2011

Affordable Housing

Fairfax County Human Services

Council Roundtable Discussion

December 12, 2011

Current Populations Served

Assuring availability of affordable housing requires ***a continuum of services and strategies***—ranging from serving the needs of the homeless to providing opportunities for workforce housing. Currently, Fairfax County serves **low- and moderate-income** households (families and individuals), including those with the greatest needs such as:

- **Extremely** low-income households
- Low-income **senior citizens**
- **Homeless/chronically homeless** households
- **Persons with disabilities--needing accessible and affordable housing**—including individuals with:
  - **mental illness and substance use disorders** - who are working toward recovery or who are re-entering the community from the criminal justice system;
  - **physical and sensory disabilities** who require accessible housing and transportation
  - **intellectual disabilities** who require long term support to live independently

Population Focus Areas

- Households with **high housing barriers**, including limited English skills, lack of legal residency status, poor credit, and criminal records
- Households **at risk of homelessness**
- **Veterans** with service-related injuries
- Households fleeing **domestic violence**
- **Youth without families** they can live with safely
- Households who are living in **overcrowded housing** or who are **paying more than 30 percent of their income**
- **Individuals discharged from state hospitals, training centers, private hospitals, nursing facilities** into tenuous living situations without supports – or who have no place to go

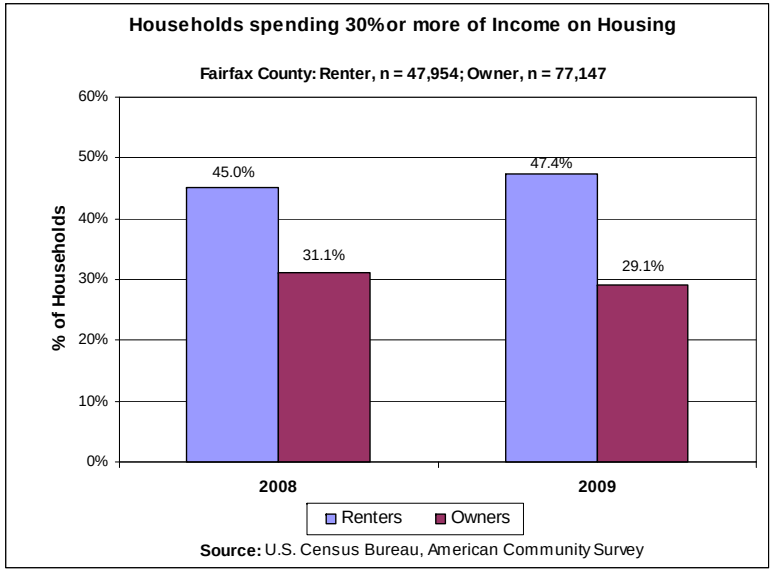
Affordable Housing: *By the Numbers*

- **12,113 -unduplicated households on the waiting list** (as of September 2011) for the County's three principal affordable housing programs. *There are additional households on the waiting list for shelters and Community Services Board services.*
- **28,406 -total affordable housing gap**[1] in Fairfax County for low- and moderate-income *renters*. For low- and moderate income *owners*, the gap is approximately 49,120 units.
- **50,206 -total net new affordable housing units** will be needed by 2030 for low- and moderate-income working households.[2]

[1] Center for Housing Research, Virginia Tech

[2] This information is derived from the newly released Center for Regional Analysis report *"Housing the Region's Future Workforce: Policy Challenges for Local Jurisdictions"*. The report can be found online at: http://66.147.244.232/~lifeats1/cra/pdfs/studies_reports_presentations/Housing__the_Regions_Workforce_Oct_2011.pdf

Over 1 in 3 Fairfax households (130,000) spend 30 percent or more of their income on housing costs[3]



47.4 percent of Fairfax ***renter-occupied*** households spend 30 percent or more on rental costs (gross rent, or rent plus basic utilities – electricity, gas, water, and sewage). The average monthly rent is $1,375.[4]

29.1 percent of ***owner-occupied*** households spend 30 percent or more on housing costs (mortgage payments, property taxes, homeowner's insurance, condo fees, and basic utilities).

How much a household spends on housing in relation to income has a direct impact on the household's ability to be self-sufficient.[5] As the percent of income spent on housing increases, households become much more likely to run out of money for basic needs such as housing, utilities, food, and medicine.

[3] **Source:** U.S. Census Bureau, 2009 American Community Survey. Data does not include City of Falls Church (unavailable) and City of Fairfax (available only as three year estimate. Total number of households excludes those where housing costs as a percent of income cannot be computed.
[4] **Source:** 2009 Rental Housing Complex Analysis, Fairfax County Department of Systems Management for Human Services
[5] Excerpt from *Housing Trends: Anticipating the Future: A Discussion of Trends in Fairfax County*

Who We've Been Serving

- **HOUSING ASSISTANCE: 18,056 persons served through the Fairfax County Redevelopment and Housing Authority in three principal affordable housing programs:**
    - Federal Public Housing
    - Housing Choice Voucher programs
    - Fairfax County Rental Program

  The average household income served in these programs in FY 2011 was $25,905, (approximately 27% of the area median income for a family of three.) (*see Attachment 1 for additional information).*

- **HOMELESS SUPPORT: 2,982 homeless individuals** in Fiscal Year 2011 were served (1,558 single individuals and 1,424 individuals in families). Homeless households typically have high barriers to both housing entry and housing retention. Predominate among these barriers are insufficient income (less than 15 percent of Fairfax median), poor credit and rental history, ongoing mental health and/or substance abuse issues, poor English skills, limited employability, and lack of documentation.

- On January 27, 2010, a total of **1,544 people were counted as homeless:**
    - 58% in families
    - 42% single individuals
    - 36% of all homeless were children under the age of 18.[6]
- **Fairfax County Public Schools identified 1824 homeless children enrolled in schools thus far this school year, (2011-12) compared to a total** of 2,278 homeless children last academic year.[7]
- PREVENTION SERVICES: The County supported emergency assistance for basic needs in Fiscal Year 2010 to address over **5,530 requests for housing payment assistance** and **4,221 requests for utility bill assistance**, an increase of 21 percent over the past year.

  Community nonprofit providers funded by Fairfax County report preventing **9,799 evictions**

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[6] **Source:** ***http://www.fairfaxcounty.gov/homeless/2010_pit_highlights_web.pdf***

[7] The McKinney Vento Act defines homeless children as Children and youth who lack a fixed, regular/adequate nighttime residence, including children and youth who are: sharing housing of other persons due to loss of housing, economic hardship, or similar reason; living in motels, hotels, trailer parks, camping grounds, cars, public spaces, abandoned buildings, substandard housing, bus or train stations, or similar settings due to the lack of alternative adequate accommodations; living in emergency or transitional shelters; abandoned in hospitals; Awaiting foster care placement; Migratory children who qualify as homeless because they are living in circumstances described above; Unaccompanied youth, meaning youth not in the physical custody of a parent or guardian, such as runaways and youth denied housing by their families).

and 4,399 utility cutoffs in Fiscal Year 2010.[8]

During the time Temporary Assistance to Needy Families (TANF) Emergency Funds were available in FY 2010/11, federal stimulus funds allowed the county and nonprofits to respond to one time emergency needs for rent and utility assistance to over 2,600 families and individuals.

- FAIRFAX-FALLS CHURCH COMMUNITY SERVICE BOARD (CSB) CLIENTS: As of June 2011, **1,650 CSB clients** (persons with behavioral or developmental needs) needed affordable housing. Of those, approximately **70% can afford to pay no more than $205 per month** toward rent and 13% have experienced homelessness.[9]

[8] **Source:** Consolidated Community Funding Pool Program Service Report, FY10

[9] **Source:** Executive Summary of "Forging a Path Home: The Fairfax-Falls Church Community Services Board 2011 Housing Needs Report"

Cross-Cutting Human Services System Strategies

(What is being done to address factors influencing the population the HS system serves)

- **Blueprint for Housing:** Addresses ending homelessness in ten years; providing affordable housing option to those with special needs; reducing the waiting lists for affordable housing by half in ten years; and providing workforce housing sufficient to accommodate projected job growth.

- **Universal Design/Building for All Committee:** Developing policy, programmatic and educational strategies across systems to increase utilization of universal design in housing throughout County.

- **Ten Year Plan to Prevent and End Homelessness:** Housing to end homelessness for singles and families in ten years.

- **Housing Opportunities Support Teams (HOST):** Regionally-based, multi-disciplinary groups of service providers that quickly coordinate services and locate suitable permanent housing for persons who are homeless or at risk of becoming homeless.

- **Housing Locator Network:** Collaborative group of housing specialists that are trained to find and secure safe, suitable and stable housing in the Fairfax-Falls Church community for people in housing crisis.

- **Blueprint for *Services***: Interagency effort to coordinate support services and fill the gaps in concert with the Blueprint for Housing.

- **Fairfax Re-entry Council:** State and local partnership to prepare ex-offenders to return to the community through effective re-entry planning and linkage to a continuum of services, supervision and support.

- **Service Collaboration:** Cross-cutting collaboration between agencies, including the **Homeless Healthcare Program** to provide outreach to the unsheltered homeless and those reentering homelessness. Between 2007 through 2010, 56 clients were provided permanent supportive housing, 55 clients were connected to rental units, and 15 clients were moved into transitional clients.

Stakeholders and Relationships

- Fairfax County Government
- Fairfax County Redevelopment and Housing Authority
- Advisory Boards, Authorities and Commissions (such as Long Term Care Coordinating Council, Disability Services Board, Planning Commission, Fairfax-Falls Church Community Services Board, Community Action Advisory Board, Fairfax County Consolidated Community Funding Advisory Committee, Affordable Housing Advisory Committee, Building for All Committee, and Fairfax Community Criminal Justice Board)
- Economic Development Authority
- Community-based Non-profit Housing and Homeless Services Providers
- Governing Board to Prevent and End Homelessness
- U.S. Department of Housing and Urban Development
- Faith Communities
- Council of Governments
- Virginia Coalition to End Homelessness
- Virginia Housing Development Authority
- Virginia Housing Coalition
- Northern Virginia Affordable Housing Alliance
- Communities of Faith United for Housing
- Abilities Alliance
- Chambers of Commerce
- Metropolitan Washington Council of Governments
- AHOME
- Northern Virginia Building Industry Association's HomeAid Program

Providers of Contract Services

- Fairfax County has 49 contracts with partners totaling an estimated $13 million in FY 11 for services related to provision of development, services and supports for affordable housing – the majority are nonprofit providers

Housing development providers working in partnership with the County and the FCRHA include groups such as…	***Case management, referral services, housing supports, emergency housing, housing first partners, transitional housing and supportive housing services' partners include….***
Wesley Housing Development Corporation, Catholics for Housing, Inc., Pathways, Christian Relief Services, Birmingham Green, Reston Interfaith, RPJ Housing, Good Shepherd Housing, Homestretch, Brain Foundation. *(note: additional direct development, debt service and capital construction activities of the FCHRA are not reflected).*	New Hope Housing, Inc., Reston Interfaith, Inc. , Shelter House, Inc., Volunteers of America, Housing and Community Services of NV Inc , Alliance for the Physically Disabled , Alternative House, Beth El House, Inc., Good Shepherd Housing and Family Service, Homestretch Inc., Newcomer Community Service Center, NOVACO, Inc., Pathway Homes, Inc., Residential Youth Services, PRS, Christian Relief Services, Northern Virginia Family Service, FACETS, United Community Ministries, Northern Virginia Family Service, Rebuilding Together.

Trends Affecting Capacity of Human Services System

FEDERAL

- Funding reductions in several programs …..
  - No expansion of the Housing Choice Voucher program and Public Housing programs and possible deep cuts in the horizon.
  - Significant cuts to Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) that fund critical Blueprint for Housing activities. Next year's budget includes a proposed 11.6% cut in CDBG and 37.7% cut in HOME funding, adding to the cumulative negative impact of funding reductions from previous years.
  - Defense spending proposed to be cut dramatically which may impact Veteran's benefits and pensions.
  - Winding down Fannie Mae/Freddie Mac may reduce flexibility in multifamily affordable housing financing options.

- Eligibility and funding expansions for some initiatives…*if funded*
  - Changes to the Section 811 housing program for people with disabilities, which will expand the program to allow new separate project rental assistance contract component.

HEARTH Act changes around outcome measurement for shelter stays and definitions of homeless youth, expansion of funding for Emergency Solutions Grants.

- National Housing Trust Fund – *if capitalized*, available by block grant allocation to designated state housing agency, which has the option to pass some or all NHTF dollars to local governments as "subgrantees" to in turn provide funds to "recipients" to carry out projects.
- Expansion of Medicaid community waiver living supports for persons with disabilities offered to states under federal Health Reform laws. *Note: Virginia must choose to participate in order for the county to access options and funding.*

- Trend toward de-linking housing supports and services to maximize housing stability: Currently, residential programs that provide both housing and services often force people who want to change their housing to lose their services, or force people who want to change their services to lose their housing. Individuals who have access to separate funding streams for housing and services have greater stability in housing and supports.

STATE

- The State of Virginia has very limited funds available to assist in ending homelessness and producing affordable housing. Some positive efforts to note include the following:

  - Virginia's Low Income Housing Tax Credit Program – proposes to reapportion its tax credit allocation to create a pool of tax credits for new rental housing construction projects in northern Virginia.

  - Rapid Rehousing for Homeless- a state initiative to develop a plan to reduce homelessness state-wide by helping localities develop plans and strategies for rapidly rehousing families. However, limited funding is available ($1 million).

  - Advocacy groups lobbying the Governor to establish a Housing Trust fund, seeking localities and non-profits to compete for build/acquisition of affordable housing.

  - Olmstead Decision and Department of Justice investigation of training centers and community services for people with intellectual disabilities will require increased community housing & services for individuals with intellectual disabilities which may be funded by reallocations from other programs. In response, one strategy developed by

the state included designation of specific uses for new funding in the Behavioral Health/Developmental Services Trust Fund.

- Behavioral Health & Developmental Services Trust Fund – established to utilize proceeds of the sale of state facilities and other sources to deliver services to persons with behavioral health/developmental needs. Funds deposited after FY 2010 are to be used to finance community services and appropriate housing for persons with intellectual disabilities - transitions from state training centers to community-based care.

- Governor's Re-entry Initiative – work on policy barriers that impede successful transition of ex-offenders back into the community.
- Governor's Housing Policy Framework – (www.virginiahousingpolicy.org) establishes 4 goals related to housing creation and preventing/reducing homelessness in the state and proposes policy recommendations for advancing these goals.

LOCAL/INTER-JURISDICTIONAL

- Affordable housing development severely curtailed by the loss of ½ of the "one penny" of real estate tax rate allocated to affordable housing.
- County work with community homeless providers to identify resources to assist homeless families and singles
- Growing gap between budget and resources needed to meet 2,650 unit goal of Ten Year Plan to End Homelessness
- Independent Living Zoning Ordinance Amendment – a proposal for a density bonus for projects that make rents of at least 70% of the units affordable to very low income older adults or disabled persons, with remaining rents affordable to low income residents. The proposed amendment offered by the Department of Planning and Zoning is expected to be presented to the County Planning Commission on 1/26/12 and to the Board of Supervisors on 2/28/12.
- Supportive Studio Apartment Initiative
- Expansion of populations the CSB will be required to serve (people with developmental disabilities, brain injuries, service-related injuries)

Constraints/Barriers

- Lack of ***capital*** for affordable housing development.
- ***Demand for affordable housing*** is high and projected to increase significantly, especially among low and moderate-wage workers.
- The ***current housing resources*** available to house homeless individuals and families are ***insufficient*** to the task of ending homelessness.
- Need to align ***housing*** **priority policies** and ***service*** **priority policies** to ensure that special needs populations are successfully served in housing. *Challenge: what happens if there are differing eligibility requirements for housing funding and services funding? What happens to individuals waiting for services but housing is not available?*
- Allocation of some funding for support services does not match the identified needs.
- Lack of services and funding for ***prevention of homelessness***.
- ***Landlords*** increasingly ***unwilling to house individuals with high housing barriers.***

WHAT IS WORKING AND WHAT NEEDS IMPROVEMENT

EFFECTIVE SERVICE DELIVERY AND APPROACHES

Working well:

- **Meeting the Mission:** Fairfax County's affordable housing programs are highly-utilized and are meeting their mission by serving households with extremely low incomes.

- Serving populations in need - Approximately ***30 percent of the households*** served in the county's housing programs ***include a person with a disability***.

- **Collaboration:** Fairfax County's human services departments and community providers are collaborating on affordable housing in a variety of ways, including development of services and supports through …..
  - Housing Blueprint
  - Regionally-based HOST teams/Housing Locator Network
  - Housing Location & Community Case Management
  - Housing First through Intensive Community Treatment Team services & rental subsidies (e.g., Homeless Preference Programs)
  - Diversion and Rapid Re-housing
  - PROGRESS Center –operated by Department of Housing and Community Development

WHAT IS WORKING AND WHAT NEEDS IMPROVEMENT

EFFECTIVE SERVICE DELIVERY AND APPROACHES *(continued)*

Needs more work/support:

- Continue efforts to ***improve coordination of housing provision and supportive services*** for households in community and public subsidy programs (example: Wedgewood Apartments & provision of behavioral health services).

- ***New incentives needed for families to move to self-sufficiency*** from the federal Housing Choice Voucher and Public Housing programs to increase turnover of subsidies/units.

- Explore ways to ***enhance care coordination for households with multiple social/housing issues*** with multiple case managers. Families that transition from agency to agency lose case managers and may benefit from team practice protocols and/or primary case management/care coordination to improve transition points of access/continued participation in programs, regardless of initial system point of entry.

- Develop mechanisms to ***enhance the "rent-worthiness" of households with poor credit or rental histories*** (examples include "RentWell" certification and guarantee programs).

WHAT IS WORKING AND WHAT NEEDS IMPROVEMENT

BUSINESS PROCESS IMPROVEMENTS

Needs more work/support:

- Examine ***supportive services eligibility criteria***, policies and priorities with those ***established for housing programs*** to develop consistency where possible for shared clients and to address gaps and align with common goals.
  For example, the redesigned Family Shelter Intake system focuses on those literally or imminently homeless, while referring precariously housed to community case management services. Improvements needed to ***enhance cross-systems approach with providers serving chronically homeless families***. Evaluation of current programs needed to determine what changes can result in more effective approaches.

- ***Improve prevention efforts*** through targeted outreach to areas where there are higher evictions and homelessness and high risk populations (examples: single parents with prior homelessness, child welfare involvement and poor work history.)

- ***Streamline site planning and zoning*** approval processes for affordable housing projects.

- Better ***coordination of waitlists*** between county housing and service provider clients.

- Review transitional housing programs and develop ***unified waiting lists*** and common outcomes/client goals.

WHAT IS WORKING AND WHAT NEEDS IMPROVEMENT

COMMUNICATION WITH STAKEHOLDERS

Working well:

- ***Educating the community*** about affordable housing: Fairfax County's human services agencies are increasingly active and successful in communicating about affordable housing; examples include:
  - OPEH Partner Updates and Annual Community Snapshot
  - HCD's Faces of Housing/E-ffordable; Annual Reports
  - CSB's Housing Needs Report

LEVERAGING RESOURCES/PARTNERSHIPS

Working well:

- ***Partnerships between private, nonprofit sectors*** with the county and housing authority to develop capacity.
  Examples:
  - Public-Private Partnerships to develop accessible group homes
  - Stevenson Place – development financed through county funds, services financed in part by Medicaid and auxiliary grants

WHAT IS WORKING AND WHAT NEEDS IMPROVEMENT

Needs more work/support:

- Continue exploration of ***strategies in partnership with the community to generate additional capital funds*** for creation of affordable housing development and acquisition.
    - The Fairfax community has generated significant local investment in affordable housing. In benchmarking to other localities, some jurisdictions established various targets and/or designated funding streams for this purpose. *Examples: Seattle, WA established a Funder's group to identify and fund housing needs; other communities established recordation fees, dedicated general fund appropriations to build affordable housing for homeless persons/established local rental voucher programs. Denver's United Way raised $46 million from the community over five year period.*

- Improve capacity of nonprofits to ***develop housing for ex-offenders***: (requires finding non-federal funding sources that do not prohibit housing persons who have committed certain types of offenses.)
- ***Community education*** effort ***on purpose of residential programs*** - who they serve, how they operate, programs rules, "good neighbor" best practices. Additional nonprofit/faith community capacity and collaboration is needed for housing development/housing acquisition.

- Improve ***communications with corporations, congregations and housing industry*** about potential opportunities for collaboration and investment - "***social investing" - opportunities for County citizens***, corporations and community foundations to impact affordable housing.

WHAT IS WORKING AND WHAT NEEDS IMPROVEMENT

- Develop ***program for families of adults with disabilities*** to contribute to cost of housing for adult children and leverage public dollars to produce additional affordable units (for sale and/or rental).

LEGISLATIVE OR REGULATORY

- Additional funding is needed for the ***development of affordable housing by*** nonprofit organizations and to be able to meet the metrics set forth in the proposed FY 2013 Housing Blueprint.

- Support the development of the ***Supportive Services Blueprint***: This is a critical step to aligning the county's supportive services with housing.

- Improve ***zoning ordinance*** to facilitate private development of infill lots with affordable housing by for-profit or nonprofit developers.

- Identification of ***public land for creation of affordable housing*** as it becomes available (e.g. repurposing of schools, county land/buildings, etc.).

- Creation of a ***zoning ordinance amendment*** supporting the development of one room efficiency units.

- Board of Supervisors support and advocacy for ***development of a Virginia Housing Trust Fund.***

RESOURCES

1. E-ffordable: Keeping Fairfax Affordable http://www.e-ffordable.org/
2. Ending Homelessness Fairfax-Falls Church Community Snapshot 2010 - Section 5 – Bringing People Home

   http://www.fairfaxcounty.gov/homeless/communitysnapshot/2010/bringing_people_home.pdf
3. Fairfax County Consolidated Plans

   http://www.fairfaxcounty.gov/rha/consolidatedplanshomepage.htm
4. Fairfax County Housing Programs - http://www.fairfaxcounty.gov/rha/
5. Forging a Path Home: Fairfax-Falls Church Community Services Board 2011 Housing Needs Report (For a copy, contact Jeannie Cummins, Community Services Board Investment & Development Manager at Jeannette.CumminsEisenhour@fairfaxcounty.gov)
6. Future Workforce: Policy Challenges for Local Jurisdictions – Final Report - George Mason University School of Public Policy, Center for Regional Analysis http://66.147.244.232/~lifeats1/cra/pdfs/studies_reports_presentations/Housing__the_Regions_Workforce_Oct_2011.pdf
7. Presentation slides - http://66.147.244.232/~lifeats1/cra/pdfs/studies_reports_presentations/Housing_Conference_Oct25.pdf

8. Housing Blueprint: At a Glance – FY 2012 - http://www.e-fordable.org/documents/FY%202012%20Blueprint_11-2011.pdf

9. Housing Blueprint: A Housing Strategy for FY 2011 and Beyond - http://www.fairfaxcounty.gov/rha/housingblueprint.htm

10. Implementation Plan to Prevent and End Homelessness in the Fairfax-Falls Church Community

    Volume I: Housing First Approach - Pg. 10 – Section 8.0 Creating Housing Options, and

    Appendix E-1 – Estimated Units Needed to House Homeless Persons and Families in the Fairfax-Falls Church Community - http://www.fairfaxcounty.gov/homeless/homelessness_reportvol1final-4-16-08.pdf

11. Implementation Plan to Prevent and End Homelessness in the Fairfax-Falls Church Community

    Volume II: Action Plan Workbook - Pg. 15 – Section 3.0 Housing Options Action Plan

    http://www.fairfaxcounty.gov/homeless/endinghomelessnessplanvolii.pdf

Attachment 1. Except from Executive Summary of "Forging A Path Home: the Fairfax-Falls Church Community Services Board 2011 Housing Needs Report". This report is in draft and will be published in early 2012.

- Nearly 1,650 CSB clients (people with intellectual disabilities, mental illness or substance use disorders) needed affordable housing as of June 2011.

  Of those, approximately:
  - 1,152 (70 percent) can afford to pay no more than $205 per month toward rent.
  - 213 (13 percent) have experienced homelessness as defined by the U.S. Department of Housing & Urban Development.
  - If "homeless" is more broadly defined to include those who are precariously housed and face imminent displacement, this number greatly increases:
    - 198 (12 percent) are age 55 and older.
    - 565 (35 percent) face some type of barrier to securing housing:
      - Accessibility – 45
      - Interaction with the criminal justice system – 250
      - Credit issues or trouble paying bills – 270

- 1,429 (87 percent) can live in apartments or townhouses, while 169 (10 percent) require a shared single family home (e.g., group home) and 48 (3 percent) require assisted living in a larger setting.

- 1,564 (95 percent) require supportive services to obtain and maintain housing in the community. Of those, 1,340 (48 percent) need supervised or intensive levels of assistance.

In addition:

- Fairfax County Public Schools identified 12 school age youth as homeless unaccompanied youth who may be eligible for CSB services as of September 2011.
- The populations the CSB serves over the next several years will expand to include persons with developmental disabilities (especially autism), traumatic brain injury and veterans with service-related mental health conditions. A percentage of these populations will also require housing that is accessible and/or accompanied by personal assistance services, nursing, assistive technology and behavioral health supports.

If the CSB set a goal to meet the ***current*** existing housing need in ten years, the plan might look like this:

	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	TOTAL
Intensive	17	17	17	17	17	17	65	17	17	16	217
Supervised	53	53	53	53	53	53	53	53	53	56	533
Supportive	81	81	81	81	81	81	81	81	81	81	810
Housing with Time Limited/No Additional Services	9	9	9	9	9	9	9	9	9	5	86
TOTAL	160	160	160	160	160	160	208	160	160	160	1,646

The following table illustrates the gap between the number of consumers targeted to receive different levels of housing and supports each year and the number who can be served based upon existing resources:

Year	FY 2012		FY 2013		FY 2014		FY 2015		FY 2016		FY 2017		FY 2018		FY 2019		FY 2020		FY 2021		TOTAL	
	Hsg	Svs	Hsg	Svs	Hsg	Svs	Hsg	Svs	Hsg	Svs	Hsg	Svs	Hsg	Svs	Hsg	Svs	Hsg	Svs	Hsg	Svs	Hsg	Svs
Intensive Gap	-15	-8	-12	-5	-15	-8	-14	-7	-15	-8	-62	-55	-15	-8	-14	-7	-15	-8	-13	-6	-190	-120
Supervised/ Supported Gap	-92	-88	-93	-88	-93	-88	-93	-88	-93	-88	-93	-88	-93	-88	-93	-88	-93	-88	-96	-91	-932	-883
Housing w/limited services gap	42		7		7		7		7		7		7		7		7		11		109	

Note: Hsg = Housing, Svs = Supportive Services

- There is a substantial annual and total gap in housing and services for individuals who need housing units and services at the supervised and supportive levels. The annual gap for those who need intensive housing and services is relatively small in every year except FY 2017. This jump in the gap simply represents the plan to meet the increased need for assisted living programs by developing a new program in FY 2012-FY 2016 and beginning program operations in FY 2017.

Attachment 2: Fairfax County Redevelopment and Housing Authority Housing Program

The following are brief descriptions of each program, including eligibility criteria and data on the households served in FY 2011.

Program Name	Major Funding Source(s)	Income Served	Program Description/Eligibility	Units in Program Households Served/Program Results
Fairfax County Rental Program (FCRP) – Multifamily	Rental income; some County assistance	Average household income served in FY 2011 = $36,290, or approximately 38% of the Area Median Income (AMI) for average family size of three. *Income estimate does not include senior housing*.	The FCRP includes rental property owned by the FCRHA and developed with funds other than Public Housing or Housing Choice Voucher funds. FCRP generally serves working households with incomes slightly higher than those households living in Public Housing and or participating in the Housing Choice Voucher program. Housing managed under the FCRP include multifamily housing, magnet housing for police, firefighters, FCPS teachers and bus drivers, housing for families, single persons, seniors, and supportive housing for special populations. The FCRP generally serves a range of household incomes from the low teens up to 80% of AMI, depending on the program component and the property.	• 5,578 persons housed in FY 2011 • 1,929 multifamily units and 19 residential studio units in program as of 11/2011 • 504 units of senior independent housing and also managed under FCRP (see below) • 115 mobile home pad sites at Woodley Hills Estates managed under FCRP but not included in unit count.
FCRP: Senior Housing Programs	Rental income, County contributions	Average income served in FY 2011: *Assisted living* = $16,783 or 23% of AMI for a family of <u>one</u>. *Independent living* = $17,121 or 23% of AMI for a family of <u>one</u>.	Includes eight independent senior living properties included in the Fairfax County Rental Program and the two assisted living facilities.	• 112 beds of assisted living at the Lincolnia and Braddock Glen facilities; • 504 units in the Fairfax County Rental Program • 428 persons in Independent Living and 108 persons in Assisted Living were being served as of the end of FY 2011. (NOTE: Incomes and households served do not include the Olley Glen independent living community, which opened during FY 2011.)

Program Name	Major Funding Source(s)	Income Served	Program Description/Eligibility	Units in Program Households Served/Program Results
Housing Choice Voucher Program (HCV)	Federal (HUD) Annual Contribution	Average household income served in FY 2011 = $20,032, or approximately 21% of AMI for average family size of three. Most new lease ups are among households earning up to 30% AMI	Participants in the HCV Program receive financial assistance to rent privately-owned housing units. HCD administers the Federal Housing Choice Voucher rental subsidy program (formerly known as the Section 8 Program) for Fairfax County, and for the Cities of Falls Church and Fairfax, and the Towns of Herndon, Vienna and Clifton. Tenants pay 30% of their adjusted income, 10% of gross income, or $50.00 – whichever is higher. In addition, they can pay up to 10% more of their adjusted income in order to rent a unit in which the gross rent exceeds the payment standard. HCD will pay the remainder of a reasonable rent directly to the landlord up to the payment standard for the bedroom size of the unit, or the bedroom size to which the family is entitled, whichever is lower.	• 3,527 vouchers authorized; • 9,103 persons housed in FY 2011 • Rated "High Performer" by HUD for FY 2011
Public Housing	Rental income; HUD operating subsidy and annual contribution; HUD Capital Fund Program	Average household income served in FY 2011 = $22,334, or approximately 23% of AMI for average family size of three. Most new lease ups are at or below 30% AMI.	The FCRHA operates 1,060 Public Housing units, which are managed and maintained by HCD. The units were built or acquired using federal public housing funds, and are located throughout the County. Federal program allows new lease-ups for households earning up to 80% AMI; however, the FCRHA policy is to serve mainly households earning 30% AMI and below. Tenants pay 30% of their income for rent. HUD Capital Fund Program supports maintenance and management improvements for public housing.	• 1,060 units • 2,839 persons housed in FY 2011 • Rated "High Performer" by HUD for FY 2010 (FY 2011 scores not yet available)