



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

Table of Contents

AP-05	Executive Summary	5
	Introduction	5
	Summary of objectives and outcomes identified in the Plan	5
	Evaluation of past performance	6
	Summary of Citizen Participation Process and consultation process	8
	Summary of public comments	8
	Summary of comments or views not accepted and the reasons for not accepting them	9
	Summary	9
PR-05	Lead & Responsible Agencies	10
AP-10	Consultation	11
	Summary of activities to enhance coordination between public and assisted housing providers, and private and governmental health, mental health and service agencies	11
	Description of coordination with the Continuum of Care and efforts to address the needs of homeless persons and persons at risk of homelessness	11
	Description of consultation with Continuum(s) of Care that serve the jurisdiction in determining how to allocate ESG funds, develop performance standards for activities assisted by ESG funds, and develop HMIS funding, policies and procedures	12
	Description of agencies, groups, organizations and others who participated in the process and consultations with housing, social services agencies and other entities	12
AP-12	Participation	16
	Summary of Citizen Participation Process and efforts made to broaden citizen participation, and how the process impacted goal setting	16
	Citizen Participation Outreach	17
AP-15	Expected Resources	19
	Introduction	19
	Anticipated Resources	19
	Explanation of how federal funds will leverage additional resources (private, state and local funds) and a description of how matching requirements will be satisfied	21
	Description of publicly owned land/property located within the jurisdiction that may be used to address the needs identified in this plan	23
AP-20	Annual Goals and Objectives	26
	Goals Summary Information	26
	Goal Descriptions	28
AP-35	Projects	30
	Introduction & List of Projects	30

	Description of reasons for allocation priorities and obstacles to addressing underserved needs	31
AP-38	Projects Summary	32
	Itemized chart of each project name, target area, goals supported, needs addressed, funding allocations, project description, target date, estimated number and type of beneficiaries, location and federal matrix code(s) for planned activity	32
AP-50	Geographic Distribution	47
AP-55	Affordable Housing – Housing Goals	48
AP-60	Public Housing	49
	Actions planned during the next year to address the needs of public housing	49
	Actions to encourage public housing residents to become more involved in management and participate in homeownership	50
AP-65	Homeless and Other Special Needs Activities	51
	Introduction	51
	Description of the one-year goals and actions for reducing and ending homelessness:	
	Reaching out to homeless persons and assessing their individual needs	51
	Addressing their emergency shelter and transitional housing needs	52
	Helping them make the transition to permanent housing and independent living	52
	Helping low-income individuals and families avoid becoming homeless	53
AP-75	Barriers to Affordable Housing	55
	Actions 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, zoning ordinances, building codes/fees/charges, growth limitations, and policies affecting return on residential investment	55
AP-85	Other Actions	57
	Actions planned to address obstacles to meeting underserved needs	57
	Actions planned to foster and maintain affordable housing	58
	Action planned to reduce lead-based paint hazards	58
	Actions planned to reduce the number of poverty-level families	59
	Actions planned to develop institutional structure	60
	Actions planned to enhance coordination between public and private housing and social service agencies	61
	Actions planned to increase outreach to underserved populations	61
AP-90	Program Specific Requirements	63
	Introduction: Vision and Mission Statement	63
	Program Specific Requirements of CDBG, HOME and ESG	63
	Grantee Unique Appendices & Attachments	N/A
	Executive Order 12372 Compliance Letter	
	Fairfax County Citizen Participation Plan for Consolidated Planning	
	Notice of Public Comment Opportunities for the FY 2025 One-Year Action Plan	
	Summary of CCFAC Public Hearing Testimony - October 10, 2023	
	Summary of Public Comments Received on the Draft One-Year Action Plan for FY 2025 During the Public Comment Period	
	Communitywide Housing Strategic Plan (2018)	

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

Executive Summary

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

1. Introduction

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

2. Summarize the objectives and outcomes identified in the Plan

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

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

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

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

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

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

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

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

3. Evaluation of past performance

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

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

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

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

4. Summary of Citizen Participation Process and consultation process

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

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

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

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

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

Summary of public comments

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

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

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

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

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

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

- XXXXXX

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

XXXXXXXXXX

5. Summary

XXXXXXXXXX

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

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

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

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

Table 1 – Responsible Agencies

Narrative

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

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

Consolidated Plan Public Contact Information

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

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

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(I))

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

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

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

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

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

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

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

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

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

Table 2 – Agencies, groups, organizations who participated

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 Move To Work Advisory Committee
	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 strategies are tied to the Communitywide Housing Strategic Plan and are reflected in the FY 2025 One-Year Action Plan.
Moving to Work (federal)	FCRHA/Department of Housing and Community Development	The Strategic Plan is consistent with the FCRHA's Moving to Work program.
FCRHA Strategic Plan (local)	FCRHA/Department of Housing and Community Development	The activities described in the Annual FCRHA Strategic Plan serve as a yearly work plan for the housing authority.

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

Table 3 – Other local / regional / federal planning efforts

AP-12 Participation – 91.105, 91.200(c)

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

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

Citizen Participation Outreach

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

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

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

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

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

Anticipated Resources

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

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

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

Table 5 - Expected Resources – Priority Table

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

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

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

Table 6 – Goals Summary

Goal Descriptions

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; • 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 participants 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

AP-35 Projects – 91.220(d)

Introduction

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

Projects

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

Table 1 - Project Information

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

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

Goal 1: To address the challenge of homelessness

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

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

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

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

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

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

AP-38 Projects Summary

Projects Summary Information

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: \$414,522
	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	6/30/2025
	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	Fair Housing
	Target Area	Countywide
	Goals Supported	Homelessness Special Needs Low-Income Working Families Moderate-Income Working Families Human Service System
	Needs Addressed	Community Services Administration and Planning
	Funding	CDBG: \$205,314 HOME: \$50,000
	Description	Funding will be used by the Fairfax County Office of Human Rights and Equity Programs to support fair housing testing performed by contractors, conduct fair housing outreach and education activities, and investigate fair housing complaints. In addition, funds will be used in FY 2025 for activities that affirmatively further fair housing for county residents, including FCRHA clients and tenants.
	Target Date	6/30/2025

	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 2025.
	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: \$259,000
	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, 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	6/30/2025
	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	CDBG General Administration
	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: \$459,890
	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	6/30/2025
	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: \$188,537
	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	6/30/2025
	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: \$852,370
	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	6/30/2025
	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 2025.
	Location Description	To be determined.

	Planned Activities	Funding allocated to the CCFP for TPS will support programs provided in FY 2025. TPS programs typically provide a variety of services aimed at promoting stability and self-sufficiency, preventing homelessness and/or meeting basic needs, including case management, training in life skills, employment, financial management, ESOL and limited direct financial assistance and in-kind donations.
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: \$720,440

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

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 110 elderly households are expected to be served by HREP. The numbers of households and individuals assisted in the City of Falls Church and the Town of Herndon, as well as mobile homeowners will vary depending on the requests for assistance and the specific activities. All program beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2025.
	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: \$1,000,000
	Description	Funding will provide TBRA vouchers and other rental assistance to prevent households from becoming homeless, help households experiencing homelessness obtain permanent housing, support stable housing for persons with special needs, respond to reasonable accommodation requests, and

		subsidize units for clients of Special Programs.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Baseline funding is for an estimated 64 vouchers. Beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2025.
	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: \$500,000
	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	6/30/2025

	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 2025.
	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: \$1,415,289
	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	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	This program is expected to benefit approximately 40 families who are currently housed but not on the certified eligible applicant list and approximately 300 families who are on the applicant list. Approximately 7,000 requests for homeownership services will be received through orientations, information briefings, calls, emails and walk-in requests for

		assistance and marketing activities. Beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2025.
	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
	Funding	HOME: \$357,806
	Description	CHDO set-aside funding will be used to acquire and/or rehabilitate existing affordable housing or develop additional affordable housing units for homebuyers or renters.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	This project is dependent upon proposals received during HCD's annual Request for Proposals process. It is expected to serve at least one household at or below 50% AMI. Beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2025.
	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: \$520,211
	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	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	More than 698 individuals are estimated to benefit from the ESG funded programs in FY 2025. Beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2025.
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
	Funding	CDBG: \$1,169,640 HOME: \$825,028
	Description	The FY 2025 CDBG/HOME Affordable Housing RFP will be used to fund the acquisition, preservation and/or rehabilitation of housing and the development of new affordable housing for income-eligible renters, homeowners or homebuyers. Notice of funding availability may coincide with CHDO funding availability for FY 2025.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	The number and type of beneficiaries will be determined based on the activities completed by the recipients of the RFP competitively-awarded funding. In most recent past RFPs, scoring preference was given to projects that could be completed in

		<p>an expedited manner; provided beneficiaries with direct access to public transportation, community retail centers or supportive services; and served populations such as:</p> <ul style="list-style-type: none"> • elderly persons ages 62 and older who are 60% 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 • 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 2025.</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 and the Metropolitan Washington Regional Fair Housing Plan Fairfax County is opportunity-driven in the allocation of affordable housing resources while working actively to promote the de-concentration of poverty, particularly in HCD and FCRHA programs. The FCRHA finances the acquisition, preservation, and development of properties countywide and will continue to operate its program on a countywide basis.

Geographic Distribution

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

One Year Goals for the Number of Households to be Supported	
Homeless	TBD
Non-Homeless	TBD
Special-Needs	TBD
Total	TBD

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	TBD
The Production of New Units	TBD
Rehab of Existing Units	TBD
Acquisition of Existing Units	TBD
Total	TBD

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

AP-60 Public Housing – 91.220(h)

Introduction

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Goal 1: Address the challenge of homelessness.

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

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

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

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

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

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

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

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

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

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

AP-85 Other Actions – 91.220(k)

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

Actions planned to address obstacles to meeting underserved needs

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

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

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

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

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

Actions planned to foster and maintain affordable housing

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

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

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

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

Actions planned to reduce lead-based paint hazards

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

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

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

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

Actions planned to reduce the number of poverty-level families

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

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

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

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

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

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

Actions planned to develop institutional structure

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

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

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

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

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

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

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

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

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

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

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

Actions Planned to increase outreach to underserved populations

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

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

- Increase community awareness of Fair Housing rights by developing and providing new Fair Housing training and outreach activities.
 - Utilize fair housing complaint demographics data to identify underrepresented groups and populations. Target trainings to service providers to ensure equal access for underrepresented groups and populations, including professionals in the mortgage and lending industry, real estate appraisal industry, and realtor associations. Identify new community relationships with organizations providing services in various languages such as places of worship. Produce new media content on fair housing rights, and work to expand the reach of existing content to underserved populations through media channels directed towards these populations.
 - Partner with taskforces and community groups to create opportunity for community input and feedback.

- Enforce the Fairfax County Human Rights Ordinance through testing-initiated complaints that identify areas of concern.
 - Make data-informed decisions regarding the types of testing to be conducted by utilizing complaint demographics data for the most frequent filing basis, recommendations made by FHIP partners based on previous testing results, and following HUD directives as to the types of testing permitted.

- Increase the accessibility of fair housing services for individuals with disabilities and for whom English is not their first language.
 - Improve videoconference services provided to clients. Individuals requesting intake appointments will be offered access to reasonable accommodations and/or language services upon initial contact to ensure that these options are available to the individual throughout the complaint process.

Program Specific Requirements

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

Introduction:

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

Vision

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

Mission Statement

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

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

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

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

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

Other CDBG Requirements

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

5. *Describe performance standards for evaluating ESG.*

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