

Housing and Community Development Programs Overview

Introduction

The Housing Overview describes the programs and projects operated by the Fairfax County Department of Housing and Community Development (HCD) and the Fairfax County Redevelopment and Housing Authority (FCRHA), and the multiple sources of funds that support these activities.

As a County agency, HCD undertakes many programs on behalf of the Board of Supervisors. HCD also serves as the administrative arm of the FCRHA, a separate legal entity that was established in 1966 pursuant to Chapter 1, Title 36 of the Code of Virginia. FCRHA's roles include planning, design, production, rehabilitation, and maintenance of housing for households with low- and moderate-incomes and assisting in the revitalization of neighborhoods. Eleven Commissioners are appointed to the FCRHA for four-year terms by the Board of Supervisors. A chairman and vice-chairman are then selected by a vote of the Commissioners.

Operations are supported by County funds, FCRHA revenue bonds, federal grants, private capital, revenue from program operations (e.g., developer fees, tenant rents, and loan repayments), and interest income. These complex funding streams require multiple funds and, as a result, HCD will administer nine funds in FY 2025. HCD has reduced the number of funds it has managed over the past few years and will continue this effort to further financial and operational efficiency. Some funds are appropriated by the Board of Supervisors, while others are allocated by the FCRHA; however, all funds are presented in the budget documents to provide a complete financial overview. Of the nine funds administered by HCD, five are appropriated by the Fairfax County Board of Supervisors and four are non-appropriated funds allocated by the FCRHA. These nine funds encompass all of HCD/FCRHA's operations with the exception of developments that are operated by outside management companies under contract with the FCRHA and/or are owned by the FCRHA in partnership with private investors. Separate financial records are maintained for these developments. It should be noted that the FY 2025 Advertised Budget Plan also includes one fund, Fund 81060, FCRHA Internal Service, which closed beginning in FY 2024. See the individual housing fund narratives for more information.

FY 2025 anticipated expenditures supporting HCD and FCRHA activities total \$184,263,917, including \$36,968,916 in General Fund support, \$50,397,796 in other County appropriated funds, and \$96,897,205 in Non-County appropriated funds. The FY 2025 Advertised Budget Plan reflects an increase of \$8.6 million, or 4.9 percent, over the FY 2024 Adopted Budget Plan. This increase is primarily attributable to compensation increases, additional funding for affordable housing initiatives, and increases in the Housing Choice Voucher program. Total revenue for FY 2025 is anticipated to be \$184,241,251, including federal/state sources of \$100,167,311, or 54.4 percent of the total. More detailed descriptions of FY 2025 funding levels may be found in the narratives for each fund. This Overview also provides summary information on the organization, staffing, and consolidated budget for the County's housing programs.

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Mission

To create and preserve affordable housing and caring, livable communities; to serve the diverse needs of Fairfax County’s residents through innovative programs, partnerships, and effective stewardship; and to foster a respectful, supportive workplace. HCD also serves to ensure that every person who is homeless or at-risk of being homeless, is able to access appropriate affordable housing and the services needed to keep them in their homes.

Connection to the Countywide Strategic Plan

The Fairfax County Board of Supervisors adopted the first-ever Countywide Strategic Plan on October 5, 2021. The Countywide Strategic Plan serves as a road map to help guide future work, focusing on the 10 Community Outcome Areas that represent the issues of greatest importance to the community, and uses our One Fairfax equity policy to invest in people and places that have limited access to opportunity. On February 20, 2024, the second Annual Report on the work of the strategic plan was released to the public. The report contains point-in-time progress highlights for each of the community outcome areas, plus three data dashboards and data stories that are being replicated across all of the outcome areas, and a number of additional initiatives to embed the elements of the plan within department-level work. The report also includes a Year Three Implementation Model, which will engage hundreds of County subject-matter experts to identify and champion the specific strategies that will move forward to implementation under the guidance of the Board of Supervisors. For more information on the Countywide Strategic Plan, please visit www.fairfaxcounty.gov/strategicplan. The Department of Housing and Community Development primarily supports the following Community Outcome Areas:



Community Outcome Area	Vision Statement
Effective and Efficient Government	<i>All people trust that their government responsibly manages resources, is responsive to their needs, provides exceptional services and equitably represents them.</i>
Housing and Neighborhood Livability	<i>All people live in communities that foster safe, enjoyable and affordable living experiences.</i>

Focus

HCD connects with the residents of Fairfax County at their roots – their homes, neighborhoods, and communities. All HCD programs, activities, and services revolve around this important connection. There are five service areas:

- Affordable Housing Development, Preservation, and Sustainability
- Affordable Housing Management
- Tenant Subsidies and Resident Services
- Homeownership and Down Payment Assistance for first time home buyers
- Housing Options to People Experiencing Homelessness and Other Vulnerable Populations

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It should be noted that functions and programs cross these five service areas, making resource allocation to each service area challenging. It is possible, however, to highlight the main functions included in each service area.

Affordable Housing Development, Preservation, and Sustainability

HCD, as the administrative staff of the FCRHA, uses FCRHA financing to design and build new housing units that are affordable to a range of low- and moderate-income households, helping to ensure a wider range of housing options for County residents. The FCRHA directly finances the development and preservation of affordable housing units and fosters the creation of additional affordable and workforce units by the private sector. Through rehabilitation of existing units, the FCRHA and HCD help people stay in their homes.

In 2018, the Fairfax County Board of Supervisors approved Phase I of the Communitywide Housing Strategic Plan, which established 25 strategies to start the process for expanding housing options for current and future County residents and workers. The Phase I Report identified a projected need of more than 62,000 new housing units at all income levels, including almost 15,000 new units for families earning 60 percent of Area Median Income (AMI) and below, by the year 2034. With the stagnation of federal funding for affordable housing development over the last several years, the burden to produce and preserve enough housing to meet the significant need will fall to Fairfax County. In addition, the Fairfax County Board of Supervisors directed staff to develop Phase II recommendations for the number of housing units that should be developed by 2034, as well as the funding needed and other creative solutions to be used to deliver those units.

In 2019, the Affordable Housing Resources Panel (AHRP), a group of residents tasked by the Board of Supervisors to develop recommendations for Phase II of the Communitywide Housing Strategic Plan, presented its report to the Board of Supervisor's Budget Policy Committee. Included among the AHRP's recommendations were to: 1) produce a minimum of 5,000 new units affordable to households earning up to 60 percent of AMI over the next 15 years; this was changed in 2022, to be 10,000 units by 2034; 2) allocate the equivalence of an additional penny on the Real Estate Tax rate to support this production starting in FY 2021; 3) achieve no net loss of total "market affordable" rental units in Fairfax County.

Adopted by the Board of Supervisors in April 2019, FY 2021 Budget Guidance directed staff to implement the Affordable Housing Resource Panel's (AHRP) Phase II recommendations as part of the Communitywide Housing Strategic Plan. Phase II of the plan requires action in five strategic categories:

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

In FY 2024, total resources for affordable housing totaled more than \$343.8 million including County, federal, and all other revenue sources.

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Preservation

In 2019, the Fairfax County Board of Supervisors and the FCRHA adopted a commitment of “No Net Loss” of existing affordable housing. This commitment to preservation ensures that while the County expands the number of affordable homes through development, simultaneously the existing stock of affordable homes is also maintained. The Affordable Housing Preservation Task Force was created in 2020 to develop a comprehensive set of strategies to preserve affordable rental housing. The Board of Supervisors adopted the recommendations of the Affordable Housing Preservation Task Force in 2021, which reaffirmed the County’s commitment to no net loss of market affordable housing and provided a suite of recommendations to further that goal. In FY 2022, HCD hired a Preservation Coordinator to focus on housing preservation and implement the Affordable Housing Preservation Task Force recommendations. As of the end of FY 2023, income and rent restrictions have been placed on 1,423 market affordable units to preserve their affordability.

Affordable Dwelling Unit Program

The Affordable Dwelling Unit Program (ADU Program) is a mandatory program under the Fairfax County Zoning Ordinance that produces new for-sale or rental affordable units across the County. The ADU Program requires developers of new residential construction to set aside either 5 or 6.25 percent of units in a multi-family development and 12.5 percent of units in a single-family construction as ADUs in return for bonus density. The FCRHA has the right to acquire one-third of the for sale ADUs to lease as rental units. The remaining for-sale ADUs are sold to low- or moderate-income households through the First-time Homebuyers Program. At the end of FY 2023, a total of 3,087 units (1,455 rental and 1,632 for-sale) have been produced under the ADU program; the FCRHA acquired 195 of the for-sale units, which are maintained as permanent affordable housing.

Workforce Dwelling Unit Policy

The Board of Supervisors established the Countywide and Tysons Workforce Dwelling Unit Policy (WDU Policy) as an Appendix to the Policy Plan’s Housing Element within the Comprehensive Plan. The WDU Policy is a proffer-based incentive system designed to encourage WDUs in the County’s Mixed-Use Centers, including the Tysons Urban Center, Suburban Centers, Community Business Centers, and Transit Station Areas. The WDU Policy expects a minimum of 8 percent of all new rental units to be proffered as WDUs, serving income tiers from 80 to 120 percent of AMI. Through FY 2023, a total of 2,121 WDUs (2,042 rental and 79 for-sale) have been constructed.

Affordable Housing Development Activities

HCD, in conjunction with the FCRHA, facilitates the development of affordable housing by non-profit and for-profit developers through incentives and financing. The FCRHA also owns, maintains, and renovates housing for low- and moderate-income families and individuals, as well as households with special needs.

Two major projects in pre-development include the approximately 450-unit Somos at McLean development (Providence District) and 516-unit Dominion Square West development (Hunter Mill District). Both projects are partnerships with developers that are expected to provide much-needed affordable housing in the rapidly developing Tysons area, near metro stations.

The FCRHA also identifies development partners to construct and operate affordable housing under the Virginia Public-Private Partnership Education Facilities Infrastructure Act (PPEA). The Franconia Government Center redevelopment (Franconia District) was recently awarded under this procurement method. The FCRHA has also executed PPEA agreements for One University (Braddock District), Oakwood (Franconia District), and Autumn Willow (Springfield District). Additional PPEA projects in pre-development include the redevelopment of parking lots at the Fairfax County Government Center (Braddock District) and development of a parcel at West Ox Road and

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Route 50 (Sully District). Many of the development projects utilize public-private partnerships to leverage private equity and provide the greatest value to the residents of Fairfax County.

Home Repair for the Elderly

The Home Repair for the Elderly Program (HREP) assists elderly residents with basic home repairs, thereby enabling them to remain in their homes safely and helping to preserve older neighborhoods. In FY 2023, 101 households were served, and with increased funding from the General Fund allowing \$1,000 per household to improve homes, this program will continue to grow in FY 2024.

Affordable Housing Management

HCD manages and cares for the FCRHA's stock of affordable housing units and the people who live in them. Effective management and maintenance of the properties benefits both the residents who deserve safe and well-kept housing, and the surrounding community through the successful integration of the units within the County's neighborhoods. Funding challenges persist as rents paid by tenants are growing at a slower rate than expenses, and additional federal resources are unlikely. HCD has moved to a full portfolio third-party management platform to maintain cost efficiencies.

FCRHA Rental Housing Programs

The Rental Housing Program includes properties owned by the FCRHA, as well as properties owned by limited partnerships affiliated with the FCRHA. In addition, it encompasses units owned by the FCRHA and operated under Rental Assistance Demonstration (RAD). Rental properties for low-income families were formerly managed through Fund 40330, Elderly Housing Programs; Fund 81100, Fairfax County Rental Program (FCRP); Fund 81200, Housing Partnerships; and Fund 81300, RAD – Project-Based Voucher (PBV), which are now managed in Fund 81400, FCRHA Asset Management, and Fund 81510, Housing Choice Voucher (HCV). A total of 17,998 individuals were housed through the HCV, RAD-PBV, and FCRP programs in FY 2023. As a Moving to Work (MTW) Public Housing Authority, the FCRHA is granted flexibility to test innovative, locally designed strategies to improve cost-effectiveness and help families achieve self-sufficiency.

Affordable Senior Housing and Assisted Living

HCD and the FCRHA provide 505 affordable independent senior living rental apartments in Fairfax, Herndon, Springfield, and Alexandria. While most senior communities serve persons ages 62 and older, the FCRHA also has two communities serving persons ages 55 and older. They include the Atrium at Metro West and the Crest of Alexandria with 10 and 13 two-bedroom apartments, respectively. In addition, 112 beds of licensed assisted living at Braddock Glen Assisted Living (Braddock District) and at Lincolnia Assisted Living (Mason District) offer housing assistance to individuals in need of regular support and care.

Tenant Subsidies and Resident Services

HCD facilitates the provision of decent, safe, and affordable housing in the private market for families with low incomes. By providing participants with the necessary tools through supportive services that will help them move along the housing continuum toward self-sufficiency, HCD strives to encourage economic development and continued availability of affordable housing units for those in need. Tenant subsidies are impacted by changes in federal policy and funding, as well as local rental market dynamics. Low- and extremely low-income families often face barriers to obtaining private market rate housing, such as poor credit, lack of affordable childcare, and lack of transportation options. HCD staff work cooperatively with other County and non-profit service providers to help families overcome these barriers through service coordination and information sharing.

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Housing Choice Voucher Program

Participants in the Housing Choice Voucher (HCV) Program receive financial assistance to rent private and FCRHA-owned housing units. HCD administers the federally funded HCV rental subsidy program for Fairfax County, and for the Cities of Falls Church and Fairfax, and the Towns of Herndon, Vienna, and Clifton. Federal funds pay the difference between the fair market rent and the amount the tenant can pay based on the tenant's income. A total of 4,409 vouchers are authorized by the U.S. Department of Housing and Urban Development (HUD). These along with the 1,060 units in the RAD-PBV program, total 5,469 federally subsidized units.

State Rental Assistance Program; Tenant-Based Rental Assistance Program

Under the State Rental Assistance Program (SRAP), participants with intellectual and other developmental disabilities receive financial assistance to rent privately-owned housing units. The Virginia Department of Behavioral Health and Developmental Services (DBHDS) in partnership with the FCRHA and HCD administer this state-funded rental subsidy program for Fairfax County, the City of Fairfax, and the Towns of Herndon, Vienna, and Clifton. SRAP is administered in coordination with disability support services provided through Virginia's Medicaid Waiver programs. As of June 30, 2023, the FCRHA was serving 165 eligible households under SRAP.

The FCRHA and HCD also use federal HOME Investment Partnerships Program (HOME) funding to provide Tenant-Based Rental Assistance (TBRA) vouchers. This program serves homeless populations and persons with special needs. As of June 30, 2023, the FCRHA was serving 52 eligible households with TBRA vouchers.

Rental Subsidy and Services Program

The Rental Subsidy and Services Program is designed for rental subsidies or capital for the acquisition of additional affordable units to address homelessness and waiting list goals of the Housing Blueprint. The program is funded, subject to annual allocation, with program income from the County-owned Wedgewood Apartments property in Fund 30300, Affordable Housing Development and Investment. The program is run by Northern Virginia Family Service (NVFS) and provides rental subsidies and an array of supportive services to program participants. NVFS began their second contract to operate the program in FY 2022, with a total of 116 households under lease in FY 2023. The average income of all households served by the program was \$19,320, which is considered extremely low-income. As part of the Communitywide Housing Strategic Plan, HCD and other County partners are working collaboratively to ensure the program is serving those with the greatest need.

Family Self-Sufficiency

HCD administers the Family Self-Sufficiency Program (FSS) and receives grant funding each year from HUD for two FSS case managers. This program provides self-sufficiency case management to residents and assists them with building an escrow account to be used once they graduate. Once participants complete their goals, graduates can choose how they use their escrow accounts, either to help purchase a home or pay off student debt. In FY 2023, the FSS program served 100 households.

Homeownership and Down Payment Assistance for First Time Home Buyers

HCD helps families with low and moderate incomes invest in Fairfax County by becoming homeowners. Renters are able to move along the housing continuum to affordable homeownership by purchasing cost-restricted for-sale units in HCD's Homeownership programs and/or by receiving down payment assistance loans. HCD qualifies homebuyers for the programs and ensures compliance with program requirements.

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Homeownership Programs

Fairfax County and the FCRHA have been providing affordable homeownership opportunities since 1978. Article 2, Part 8 of the Fairfax County Zoning Ordinance, the ADU Program, became effective in 1990 and was last amended in 2007. The First-Time Homebuyers (FTHB) Program offers new and resale homes to moderate-income first-time homebuyers at prices below the cost of market-rate units within developments. The FTHB Program serves families with income up to 70 percent of the AMI.

The Fairfax County Board of Supervisors adopted its Countywide and Tysons Workforce Dwelling Unit Policy in 2007. The first for-sale WDUs became available in 2019. These homes are built by private developers in exchange for a density bonus and are located throughout the County. The WDU program currently serves families with income up to 120 percent of the AMI.

In FY 2023, 1,577 FTHB units were subject to continued compliance with covenants, particularly with respect to refinancing, resales, and occupancy requirements. Also, in FY 2019, two new financial assistance programs were initiated for low- and moderate-income homebuyers. In FY 2023, a Down Payment Assistance Program served a total of 73 families with income up to 80 percent of the AMI in buying FTHB units or WDUs. Additionally, the FCRHA was a sponsor of approximately \$19 million in set aside funds from Virginia Housing, formerly Virginia Housing Development Authority, to 28 families purchasing market rate homes in Fairfax County. These funds bought down the interest rate by 1 percent, making the homes more affordable.

Virtual Homeownership Resource Center

The Virtual Homeownership Resource Center serves hundreds of people each month, providing information on homeownership, homeownership education, homeownership counseling sessions, opportunities to meet with lenders, applicant briefings, and coordination of resources for current and prospective first-time homebuyers. All potential Fairfax County first-time homebuyer participants are required to take a six-hour homeownership education course taught by Virginia Housing, trained lenders, and housing professionals. Completion of the class qualifies graduates to participate in the FTHB Program.

In FY 2023, the Homeownership Resource Center received a total of 12,372 requests for service primarily through marketing and outreach efforts.

Housing Options to People Experiencing Homelessness and Other Vulnerable Populations

The Office to Prevent and End Homelessness (OPEH) manages, coordinates, and monitors day-to-day implementation of the Fairfax-Falls Church community's homelessness strategies and the operation of many of the homeless services provided by the County. The following programs provide housing options for people experiencing, or at-risk of, homelessness and other vulnerable populations.

Emergency Eviction Prevention Funds

Social workers from the Department of Family Services (DFS), as well as Coordinated Services Planning (CSP) staff from the Department of Neighborhood and Community Services, access emergency eviction prevention funds to assist persons who are at-risk of becoming homeless. Families and individuals who contact the CSP staff are assessed for eligibility and may be assisted directly by utilizing these County funds or referred to a community-based non-profit group.

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Emergency Shelters and Housing Crisis Response

The County contracts with non-profit organizations to provide emergency shelter and services to individuals and families. Through a housing crisis response system, Fairfax County assists people experiencing, or at-risk of, homelessness to quickly resolve their crisis and find housing stability. Services include homelessness prevention and rapid rehousing assistance; case management while in the shelter; food, laundry, clothes, and other basic needs; and outreach to unsheltered individuals.

Funding was approved as part of the 2016 Human Services and Community Development bond to renovate or replace four of the County's shelters, which can no longer adequately meet emergency needs of homeless families and individuals in the community. The Bailey's Crossroads Community Shelter, now called the Baileys Shelter and Supportive Housing Facility, was the first shelter to be renovated and expanded with this bond funding and opened in 2019. The new building includes not only emergency shelter beds, but new Medical Respite Program beds, new permanent supportive housing units, and a more modern, accessible facility with larger, more flexible spaces that can be used for multiple purposes. Three additional shelters are slated for renovation or replacement in the coming years: Eleanor U. Kennedy Shelter, Embry Rucker Community Shelter, and Patrick Henry Family Shelter.

Permanent Supportive Housing

Permanent supportive housing residences like Mondloch Place, for formerly homeless single adults, and Kate's Place, for families with children under the age of 18, will expand critical affordable housing opportunities to individuals at the lowest end of the economic spectrum and those with the greatest need.

Hypothermia Prevention Program

Additional sheltering is provided during the winter months as the need for shelter for single individuals is greater than the capacity of the main emergency shelters. The goal of the program is to prevent death or injury among the homeless adult population during the coldest months, while maintaining a safe environment for the participants, staff, and volunteers. The COVID-19 pandemic brought significant challenges to the program as many faith-based communities were unable to support the program as they had in years past. While houses of worship are still available for shelter locations, there are fewer volunteers that are willing or able to participate. As a result, the County, through the non-profit contracts, is providing more staff to sustain program operations.

Residential Operations

OPEH provides support to human services residential sites by managing leasing arrangements, as well as providing maintenance and repairs, for approximately six emergency shelter facilities, 39 emergency shelter apartments, three permanent supportive housing facilities, and 64 Fairfax-Falls Church Community Services Board residential program sites serving consumers throughout the County. A collaborative approach among OPEH and other Fairfax County agencies focuses on maximizing and effectively managing physical resources to sustain and support programs where service demand requires it.

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Performance Measurement Results by Community Outcome Area

Housing and Community Development programs work to implement the Board of Supervisors' Affordable Housing Goal that "opportunities should be available to all who live or work in Fairfax County to purchase or rent safe, decent, affordable housing within their means" and the FCRHA goal to "preserve, expand and facilitate affordable housing opportunities in Fairfax County." These goals will be achieved by providing affordable housing preservation and development; offering technical assistance; arranging financing services in conjunction with the FCRHA, for-profit, and non-profit community partners; managing and maintaining quality affordable rental housing; administering rental housing subsidies in accordance with federal regulations and local policies; and providing homeownership opportunities to eligible households.

Effective and Efficient Government

Elderly Housing Programs

Objective: To maintain an Assisted Living occupancy rate of 95 percent or higher and accurately track the cost of two subsidized Assisted Living facilities that contain a total of 112 beds.

Objective: To maintain an Independent Living occupancy rate of 96 percent or higher and maintain a customer satisfaction rating of 95 percent or better.

A total of 107 individuals, slightly below the target of 110, were housed at two assisted living developments with 112 beds (Braddock Glen and the Lincolnia Senior Center and Residence), achieving a 95 percent occupancy rate with 86 percent satisfaction. The FY 2023 Assisted Living cost per client of \$50,642 was close to the estimated target and the customer satisfaction rate was lower than targeted. Continuing to rebound from the COVID-19 pandemic, HCD is working with its management contractors to increase its focus on resident engagement to improve satisfaction.

Independent Living programs met the service quality goal and came close to meeting the efficiency target for FY 2023. A total of 459 individuals were housed, and the cost per client was \$10,717. The Little River Glen community continues to experience attrition with 36 planned vacancies due to an upcoming major renovation of the property. The total occupancy rate, however, remained steady at 95 percent in FY 2023. The overall Independent Living customer service satisfaction rating was 90 percent. Management has recognized the need for increased resident engagement with open feedback from residents to ensure a quality living experience, which should lead to improved scores in future years.

Indicator	FY 2021 Actual	FY 2022 Actual	FY 2023 Estimate	FY 2023 Actual	FY 2024 Estimate	FY 2025 Estimate
Effective and Efficient Government						
Customer Satisfaction with County Services						
Assisted Living clients housed ¹	94	104	106	107	108	109
Independent Living individuals housed ²	466	472	475	459	478	470
Assisted Living cost per client ³	\$49,066	\$48,965	\$50,000	\$50,642	\$51,000	\$52,000
Independent Living cost per client	\$9,763	\$9,169	\$10,000	\$10,717	\$10,500	\$12,000
Assisted Living occupancy rate	84%	92%	95%	95%	95%	96%
Independent Living occupancy rate	97%	90%	90%	95%	92%	95%
Assisted Living overall customer satisfaction rating	89%	90%	93%	86%	92%	93%
Independent Living overall customer satisfaction rating	95%	91%	95%	90%	95%	95%

¹ Refers to the average number of beds in use in a month.

² Refers to highest monthly number of households served in all senior independent living units, including those managed by the FCRHA and properties managed by third-party firms under contract with the FCRHA.

³ Includes all operating costs except major capital expenditures.

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Homeownership

Objective: To obtain a Program Assessment rating of 90 percent or better on indicators addressing satisfaction with program orientation and participation.

In FY 2023, the total number of First-Time Homebuyer units increased over the FY 2022 total, in large part due to a continued increase in the number of new development unit sales. Additionally, the number of families served through marketing outreach efforts greatly exceeded the estimates. A total of 86 first-time homebuyers achieved homeownership with assistance from FCRHA programs, which greatly exceeded the target of 40. The cost per FTHB participant was \$347, which increased from FY 2022 and did not meet the goal of \$315 or less. All applicants to the FTHB program must have a total family income no higher than 70 percent AMI. The FTHB average income for the average family size of three was \$68,947 which was slightly above HUD's 50 percent AMI maximum for a family of three at \$68,450. This meant the FTHB average income met the HUD definition of low-income. Participant satisfaction was 99 percent, above the target, and the program orientation assessment rating of 91 percent was also above the target. The average FTHB unit sales price was \$228,978, while the average WDU sold for \$351,809. In FY 2022, WDU pricing was increased, which led to an increase in the sales price of new WDUs in FY 2023.

Indicator	FY 2021 Actual	FY 2022 Actual	FY 2023 Estimate	FY 2023 Actual	FY 2024 Estimate	FY 2025 Estimate
Effective and Efficient Government						
Customer Satisfaction with County Services						
Total First-Time Homebuyer (FTHB) units ¹	1,486	1,528	1,530	1,577	1,550	1,570
First-time homebuyers	47	71	40	86	40	40
FTHB households participating in the program ²	680	723	650	786	750	760
Number of families served through marketing and counseling efforts ³	10,907	12,720	6,000	12,372	7,000	7,500
Cost per FTHB participant ⁴	\$274	\$260	\$315	\$347	\$350	\$370
Average income of new first-time homebuyers ⁵	\$64,187	\$63,459	\$55,000	\$68,947	\$55,000	\$106,450
Participant satisfaction survey scores	90%	100%	90%	99%	90%	90%
Assessment rating	89%	92%	90%	91%	90%	90%

¹ Includes all FTHB units and loans requiring ongoing compliance monitoring and Housing Choice Voucher homeowners.

² All FTHB and WDU households in a price control period requiring completion of an annual occupancy certification. The average household size of new FTHB participants is four.

³ Represents the number of families served through any FTHB program/outreach marketing effort.

⁴ Cost per FTHB participant is based on total FTHB units and total staff hours. The goal was adjusted annually for inflation beginning in FY 2023.

⁵ Beginning in FY 2025, the goal for average income is based on HUD's income for a family of four at 70 percent of AMI. The goal is adjusted annually based on the then-applicable HUD amount for a family of four.

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Housing and Neighborhood Livability

Affordable Housing Preservation and Production

The Board of Supervisors, in partnership with the FCRHA, is using a variety of innovative techniques to both 1) deliver new, affordable homes that add value to neighborhoods and 2) preserve existing affordable communities. During the past year, acres of public land were donated by the Board of Supervisors for the creation of affordable housing. Federal, state, and local funding from the Board of Supervisors were used to break ground on several new affordable communities, as well as to preserve affordable homes. Private industry partners, including developers, financial institutions, and non-profit organizations play an essential role in creating opportunities. Fairfax County guarantees affordable homes for decades to come via ground leases, loan agreements, and a variety of other means.

Community Outcome Area ¹	FY 2021 Actual	FY 2022 Actual	FY 2023 Estimate	FY 2023 Actual	FY 2024 Estimate	FY 2025 Estimate
Housing and Neighborhood Livability						
Adequate Quantity and Availability of Housing						
Affordable Housing Units Preserved ²	NA	NA	NA	259	525	100
Local Funding Investment per Unit Preserved ³	NA	NA	NA	\$57,915	\$50,000	\$50,000
Affordable Housing Units Produced ⁴	NA	NA	NA	640	509	390
Local Funding Investment per Unit Produced ^{3,5}	NA	NA	NA	\$28,350	\$85,000	\$85,000

¹ The Affordable Housing Preservation and Production performance measures are included for the first time in FY 2025.

² Refers to rental units that were placed under new rental restrictions. Units are counted at the time of financial closing.

³ Local funding is appropriated by the Board of Supervisors in Fund 30300, Affordable Housing Development and Investment.

⁴ Refers to rental or for-sale units affordable up to 80 percent of AMI. Units are counted at the time they are delivered and placed in service.

⁵ Estimated local funding per unit produced is consistent with the Countywide Housing Strategic Plan and results will vary from year to year.

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Fairfax County Rental Program

Objective: To maintain an overall occupancy rate of 97 percent or higher for Fairfax County Rental Program multi-family properties.

In FY 2023, there were 2,009 housing units in FCRP, and 6,034 individuals were housed. The occupancy rate was 97 percent, which met the target. The average household income served was \$46,044 for HCD-managed properties, or 34 percent of the AMI for a family of three, which meets the HUD definition of very low-income or goal of serving households with incomes at or below 40 percent of the AMI. In terms of re-certifications, 95 percent of re-certifications, excluding active senior properties, were conducted on time, meeting the 95 percent target.

Indicator	FY 2021 Actual	FY 2022 Actual	FY 2023 Estimate	FY 2023 Actual	FY 2024 Estimate	FY 2025 Estimate
Housing and Neighborhood Livability						
Adequate Quantity and Availability of Housing						
Individuals housed	4,733	5,688	5,635	6,034	5,972	6,055
Number of units in program ¹	2,122	2,121	2,121	2,009	2,121	2,029
Average income served as a percentage of Area Median Income	32%	43%	40%	34%	43%	43%
Percent on-time re-certifications ²	93%	97%	95%	95%	97%	97%
Occupancy rate FCRP	97%	97%	97%	97%	97%	97%

¹ Includes all FCRP and Partnerships Properties multi-family units, the Woodley Hills mobile home park, and the Coan Pond working singles residences. Does not include senior housing properties and certain special needs programs.

² Measure includes all FCRHA-managed FCRP multi-family rental properties, excluding active senior properties.

Housing Choice Voucher and RAD-PBV

Objective: To obtain a Serving Substantially the Same (STS) rate of 100 percent or higher for the federal HCV and RAD-PBV programs, thereby indicating that the Fairfax County Redevelopment and Housing Authority, a Moving to Work agency, is serving substantially the same number of households as it did prior to becoming an MTW agency. In FY 2023, the STS rate was 95 percent, slightly below the target.

The HCV and RAD-PBV programs did not exceed the target for FY 2023. This income level is approximately 17 percent of the AMI for a family of two, thereby meeting the HUD definition of extremely low-income.

Indicator	FY 2021 Actual	FY 2022 Actual	FY 2023 Estimate	FY 2023 Actual	FY 2024 Estimate	FY 2025 Estimate
Housing and Neighborhood Livability						
Adequate Quantity and Availability of Housing						
Average income served as a percentage of Area Median Income	17%	17%	25%	16%	25%	25%
Percent on-time inspections ¹	NA	82.0%	95.0%	100.0%	95.0%	95.0%
Percent on-time re-certifications	95.0%	99.0%	95.0%	93.0%	95.0%	97.0%
Serving Substantially the Same (STS) ²	100%	97%	100%	95%	100%	100%

¹ The percentage of on-time inspections is listed as Not Applicable for FY 2021 due to the COVID-19 pandemic and HUD approved waivers. No annual inspections were conducted during the months of July 2020 through June 2021.

Housing and Community Development Programs Overview

² As part of the requirements for being a MTW agency, every year HUD reviews the FCRHA's leasing data to determine whether it is serving substantially the same number of households as it did prior to becoming a MTW agency. If the FCRHA is not serving the same number of households as when it became a MTW agency, the FCRHA must inform HUD of their plan or what corrective action will be taken to meet the requirement. The FY 2022 actual figure is an HCD reported figure; HUD confirmation of the percentage is pending.

Office to Prevent and End Homelessness

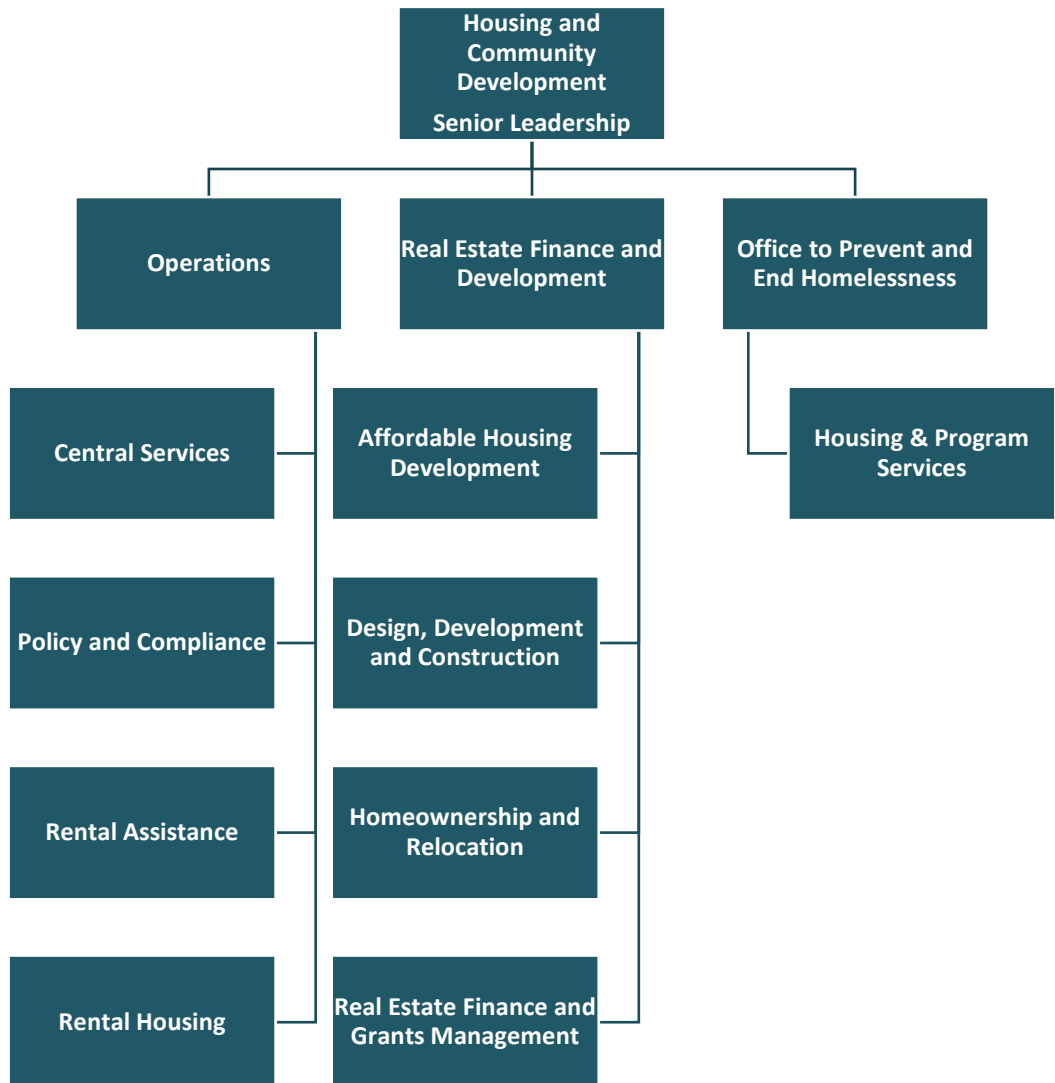
OPEH works to provide housing options to households at risk of or experiencing homelessness. Since FY 2010, OPEH, along with other County agencies and non-profit partners, supported by local, state, and federal subsidies, have worked to increase the number of persons exiting the County's single and family shelters to permanent housing. A more focused effort on rapid rehousing and housing first services, along with federal housing vouchers and RSSP resources, are important to this effort. The table below summarizes the number of individuals moved into permanent housing:

Fiscal Year	Number	Percentage Increase/(Decrease)
2010	243	
2011	411	69%
2012	599	46%
2013	754	26%
2014	926	23%
2015	1,161	25%
2016	1,031	(11%)
2017	1,068	4%
2018	978	(8%)
2019	1,038	6%
2020	963	(7%)
2021	790	(18%)
2022	820	4%
2023	936	14%

The homeless services continuum of care programs are working to move individuals rapidly into permanent housing. Efforts will continue to enhance proven Housing First strategies to support clients moving to permanent housing. This work continues to be challenging due to the inadequate supply of affordable housing. Additional permanent supportive housing programs with rental subsidies and support services will also be sought to improve outcomes for the homeless in the community. In FY 2023, a total of 936 people moved into permanent housing from County shelters. This is an increase of 14 percent in individuals housed over the prior fiscal year.

Housing and Community Development Programs Overview

Organizational Chart



Housing and Community Development Programs Overview

Budget and Staff Resources

Program Area Summary by Fund

Category	FY 2023 Actual	FY 2024 Adopted Budget Plan	FY 2024 Revised Budget Plan	FY 2025 Advertised Budget Plan
FUNDING				
County Appropriated Funds				
Operating:				
Department of Housing and Community Development	\$30,004,244	\$34,810,582	\$37,874,672	\$36,968,916
40330 Elderly Housing Programs	0	0	0	0
Total Operating Expenditures	\$30,004,244	\$34,810,582	\$37,874,672	\$36,968,916
Capital:				
30300 Affordable Housing Development and Investment	\$43,938,044	\$37,062,736	\$127,700,589	\$38,118,750
40300 Housing Trust	3,639,666	3,593,342	23,871,363	4,211,206
Total Capital Expenditures	\$47,577,710	\$40,656,078	\$151,571,952	\$42,329,956
Total County Appropriated Fund Expenditures	\$77,581,954	\$75,466,660	\$189,446,624	\$79,298,872
Federal/State Support:				
50800 Community Development Block Grant	\$7,886,015	\$5,918,926	\$12,508,415	\$5,682,469
50810 HOME Investment Partnerships Program	2,531,181	2,471,231	13,314,644	2,385,371
81500 Housing Grants and Projects	2,245,686	3,393,060	3,508,785	3,393,060
81510 Housing Choice Voucher Program	83,998,930	84,056,182	89,872,294	89,207,253
Total Federal/State Support	\$96,661,812	\$95,839,399	\$119,204,138	\$100,668,153
FCRHA Generated Funds:				
81000 FCRHA General Operating	\$4,021,013	\$3,771,383	\$21,423,767	\$3,922,547
81060 FCRHA Internal Service	93,050	0	0	0
81400 FCRHA Asset Management	5,186,431	539,798	135,735,382	374,345
Subtotal, All FCRHA Funds	\$9,300,494	\$4,311,181	\$157,159,149	\$4,296,892
Less:				
81060 FCRHA Internal Service	(\$93,050)	\$0	\$0	\$0
Total, FCRHA Funds	\$9,207,444	\$4,311,181	\$157,159,149	\$4,296,892
TOTAL, ALL SOURCES (Includes 81060 FCRHA Internal Service)	\$183,544,260	\$175,617,240	\$465,809,911	\$184,263,917
Less:				
81060 FCRHA Internal Service	(\$93,050)	\$0	\$0	\$0
NET TOTAL, ALL SOURCES	\$183,451,210	\$175,617,240	\$465,809,911	\$184,263,917
AUTHORIZED POSITIONS/FULL-TIME EQUIVALENT (FTE)				
Regular	106 / 106	107 / 107	108 / 108	110 / 110
Grant	74 / 74	74 / 74	74 / 74	74 / 74
Total Positions	180 / 180	181 / 181	182 / 182	184 / 184

¹ As part of the FY 2023 Adopted Budget Plan, Fund 40330, Elderly Housing Programs, was closed in an effort to consolidate Housing and Community Development funds and is no longer needed as a result of the shift to third-party management.

Housing and Community Development Programs Overview

Position Detail

The FY 2025 Advertised Budget Plan includes the following positions:

ORGANIZATIONAL MANAGEMENT & DEVELOPMENT - 46 Positions			
General Fund			
1	Director	1	Contract Analyst III
1	Deputy Director	2	Financial Specialists III [+1]
1	Administration & Policy Division Director	1	Accountant III
3	HCD Assistant Division Directors	1	Network/Telecom. Analyst II
1	Info. Tech. Program Manager I	1	Housing/Community Developer III
1	Management Analyst IV	1	Human Resources Generalist II
1	Housing/Community Developer V	1	Information Officer II
1	Programmer Analyst III	1	Financial Specialist II [+1]
3	Financial Specialists IV	2	Accountants II
2	Housing/Community Developers IV	1	Information Technology Tech II
2	Housing Services Specialists V	1	Accountant I
1	Business Analyst III	2	Administrative Assistants V
1	Management Analyst III	3	Administrative Assistants IV [-1]
1	Communications Specialist III	2	Administrative Assistants III
FCRHA (Fund 81000)			
1	Planner V	1	Accountant II
1	Management Analyst III	1	Housing Services Specialist II
1	Accountant III	1	Administrative Assistant II
RENTAL HOUSING PROPERTY MANAGEMENT - 15 Positions			
General Fund			
2	HCD Division Directors	1	Housing/Community Developer II
1	Management Analyst IV	1	Housing Services Specialist III
1	Housing/Community Developer V	0	Human Services Assistants [-1]
FCRHA (Fund 81000)			
3	Housing/Community Developers IV	1	Financial Specialist III
1	Housing Services Specialist V	1	Management Analyst II
2	Management Analysts III	1	Administrative Assistant IV
HOMEOWNERSHIP PROGRAM - 6 Positions			
CDBG (Fund 50800)			
1	Housing Services Specialist IV	1	Administrative Assistant IV
3	Housing/Community Developers II		
FCRHA (Fund 81000)			
1	Housing/Community Developer III		
COMMUNITY/NEIGHBORHOOD IMPROVEMENT - 36 Positions			
General Fund			
1	Deputy Director	2	Housing/Community Developers V
1	Real Estate Finance Manager	7	Housing/Community Developers IV
1	HCD Division Director	1	Housing/Community Developer II [+1]
1	HCD Assistant Division Director	1	Administrative Assistant V
4	Project Coordinators [+2]	1	Administrative Assistant IV
CDBG (Fund 50800)			
1	Housing/Community Developer V	1	Management Analyst I
2	Housing/Community Developers IV	1	Senior Maintenance Supervisor
1	Housing Services Specialist IV	3	General Building Maintenance Workers II
1	Accountant III	1	Administrative Assistant III
FCRHA (Fund 81000)			
1	Housing/Community Developer V	1	Housing/Community Developer III
2	Housing/Community Developers IV	1	Planning Technician II

Housing and Community Development Programs Overview

Capital Projects

This fund provides County support for both affordable housing and limited community revitalization capital projects.

- Fund 30300, Affordable Housing Development and Investment - Designed to provide funds to quickly and significantly impact the availability of affordable housing in the County within established criteria. Fund 30300 also supports the Rental Subsidy and Services Program.

Special Revenue Funds

These funds include housing programs which have a variety of sources of revenue, including rental income, federal or state support, bank funds, or proffered contributions.

- Fund 40300, Housing Trust - Utilizes proffered contributions from private developers, County contributions, and investment earnings to encourage the preservation, development, and redevelopment of affordable housing by the FCRHA, non-profit sponsors, and the private sector.
- Fund 50800, Community Development Block Grant - Federal grant that is used to conserve and upgrade neighborhoods through the provision of public facilities, support for community services, and stimulation of development of low- and moderate-income housing.
- Fund 50810, HOME Investment Partnerships Program - Federal grant program that supports provision of affordable housing through acquisition, rehabilitation, new construction, and tenant-based rental assistance.

FCRHA Asset Management

- Fund 81400, FCRHA Asset Management – In FY 2023, Fund 81400, FCRHA Asset Management was established to consolidate the management and oversight of the County's rental program following the shift to third-party management in FY 2022.

FCRHA Grants and Projects Fund

- Fund 81500, Housing Grants and Projects - Established in FY 2000 to administer grants awarded to the FCRHA.

Federal Section 8 Rental Assistance

- Fund 81510, Housing Choice Voucher Program - Provides federal housing rental assistance to families with low incomes to assist them in leasing housing in the private marketplace. A portion of rent payments is provided by HUD, through HCD, and is calculated under various formulas, incorporating family income and the fair market rent for various types of housing in the Washington Metropolitan Area. The FCRHA administers the program, providing rental vouchers to eligible participants and rental subsidies to certain housing developments.

Housing and Community Development Programs Overview

CONSOLIDATED FUND STATEMENT

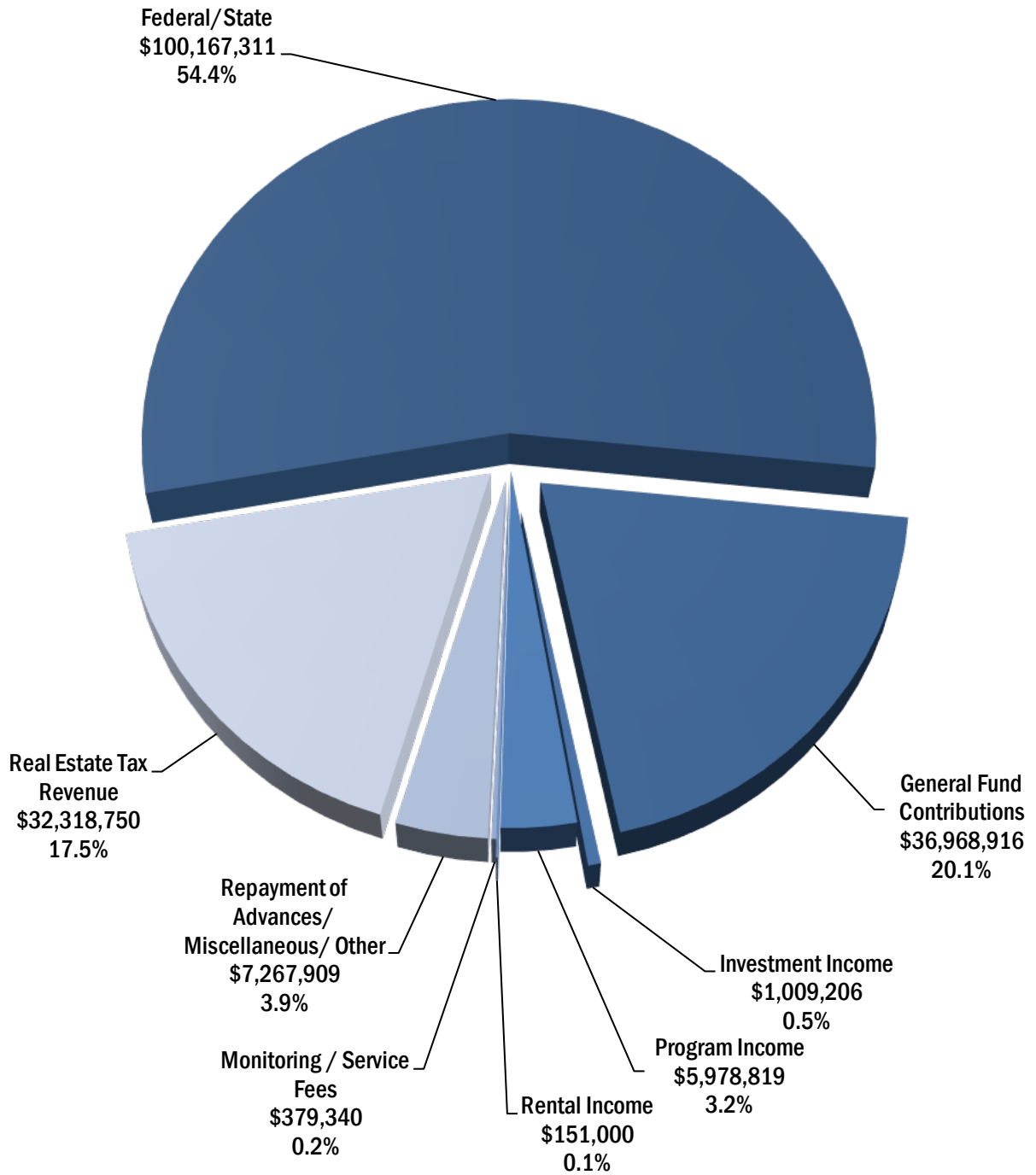
Category	FY 2023 Actual	FY 2024 Adopted Budget Plan	FY 2024 Revised Budget Plan	FY 2025 Advertised Budget Plan
Beginning Balance	\$159,988,692	\$62,744,038	\$180,145,191	\$57,892,697
Revenue:				
Federal/State	\$98,075,203	\$93,167,505	\$117,977,259	\$100,167,311
General Fund Contributions	57,504,244	34,810,582	49,374,672	36,968,916
Program Income	9,358,450	9,198,333	6,456,356	5,978,819
Rental Income	151,538	151,000	151,000	151,000
Investment Income	1,221,680	102,335	170,020	1,009,206
Monitoring/Service Fees	430,466	459,325	459,325	379,340
Proffered Contributions	1,107,956	0	0	0
Real Estate Tax Revenue	29,686,000	31,362,736	31,362,736	32,318,750
Miscellaneous/Other	6,165,222	7,059,256	137,887,738	7,267,909
Total Revenue	\$203,700,759	\$176,311,072	\$343,839,106	\$184,241,251
Total Available	\$363,689,451	\$239,055,110	\$523,984,297	\$242,133,948
Expenditures:¹				
Personnel Services	\$15,270,202	\$19,050,621	\$18,850,621	\$20,669,465
Operating Expenses	102,728,710	104,739,038	128,476,004	110,362,678
Capital Equipment	741,877	50,000	9,213,667	89,878
Grant Projects	12,662,882	11,783,217	29,331,844	11,460,900
Capital Projects	52,643,187	40,656,078	280,599,489	42,329,956
Recovered Costs	(502,598)	(661,714)	(661,714)	(648,960)
Total Expenditures	\$183,544,260	\$175,617,240	\$465,809,911	\$184,263,917
Transfers Out:				
Consolidated County and Schools Debt Service Fund (20000) ²	\$0	\$0	\$281,689	\$0
Total Transfers Out	\$0	\$0	\$281,689	\$0
Total Disbursements	\$183,544,260	\$175,617,240	\$466,091,600	\$184,263,917
Ending Balance	\$180,145,191	\$63,437,870	\$57,892,697	\$57,870,031

¹ Expenditure designations are based on fund category, for example, Fund 30300, Affordable Housing Development and Investment, is included in Capital Projects although some funding is used to support Operating Expenses. Fund 81060, FCRHA Internal Service, was included as a separate housing fund beginning in FY 1998. Revenues and expenditures for this fund are included in the Consolidated Fund Statement, but do not increase total funding available to the agency. As such, this funding is netted out of the Program Area Summary by Fund.

² A Transfer Out to Fund 20000, Consolidated County and Schools Debt Service, from Fund 40300, Housing Trust, is related to the Lincolnia Senior Center project. Per the terms of the bond documents, bond proceeds available after the payment of construction related costs are to be transferred to offset debt service expenses for the project.

Housing and Community Development Programs Overview

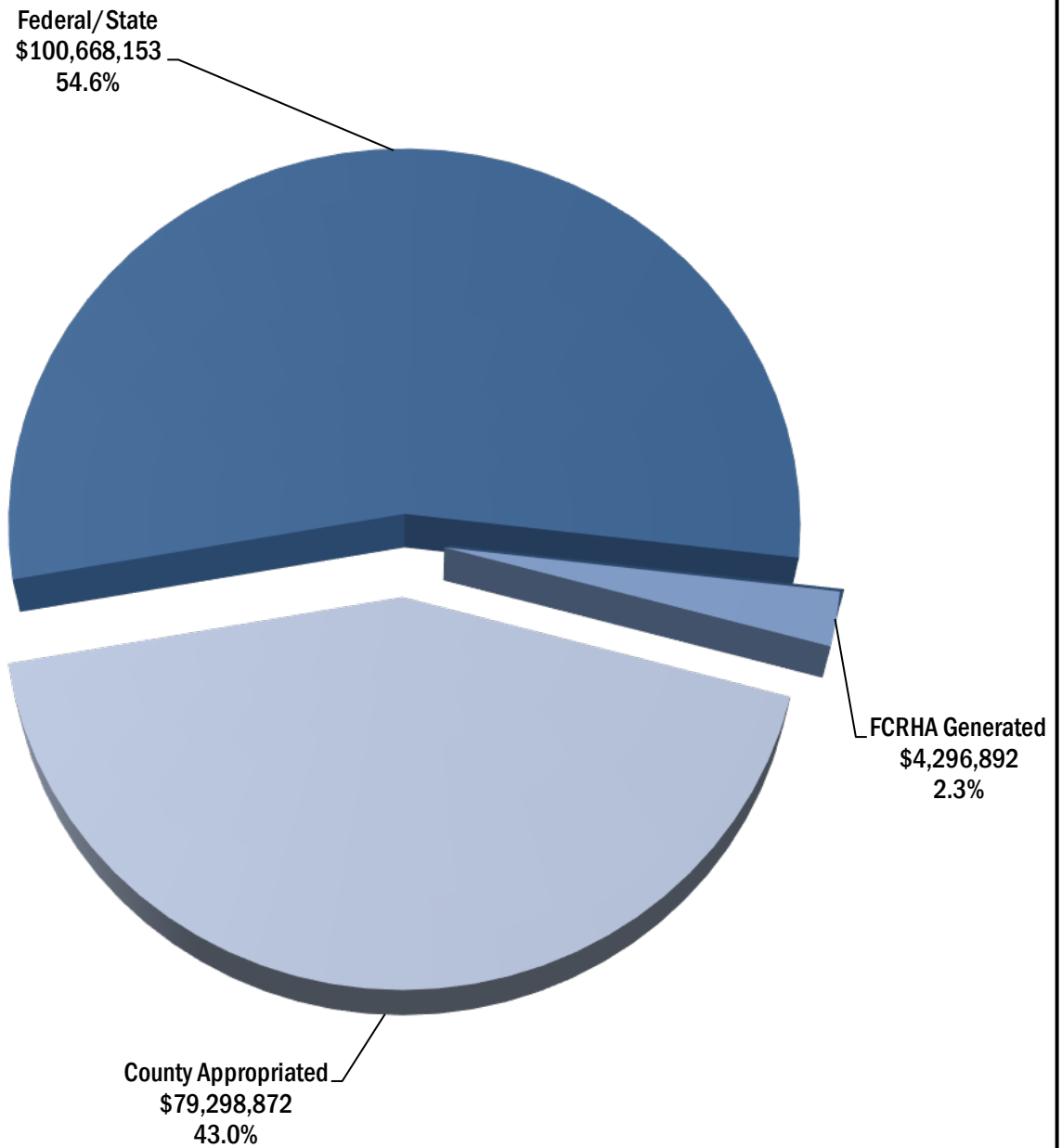
HOUSING PROGRAMS FY 2025 SOURCE OF FUNDS



TOTAL REVENUES = \$184,241,251

Housing and Community Development Programs Overview

HOUSING PROGRAMS FY 2025 EXPENDITURES



TOTAL EXPENDITURES = \$184,263,917