that consideration be given for additional programs for persons who are aging into hearing loss.

Public Comment Period on the Draft Proposed One-Year Action Plan for FY 2023

The county released the Draft Proposed One-Year Action Plan for FY 2023 on February 9, 2023 for public and stakeholder review and comment. Seven individuals who provided comments via the online process on the following issues:

- 1) Housing needs, resources and affordability for people experiencing homelessness, county workers, and seniors, including those in need of assisted living facilities;
- 2) Use of tiny houses for affordable housing;
- 3) Need for on-site laundry facilities and responsive landlords in low-income communities ;
- 4) increased property taxes

One of the commentors touched on a very large number of topics for which we have provided resources for the requested information.

Board of Supervisors Public Hearing (March 22, 2022)

The Board of Supervisors held a public hearing on March 22, 2022 to obtain public and stakeholder feedback on the Proposed One-Year Action Plan for FY 2023. There were no testimonies presented at the public hearing.

FY 2023 One-Year Action Plan (Federal FY 2022)



HOUSING BLUEPRINT: AT A GLANCE - FY 2022

GOALS

Address the Challenge of Homelessness	To Provide Affordable Housing Options to Special Needs Population	Meet the Affordable Housing Needs of Low Income Working Families	To Increase Workforce Housing through Creative Partnerships and Public Policy
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NEW PROGRAM ADMISSIONS/TURNOVER

FCRHA Federal Resources: 71	FCRHA - Fairfax County Rental Program (Seniors): 40	FCRHA - Fairfax County Rental Program: 254
Rental Subsidy and Services Program: 55	FCRHA Federal/State Resources: 42	FCRHA Federal Resources: 110
Continuum of Care Program Permanent Supportive Housing (turnover): 20	FCRHA Federal and Services Program: 10	
	• Persons with physical/senior disabilities: 10	
	• Persons with CSB eligible disabilities: 20	
	• Households learning domestic violence situations: 15	

NEW UNITS DEVELOPED

Emergency Housing Vouchers: 169	Non-Profit, Federally-Funded Group Home Beds: 6	Non-profit acquisitions, federal resources: 4	Workforce Dwelling Units (WDUs) (estimate): 200
With Federal Funding: 3			Affordable Dwelling Units (ADUs) (estimate): 30

BLUEPRINT PROJECT

It is anticipated that at least \$23.5 million will be made available for approximately 300 units of acquisition or construction. Approximately ten percent of the units produced will be available for projects serving the Homelessness goal, and ten percent for the Special Needs goal. This is separate from the approximate \$9 million set-aside within the Tysons Trust Fund.

FY 2022 TARGETS

348	163	608	250
FY 2022 NET INCREASE			
202	36	244	250

ON THE HORIZON/UNDER CONSTRUCTION

ON THE HORIZON	UNDER CONSTRUCTION	ON THE HORIZON	UNDER CONSTRUCTION
<ul style="list-style-type: none"> Route 50 (West Ox (Sully District)) - Up to 34 units of permanent supportive housing for vulnerable singles Senior-rebuild, renovation, and replacement with a range of housing options Implementation of updated Rental Subsidy and Services Program (formerly known as Bridging Affordability) 	<ul style="list-style-type: none"> Autumn Willow (Springfield District) - 150 senior units Little River Glen IV (Broadrock District) - up to 60 senior units Oakwood (Lee District) - 150 senior units One University (Broadrock District) - 120 senior units 	<ul style="list-style-type: none"> FCRHA property renovations, Stonegate and Rental Assistance Demonstration (RAD) properties One University (Broadrock District) - 120 units Residences at Government Center II (Broadrock District) - up to 250 units Residences at Lee District Office (Lee District) - up to 160 units 	<ul style="list-style-type: none"> Arden project (Mount Vernon District) - 126 units North Hill (Mount Vernon District) - 216 units Arrowbrook (Droneseville District) - 274 units

CROSS-CUTTING INITIATIVES

- Implementation of Diversion First
- Implementation of pandemic recovery funds and programs, including housing stability opportunities and expansion of housing development
- Identify new funding opportunities for affordable housing development
- Lease newly awarded Federal Emergency Housing Vouchers to individuals or families who are homeless; at risk of homelessness; fleeing, or attempting to flee domestic violence situations; or were recently homeless or have a high risk of housing instability
- Apply for additional Family Unification Program, Veterans Affairs Supportive Housing, and Foster Youth to Independence vouchers
- Explore increased flexibility in policies concerning serving persons graduating from permanent supportive housing
- Explore expanded project-basing of State Rental Assistance Program assistance
- Implement development-fee relief for affordable housing development
- Consider tax exemption for developers providing housing affordable to extremely low-income households (30 percent of area median income and below)
- Identify opportunities to expand FCRHA income
- Address housing situations in the FCRHA's properties using Working to Work policy flexibility
- Implementation of recommendations made by the Affordable Housing Preservation Task Force
- Facilitate affordable studio development countywide
- Health and Human Services System Integration
- One Fairfax Policy

COMMUNITY GOAL: At least 5k New Affordable Homes by 2034

Proposed WAG Contingency Plan for FY 2023

Federal Funding Allocations for FY 2023

The recommended allocations of FY 2023 CDBG, ESG and HOME funding (Federal Funding) and program income earned from prior uses of Federal Funding (Program Income) were based on estimates. If there is greater than a 10 percent difference between the estimated and actual CDBG, ESG and/or HOME funding awarded for FY 2023, the County's Board of Supervisors reserves the right to reconsider the proposed funding allocations. If there is no more than a 10 percent (10%) difference between the estimated and the actual funding awarded, Fairfax County will utilize the following contingency provision governing the use of the Federal Funds:

CDBG

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

- 30% to the RFP; and
- 70% to FCRHA and Fairfax County Rehabilitation and Acquisitions

HOME

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

ESG

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

Program Income Available for Use in FY 2023

All Program Income received from activities funded with CDBG and/or HOME in excess of the estimates for FY 2023 is to be allocated as follows:

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

