

Fairfax County, Virginia

Board of Supervisors Housing Committee

MEETING NOTICE

Date: **Tuesday, September 29, 2015**
Time: **3:00 p.m.**
Place: **Conference Rooms 9 and 10**
Government Center
12000 Government Center Parkway
Fairfax, VA 22035

AGENDA

- I. Call to Order**
- II. HCD: What to Expect in the Coming Year**
Tom Fleetwood, Acting Director, Department of Housing and Community Development
Robert Easley, Deputy Director, Operations, HCD
Hossein Malayeri, Deputy Director, Real Estate, Finance and Development, HCD
Marijke Hannam, Director, Financial Management Division, HCD
- III. Affordable Dwelling Unit Program – 25th Anniversary**
Ashley Montgomery, Director of Public Affairs, HCD
- IV. Other Business**
- V. Adjourn**

Fairfax County is committed to a policy of nondiscrimination in all County programs, services and activities and will provide reasonable accommodations upon request. Please call 703.246.5101 or TTY 703.385.3578. Please allow 48 hours in advance of the event in order to make arrangements.

**Fairfax County Department of Housing and Community Development
Federal Funding Matrix**

Fairfax County		Federal FY 2016/County FY 2017		
Federal Housing Funding Source and Local Impact	FY 2016 Budget	House Proposal	Senate Proposal	Potential Fairfax County Impact¹
Community Development Block Grant (CDBG) Flexible source of funding for a variety of affordable housing and community development activities for non-profits and the FCRHA. Major source of funding for the Consolidated Community Funding Pool (CCFP).	\$4,873,926 <small>(Awarded after the adoption of the FY 2016 Budget; per Fairfax County Consolidated Plan-Annual Action Plan for FY 2016)</small>	No Change from federal FY 2015 enacted funding level.	3.3% decrease from federal FY 2015 enacted funding level.	HOUSE: No Change SENATE: \$162,464 LOSS <ul style="list-style-type: none"> ▪ Potentially reduces funding for projects such as the affordable housing and targeted public services components of the Consolidated Community Funding Pool (CCFP), homeownership program, and the Home Repair for the Elderly Program. ▪ Could have an impact on achieving metrics in the Housing Blueprint.
HOME Investment Partnerships Program (HOME) Funds affordable housing through acquisition, rehabilitation, new construction and tenant-based rental assistance.	\$1,431,830 <small>(Awarded after the adoption of the FY 2016 Budget; per Fairfax County Consolidated Plan-Annual Action Plan for FY 2016)</small>	No Change from federal FY 2015 enacted funding level, but \$133 million is redirected from the National Housing Trust Fund.	92.7% decrease from federal FY 2015 enacted funding level, basically eliminating HOME funding.	HOUSE: No Change SENATE: \$1,326,829 LOSS <ul style="list-style-type: none"> ▪ Would eliminate funding (\$0.7 million) for tenant based rental assistance for 49 households. ▪ Would eliminate funding used to invest in affordable housing to be developed, sponsored or owned by certified Community Housing Development Organizations (CHDOs). ▪ Will eliminate funding supporting Fair Housing and 2 staff. ▪ Will have an impact on achieving metrics in the Housing Blueprint.
Emergency Solutions Grant Program (ESG) Matched with County General Funds to support housing relocation and stabilization services, such as financial assistance. This funding is administered by the Office to Prevent and End Homelessness.	\$431,214 <small>(Awarded after the adoption of the FY 2016 Budget; per Fairfax County Consolidated Plan-Annual Action Plan for FY 2016)</small>	2.3% increase to homeless assistance funding, which includes the ESG allocation, from federal FY 2015 enacted funding level.	4.7% increase to homeless assistance funding, which includes the ESG allocation, from federal FY 2015 enacted funding level.	HOUSE: \$10,099 GAIN SENATE: \$20,197 GAIN <ul style="list-style-type: none"> ▪ Will assist the partnership in reducing the number of families and individuals that become homeless in the next year and ensure that those who do will be able to return to stability more quickly.
Housing Choice Voucher Program Provides rental subsidies for extremely low-income households. Facilitates the housing of approximately 9,500 Fairfax County residents, with an average household income of just over \$18,000.	\$50,944,759	3.2% increase in federal FY 2015 enacted funding level for vouchers.	3.3% increase in federal FY 2015 enacted funding level for vouchers.	HOUSE: \$2,551,692 GAIN SENATE: \$2,570,307 GAIN <ul style="list-style-type: none"> ▪ Housing Assistance Payment renewals increase by 3.8% and 2.8% respectively. ▪ Senate provides nearly a 6% increase in on-going administration fees. ▪ Senate provides \$75 million for VASH special veteran vouchers and \$20 million for Family Unification Program (FUP) vouchers.
Public Housing Operating Fund Supports the management and maintenance of the FCRHA's 1,060 federal Public Housing units, enabling the housing of 2,800 Fairfax County residents, with an average household income of just over \$22,000.	\$3,037,849	No change from current funding level.	1.4% increase from federal FY 2015 enacted level.	HOUSE: No Change SENATE: \$41,052 GAIN
Public Housing Capital Fund Funds capital modernization and renovation of Public Housing units.	\$1,513,545 <small>(FY 2015 Revised Budget)</small>	10.3% decrease from federal FY 2015 enacted funding level.	7% decrease from federal FY 2015 enacted funding level.	HOUSE: \$156,601 LOSS SENATE: \$106,554 LOSS <ul style="list-style-type: none"> ▪ Could defer capital improvements, places additional burden on routine maintenance in coming years.
		TOTAL		HOUSE: \$2,405,190 NET GAIN SENATE: \$1,035,709 NET GAIN

¹ Projected based on general assumptions. Actual impact will be assessed once funding levels approved by Congress and allocated by HUD.

The Year Ahead in Housing **Challenges and Opportunities**

Board of Supervisors Housing Committee
September 29, 2015



Overview

- Unexpected transition, but we are moving forward
- Discussion today:
 - The view from HCD
 - Priorities
 - What to expect



Focus:

The View from HCD

- Professionalism, partnerships, and production
- Transparency and clear communication
- Community-involved policy development



Priorities:

The View from HCD

- Moving to Work
- Rental Assistance Demonstration
- Reopening waiting lists
- Completing the pipeline
- Expanding affordable housing stock
 - *Homeless veterans*
 - *Seniors*
 - *Affordable housing and economic success*
- Increasing affordable homeownership opportunities



What to expect: *Moving to Work*

- Continued implementation
 - *Identifying new innovations*
 - *Rent reform study*
- Continuing to change the culture and our relationship with the people we serve



What to expect: *Rental Assistance Demonstration*

- FCRHA has 209 Public Housing units that are scattered throughout the county
- Converting scattered-site Public Housing units to Section 8 subsidy is part of the FCRHA's long-range plan and is included in the Moving to Work Plan and the Housing Blueprint
- The Rental Assistance Demonstration (RAD) program presents an opportunity to convert these units



What to expect: *Rental Assistance Demonstration*

- RAD is a HUD financing tool that allows PHAs to convert Public Housing to a more stable Section 8 funding platform
- Complex process, many decision points



What to expect: Advantages of Participation in RAD

- Enables families to move with a voucher, subject to voucher availability; consistent with Housing Continuum
- Provides opportunity for more physical improvements and rehabilitation at Public Housing properties



Anticipated Conversions

- Applied to convert the entire Public Housing portfolio
- Immediate focus:
 - 209 scattered-site units
 - The Park (Lee District)
 - Briarcliff (Providence District)
 - Atrium (Lee District)
 - Audubon (Lee District)

Scattered-Site Public Housing Units (209 Total Units)





What to expect: *Completing the pipeline*

- PPEA Projects
- Murraygate
- Lincolnia
- West Ox



What to expect: *Expanding the affordable housing stock*

- Blueprint project and project based vouchers
 - Proposals under review
 - Local funds oversubscribed
 - Expect to make recommendations in December/January



What to expect:

Increasing affordable homeownership opportunities

- Facilitating continued ADU/WDU production
- New down payment/closing cost assistance?
- Consideration of other models



What to expect: Federal funding

- House and Senate versions
 - Most programs held relatively level
 - Potential net gain for Fairfax County
 - **Lone exception is HOME**



What to expect: Federal funding

- About HOME
 - Funds affordable housing through acquisition, rehabilitation, new construction and tenant based rental assistance
 - County FY 2016 funding: \$1,431,830
 - Senate T-HUD bill effectively defunds HOME



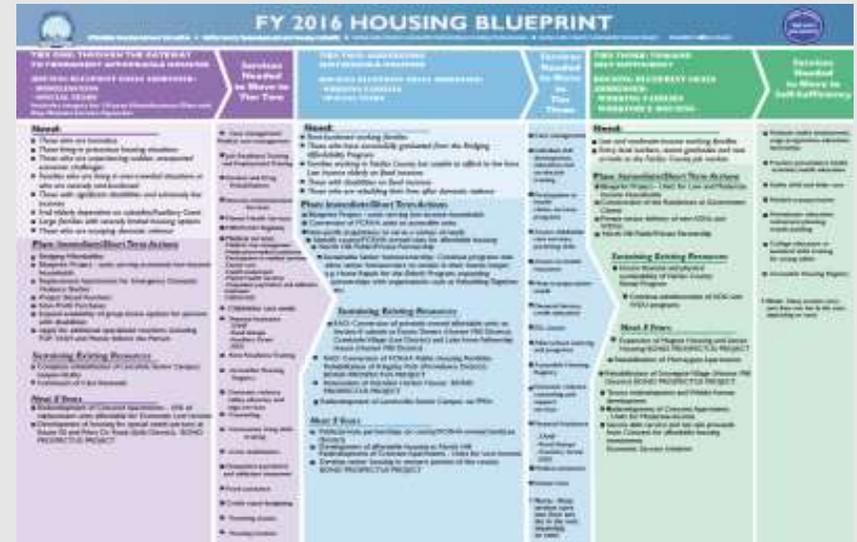
What to expect: Federal funding

- HOME reduction impacts – Senate bill
 - Estimated County FY 2017 County impact: \$1.3 million reduction
 - Could eliminate funding for rental assistance for 49 families
 - Effectively eliminate HOME funds previously used to support affordable housing development, fair housing



What to expect: Housing Blueprint

- A fixture in the housing community
- A common language
- Means to clearly identify goals, invest limited resources





What to expect: Housing Blueprint

- To a complex, multi-page document which may not speak clearly to the layperson...

FY 2016 HOUSING BLUEPRINT

Housing Blueprint: FY 2016 - Behind the Numbers: Tier One

Category	Value	Value
Opportunity (Market) Potential	134	\$4,000,000
Opportunity (Market) Potential	24	\$750,000
Opportunity (Market) Potential	11	\$340,000

Housing Blueprint: FY 2016 - Behind the Numbers: Tier Two

Housing Blueprint: FY 2016 - Behind the Numbers: Tier Three

TOWARDS SELF-SUFFICIENCY:

Category	Value	Value
Opportunity (Market) Potential	20	\$600,000
Opportunity (Market) Potential	20	\$600,000
Opportunity (Market) Potential	20	\$600,000

THE ROAD PLAN GOALS:

Category	Value
Opportunity (Market) Potential	1,000
Opportunity (Market) Potential	1,000
Opportunity (Market) Potential	1,000



What to expect: Housing Blueprint

- Suggested approach –
 - Get back to basics in FY 2017
 - *Simpler format*
 - *Focus on metrics and projects*
 - Re-double efforts to solicit input
 - Coordinate more closely with budget cycle
 - Produce a Blueprint Report
 - Eye toward comprehensive housing plan in future years



Questions/Comments

- Questions
- Comments
- Discussion