

**FAIRFAX COUNTY, VA
CONSOLIDATED ANNUAL
PERFORMANCE EVALUATION
REPORT
(CAPER)**

**FY 2008
(July 1, 2007 – June 30, 2008)**

Prepared by the

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Fairfax County, VA
Consolidated Annual Performance Evaluation Report (CAPER)
2007-2008
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Third Program Year CAPER

Executive Summary

This summary provides a brief overview that includes major initiatives and highlights that were proposed and executed throughout the third year of the Five-Year Consolidated Plan for Fairfax County Fiscal Years 2006-2010. This report covers the period from July 1, 2007 through June 30, 2008, which is Fairfax County's Fiscal Year (FY) 2008 and the Federal Government's Fiscal Year 2007.

As a recipient of federal funds under the Consolidated Plan, Fairfax County is required to provide an annual report on the County's program performance within 90 days of the end of the County's program year. This CAPER constitutes a summary of accomplishments and an accounting of the allocation and expenditure of funds under the Consolidated Plan. The information included in this document has been compiled in accordance with the requirements for Consolidated Plan Entitlement Grantees.

The Consolidated Plan is a requirement of the U.S. Department of Housing and Urban Development (HUD) as a condition of receiving funding under certain federal programs. The Consolidated Plan is a 5-year comprehensive planning document that identifies Fairfax County's overall needs for affordable and supportive housing, for homeless shelters and services, for community and economic development, and for building public and private partnerships. The Consolidated Plan also defines the County's strategy, priorities and objectives for addressing identified needs.

A One-Year Action Plan is required for each of the five years of the Consolidated Plan. The One-Year Action Plan For FY 2008 covers the period July 1, 2007, through June 30, 2008, the period covered by this Consolidated Annual Performance Report (CAPER), and contains a description of how Fairfax County intended to utilize funds from the programs included in the Consolidated Plan in order to meet the needs identified. This Action Plan incorporates recommendations for the use of the Community Development Block Grant (CDBG), the Home Investment Partnerships Program (HOME) funds, Emergency Shelter Grants (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) funds. The Action Plan lists the projects and activities planned, including the proposed use of HUD program funds by the Fairfax County Redevelopment and Housing Authority (FCRHA) for FY 2008. The goals and objectives that are being addressed through the use of funds are also indicated in this Action Plan.

The Fairfax County Board of Supervisors has designated the Consolidated Community Funding Advisory Committee (CCFAC) as the citizen advisory group charged with overseeing the Consolidated Plan process. The CCFAC is also charged with oversight and developing funding priorities for the Consolidated Community Funding Pool (CCFP), a competitive funding process for community-based organizations. The CCFAC oversees all aspects of the CCFP including policies, priorities, and planning and development of evaluation criteria for proposals. Part of the funding for the CCFP comes from Fairfax County's annual CDBG allocation.

During FY 2008 (July 1, 2007 – June 30, 2008), Fairfax County received funding from the following federal programs administered by HUD:

Community Development Block Grant (CDBG)	\$6,162,472
Home Investment Partnerships Program (HOME)	\$2,439,575
Emergency Shelter Grant (ESG)	\$ 267,065
Total	\$8,869,112

While Fairfax County does not receive Housing Opportunities for Persons with AIDS (HOPWA) funds directly, HOPWA funds were expended by Northern Virginia Family Service from HOPWA funds sub-allocated to Northern Virginia jurisdictions through the Northern Virginia Regional Commission.

General FY 2008 Program Highlights

Affordable Housing Preservation: In FY 2008, the Fairfax County Department of Housing and Community Development (DHCD) and the Fairfax County Redevelopment and Housing Authority (FCRHA) used HOME, CDBG and County-funding sources to preserve a total of 812 units via direct purchase and the financing of purchases by nonprofit affordable housing providers. All units preserved during FY 2008 have affordability periods of a minimum of 30 years. Highlights of the FCRHA's preservation and other affordable housing activities in FY 2008 include:

1. Wedgewood Apartments, 672 Units, Braddock District: The Fairfax County Board of Supervisors purchased Wedgewood Apartments for \$107,500,000, using a combination of short-term Bond Anticipation Notes (BAN) and the local Penny for Affordable Housing Fund (the "Penny Fund"). Wedgewood Apartments, consisting of Wedgewood Manor, Wedgewood East, and Wedgewood West, is a 672-unit garden-style multifamily development. Wedgewood Apartments is operated by DHCD using a third-party management company; units are rented under the Fairfax County Rental Program (FCRP). DHCD is exploring permanent financing options for the three parcels and intends to have financing in place within the next year. It is anticipated that rents will range in affordability from 50 to 80 percent of the Area Median Income (AMI). Wedgewood Apartments was the largest single residential acquisition by Fairfax County in its history; the acquisition by Fairfax County of Wedgewood Apartments will ensure that the property stays affordable "in perpetuity."
2. Coralain Gardens, 105 Units, Mason District: The FCRHA provided financing in the amount of \$5,300,000 from the Penny for Affordable Housing Fund for the acquisition, preservation, and rehabilitation of Coralain Gardens, a 105-unit garden-style multifamily development. The project was purchased by RST Development, LLC, a regional affordable housing developer. In addition to the County financing, the project was financed by Low-Income Housing Tax Credits (LIHTC). A total of 22 units (20 percent of the complex) are affordable to households earning up to 50 percent of AMI; the remaining 83 units (80 percent) are affordable to households earning up to 60 percent of AMI. Five of the units will be rehabilitated to be fully ADA compliant. The property will remain affordable for 50 years.
3. Parc Reston, 5 Units, Hunter Mill District: The FCRHA took possession of five (5) units at Parc Reston. This acquisition was the final phase of a 23-unit purchase by the FCRHA negotiated with the developer of the property. The FCRHA units at Parc Reston

are affordable to households earning up to 50 percent of AMI. The FCRHA purchased these 23 units in two phases; the second of which included 13 units, at a cost of \$2,866,000. This investment, made up of \$396,000 from the Penny Fund and \$2,470,000 from CDBG Funds, paid for eight (8) units delivered in FY 2007 and the five (5) units delivered in FY 2008.

4. Fair Oaks Landing, 3 units, Springfield District: The FCRHA purchased three new Affordable Dwelling Units (ADUs) for a total of \$450,452. One unit purchased by the FCRHA is rented under the FCRP. The remaining two units are part of the Magnet Housing Program and available to employees of Fire and Rescue, Police, Fairfax County Public Schools and other county agencies and other partners in the Magnet Housing Program. All three units are affordable to households earning up to 50 percent of AMI.
5. Bryson at Woodland Park, 4 units, Hunter Mill District: The FCRHA purchased 4 new ADUs at Bryson at Woodland Park for the FCRP for a total of \$395,989, including \$107,887 in One Penny Funds and \$288,102 in FCRHA Revolving Development Funds; units are affordable to households earning up to 50 percent of AMI.
6. Stockwell Manor, 3 units, Dranesville District: The FCRHA purchased 3 new ADUs for the FCRP for a total of \$458,651, including \$182,990 in One Penny Funds and \$275,661 in FCRHA Revolving Development Funds; units are affordable to households earning up to 50 percent of AMI.
7. Halstead, 4 units, Providence District: The FCRHA purchased four new ADUs for the FCRP for a total of \$445,471, including \$176,514 in One Penny Funds and \$268,957 in FCRHA Revolving Development Funds; units are affordable to households earning up to 50 percent of AMI.
8. Lorton Valley, 2 units, Mount Vernon District: The FCRHA purchased 2 units at Lorton Valley for the FCRP for a total of \$267,490 in HOME funds. The units are handicapped accessible and are affordable to households earning up to 30 percent of AMI.
9. Good Shepherd Housing:
 - a. Walutes Circle, 1 unit, Mount Vernon District: The FCRHA provided a CDBG loan of \$105,450 from the Consolidated Community Funding Pool (CCFP) for the purchase of this condominium unit. The unit is rented to households earning up to 60 percent of AMI through the Good Shepherd Housing "A-B-C Rental Program", which rents housing and provides supportive services to families that might not qualify for rental housing due to credit issues or a negative rental history.
 - b. Hagel Circle, 1 unit, Mount Vernon District: The FCRHA provided a loan of \$152,000 from the CCFP using CDBG funds for the purchase of this townhouse unit, which will be rented to households earning up to 60 percent through Good Shepherd's A-B-C Rental Program.
 - c. Audubon Avenue, 1 unit, Lee District: The FCRHA provided a loan of \$119,000 from the CCFP using CDBG funds for the purchase of this duplex unit, which will be rented to households earning up to 60 percent through Good Shepherd's A-B-C Rental Program.

- d. *Audubon Avenue, 1 unit, Lee District:* The FCRHA provided a loan of \$120,000 from the FY 2007 federal HOME Investment Partnership (HOME) Community Housing Development Organization (CHDO) set-aside for the purchase of this condominium unit, which will be rented to households earning up to 50 percent through Good Shepherd's A-B-C Rental Program.
10. *Robert Pierre Johnson (RPJ) Housing Development Corporation:*
 - a. *Martha Street, 1 unit, Lee District:* The FCRHA provided a loan of \$224,250 to RPJ from the FY 2008 HOME CHDO set-aside for the purchase of this single-family home, which will be rented to households earning 30 percent of AMI or below.
 - b. *Bath Street, 6 units (beds), Lee District:* The FCRHA provided a loan of \$674,250 to RPJ (\$224,250 from the FY 2007 HOME CHDO set-aside and \$450,000 in CDBG funds from the CCFP) for the purchase and rehabilitation of this single-family home, which is operated as a group home for six individuals with mental disabilities earning 30 percent of AMI and below.
 11. *Homestretch, Inc.:*
 - a. *Lee Highway, 1 unit, Providence District:* The FCRHA provided a CDBG loan of \$125,000 from the CCFP to Homestretch (a local nonprofit organization focused on homelessness) for the purchase of this condominium unit, which will be rented to homeless families. Rents will be affordable at 51 percent of AMI; tenants will be required to pay 31 percent of their incomes toward the rent, with Homestretch making up any difference.
 - b. *Windsor Drive, 1 unit, Providence District:* The FCRHA provided a loan of \$125,000 from the CCFP to Homestretch for the purchase of the condominium unit, which will be rented to homeless families. Rents will be affordable at 55 percent of AMI; as with the Lee Highway property above, tenants will be required to pay 31 percent of their incomes, with Homestretch making up any difference.
 12. *Reston Interfaith Housing Corporation:*
 - a. *Barton Oaks Place, 1 unit, Dranesville District:* The FCRHA provided a loan of \$185,984 from the HOME CHDO set-aside for the purchase of this townhouse unit, which will be rented to households earning 50 percent of AMI and below.

A total of 2,224 units were preserved through the Fairfax County Affordable Housing Preservation Initiative through the end of FY 2008. The rent affordability of units preserved is shown in the chart below:

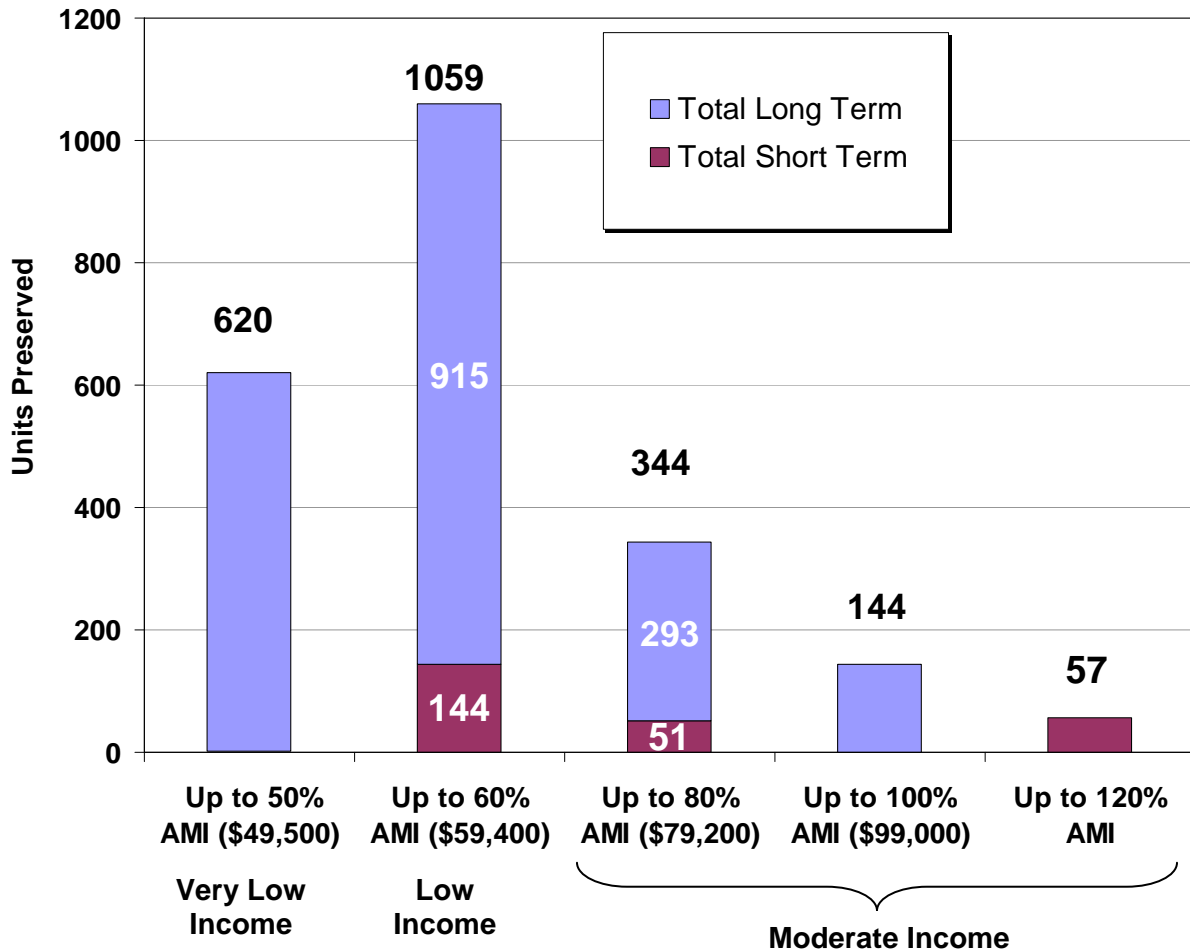


Table 1-1: Rent Affordability of Units Preserved, April 2004 through June 2008 (FY 2008)
 By Percentage of Area Median Income (AMI)
 All Funding Sources

Affordable Housing Production: The FCRHA also continued to invest in the production of new affordable housing, particularly for seniors and persons with special needs, and workforce housing. Activities in FY 2008 included the following:

1. Olley Glen, 90 units (active senior), Braddock District: In progress. The FCRHA authorized the financing plan for the development of Olley Glen, a 90-unit active senior rental project to be constructed on the FCRHA's Glens of Little River campus. The financing plan includes \$2.78 million in HOME funds, and \$567,115 in CDBG funds. The campus currently consists of Little River Glen, a 120-unit active senior rental project, a senior center, and Braddock Glen, a 60-unit assisted living facility with an adult day

health care facility. The FCRHA closed on the financing for Olley Glen in August 2008; construction is anticipated to be completed in FY 2011.

2. *Glenwood Mews, 17 units (“Magnet Housing” and homeownership), Lee District:* **Completed.** A total of fifteen units of rental Magnet Housing and 2 of affordable homebuyer units were constructed with CDBG funds, among other financing sources. The rental units will be leased to low- and moderate-income tenants who are in training with, or in critical positions with, Magnet Housing program partners such as the Fairfax County Public Schools, the Fire and Rescue and Police Departments, and Inova Health Systems. The two homeownership units were sold to low-income homebuyers by Habitat for Humanity of Northern Virginia.
3. *Chesterbrook, 55 affordable units (assisted living), Dranesville District:* **Completed.** Chesterbrook Residences, which opened in November 2007, provides 97 units (85 one-bedroom units, 12 two-bedrooms) of assisted living in the McLean area. Fifty-five units have been specifically designated for low-income residents: 44 units allocated for low-income residents who qualify for Section 8 vouchers, five units being reserved for those seniors who qualify for Virginia’s auxiliary help program and six units are rented for below market rate (including food and other services), depending on the unit’s size and number of residents per unit. The FCRHA has made loans to Chesterbrook Residences, Inc. for the project and has a second trust lien in the amount of \$1,229,000 and a fourth trust lien in the amount of \$275,000 on the project securing loans made from the Housing Trust Fund. In addition, the FCRHA has a third trust lien in the amount of \$250,000 securing a loan in that amount made with CDBG funds.
4. *Birmingham Green, 92 units, (assisted living):* **Completed.** This facility was completed in FY 2008. Financing included \$1.25 million in HOME funds. Birmingham Green is located on 54 acres of land owned by five local (Virginia) jurisdictions: the Counties of Fairfax, Fauquier, Loudoun and Prince William and the City of Alexandria. Previously, the facility included a 180-bed nursing facility built in 1991 and a 64-bed assisted living facility built in 1927. The new construction adds 92 units with 77 units of assisted living and 14 units for persons with disabilities. One unit will be targeted for community space for the residents. The assisted living units will be leased to seniors with extremely low incomes and in need of assistance with the activities of daily living. Fairfax County paid a proportion of the total cost of the new facility based on the County’s use of the current facility – about 45 percent of the beds at Birmingham Green are occupied by Fairfax County residents.
5. *“Housing First” at Hanley Campus, 6 units, Springfield District:* **In planning.** This project will provide six “Housing First” housing units for homeless families on the campus of the Katherine K. Hanley Shelter. These units will be a resource under the County’s Ten-Year Plan to End Homelessness. Project financing includes \$407,000 in HOME funds. As of the end of FY 2008, design of the project was underway; delivery is expected in FY 2010.
6. *West Ox, 30 units (Magnet Housing), Sully District:* **In planning.** This project proposes to provide 30 units of Magnet Housing and a 2400 square foot training center. As of the end of FY 2008, the construction documents had been completed and the site plan had

been submitted for review. Construction of the project is dependent on funding availability.

7. ***Lewinsville, Dranesville District:*** **In planning.** As of the end of FY 2008, the expansion of this FCRHA-owned senior facility, housed in a former school building, was in predevelopment and site plan review; construction pending funding availability. The project is planned to include: 60 new units of assisted living; construction of 22 units of independent living (to replace 22 existing units on the site); two child day care facilities with upgraded playgrounds which will serve a total of approximately 200 children; expansion of the existing senior center; two adult day care centers, including a privately-run Alzheimer's day care; and site improvements which will increase and improve parking, lighting and landscaping.

Homelessness: In FY 2008, the FCRHA affirmed its role in implementing the Fairfax County Plan to Prevent and End Homelessness in Ten Years, which was approved by the Board of Supervisors on March 31, 2008. The central concept behind the homelessness plan is "Housing First", which calls for rapid re-housing of the homeless persons, with supportive services provided once the individual or family is in a unit. In both its Strategic Plan – Action Plan for FY 2009 (adopted December 13, 2007) and its HUD-mandated FY 2009 Annual Plan for Housing Choice Voucher and Public Housing (adopted March 6, 2008), the FCRHA targeted specific steps to implement "Housing First".

Also in FY 2008, the FCRHA made other important policy changes designed to enhance the way Fairfax County serves its homeless population. Specifically, the FCRHA:

- Approved a policy to allow participants in the Transitional Housing and Health-Danger programs onto the waiting lists when they are otherwise closed; and
- Approved a policy that exempts all households applying for Public Housing, Housing Choice Vouchers and the Fairfax County Rental Program, earning 50 percent of the Area Median Income (\$49,500 for a family of four) and below, from the rent burden requirement, with the exception of those already housed by the FCRHA. This would effectively exempt most, if not all, homeless applicants from the rent burden requirement. This will be a one-year pilot to monitor the impact of the policy change.

A critical component of Fairfax County's response to the challenge of homelessness is its **Partnership for Permanent Housing (PPH)** program. The maximum number of families permitted (25) under the county's pilot homeless-to-homeownership program were enrolled during FY 2008. Of these, 21 formerly-homeless families had leased safe, decent, affordable rental housing with their HOME tenant based rental assistance (TBRA) vouchers as of June 30, 2008.

Senior Housing: In addition to the investments in new senior housing described above, the FCRHA continued to identify other opportunities to increase the availability of affordable housing for seniors. During FY 2008, the FCRHA's Lincolnia and Lewinsville Senior Congregate Residences both were approved by HUD for Project Based Housing Choice Vouchers. A total of 48 units of senior housing, 22 at Lewinsville and 26 at the Lincolnia community were approved by HUD on June 26, 2008.

Rental Rehabilitation: The FCRHA completed the rehabilitation of its 194-unit Cedar Ridge Apartments that it had refinanced in FY 2007.

Home Improvement Loan Program (HILP): Funding was provided for 23 Home Improvement Loan Program projects during FY 2008 from a program budget of \$635,888.31. A total of \$456,457.88 in program funds was committed to rehabilitation contracts. These included sixteen (16) CDBG-Funded projects, committing \$307,526 in CDBG funds and \$148,932 in other public funds for seven (7) additional projects.

Assisted Households by Race:

- African American: 11
- White: 9
- Asian: 1
- Hispanic: 1
- Other: 1

HILP Income Targeting:

- 0 – 30% AMI: 15
- 30 – 50% AMI: 8

The average income served by HILP was \$26,432. Twelve of the 23 assisted households, or 52%, were Female Head of Household.

Home Repair for the Elderly Program (HREP): Repairs were completed on 125 homes through the Home Repair for the Elderly Program. With a total FY 2008 budget of \$444,636.60, funding sources budgeted for this program included \$178,358 in CDBG funds and \$13,190.14 from the County General Fund.

HREP Income Targeting:

- 0 – 30% AMI: 80
- 30 – 50% AMI: 35
- 50 – 80% AMI: 10

The average income served by HREP was \$18,985.

Blight Abatement: HCD Blight Abatement Program has been implemented to eliminate blighted properties throughout the County using CDBG, County, and Section 108 Loan funds. The Blight Abatement Program addresses citizen concerns about specific properties that are abandoned, dilapidated or otherwise kept in an unsafe state. Under the Blight Abatement Program, property owners can apply for loans to aid in the demolition or renovation of blighted structures. CDBG funds have been allocated for the program, should they be needed for demolition or renovation. HCD staff investigate citizen complaints about specific properties. Those that meet the criteria as blighted properties are eligible for blight abatement funding.

Blight Abatement Project Outcomes (July 1, 2007 – June 30, 2008)

○ Abated:	56
○ Remediated:	37
○ Not Blighted:	52
○ <u>Complaints Under Investigation:</u>	<u>55</u>
○ TOTAL:	200

Homeownership: The Fairfax County First-Time Homebuyers Program (FTHB) offers affordably priced townhomes and condominiums – both new and resale – and below market mortgages, and homebuyer education to first-time homebuyers. In FY 2008, the FTHB program assisted 152 low and moderate-income families to become homeowners for the first time, and leveraged a total investment of \$20,208,613 in non-county funds in Fairfax County homeownership in the form of down-payment and closing cost assistance and low-cost market mortgages.

As of the end of FY 2008, there were 618 buyers in the First-time Homebuyers Program waiting for a unit to purchase.

Meeting the Challenge of Foreclosures: In FY 2008, the Fairfax County Board of Supervisors approved a three-pronged strategy to address the foreclosure crisis in Fairfax County. The strategy includes the Silver Lining Initiative, through which the FCRHA will provide first-time homebuyers with assistance to acquire foreclosed properties. A portion of the loans issued through the Silver Lining Initiative will be HOME- and ADDI-funded Homebuyer Equity Loan Program (HELP) loans. This component of the Silver Lining Initiative is modeled upon the HELP Program requirements and guidelines. Eligible homebuyer units are limited to foreclosed townhouses and single-family homes. Low-cost first mortgages through institutions like the Virginia Housing Development Authority's (VHDA) (e.g., Sponsoring Partnerships and Revitalizing Communities (SPARC) program) and other private lenders will be used for qualifying households. It is anticipated that up to 100 foreclosed properties will be purchased through this initiative by first-time homebuyers. If a foreclosed home requires repairs or improvements, the Home Improvement Loan Program (HILP), offered by the Fairfax County's Department of Housing and Community Development, can be used to make needed repairs. Upon the sale or transfer of the property, the assisted homeowner will be required to repay the balance of the loan as well as a proportionate share of any appreciation in value.

Workforce Housing: In the fall of 2007, the Board of Supervisors created Fairfax County's groundbreaking new Workforce Housing Program via amendments to the Comprehensive Plan and Zoning Ordinance. The program created a proffer-based incentive system designed to encourage the voluntary development of new housing affordable to a range of moderate-income workers in Fairfax County's high-rise/high-density areas. The Comprehensive Plan now provides for a density bonus of up to one unit for every workforce unit provided by a developer, with the expectation that at least 12 percent of units in new developments be affordable or workforce housing. The amendment to the Fairfax County Zoning Ordinance, and an associated Board Policy, provide the administrative mechanism for the Workforce Housing Program. As of the end of FY 2008, a total of 845 Workforce Dwelling Units had been committed by private developers in rezoning actions approved by the Board of Supervisors.

Highlights of Program Achievements for FY 2008 Community Development Block Grant Funded Nonprofits

- **Acquisition of eleven units of affordable housing; rehabilitation of 5 units.** Robert Pierre Johnson (RPJ) Housing Development Corporation acquired and rehabilitated 5 units in the Lee District of Fairfax County; Good Shepherd Housing & Family Services, Inc. acquired 2 units in the Lee District and 2 units in the Mount Vernon District; and 2 units were acquired in the Providence District by Homestretch, Inc.
- **Eviction Prevention:** Through the Emergency Services – Keeping Families Together Program operated by Good Shepherd Housing, CDBG funds were used to provide small financial grants, and counseling to allow 544 families in short-term crisis to maintain their homes.
- **Transition to Permanent Housing:** CDBG funds assisted 99 families through the Transitional Housing Program operated by Homestretch; 20 families through the Homes for the Homeless Program operated by Christian Relief Services; 10 families through the Homes for the working Poor Disabled & elderly Program operated by Good Shepherd Housing; and 4 families through the Transitional & Supportive Housing Program operated by RPJ.
- **Accessible Affordable Housing:** Sixteen accessible permanent rental housing units were brought online through the RPJ Transitional & Supportive Housing Program.
- **Transitional Housing:** Christian Relief Services provided transitional housing to 89 homeless families through its Homes for the Homeless Program; and 11 homeless families were assisted through the RPJ Transitional & Supportive Housing Program.

Highlights of Program Achievements for FY 2008 HOME Funded Nonprofits

Under the FY 2008 CHDO set-aside, \$368,608 was advertised under an RFP in September 2007. Two Fairfax County CHDOs responded with applications for funds. The funds were awarded as follows:

Robert Pierre Johnson Housing (RPJ):

- An award of \$224,250 for the acquisition of one large single-family detached house to serve one large (5 or more persons), related tenant household. The assisted household will be very low-income (<30% of the Washington, DC Metropolitan Area Median Income (AMI), as determined by HUD and adjusted for household size). The unit rent will be partially subsidized by a Fairfax County Project-Based Section 8 voucher. The unit acquired by RPJ is a two-story, 4-bedroom, 2.5 bathroom single-family house.
- During the FY 2008 program year, RPJ also used its FY 2007 set-aside award of \$224,250 to acquire an 8-bedroom single-family house. The unit will be rehabilitated and, upon completion of work and necessary property inspections, will be used as a group home to provide affordable rental housing to very low-income women with mental illness.

Reston Interfaith:

- An award of \$144,358 for the acquisition of one rental housing unit to lease to a small, related tenant household of two-to-four persons. Assisted household will be very low-income (<50% AMI). Reston Interfaith has not yet used the funds to acquire a unit for this purpose.

General Questions

1. Assessment of the one-year goals and objectives:
 - a. Describe the accomplishments in attaining the goals and objectives for the reporting period.
 - b. Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.
 - c. If applicable, explain why progress was not made towards meeting the goals and objectives.
2. Describe Other Actions in Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.

Assessment of One-Year Goals and Objectives

The Mission Statement approved by the Board on September 13, 1999 provides a broad framework for goals and strategies to be developed for specific program areas covered in the Five-Year Consolidated Plan.

Mission Statement

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

The Fairfax County Consolidated Plan for Fiscal Years 2006–2010 (adopted April 25, 2005) contains the County's housing and community development strategic plan (Five-Year Plan) identifying long-range housing and community development priorities that were broad and general in order to encompass all of the possible activities that could advance the objectives. A summary of the Consolidated Plan goals and objectives is provided under Attachment XI.

Table 1-3 (below) provides a summary of accomplishments in relation to the goals and objectives and the grant funds spent on affordable housing and community development activities. It should be noted that several grant activities address more than one goal and/or objective.

Generally, progress was made toward meeting the goals and objectives. The one area where there was not as much progress was neighborhood revitalization strategy areas (NRSAs). The County Board of Supervisors decided to reorganize the Office of Revitalization. Subsequently, NRSAs have been phased out as activities managed by the FCRHA and HCD.

A major responsibility of the Consolidated Community Funding Advisory Committee is to develop funding priorities for the Consolidated Community Funding Pool, a pool of funds that includes Community Development Block Grant funds. On July 25, 2005, the Board approved the following CCFP funding priorities for FY 2007-2008.

	Target Funding %
Self-Sufficiency-(Long-Term) Goal: Families and individuals, including seniors and persons with disabilities, are healthy, stable, and independent.	41 – 49%
Affordable Housing- Goal: Families and individuals, including seniors and people with disabilities, have a home.	25 – 35%
Youth- Goal: Youth have knowledge, skills, and abilities to make safe responsible decisions.	11 – 19%
Basic Needs-(Meeting Emergency Needs) Goal: Families and individuals, including seniors and people with disabilities, meet their basic needs.	7 – 13%

Table 1-2: FY 2007 and FY 2008 CCFP Funding Priorities Summary

Table 1-3: FY 2008 Consolidated Plan Accomplishments

Consolidated Plan Project/Activity	Goals & Objectives	FY 2008 Accomplishments
<p>Project ID - #1 Payment on Section 108 Loans: Annual payments on five loans under Section 108 of the Housing and Community Development Act of 1974, as amended. Funding through four of the loans has been used by the FCRHA for affordable housing development and preservation, and for the reconstruction of Washington Plaza in Reston. The fifth loan, to the County, is being used for road and storm drainage improvements in five Conservation Areas: Bailey’s, Fairhaven, Gum Springs, James Lee, and Jefferson Manor. Loan applications were approved by the Board of Supervisors, who pledged future CDBG funds for the payment of annual interest and principal premiums due on the notes.</p> <p>Priority Need – Other Performance Indicator - N/A CDBG Citation – 570.703 (c) CDBG National Objective - LMH Start Date – 07/01/07 Completion Date – 06/30/08 Other Resources: N/A Matrix Code: 19F Purpose: N/A</p>	<p>Affordable Housing (A) 1, 2, 5 Community Development (A) 3.1, 3.2</p>	<p>\$1,098,656/CDBG</p> <p>Met the obligation of the County and Fairfax County Redevelopment and Housing Authority for scheduled payments on Section 108 Loans. The loans have been used for projects which support affordable housing, community development, and neighborhood preservation goals.</p>
<p>Project ID - #2 Fair Housing: These funds will be used by the County’s Human Rights Commission to contract for fair housing testing in the real estate rental market, and to conduct fair housing outreach and education activities in the rental market.</p> <p>Priority Need – Planning/Administration Performance Indicator – Number of sales and lending tests; number of individuals trained; number of cases remedied CDBG Citation - 570.206 (e) CDBG National Objective – N/A Start Date – 07/01/07 Completion Date – 06/30/08 Other Resources: N/A Matrix Code: 21D Purpose: N/A</p>	<p>Affordable Housing (A) 1, 2, 3, 4</p>	<p>\$57,514/CDBG \$21,928/HOME</p> <p>Human Rights Commission conducted 120 fair housing rental tests, prepared foreclosure outreach materials, and organized and attended fair housing conferences.</p>
<p>Project ID - #3 Planning (Programs and Compliance): Continued funding to provide for planning and implementation of the County’s housing and community development programs. Funding is required to meet CDBG and HOME regulations, local procedures, to prepare and process the County’s Consolidated Plan and related citizen participation and public input processes, prepare community plans and implement housing and community development projects, as well as identifying and pursuing other</p>	<p>Plan Implementation (D) 1, 2, 3, 4, 5</p>	<p>\$411,970/CDBG</p> <p>Planning and implementation of the County’s Housing and Community Programs including preparation of the Consolidated Plan One-Year Action Plan and related citizen participation and public input process.</p>

Consolidated Plan Project/Activity	Goals & Objectives	FY 2008 Accomplishments
<p>non-entitlement funding to implement projects. Funding provides for salaries and fringe benefits for four full-time positions, plus related operating costs.</p> <p>Priority Need – Planning/Administration Performance Indicator – N/A CDBG Citation - 570.205 (a) CDBG National Objective – N/A Start Date – 07/01/07 Completion Date – 06/30/08 Other Resources: N/A Matrix Code: 20 Purpose: N/A</p>		
<p>Project ID - #4 General Administration: Continued funding for the general administration of the County’s CDBG- and HOME-funded programs and projects, as well as projects funded under the Section 108 and Economic Development Initiative. Funding provides for administration of housing and community development programs and projects, including contract management for projects and programs funded through the Consolidated Community Funding Pool, required local, state, and federal reports and preparation of documents, provision of technical assistance, financial management, and administrative and professional support to the CCFAC and various citizen participation processes. Funding provides for salaries and fringe benefits for seven full-time positions and one half-time limited term position, plus related operating costs.</p> <p>Priority Need – Planning/Administration Performance Indicator – N/A CDBG Citation - 570.206 (a) CDBG National Objective – N/A Start Date – 07/01/07 Completion Date – 06/30/08 Other Resources: N/A Matrix Code: 21A Purpose: N/A</p>	<p>Plan Implementation (D) 1, 2, 3, 4, 5</p>	<p>\$744,923/CDBG</p> <p>Administration of the Community Development Program by the Department of Housing and Community Development, including staff costs related to contract management, preparation of documents, monitoring of the Community Development Program and undertaking affordable housing projects, including planning, financing and development.</p>
<p>Project ID - #5 HOME Administration: Under the HOME Program, local jurisdictions may designate 10% of the HOME grant for administrative costs. Included in this limit is the \$21,928 in HOME funds proposed for Fair Housing activities. The balance of the administrative funds will be used to support the operation of the HOME Program and the projects receiving HOME funding. Proposed funding provides for salaries and fringe benefits for one and a half full-time positions, plus related operating and equipment costs and eligible preliminary costs related to the planning and design of housing development proposed by the FCRHA.</p>	<p>Plan Implementation (D) 1, 2, 3, 4, 5</p>	<p>\$201,524/HOME</p> <p>Administration of the HOME Investment Partnerships Program (HOME) by the Department of Housing and Community Development, including staff costs related to contract management, preparation of documents, and monitoring of the HOME Program.</p>

Consolidated Plan Project/Activity	Goals & Objectives	FY 2008 Accomplishments
<p>Priority Need – Planning/Administration Performance Indicator – N/A HOME Citation – 92.207 CDBG National Objective – N/A Start Date – 07/01/07 Completion Date – 06/30/08 Other Resources: N/A Matrix Code:19A Purpose: N/A</p>		
<p>Project ID - #6 Affordable Housing Fund: An allocation to the Consolidated Community Funding Pool (CCFP) to provide funding to eligible Nonprofit corporations or CDBG Participating Jurisdictions (Towns of Clifton, Herndon, and Vienna, and the City of Fairfax) for the provision, development and preservation of affordable housing in accordance with CDBG eligibility criteria and priorities and the CCFP priorities adopted by the Board of Supervisors. Funding for specific programs and projects are subject to appropriations by the Board of Supervisors. Priority Need – Rental Housing Performance Indicator – Number of Households Assisted CDBG Citation – 570.201(a), 570.202(c) CDBG National Objective - LMH Start Date – 07/01/07 Completion Date – 06/30/08 Other Resources: County General Funds and CSBG funds for the CCFP and Private Funds through nonprofits Matrix Code: 01, 14A Purpose: N/A</p>	<p>Affordable Housing (A) 1, 2, 5</p>	<p>Funding: \$1,113,445/CDBG</p> <p>Accomplishments: A total of 11 units were preserved as affordable housing using the CCFP allocation. The following is an overview of the units preserved:</p> <ul style="list-style-type: none"> • <i>Good Shepherd Housing:</i> 3 units preserved with CDBG-funded CCFP loans totaling \$376,450. Units rented through Good Shepherd’s “A-B-C Rental Program”, which rents housing and provides supportive services to families that might not qualify for rental housing due to credit issues or a negative rental history. • <i>Robert Pierre Johnson (RPJ) Housing Development Corporation:</i> 6 units (beds); the FCRHA provided a loan of \$674,250 to RPJ (including \$450,000 from CCFP CDBG funds) for the purchase and rehabilitation of a single-family home, which will be operated as a group home for six individuals with mental disabilities. • <i>Homestretch, Inc:</i> 2 units preserved with CDBG-funded CCFP loans totaling \$250,000. These units will be rented to homeless families.
<p>Project ID - #7 Targeted Public Services: An allocation to the Consolidated Community Funding Pool (CCFP), determined by a HUD-required limit of 15% of CDBG award, to be used for Targeted Public Services. Funds are provided for CCFP awards to eligible Nonprofit corporations or CDBG Participating Jurisdictions (Towns of Clifton, Herndon, and Vienna, and the City of Fairfax) for the delivery of public services in accordance with CDBG eligibility criteria and priorities and the CCFP priorities adopted by the Board of Supervisors. Funding for specific programs and projects are subject to appropriations by the Board of Supervisors. Priority Need – Public Services Performance Indicator – Number of Households Assisted CDBG Citation - 570.201 (e) CDBG National Objective – LMC< LMH</p>	<p>Homelessness (B) 1, 2, 3, 4 Community Development (A) 1.1, 1.2, 1.3, 1.4, 1.5</p>	<p>\$924,370/CDBG</p> <ul style="list-style-type: none"> • Case management and support services empowered 21 clients to transition from homelessness to permanent housing. • Health care and supportive service referrals were made to 69 elderly and/or disabled clients. • Technical assistance enabled clients to make repairs to eliminate housing code violations in 34 housing units. • 114 immigrants/refugees maintained legal immigration status as a result of receiving counseling and direct assistance. • 3036 homeless clients received basic health care and living supplies as a result of mobilized outreach services. • As a result of free adult learning classes, 27 adult clients

Consolidated Plan Project/Activity	Goals & Objectives	FY 2008 Accomplishments
<p>Start Date – 07/01/07 Completion Date – 06/30/08 Other Resources: County General Funds and CSBG funds for the CCFP and Private Funds through nonprofits Matrix Code: 05, 18C, 05Q, 05H, 05B, 14A Purpose: Homeless, Persons with Disabilities and N/A</p>		<p>improved self-sufficiency skills and/or improved parenting skills.</p> <ul style="list-style-type: none"> • As a result of attending supportive housing and services, 13 formerly homeless families secured stable housing and improved financial stability. • As a result of receiving small grants and/or counseling, 1175 clients were able to crisis and stabilize their lives. • As a result of attending free individual and credit counseling, 290 homeless families improved their finances. • As a result of attending free ESL classes, 28 adult clients improved self-sufficiency skills. • As a result of available subsidized housing, utility assistance and counseling, 272 clients obtained affordable housing and improved self-sufficiency skills. • As a result of participating in resident networking groups, 130 clients strengthened their self-sufficiency while building a stronger community. • As a result of participating in free training (construction, ESL, computer, and leadership/organizational techniques), 115 clients strengthened their self-sufficiency. • As a result of receiving training and technical assistance, 101 clients gained access to small business start-up or expansion loans.
<p><u>Project ID - #8 Homebuyer Equity Loan Program (HELP):</u> The goal of this new program is to increase the overall homeownership rate among low-income households in Fairfax County. The Homebuyer Equity Loan Program (HELP) is a partnership between Fairfax County and low-income homebuyers who reside and/or work in the county. HELP provides homebuyer acquisition loans for up to \$91,767. Fairfax County ADDI funds are provided for down payment and closing cost assistance in an amount equal to either 6% of the unit sales price or \$10,000, whichever is greater. Approved applicants can also receive up to \$70,000 in HOME funds for secondary financing. Priority Need – Owner Occupied Housing Performance Indicator – Number of Units Purchased HOME Citation - 92.205 (a), 92.254 CDBG National Objective – N/A Start Date – 07/01/07 Completion Date – 06/30/08 Other Resources: State Programs Matrix Code: N/A Purpose: N/A</p>	<p>Affordable Housing (A) 1</p>	<p><u>Funding:</u> \$1,200,000/HOME; \$44,751/ADDI</p> <p><u>Accomplishments:</u> In FY 2008, 9 loans totaling \$767,161 were made to first-time homebuyers using federal HOME funds. The maximum income for HOME-funded loans under HELP is 80 percent of area median income (AMI). The maximum sales for houses purchased using a HOME-funded loan is \$362,795. The average income served by the HELP program in FY 2008 was \$51,284, or about 52 percent of AMI for a family of four.</p>

Consolidated Plan Project/Activity	Goals & Objectives	FY 2008 Accomplishments
<p>Project ID - #9 Home Repair for the Elderly Program: Continued funding of the Home Repair for the Elderly Program (HREP) which provides minor repairs at no cost to the homeowner for an estimated 100 homes of eligible low-income elderly or disabled persons. The HREP provides up to about one week of work and \$500 in material expenses by the HREP crew. Proposed funding provides for salaries and fringe benefits for five full-time positions (HREP crew and clerical support), plus related operating and equipment costs. These funds are supplemented by County funds generated from payments on loans through the Home Improvement Loan Program for the costs of outside contracting and materials. 100 households have sustained affordable housing through minor home repairs for the purpose of providing decent affordable housing.</p> <p>Priority Need – Owner – Occupied Housing Performance Indicator - Number of homes repaired for elderly/disabled CDBG Citation - 570.202 (a) CDBG National Objective - LMH Start Date – 07/01/07 Completion Date – 06/30/08 Other Resources: N/A Matrix Code: 14A Purpose: N/A</p>	<p>Affordable Housing (A) 1</p>	<p>Funding: \$178,358/CDBG</p> <p>Accomplishments: 125 households were served by the Home Repair for the Elderly Program in FY 2008. The average income served was \$18,985, or approximately 27% of the area median income (AMI) for a family of one.</p>
<p>Project ID - #10 Tenant Based Rental Assistance: Continuation of rental assistance for 48 elderly households (\$275,000). Also, to expand the program to provide rental assistance to help families and persons to transition from homelessness and transitional housing to permanent housing (\$327,764). 73 households have affordable housing through rental assistance programs for the purpose of providing decent affordable housing.</p> <p>Priority Need – Rental Housing Performance Indicator – Number of households assisted HOME Citation – 92.209 CDBG National Objective - N/A Start Date – 07/01/07 Completion Date – 06/30/08 Other Resources: N/A Matrix Code: 31F Purpose: Homeless and Senior Rental Housing</p>	<p>Affordable Housing (A) 1, 2, 5</p>	<p>Funding: \$602,764/HOME</p> <p>Accomplishments: <i>Elderly:</i> Federal HOME funds were also used in FY 2008 to serve 48 tenants at the FCRHA’s Lincolnia and Lewinsville senior properties, as well as one tenant residing at the FCRHA’s Crescent Apartment complex. The average income served by the 48 TBRA vouchers at the Lincolnia and Lewinsville properties was \$7,992, or about 11 percent of the area median income (AMI) for a one-person household.</p> <p><i>Partnership for Permanent Housing/Homeless:</i> The goal of the Partnership for Permanent Housing (PPH) program is to assist up to 25 homeless Fairfax County families currently living in shelters and transitional housing units who, with assistance, guidance and supportive services, have the potential to become homeowners. Through this program, selected families lease stabilized rental housing subsidized with HOME-funded TBRA vouchers. Through the provision of rental assistance and a family self-sufficiency plan achieved through a regimen of supportive services, the plan is to assist these families own their own home.</p>

Consolidated Plan Project/Activity	Goals & Objectives	FY 2008 Accomplishments
		<p>FY 2008 marked the second year of a five-year pilot period for the PPH program. As of the end of FY 2008, the maximum number of families permitted (25) in the program were enrolled. As of the end of FY 2008, 21 formerly-homeless families had leased safe, decent, affordable rental housing with their HOME TBRA vouchers, and 4 families were either completing the TBRA voucher intake process with HCD staff or were searching for rental housing with their TBRA vouchers.</p> <p>Five TBRA vouchers are also set aside for participants in Fairfax County's hypothermia prevention program, four of which were in use at the end of FY 2008.</p> <p>Total homeless households served with TBRA in FY 2008: 25.</p>
<p>Project ID - #11 Accessibility Modifications/FCRHA Properties: In FY 2008, accessibility modifications will be undertaken at FCRHA properties and may include making scattered site units wheelchair accessible and incorporating universal design elements to units to the maximum extent possible.</p> <p>Priority Need – Rental Housing</p> <p>Performance Indicator – Number of units rehabbed; number households with improved housing</p> <p>CDBG Citation – 570.202 (a) CDBG National Objective - LMH</p> <p>Start Date – 07/01/07 Completion Date – 06/30/08</p> <p>Other Resources: N/A</p> <p>Matrix Code: 14D Purpose: Persons w/Disabilities</p>	<p>Affordable Housing (A) 1</p>	<p>Funding: \$250,000/CDBG</p> <p>Accomplishments: Two units at the Penderbrook Fairfax County Rental Program (FCRP) property (Providence District) were made accessible in FY 2008. In addition, universal design elements were incorporated into the rehabilitation of the other units at the property, including lever hardware on doors and faucets. HCD is also evaluating the potential for accessibility modifications to the management office at the Greenwood public housing development (Mason District). It should also be noted that in FY 2008, the Board of Supervisors amended the guidelines for Fairfax County's Affordable Housing Partnership Program (AHPP) to incorporate a policy supporting universal and accessible design and the construction of affordable housing for persons with disabilities. The AHPP is the gateway through which affordable housing developers apply for affordable housing preservation and construction funds, including CDBG and HOME resources.</p>
<p>Project ID - #12 Rehabilitation of FCRHA Properties: Funding will be used to rehab FCRP residential properties and group homes to maintain safety and quality of life. Funds have been earmarked for retrofitting and/or production of housing and facilities for physically and/or mentally disabled. 285 households have sustained</p>	<p>Affordable Housing (A) 1, 2 Community Development (C) 1.1, 1.2, 1.3, 1.4, 1.5</p>	<p>Funding: \$305,839/CDBG</p> <p>Accomplishments: Projects completed:</p> <ul style="list-style-type: none"> ● <i>Penderbrook Apartments (Providence District):</i> 2 units were converted to UFAS accessibility. Universal design elements

Consolidated Plan Project/Activity	Goals & Objectives	FY 2008 Accomplishments
<p>affordable housing through rehabilitation of housing for the purpose of providing decent affordable housing.</p> <p>Priority Need – Rental Housing Performance Indicator – Number of units rehabbed; number households with improved housing CDBG Citation - 570.202 (a) CDBG National Objective - LMH Start Date – 07/01/07 Completion Date – 06/30/08 Other Resources: Matrix Code: 14D Purpose: N/A</p>		<p>were incorporated into the rehabilitation of the other units at the property, including lever hardware on doors and faucets. Financed through the Housing Trust Fund.</p> <ul style="list-style-type: none"> • <i>Cedar Ridge (Hunter Mill District)</i>: Major rehabilitation of 195 units completed. Financed through the Housing Trust Fund. <p><u>Project in planning:</u></p> <ul style="list-style-type: none"> • <i>Wedgewood Apartments (Braddock District)</i>: In FY 2008, a total of 424 units were identified for rehabilitation including new appliances and floors, and new patio doors. A total of 25 ground level units were identified as good candidates for accessibility conversion. Renovation of the community building is also planned. Rehabilitation work is expected to be completed in FY 2010.
<p>Project ID - #13 Homeownership Program: Proposed funding provides for salaries and fringe benefits to support three full-time and one full-time limited-term positions involved in homeownership activities. The positions provide support to the First-Time Homebuyer and the Moderate Income Direct Sales Programs. Duties include application intake/data entry, waiting list maintenance, application processing, certifying applicant eligibility, marketing and conducting lotteries for new and resale units, establishing resale prices, monitoring second trust loans, conducting required annual occupancy certifications, dissemination of program information, providing educational programs and/or counseling for applicants/homeowners and assistance to homebuyers and builder sales staff. This program will enable assistance to families in approximately 200 homes and 700 families on the waiting list of certified eligible applicants. The number of households anticipated to be served through orientations and other marketing activities is 2,400. 200 households have new access to homeownership through homebuyer programs for the purpose of creating decent affordable housing.</p> <p>Priority Need – Owner-Occupied Housing Performance Indicator – Number of households Assisted CDBG Citation - 570.201 (k) CDBG National Objective - LMH Start Date – 07/01/07 Completion Date – 06/30/08 Other Resources: State Programs, County ADU and MIDs Programs, & CDBG Program (Prior Years) Matrix Code: 05R Purpose: N/A</p>	<p>Affordable Housing (A) 1</p>	<p>Funding: \$274,257/CDBG (see also Project ID #8, “Home Equity Loan Program (HELP) and Project ID #14, “Relocation Program/Homeownership Initiatives”)</p> <p>Accomplishments: During FY 2008, 152 families became homeowners through the Fairfax County Homeownership Program. Assistance was provided through:</p> <ul style="list-style-type: none"> • The sale and resale of Affordable Dwelling Units and the resale of Moderate Direct Sales (MIDS) units under the First-Time Homebuyers Program; • Down-payment and closing cost assistance; • HOME-funded shared equity second trusts; and • First trust financing provided through a SPARC allocation from the Virginia Housing Development Authority (VHDA).

Consolidated Plan Project/Activity	Goals & Objectives	FY 2008 Accomplishments
<p>Project ID - #14 Relocation Program/Homeownership Initiatives: Proposed funding provides for salaries and fringe benefits to support two full-time and one full-time limited term positions to provide federally mandated relocation and advisory services to approximately 1000 persons affected by the County and FCRHA programs. Also, continued support for staff to develop and implement FCRHA homeownership initiatives. Relocation reviews will be completed as required on CDBG, Home and Section 108 loan funded projects and relocation activity performed by Nonprofit organizations. Technical assistance may be given to landlords, developers, and tenants of preservation projects and rehabilitation projects. Ongoing activities will also include the Homeownership Education Counseling for First Time Homebuyers, the Housing Choice Voucher Homeownership Program, the Homebuyer Equity Loan Program, and a County Affordable Dwelling Unit Foreclosure Program. 1000 persons have access to sustained affordable housing through relocation and advisory services for the purpose of providing decent affordable housing. 240-360 persons per year have new or sustained access to homeownership through pre- and post homebuyer counseling and homebuyer programs for the purpose of creating decent affordable housing.</p> <p>Priority Need – Other Performance Indicator – Number of Households Assisted CDBG Citation - 570.201 (i) CDBG National Objective - LMH Start Date – 07/01/07 Completion Date – 06/30/08 Other Resources: Private Owners Matrix Code: 08 Purpose: N/A</p>	<p>Affordable Housing (A) 1</p>	<p>Funding: \$279,380/CDBG (see also Project ID #8, “Home Equity Loan Program (HELP) and Project ID #13, “Homeownership Program”)</p> <p>Accomplishments: In FY 2008, all staff of the Homeownership and Relocation Services Division received three days of training on the Uniform Relocation Act. There were no relocation projects in FY 2008; however, staff conducted 14 relocation reviews, mainly for HOME or CDBG-related transactions by the FCRHA and Fairfax County nonprofits.</p> <p>Total persons receiving homeownership counseling during FY 2008 was 9,593, consisting of:</p> <ul style="list-style-type: none"> o 1,743 attendees at first-time homebuyer (FTHB) sessions; o 223 attendees at FTHB application sessions; o 1,370 attendees at VHDA classes; o 2,789 phone calls; and o 3,398 walk-ins.
<p>Project ID - #15 American Dream Downpayment Initiative: The goal of this program is to increase the overall homeownership rate, especially among minority groups who have lower rates of homeownership compared to the national average. Fairfax County will market this program as well as others to assist an estimated 520 minority households on the homebuyers waiting list in becoming homeowners. The FCRHA will coordinate this program with the Homebuyer Equity Loan Program (HELP) described above (Project ID #8) Homeownership Initiative described above.</p> <p>Priority Need – Owner-Occupied Housing Performance Indicator – Number of Units Purchased HOME Citation – 92.602 CDBG National Objective – N/A</p>	<p>Affordable Housing (A) 1</p>	<p>Funding: \$44,751/ADDI (See Project #8, Homebuyer Equity Loan Program (HELP))</p>

Consolidated Plan Project/Activity	Goals & Objectives	FY 2008 Accomplishments
<p>Start Date – 07/01/07 Completion Date – 06/30/08 Other Resources: State Programs Matrix Code: N/A Purpose: N/A</p>		
<p>Project ID - #16 Child Care Center Grant Program: These grants will provide funding to purchase child care equipment and materials for homemakers to assist them in developing and improving a childcare business in their homes. These family child care providers will be caring for children whose families have met the income eligibility requirements for Early Head Start and Head Start. This would also expand the child care resources in four low-income neighborhoods in the county – Herndon, Springfield, Annandale and Falls Church (Bailey’s Crossroads). It is estimated that 50 family child care providers would participate which should result in improved child care for an estimated 300 children from 250 families, most of which will be low-income. These businesses are expected to obtain materials that will result in improvements to infant care, health and safety, literacy and math, and gross motor development. The grant will also improve the economics opportunities for the family child care providers in developing their home child care small business.</p> <p>Priority Need – Economic Development Performance Indicator – Number of businesses assisted; number of households assisted CDBG Citation – 570.203 CDBG National Objective - LMC Start Date – 07/01/07 Completion Date – 06/30/08 Other Resources: Matrix Code: 18C Purpose: N/A</p>	<p>Community Development (C) 2.1, 2.2, 2.3, 2.4</p>	<p>Funding: \$50,000/CDBG</p> <p>Accomplishments: No FY 2008 funds used; it is anticipated that these funds will be reallocated to another eligible activity. Prior year funds are planned to be used for playground equipment at three child care centers.</p>
<p>Project ID - #17 CHDO Set-Aside: The federal HOME regulations require that 15% of the total HOME grant be set-aside for investment in housing to be developed, sponsored, or owned by Nonprofit groups, which have been certified as Community Housing Development Organizations (CHDOs). In recognition of limited resources, as well as the value of collaboration, the FCRHA will act as a catalyst and facilitator, and will pool resources to encourage partnerships with nonprofits in FY 2008 for the development and preservation of affordable housing, that could range from multifamily to homeownership to senior housing. CHDO set-aside activities will serve to either preserve existing affordable housing or develop additional affordable housing units for low-income homebuyers and renters. The total number of households to be served will be determined through the review of the FY 2008 CHDO Request For Proposals submissions.</p>	<p>Affordable Housing (A) 1, 2, 5</p>	<p>Funding: \$368,608/HOME</p> <p>Accomplishments: Under the FY 2008 CHDO set-aside, \$368,608 was advertised under an RFP in September 2007. Two Fairfax County CHDOs responded with applications for funds. The funds were awarded as follows:</p> <ul style="list-style-type: none"> ➤ Robert Pierre Johnson (RPJ) Housing Development Corporation: Awarded \$224,250 for the acquisition of one large single-family detached house to provide rental housing to one large family (5 or more related persons). The assisted household will be very low-income (30 percent of the Area Median Income (AMI) and below, adjusted for household size). Unit rent will be partially subsidized by a Fairfax County Project-Based Section 8 voucher. The unit acquired by RPJ is a two-story, 4-bedroom, 2.5 bathroom single-family home.

Consolidated Plan Project/Activity	Goals & Objectives	FY 2008 Accomplishments
<p>Priority Need – Rental Housing Performance Indicator – Number of Households Assisted CDBG Citation – 92.300 CDBG National Objective – N/A Start Date – 07/01/07 Completion Date – 06/30/08 Other resources: N/A Matrix Code: N/A Purpose: N/A</p>		<p>➤ <u>Reston Interfaith Housing Corporation:</u> Awarded \$144,358 for the acquisition of one rental housing unit to lease to one small family (two-to-four related persons). The assisted household will be very low-income (earning 50 percent of AMI or below). As of the end of FY 2008, Reston Interfaith has not yet used the funds to acquire a unit for this purpose.</p> <p>The following organizations used CHDO awards to acquire affordable housing in FY 2008:</p> <p>➤ <u>Good Shepherd Housing:</u></p> <ul style="list-style-type: none"> ▪ <i>1 unit, Lee District:</i> The FCRHA provided a loan of \$120,000 from the FY 2007 federal HOME Investment Partnership (HOME) Community Housing Development Organization (CHDO) set-aside for the purchase of a condominium unit, which will be rented to households earning up to 50 percent AMI through Good Shepherd’s A-B-C Rental Program. <p>➤ <u>RPJ Housing Development Corporation:</u></p> <ul style="list-style-type: none"> ▪ <i>Martha Street, 1 unit, Lee District:</i> The FCRHA provided a loan of \$224,250 to RPJ from the FY 2008 HOME CHDO set-aside for the purchase of this single-family home, which will be rented to a large household earning 30 percent of AMI or below. ▪ <i>Bath Street, 6 units (beds), Lee District:</i> The FCRHA provided a loan of \$674,250 to RPJ (\$224,250 from the FY 2007 HOME CHDO set-aside and \$450,000 from the CCFP) for the purchase and rehabilitation of this single-family home, which is to be operated as a group home for six individuals with mental disabilities earning 30 percent of AMI and below. <p>➤ <u>Reston Interfaith Housing Corporation:</u></p> <ul style="list-style-type: none"> ▪ <i>Barton Oaks Place, 1 unit, Dranesville District:</i> The FCRHA provided a loan of \$185,984 from the FY 2007 HOME CHDO set-aside for the purchase of a townhouse unit, which will be rented to a tenant household earning 50 percent of AMI and below.

Consolidated Plan Project/Activity	Goals & Objectives	FY 2008 Accomplishments
<p>Project ID - #18 Revitalization: Neighborhood and Business Outreach in Reston/Lake Anne and Springfield: First-Time Homebuyer, Home Improvement, and Property Pride Programs will be used in residential areas adjacent to designated revitalization areas. This funding is anticipated to supplement assistance to approximately 5-10 Fairfax County families with grants for home improvements to Affordable Dwelling Units. Funding for a ½ limited term position, with the other ½ funded by Reston Association, to address property maintenance issues, in particular the availability of materials and finishes that are compatible with the original materials to ensure the integrity of neighborhood design and to prevent and reduce blighting influences. Funding for one limited-term position and an outreach fund to work closely with county agencies and community-based organizations (CBO's) to address property maintenance issues within the core communities of central Springfield. The program is designed to build the capacity of CBO's to aid the county in spurring revitalization of these neighborhoods and to reduce actual and potential blight. Three (3) communities will have sustainability, improved living environments through reducing actual and potential blight and improvements to residential properties for the purpose of creating economic opportunities.</p> <p>Priority Need – Economic Development Performance Indicator – Number of properties improved and number of businesses assisted. CDBG Citation – 570.203 CDBG National Objective - LMA Start Date – 07/01/07 Completion Date – 06/30/08 Other Resources: County General Funds, see #13 above Matrix Code: 17C, 18A, 18B Purpose: N/A</p>	<p>Community Development (C) 2.1, 2.2, 2.3, 2.4, 2.5, 3.1, 3.2, 3.3</p>	<p>Funding: \$173,760/CDBG</p> <p>Accomplishments: In FY 2008, the FCRHA funded a part-time position to assist in performing outreach and conducting home maintenance workshops in the Town of Herndon, and marketing the Home Improvement Loan Program and the Home Repair for the Elderly Program in Reston, Vienna, and other parts of the county. In addition, HILP staff continued to conducted intensive outreach to homeowners in the Springfield area. HCD staff also participate with the County's Code Enforcement Strike Team.</p> <ul style="list-style-type: none"> ○ Total HILP Loans, Grants, Advances: 23 ○ Total Home Repair for the Elderly Units Improved: 125

Consolidated Plan Project/Activity	Goals & Objectives	FY 2008 Accomplishments
<p>Project ID - #19 Senior/Disabled Housing: Development/acquisition of housing and facilities designed specifically for the physically and/or mentally disabled and seniors. (Number to be determined) Households will have affordable housing through affordable housing preservation and/or development for the purpose of providing decent affordable housing. Number of households to be determined based on proposals.</p> <p>Priority Need – Rental Housing Performance Indicator – Number of individuals/households assisted CDBG Citation - 570.201 (a) 570.201 (c) CDBG National Objective – LMH Start Date – 07/01/07 Completion Date – 06/30/08 Other Resources: Private Investment Matrix Code: 01 Purpose: Person w/ Disabilities (and Seniors)</p>	<p>Affordable Housing (A) 1, 2 Community Services (C) 1, 2, 3, 4, 5</p>	<p>Funding: \$300,000 (See Project #17, “CHDO Set-Aside”, and Project #11 “Accessibility Modifications/FCRHA Properties”)</p> <p>Accomplishments: A variety of activities related to senior and disabled housing took place in FY 2008:</p> <p><i>Olley Glen (Active Senior):</i> The Board of Supervisors approved the financing plan for the construction of Olley Glen in December 2007. Olley Glen is a 90-unit active senior development proposed to be built on the FCRHA’s “Glens at Little River” senior housing campus in the Braddock District. It is anticipated that this project will be completed and occupied by Fall 2010.</p> <p><i>Chesterbrook (Assisted Living), Dranesville District:</i> Chesterbrook Residences, which opened in November 2007, provides 97 units (85 one-bedroom units, 12 two-bedrooms) of assisted living in the McLean area. Fifty-five units have been specifically designated for low-income residents: 44 units allocated for low-income residents who qualify for Section 8 vouchers, five units being reserved for those seniors who qualify for Virginia’s auxiliary help program and six units are rented for below market rate (including food and other services), depending on the unit’s size and number of residents per unit. The FCRHA has also made loans to Chesterbrook Residences, Inc. for the project and has a second trust lien in the amount of \$1,229,000 and a fourth trust lien in the amount of \$275,000 on the project securing loans made from the Housing Trust Fund. In addition, the FCRHA has a third trust lien in the amount of \$250,000 securing a loan in that amount made with Community Development Block Grant (CDBG) funds.</p> <p><i>Birmingham Green (Assisted Living):</i> This facility was completed in FY 2008. Birmingham Green is located on 54 acres of land owned by five local jurisdictions: the Counties of Fairfax (investment of \$1,250,000 in county HOME funds), Fauquier, Loudoun and Prince William and the City of Alexandria. Previously, the facility included a 180-bed nursing facility built in 1991 and a 64-bed assisted living facility built in 1927. The new construction adds 92 units with 77 units of assisted living (including 12 HOME units) and 14 units for persons with disabilities. One unit will be targeted for community space for the residents. The assisted living units will be leased to seniors with extremely low incomes and in need of assistance with the activities of daily living. Fairfax County paid a proportion of the total cost of the new facility based on the</p>

Consolidated Plan Project/Activity	Goals & Objectives	FY 2008 Accomplishments
		<p>County's use of the current facility – about 45 percent of the beds at Birmingham Green are occupied by Fairfax County residents.</p> <p><i>Lewinsville, Dranesville District:</i> As of the end of FY 2008, the project was in predevelopment and site plan review; construction pending funding availability. The project has been expanded to include:</p> <ul style="list-style-type: none"> ➤ 60 new units of assisted living; ➤ Construction of 22 units of independent living (to replace 22 existing units on the site); ➤ Two child day care facilities with upgraded playgrounds which will serve a total of approximately 200 children; ➤ Expansion of the existing senior center; ➤ Two adult day care centers, including a privately-run Alzheimer's day care; and ➤ Site improvements which will increase and improve parking, lighting and landscaping.
<p>Project ID #20 Emergency Shelter Grant: Eleanor Kennedy Shelter</p> <p>Fairfax County operates five full-service emergency shelters for homeless single adults and families. ESG funding is received by the County through the Department of Housing and Community Development based on expenditures reported by the Department of Family Services for shelter operating expenses. The Eleanor Kennedy Shelter serves single adults and is located at Fort Belvoir in Fairfax County. The FY 2008 ESG allocation will be used to partially offset shelter operating expenses. 233 homeless individuals will have access to a shelter for the purpose of providing decent affordable housing.</p> <p>Priority Need – Homeless</p> <p>Performance Indicator – Number of households Assisted</p> <p>CDBG Citation - N/A CDBG National Objective - N/A</p> <p>Start Date – 07/01/07 Completion Date – 06/30/08</p> <p>Other Resources: County General Funds (approx \$4 million)</p> <p>Matrix Code: Purpose: Homeless</p>	<p>Homelessness (B) 1,2,3,4</p>	<p>\$45,075/ESG</p> <p>660 homeless individuals accessed the shelter for the purpose of providing decent affordable housing.</p>
<p>Project ID #21 Emergency Shelter Grant: Embury Rucker Shelter</p> <p>Fairfax County operates five full-service emergency shelters for homeless single adults and families. ESG funding is received by the County through the Department of Housing and Community Development based on expenditures reported by the Department of Family Services for shelter operating expenses. The Embury Rucker Shelter serves single adults and families and is located in Reston, Virginia. 345 homeless individuals will have access to a shelter for</p>	<p>Homelessness (B) 1,2,3,4</p>	<p>\$77,672/ESG</p> <p>502 single adults accessed the shelter for the purpose of providing decent safe and affordable housing.</p>

Consolidated Plan Project/Activity	Goals & Objectives	FY 2008 Accomplishments
<p>the purpose of providing decent affordable housing. Priority Need – Homeless Performance Indicator – Number of households Assisted CDBG Citation - N/A CDBG National Objective - N/A Start Date – 07/01/07 Completion Date – 06/30/08 Other Resources: County General Funds (approx \$4 million) Matrix Code: Purpose: Homeless</p>		
<p>Project ID #22 Emergency Shelter Grant: Mondloch House Fairfax County operates five full-service emergency shelters for homeless single adults and families. ESG funding is received by the County through the Department of Housing and Community Development based on expenditures reported by the Department of Family Services for shelter operating expenses. Mondloch House serves families and disabled individuals and is located near the Route One Corridor in Alexandria (Fairfax County), Virginia. 164 homeless individuals will have access to a shelter for the purpose of providing decent affordable housing. Priority Need – Homeless Performance Indicator – Number of households Assisted CDBG Citation - N/A CDBG National Objective - N/A Start Date – 07/01/07 Completion Date – 06/30/08 Other Resources: County General Funds (approx \$4 million) Matrix Code: Purpose: Homeless</p>	<p>Homelessness (B) 1,2,3,4</p>	<p>\$ 34,632/ESG 148 families and disabled individuals accessed the shelter for the purpose of providing decent affordable housing.</p>
<p>Project ID #23 Emergency Shelter Grant: Bailey’s Community Shelter Fairfax County operates five full-service emergency shelters for homeless single adults and families. ESG funding is received by the County through the Department of Housing and Community Development based on expenditures reported by the Department of Family Services for shelter operating expenses. The Bailey’s Community Shelter serves single adults and is located in Bailey’s Crossroads. 629 homeless individuals will have access to a shelter for the purpose of providing decent affordable housing. Priority Need – Homeless Performance Indicator – Number of households Assisted CDBG Citation - N/A CDBG National Objective - N/A Start Date – 07/01/07 Completion Date – 06/30/08 Other Resources: County General Funds (approx \$4 million) Matrix Code: Purpose: Homeless</p>	<p>Homelessness (B) 1,2,3,4</p>	<p>\$55,697/ESG 595 homeless single adults accessed the shelter for the purpose of providing decent affordable housing.</p>

Consolidated Plan Project/Activity	Goals & Objectives	FY 2008 Accomplishments			
<p>Project ID #24 Emergency Shelter Grant: Shelter House Fairfax County operates five full-service emergency shelters for homeless single adults and families. The five shelters are operated by nonprofit agencies under contracts with the Department of Family Services. ESG funding is received by the County through the Department of Housing and Community Development based on expenditures reported by the Department of Family Services for shelter operating expenses. Shelter House serves families and is located in Falls Church (Fairfax County), Virginia. 109 homeless individuals will have access to a shelter for the purpose of providing decent affordable housing.</p> <p>Priority Need – Homeless Performance Indicator – Number of households Assisted CDBG Citation - N/A CDBG National Objective - N/A Start Date – 07/01/07 Completion Date – 06/30/08 Other Resources: County General Funds (approx \$4 million) Matrix Code: Purpose: Homeless</p>	<p>Homelessness (B) 1,2,3,4</p>	<p>\$53,989/ESG</p> <p>145 individuals accessed the shelter for the purpose of providing decent affordable housing.</p>			
<p>Project ID - #25 HOPWA: Under federal regulations for the Consolidated Plan, the District of Columbia receives funds through the Housing Opportunities for Persons with AIDS (HOPWA) Program for the entire eligible metropolitan statistical area (EMSA). The funds are sub-allocated to Northern Virginia jurisdictions through the Northern Virginia Regional Commission and administered locally by Northern Virginia Family Services. These funds provide rental assistance for approximately 27-28 households with persons who are living with AIDS. 27-28 households have access to a sustained affordable housing through rental assistance for the purpose of providing decent affordable housing.</p> <p>Priority Need – HIV/AIDS Performance Indicator - Number of individuals/households Assisted CDBG Citation - N/A CDBG National Objective – N/A Start Date – 07/01/07 Completion Date – 06/30/08 Other Resources: N/A Matrix Code: 31F Purpose: HIV/AIDS</p>	<p>Homelessness (B) 1, 2, 3, 4</p>	<p>\$180,000/HOPWA</p> <p>29 households with persons who are living with AIDS received rental assistance.</p> <p>28 households with persons living with AIDS received rental and mortgage utility payment assistance.</p> <p>13 households with persons living with AIDS received rental security deposit assistance.</p>			
<p>TOTAL FY 2008 ENTITLEMENT FUNDING FOR FEDERAL PROGRAMS</p>		<p>\$6,162,472 CDBG</p>	<p>\$2,439,575 HOME</p>	<p>\$267,065 ESG</p>	<p>\$180,000 HOPWA</p>

CDBG

For FY 2008, specific amounts of CDBG funding were designated by the Board for contractual commitments (such as payments on outstanding Section 108 loans), program administration, relocation assistance and on-going home improvement loan and home repair programs that address the Vision and Mission statements incorporated in the Five-Year Plan. Specific funding amounts were also approved by the Board of Supervisors for affordable housing programs and projects and for public services that are targeted to the priorities adopted by the Board of Supervisors.

For the FY 2008 One-Year Action Plan, the Affordable Housing Fund was allocated \$1,113,445 for affordable housing projects recommended for funding through the nonprofit competitive solicitation process. The Board of Supervisors also approved project awards totaling \$928,847 for Targeted Public Services based on the projects recommended for funding through the CCFP Request for Proposals process. Public improvement work continued in one target area – namely, the Jefferson Manor Conservation Area. Phase II-B of the Jefferson Manor Public Improvement project was in construction and consisted of road, storm drainage and sidewalk improvements as well as utility upgrades on Fort Drive. Phase II-B is being funded by a combination of a Section 108 Loan and local county general funds.

Land acquisition for public improvements is still in progress in the following Conservation Areas:

- Bailey's, Fairhaven, Gum Springs, James Lee, and Jefferson Manor.

HOME

Fairfax County received \$2,439,575 in HOME funds in FY 2008. The county uses its HOME funds to provide direct affordable housing assistance to low-income homebuyers and tenants. Program accomplishments for FY 2008 include:

- Homebuyer Equity Loan Program (HELP): Nine loans issued during FY 2008. Approximately \$600,000 of \$1.2 million budget committed and expended.
- Senior TBRA: 48 senior households provided with TBRA vouchers during FY 2008.
- Partnership for Permanent Housing (PPH): During FY 2008, 25 families were accepted into the pilot program. Of these, 21 have successfully leased rental units with their TBRA vouchers. The remaining 4 households were either completing the voucher intake process or searching for suitable rental housing.
- Homeless TBRA: Four homeless individuals successfully leased rental units with their TBRA vouchers during FY 2008.

ESG

Emergency Shelter Grant funds in the amount of \$267,065 were received through the Consolidated Plan Action Plan and were utilized to support a portion of the cost of the five emergency shelters operated by the County through contracts with nonprofit agencies. The emergency shelters provide full services, engaging the homeless person in development of a service plan which includes comprehensive case management, assessment, referrals, training, and ongoing support toward achieving self-sufficiency. For those with special physical or mental health needs, nurse practitioners and mental

health staff are deployed to the shelters to provide on-site assessment, education, immunizations, crisis intervention, and referrals.

HOPWA

Under the federal regulations for the Consolidated Plan, the District of Columbia receives funds through the Housing Opportunities for Persons with AIDS (HOPWA) program for the entire eligible metropolitan statistical area (EMSA). The funds are sub-allocated to Northern Virginia jurisdictions through the Northern Virginia Regional Commission. Northern Virginia Family Service (NVFS) is the program administrator and uses these funds to provide rental assistance for persons who are living with AIDS in order to help maintain housing for these individuals as their physical condition gradually deteriorates. Expansion of this program in the future is desirable.

The HOPWA Grant is an annual award that provides tenant-based rental assistance (TBRA) rent and security deposit subsidies, as well as short-term rent mortgage utility (STRMU) assistance for eligible households. The FY 2008 award was \$180,000. Funds were used to provide TBRA vouchers to 29 households; security deposit subsidies to 13 households; and STRMU assistance to 28 households.

Information regarding funds expended during the reporting period is contained in Attachment I, Financial Summary Reports. Maps showing geographic distribution and location of selected projects are presented in Attachment VIII, Project Maps for CDBG, and HOME.

3. Describe the manner in which the recipient would change its program as a result of its experiences.

N/A

4. Affirmatively Furthering Fair Housing:
 - a. Provide a summary of impediments to fair housing choice.
 - b. Identify actions taken to overcome effects of impediments identified.

See Section II/Housing, Barriers to Affordable Housing

5. Leveraging Resources
 - a. Identify progress in obtaining "other" public and private resources to address needs.
 - b. How Federal resources from HUD leveraged other public and private resources.
 - c. How matching requirements were satisfied.

Leveraging Other Public and Private Resources

CDBG

The programs described in the Consolidated Plan leveraged substantial additional funding. For FY 2008, CDBG expenditures were leveraged by additional resources from community based organizations, county funds and other federal resources. From the data gathered to date, it appears that every dollar of CDBG funding in FY 2008 was

leveraged with \$1.56 of Fairfax County funding and \$1.19 of funding from other sources. Funded community based organizations provided \$4,177,076 or 99% of the non-county leveraging funds. However, the \$4,177,076 of cash and contributions to nonprofits in 2008 was substantially below the 2007 cash grants and contributions of \$22,050,726. In addition to cash, nonprofits leveraged CDBG funding with donated goods and volunteer services, which in 2008 were valued at \$2,356,592, an additional \$0.67 for every dollar of CDBG funding.

HOME

The FCRHA issued nine (9) HOME and ADDI-funded Homebuyer Equity Loan Program (HELP) loans during FY 2008.

FY 2008 HELP Activity and Leveraging

- o Total HOME/ADDI Acquisition Expenditures: \$767,161
- o Total Other Federal Leveraged: \$0.00
- o Total First Trust Funding Leveraged: \$1,810,724
- o Total State/Local Public Funds Leveraged: \$8,664
- o Total Owner Equity Leveraged: \$63,921
- o **TOTAL LEVERAGED: \$1,883,309**

CHDO set-aside funds were used to assist three separate Fairfax County CHDOs acquire four single-family housing units during FY 2008.

FY 2008 CHDO Activity and Leveraging

- o Total CHDO Set-Aside Acquisition Expenditures: \$754,484
- o Total Other Federal Leveraged: \$450,000
- o Total First Trust Funding Leveraged: \$177,000
- o Total State/Local Public Funds Leveraged: \$0.00
- o Total Owner Equity Leveraged: \$124,703
- o **TOTAL LEVERAGED: \$751,703**

Match

See Attachment II, HOME Match Report, for details about FY 2008 matching funds.

Managing the Process

1. Describe actions taken during the last year to ensure compliance with program and comprehensive planning requirements.

Affordable housing capital projects are coordinated with the Fairfax County Department of Planning and Zoning, as projects require. Affordable housing projects, as well as public facilities and improvements projects, that are proposed for a neighborhood that lie in a Fairfax County Conservation Area are presented to the community within the Conservation Area. Fairfax County Department of Housing and Community Development staff works with the neighborhood to ensure that such projects are consistent with the Conservation Area Plans adopted by the County and coordinate with the Department of Public Works and other county agencies as necessary.

Citizen Participation

1. Provide a summary of citizen comments.
2. In addition, the performance report provided to citizens must identify the Federal funds made available for furthering the objectives of the Consolidated Plan. For each formula grant program, the grantee shall identify the total amount of funds available (including estimated program income), the total amount of funds committed during the reporting period, the total amount expended during the reporting period, and the geographic distribution and location of expenditures. Jurisdictions are encouraged to include maps in describing the geographic distribution and location of investment (including areas of minority concentration). The geographic distribution and expenditure requirement may also be satisfied by specifying the census tracts where expenditures were concentrated.

Fairfax County Consolidated Community Funding Advisory Committee

On November 14, 2006, the Consolidated Community Funding Advisory Committee (CCFAC) held a public hearing to receive public comment on housing and community development and human services needs for FY 2008 and on Fairfax County's Consolidated Plan performance. Citizens were given the opportunity at that hearing to express their views on housing, community development and community service, as well as on fair housing needs. Citizens also were given the opportunity to comment upon what program components are necessary for promoting client self-sufficiency, what services are required to help persons with disabilities overcome barriers to independence and what percentage of funding should be set-aside for new and innovative human services program proposals.

On March 26, 2007, the Fairfax County Board of Supervisors held a hearing to receive public comment on the proposed Consolidated Plan One Year Action Plan for FY 2008. In addition to comments on the proposed use of funds, citizens were given the opportunity to comment on Fairfax County housing and community services needs, housing and community service trends and a proposed amendment to the Citizen Participation Plan for the Consolidated Plan.

Home Repair for the Elderly (HREP)

Fairfax County's Home Repair for the Elderly Program (HREP) received two (2) unsolicited letters and 83 solicited letters at the end of project completion from assisted residents with compliments for the County on its service or thanking the County. Following is a typical quote from a resident assisted by the HREP: "I wish to thank everyone involved for the work that was done to my home. I greatly appreciate the repairs and it has made living here safer, more comfortable and given us a sense of pride to see our surroundings repaired and improved. Thank you very much."

Jefferson Manor Public Improvements

Many comments were received from citizens affected by the ongoing improvements in the Jefferson Manor Conservation Area, and the following is a summary of most of those comments:

- Jefferson Manor Public Improvements Project
One phase (Phase II-B) of neighborhood, road, storm drainage, and sidewalk improvements was in construction in the Jefferson Manor Conservation Area. Most of the citizen comments involved the location and design of the proposed

improvements, particularly retaining walls, fences, driveways and sidewalks, and the impact of the proposed improvements on their individual properties. In addition, the residents were interested in expediting the project schedule as much as possible, in giving feedback on the location of the proposed fire hydrant, in supporting the upgrading of the utilities during the utility relocation work, and in maintaining on-street parking and reducing cut-through traffic. The community was in support of the proposed neighborhood improvements and very glad that construction of Phase II-B was underway and nearing completion. The community continues to be very eager for the remaining project phases to be fully funded and constructed.

Institutional Structure

1. Describe actions taken during the last year to overcome gaps in institutional structures and enhance coordination.

Fairfax County is committed to enhancing the organizational capacity of community-based nonprofit organizations operating in the County. Nonprofit capacity-building trainings covering such topics as grant writing, client-focused outcomes, engaging board members, and accounting controls were provided during the program year.

To facilitate the reporting of CDBG accomplishments by Fairfax County nonprofit subrecipients, the County has utilized a web-based reporting system known as Web-R. During FY 2008, training was provided to the nonprofits on how they are to provide reports which contain demographic information on the beneficiaries of CDBG-funded activities, project outcome information, expenditure information, and the mechanism for the nonprofits to request their CDBG funding.

Fairfax County hired an additional HOME Program staff person, whose added capacity has increased the county's ability to monitor its HOME activities and CHDOs in a regular and timely manner.

Fairfax County has established three primary activities under its HOME Program, ensuring that funds will be committed and expended in a timely and productive manner each program year. These programs include:

- o Homebuyer Equity Loan Program (HELP);
- o Tenant Based Rental Assistance (TBRA, Senior and Homeless); and
- o Annual CHDO Set-Aside.

Performance metrics are maintained for all HCD CDBG and HOME activities on a quarterly basis.

Monitoring

1. Describe how and the frequency with which you monitored your activities.
2. Describe the results of your monitoring including any improvements.
3. Self Evaluation
 - a. Describe the effect programs have in solving neighborhood and community problems.

- b. Describe progress in meeting priority needs and specific objectives and help make community's vision of the future a reality.
- c. Describe how you provided decent housing and a suitable living environment and expanded economic opportunity principally for low and moderate-income persons.
- d. Indicate any activities falling behind schedule.
- e. Describe how activities and strategies made an impact on identified needs.
- f. Identify indicators that would best describe the results.
- g. Identify barriers that had a negative impact on fulfilling the strategies and overall vision.
- h. Identify whether major goals are on target and discuss reasons for those that are not on target.
- i. Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively.

CDBG

In FY 2008, HCD monitored each CDBG subrecipient through desk monitoring, on-going communications via telephone, e-mail and the Web-R system, as well as site visits. Through these means of monitoring, staff has generally found that subrecipients are in compliance with contract requirements. Where areas of improvement were identified, staff has worked with the subrecipient to provide consultation and guidance for required adjustments.

Consolidated Plan activities are making substantial impacts in Fairfax County. A critical need in the County continues to be in the area of affordable housing. Several activities were making an impact on this need, as explained in the, "Affordable Housing" Section of this document.

For all CCFP-funded activities, including some of the County's CDBG funded nonprofit activities, impacts are tracked by race/ethnic group, income levels and outcomes. For Statistics for all CCFP-funded activities are compiled annually and will be available later in the year for FY 2008. Highlights of impacts for all CCFP-funded activities in FY 2007 include:

- o Participant diversity by race/ethnic group included 47% Hispanic, 19% African American, 10% Asian/Pacific Islander, 14% White, 4% Middle Eastern and 6% Other. (Statistics are based on Heads of Household Data.)
- o Participant income levels included Low, Very Low, Extremely Low, Low/Moderate or Moderate. The specific breakdown was 6% Low; 13% Very Low; 49% Extremely Low Income and 32% not reported.
- o 34,383 individuals were linked with needed services and resources; emergency basic needs were addressed for 56,361 individuals and 7,319_ individuals in crisis were stabilized.
- o For every \$1 provided through the CCFP in FY 2007, another \$4.19 in cash, donated goods, services and volunteer time was leveraged by community-based organizations to support the CCFP-funded projects. Over 31,662 persons provided more than 397,000 volunteer service hours.

For the County's CDBG-funded nonprofit activities only, highlights of FY 2007 and FY 2008 are:

- In FY 2007, participant diversity by race/ethnic group included 49.4% Hispanic, 25.6% African American, 9.2% Asian/Pacific Islander, 21.5% White and 43.4% Other. (Statistics are based on Heads of Household Data.)
- In FY 2008, participant diversity by race/ethnic group included 31% Hispanic, 35% African American, 11% Asian/Pacific Islander, 13% White and 9% Other. (Statistics are based on Heads of Household Data for 100 % of programs reporting to date).
- In FY 2007, participant income levels included 99% Extremely Low Income, Low/Moderate Income or Moderate Income. The specific breakdown was 68% Extremely Low Income, 21% Low/Moderate Income or 10% Moderate Income.
- In FY 2008, participant income levels included 94% Extremely Low Income, Low/Moderate Income or Moderate Income. The specific breakdown was 69% Extremely Low Income, 18% Low, 13% Low/Moderate Income, or 0% Moderate Income. (Statistics are based on Heads of Household Data for 100 % of programs reporting to date).

Fairfax County has met its CDBG and HOME expenditure and obligation rates and continues to closely monitor projects to expedite the use of funds.

Regarding barriers that had a negative impact on fulfilling the County's strategies and overall vision, for projects undertaken by the FCRHA, finding adequate financing for affordable housing development projects has been a challenge, as well as overcoming negative community attitudes or NIMBY-ism (the "Not in My Back Yard" attitude). In addressing the latter, County staff has worked with residents in their communities to gain support for projects.

HOME

For HOME CHDO's, HCD's goal was to monitor all active rental projects in FY 2008, and to develop an annual monitoring schedule. The following is a summary of the HOME requirements reviewed as a part of each rental site visit:

- Tenant Lease;
- Calculation of income eligibility,(HUD Part 5 definition of Annual Income);
- HOME Rent Limits;
- Property standards; and
- Tenant selection.

Organizations that received HOME funds and/or CHDO set-aside funds were reviewed for compliance with ongoing HOME rental housing requirements, including:

- Good Shepherd Housing and Family Services, Inc.;
- Homestretch Inc.;
- Reston Interfaith, Inc.;
- RPJ Housing Development Corporation;
- Wesley Housing Development Corporation; and
- Christian Relief Services.

In addition, HCD's Fairfax County Rental Program and Senior Housing Program property acquisition files and tenant files were monitored, including:

- Lincolnia Senior Housing Center;
- Lewinsville Senior Housing Center;
- Herndon Harbor House Senior Housing Center;
- Gum Springs Glen Senior Housing; Morris Glen Senior Housing;
- Birmingham Green Senior Housing;
- Castellani Meadows;
- East Market, Holly Acres, and Willow Oaks Affordable Dwelling Units;
- Tavenner Lane; and
- Island Walk.

Significant improvements were made to the FCRHA HOME compliance checklists used for site visits. The checklists provide thorough information pertaining to the most recent inspection, household income, household size, income source documentation, and tenant lease information. Each monitoring site visit consists of a short introductory meeting, review of the tenant files, closing meeting, and visual assessment of a unit. Overall, the HOME compliance monitoring activities were successful for FY 2008. Staff generally found CHDO units and those HOME units owned by the FCRHA to be in compliance with HOME Program requirements.

Fairfax County continues to support activities with CDBG, HOME, HOPWA and ESG funds that benefit low- and moderate-income families and individuals. Program activities are monitored to ensure that these continue to benefit eligible households and comply with program requirements.

Lead-based Paint

1. Describe actions taken during the last year to evaluate and reduce lead-based paint hazards.

Abatement of lead-based paint in Fairfax County's Public Housing was completed in the fall of 1997. No new Public Housing units have been added since that time. Telephone consultation, literature, and referrals to private lead testing companies are provided to citizens who call regarding lead-based paint or other potential environmental lead hazards in the community. The County has implemented procedures for compliance with regulations issued by HUD which established new requirements for notification, evaluation, and reduction of lead-based paint hazards in federally owned residential property and housing receiving federal assistance.

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

Because of the nature of the program, the County's Home Improvement Loan Program (HILP) staff annually submits several Environmental Review Project Abstracts for properties receiving rehabilitation. In FY 2008 no lead-based paint mitigation was required on HILP projects, both CDBG and County funded.

HOUSING

Housing Needs

1. Describe Actions taken during the last year to foster and maintain affordable housing.

See Section I, pp. 4 – 11, FY 2008 Program Highlights.

Specific Housing Objectives

1. Evaluate progress in meeting specific objective of providing affordable housing, including the number of extremely low-income, low-income, and moderate-income renter and owner households comparing actual accomplishments with proposed goals during the reporting period.
2. Evaluate progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households comparing actual accomplishments with proposed goals during the reporting period.
3. Describe efforts to address “worst-case” housing needs and housing needs of persons with disabilities.

CDBG

In FY 2008, two (2) affordable housing and 5 targeted public services projects operated by nonprofits received CDBG funding under the Fairfax County Consolidated Community Funding Pool. The objective through the nonprofit affordable housing programs was to acquire and rent 11 new units of affordable rental housing, 6 of which were to be accessible units for persons with disabilities. The nonprofits achieved 81% of the goal by acquiring 9 units of new affordable housing, 5 of which are accessible units for persons with disabilities. There were 7 new rentals of affordable housing by the nonprofits, which is 63% of the goal. Rentals of some of the units acquired were delayed by accessibility modifications and other renovations. Of the 7 new affordable housing rental units, 6 were rented to extremely low income households and 1 to a low income household.

In addition, through targeted public services operated by the nonprofits, the objectives were to provide transitional housing for 26 households and to assist 35 homeowners maintain affordable housing. Nonprofit programs provided 20 units of transitional housing in FY 2008, including 16 units for persons with disabilities, and assisted 9 homeowners in the preserve affordable housing. The transitional housing was provided to 16 very low income households and 4 low income households. All of the homeowners who were assisted were low/moderate income households.

The County continues to provide funding to experienced nonprofits for the acquisition and renovation of housing units that are accessible to persons with disabilities. In FY 2008, \$450,000 was awarded for the acquisition and modification of 6 units of supportive housing for persons with disabilities. County funding is provided for housing projects in which there are planned supportive services funded from other sources.

HOME

During FY 2008 (July 1, 2007 – June 30, 2008), Fairfax County HOME funds were used to provide both rental housing and homebuyer assistance to low-income tenants and first-time homebuyers. Specific outcomes are described below by program area and household income level.

- Homebuyer Equity Loan Program (HELP): FY 2008 Goal=12-to-15 loans
 - 30 – 50% AMI= 4 Households
 - 50 – 60% AMI= 3 Households
 - 60 – 80% AMI= 2 Households
 - **FY 2008 TOTAL: 9**

- Partnership for Permanent Housing (PPH): FY 2008 Goal=25 Active Vouchers
 - 0 – 30% AMI= 6 Households
 - 30 – 50% AMI= 11 Households
 - 50 – 60% AMI= 4 Households
 - **FY 2008 TOTAL: 21**

- Senior Tenant Based Rental Assistance: FY 2008 Goal=48 Active Vouchers
 - 0 -30% AMI= 48 Households
 - **FY 2008 TOTAL: 48**

- Homeless Tenant Based Rental Assistance: FY 2008 Goal=5 Active Vouchers
 - 30 – 50% AMI= 4 Households
 - **FY 2008 TOTAL: 4**

Other activities supported with HOME funds (including FCRP, Senior Housing and CHDO set-aside) do not have specific numeric goals/objectives, but instead provide ongoing assistance to existing households. Program accomplishments for FY 2008 include:

- Fairfax County Rental Program (FCFP):
 - 0 – 30% AMI= 8 Households
 - 30 – 50% AMI= 22 Households
 - 50 – 60% AMI= 5 Households
 - 60 – 80% AMI= 7 Households

- Fairfax County Senior Housing:
 - 0 – 30% AMI= 98 Households
 - 30 – 50% AMI= 60 Households
 - 50 – 60% AMI= 9 Households
 - 60 – 80% AMI= 2 Households

- CHDO Rental and Transitional Housing:
 - 0 – 30% AMI= 28 Households
 - 30 – 50% AMI= 15 Households
 - 50 – 60% AMI= 3 Households
 - 60 – 80% AMI= 23 Households

Section 215 Definition of Affordable Housing:

During FY 2008, Fairfax County successfully used HOME funds to meet the affordable rental and homebuyer housing needs of the county's low-income residents. All HOME rental units were leased within the applicable HOME rent limits. Tenant applicants were required to provide all applicable documentation pertaining to household income in order to document their eligibility under the applicable HOME income limits. The affordability of all HOME-assisted rental units purchased by nonprofits and homebuyer units is secured by Fairfax County under a recorded deed restriction. The sales prices of homebuyer units assisted through the Homebuyer Equity Loan Program (HELP) are restricted to the applicable Section 203(b) Limit for Fairfax County. Assisted homebuyers are required to reside in the assisted unit as their principal residence for the duration of the 30-year period of affordability, which is enforced by a recorded deed restriction.

Persons with Disabilities

During the 2008 Program Year, CHDO set-aside funds were used by RPJ Housing, a Fairfax County CHDO, to acquire an 8-bedroom single-family unit. This unit will be used as a group home to provide affordable rental housing to women with mental illness.

The FCRHA adopted a policy of universal design in addressing the housing needs of persons with disabilities. By stipulating that universal design features be included in the construction of FCRHA-owned units, the accessibility needs of persons with disabilities are addressed.

Public Housing Strategy

1. Describe actions taken during the last year to improve public housing and resident initiatives.

Public Housing Improvements

DHCD performed the following rehabilitation work on Fairfax County public housing units between July 1, 2007 and June 30, 2008:

- o West Ford I and West Ford II – New kitchen cabinets and appliance, new bathroom fixture, new floor covering, new siding and new sliding doors. 46 townhouse units.
- o Waters Edge – New kitchens and appliances. 9 townhouses
- o Audubon Apartments – New windows, provide 2 units for handicap accessibility, new security fencing, rehab community center. 46 garden apartments.

Resident Participation Initiatives

The Fairfax County Public Housing Resident Advisory Council is made up of both Public Housing residents and Housing Choice Voucher (HCV) participants. The Council's primary purpose is to participate in the overall policy development and direction of public housing and HCV operations by reviewing and commenting on policy matters concerning FCRHA operations such as modernization, security, maintenance, resident screening and selection. The Council submits its recommendations to the FCRHA as part of the FCRHA's annual plan to be forwarded to the Secretary, Department of Housing and Urban Development.

Family Self Sufficiency Initiatives

The FCRHA coordinates, promotes and provides the following programs to enhance the economic and social self-sufficiency of Fairfax County public housing residents:

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/ specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or HCV participants or both)
Resident Mgmt. Aides	12	Emp. Interview	PHA Main Office	Public Housing
Section 8 Housing Choice Voucher Homeownership	25	Specific Criteria	PHA Main Office	HCV
Sponsor-Education Homeownership Seminars- First Time Homebuyer's Program & Moderate Income Direct Sales Program-Homeownership Education	200	Other – Voluntary sign-up	PHA Main Office	Both
Sales/Program Purchaser's	10	Specific Criteria	PHA Main Office	Both
Downpayment & Closing Cost Program	23	Specific Criteria	PHA Main Office	Both
Fairfax Area Christian Emergency and Transitional Services, Inc.- Robinson Square, Barros Circle and Ragan Oaks: Pre-employment Program; Household Mgmt.; ESL; Parent/Child Enrichment Program; Resident Employment Opportunities.	Varies upon the program	Restricted to property residents	PHA Main Office or FACETS office or the respective property's Activity Center	Public Housing
Center for Multi-Cultural Human Services-Kingsley Park: Career and employment workshops; Family Support Services.	Varies upon the program	Restricted to property residents	PHA Main Office or CMHS office or Kingsley Park Activity Center	Public Housing

Table 2-1: FCRHA Public Housing Services and Programs

The FCRHA currently has 50 families enrolled under its Family Self-Sufficiency (FSS) program. Of these, 23 households have escrowed savings balances, and 20 are actively escrowing savings at this time.

Barriers to Affordable Housing

1. Describe actions taken during the last year to eliminate barriers to affordable housing.

In June 1997, the Fairfax County Board of Supervisors adopted the Fairfax County Fair Housing Analysis of Impediments. The Board designated the Fairfax County Human Rights Commission as the agency responsible for implementation and oversight of fair housing activities initiated by Fairfax County. On July 23, 2007, the Board of Supervisors endorsed an updated Fairfax County Fair Housing Analysis of Impediments (Amended for 2006-2010) (Proposed Local Plan), authorized staff to forward the Local Plan to the Human Rights Commission for implementation, and endorsed the Proposed Local Plan as an attachment to the County's Fiscal Year 2008 Consolidated Action Plan. Actions conducted in Fiscal Year 2008 to overcome the effects of impediments identified in the Analysis adopted in 2007 follows:

Testing

The Human Rights Commission (HRC) conducted 120 paired fair housing rental tests based on race and ethnicity. All of the tests are complete and currently being analyzed by Commission staff. The results will be published in a report scheduled for release in summer/fall 2008.

Education/Outreach/Materials

Human Rights Commission staff worked closely with producers at Fairfax County's Channel 16 Cable TV to create a program, "Predatory Lending: No Place Like Home." The video educates Fairfax County residents about discriminatory mortgage lending practices and provides valuable information for borrowers who are delinquent on their mortgage payments or are facing foreclosure proceedings. The program also presents information about enforcement activities and educational services provided by the Commission. In addition, the video is a valuable education and training tool for Commission staff and other agencies and groups engaged in fair housing activities. Channel 16 plans to air the program as a public service announcement, twice a week, beginning August 1, 2008. The video will also be available for viewing through other appropriate media outlets.

Channel 16 continues to air "A Place Called Home" approximately twice a week throughout the year. The video, produced in cooperation with the Human Rights Commission, focuses on housing issues in the context of accessible/affordable housing for the disabled, and group homes.

Human Rights Commission staff distributed materials and organized or conducting several fair-housing training sessions:

- August 15, 2007: The Fair housing coordinator distributed materials and conducted a fair housing training session for real estate professionals. Approximately fifteen real estate agents attended.
- September 29, 2007. Commission staffed organized a fair housing presentation for and distributed materials to members of the Human Rights Commission. The presentation included an overview of fair housing law, issues related to fair housing complaints, remedies available, and determination of findings.
- October 17, 2007: The Fair housing coordinator distributed materials and conducted fair housing training at the Center for Housing Counseling Training for human service professionals. Six participants attended and included staff of public and private nonprofit human service agencies.
- December 20, 2007: The fair housing coordinator provided a video ("Accents") to Channel 16, Fairfax County's local government Cable TV station. The video helps raise awareness of housing discrimination in the housing rental market and encourages victims to report discrimination. The video aired on Channel 16 in January and February 2008.
- April 2, 2008: The Human Rights Commission organized a fair housing conference and luncheon for real estate professionals in honor of the 40th Anniversary of the Fair Housing Act. The all-day event featured two fair housing training sessions, one in the morning and one in the afternoon, both organized and sponsored by HRC. Fair housing materials were also distributed. Approximately 150 people (realtors, fair housing counselors, and others) registered for the conference. In addition, seven HRC staff members attended the conference. The event also included a luncheon sponsored by

the Northern Virginia Association of Realtors. Kim Kendrick, Assistant Secretary for FHEO at HUD, gave the luncheon keynote address.

- April 12, 2008: The Human Rights Commission and its Fair Housing Task Force sponsored a proclamation designating April Fair Housing Month in Fairfax County. The proclamation recognizes the importance of expanding equal housing opportunities within Fairfax County. A member of the Fairfax County Board of Supervisors read the proclamation at its Fair Housing Conference (see above) on April 2 and presented copies to the Chair of the Fairfax County Human Rights Commission and HUD officials in attendance.
- April 7-11, 2008. The Human Rights Commission erected a fair housing display and distributed literature in the lobby of the Fairfax County Government Center, and in the Human Rights Commission offices for the remainder of the month. Commission staff distributed over 1400 display items to county employees, clients, members of the public, and other visitors to the Government Center.
- April 16, 2008: The fair housing coordinator distributed materials and conducted a fair housing training for the Center for Housing Counseling Training. Twelve housing counselors attended.
- May 6, 2008: The fair housing coordinator gave a fair housing presentation and distributed fair housing brochures to members of the Fairfax County Community Council on Homelessness. There are currently nine members of the Council. In addition to council members, there were approximately 25 others in attendance.
- May 6, 2008: The Human Rights Commission hosted a reception to present its annual awards. The awards recognize individuals, nonprofits or businesses that demonstrate accomplishments in eliminating discrimination on the bases of race, color, sex, religion, national origin, marital status, age, or disability in the areas of housing, employment, public accommodations, private education, and credit. This year's honorees include Wilton H. Dickerson, honored for promoting social and racial equality and for his pioneering work over the past 50 years to end housing segregation in Fairfax County. In addition, the Commission recognized Jodie Katz, Classic Tales 'n Tunes, for developing a dynamic and innovative program that emphasizes inclusiveness, tolerance, and group learning for young children of various cultures, languages, and physical disabilities with the intention of removing the seeds of discrimination before they are planted. The Commission also acknowledged the Vienna Presbyterian Church's English for Speakers of Other Languages (ESOL) program. Approximately 50 people attended.
- May 21, 2008: The fair housing coordinator distributed fair housing brochures and conducted a fair housing training for staff at Bethany House. Attendees help to provide shelter and transitional housing for homeless families. The Director and eight others attended.
- June 19, 2008: The fair housing coordinator gave a fair housing presentation and distributed fair housing materials at a meeting of the Fairfax County Landlord-Tenant Commission. There were ten attendees, including Commission members and staff. The presentation consisted of an overview of fair housing laws with an emphasis on issues of particular concern to the tenant-landlord community. How to recognize when landlord-tenant complaints involve fair housing issues and the importance of referring them for review to the Human Rights Commission was also stressed.

Enforcement Activities

The Fairfax County Human Rights Commission (HRC) is a U.S. Department of Housing and Urban Development (HUD) certified substantially equivalent agency and, therefore, eligible to file and investigate complaints dual-filed with HUD. The Commission received seventeen (17) fair housing complaints between June 30, 2007 and July 1, 2008, fourteen (14) of which were dual-filed with HUD. Ten complaints were closed following a complete investigation, all of which were found to be “no cause.” Four complaints were resolved either through conciliation or settlement agreements, and three complaints were closed because either the complainant failed to cooperate or respond to requests for information, or the complaints were found to be non-jurisdictional. The above numbers do not include some complaints generated by this agency but investigated by HUD. During this same time-period, investigators closed ten other cases, all of which were filed earlier. Seven of the ten complaints were closed following a complete investigation, all of which were found to be “no cause.” Two of the complaints were settled, and one complaint was found to be non-jurisdictional.

Fair Housing Training/Conferences

The Human Rights Commission staff participated in several fair-housing related training conferences listed below.

- July 9-13, 2007: The Fair housing coordinator attended HUD’s Fair Housing Training Academy (Session 3).
- August 9, 2007: The fair housing coordinator attended a Forum on Homelessness at the Christian Jubilee Home.
- August 17-31, 2007: The fair housing coordinator attended HUD’s Fair Housing Training Academy (Session 4).
- September 13, 2007: The fair housing coordinator attended a workshop on translation services related to how to develop and translate printed materials targeted to non-English speaking residents.
- September 15-19, 2007: Three staff members (Human Rights Specialists) attended HUD’s Fair Housing Training Academy (Session 1)
- September 17-21, 2007: The executive director, four members of the senior management team, the county’s fair housing attorney, the fair housing coordinator, and eight investigators attended various sessions dealing with housing and civil rights issues at the International/National Human Rights Association Conference in Atlanta, Georgia. Three of the investigators also attended HUD’s Fair Housing Training Academy (Session 3), which was offered as part of the conference.
- September 24-28, 2007: The fair housing coordinator attended HUD’s Fair Housing Training Academy (Session 5), successfully completing the prescribed five-week Fair Housing Assistance Program Investigator Course.
- October 23-24, 2007: The fair housing coordinator attended the Annual Fannie Mae Fair Lending Conference. Topics covered included the sub-prime lending crisis and foreclosure prevention practices (loan renegotiations and counseling services).

- November 5-9, 2007: The fair housing coordinator attended HUD's Fair Housing Training Academy and successfully completed its Predatory Discrimination and Predatory Lending Course.
- December 17-21, 2007: Three staff members (Human Rights Specialists) attended HUD's Fair Housing Training Academy (Session 2)
- January 7-11, 2008: Three staff members (Human Rights Specialists) attended HUD's Fair Housing Training Academy (Session 4).
- January 14-18, 2008: Three staff members (Human Rights Specialists) attended HUD's Fair Housing Training Academy (Session 5) successfully completing the prescribed five-week Fair Housing Assistance Program Investigator Course.
- January 18, 2008: Division Director and Fair Coordinator attended and participated in tester training (approximately 15 testers) for fair housing rental testing.
- January 26, 2008: Fair housing coordinator attended the Annual 2008 Low Income Housing Coalition's Housing Policy Conference and training sessions.
- March 12-14, 2008: Fair housing coordinator attended the National Community Reinvestment Coalition annual fair lending training conference.
- March-June, 2008: The acting director has joined the Fairfax County Foreclosure/Vacant Structure Workgroup, and, along with the fair housing coordinator, has attended several meetings, to ensure that fair housing issues are a part of the discussion and proposed solutions.
- April 8-12, 2008. The senior management team, fair housing coordinator, and the county's fair housing attorney attended HUD's annual fair housing training policy conference in Atlanta.
- April 18, 2008: The fair housing coordinator attended the Fair Housing Center of The Greater Palm Beaches annual fair housing month celebration.
- April 23, 2008: The fair housing coordinator participated in the Northern Virginia Focus Group convened by the Virginia Foreclosure Prevention Task Force. The discussion included the impact of foreclosures for neighborhoods, communities, and individuals in Virginia and the impact on minority neighborhoods and communities in northern Virginia.
- May 6, 2008. The assistant to the director attended a meeting of the Virginia Foreclosure Prevention Task Force.
- June 10, 2008. The fair housing coordinator attended the National Fair Housing Alliance Leadership Conference on Civil Rights and Fair Housing Act 40th Anniversary Commemoration and Policy/Fair Housing Training Conference.
- June 21-22. The acting executive director and three members of the Human Rights Commission attended the Virginia Association for Human Rights Commissioners annual meeting/retreat. Fair and affordable housing issues were among the topics discussed.

HOME/American Dream Down Payment Initiative (ADDI)

1. Assessment of Relationship of HOME Funds to Goals and Objectives
 - a. Evaluate progress made toward meeting goals for providing affordable housing using HOME funds, including the number and types of households served.

Fairfax County has budgeted \$2,439,575 for projects during the FY 2008 Reporting Period. All of the HOME projects and activities address the Consolidated Plan goal of increasing or preserving the county's stock of affordable housing units. A description of the households served is provided on p. 38, above. HOME funds have been instrumental in meeting the county's goals with regard to providing affordable housing to the elderly and disabled, to homeless households, as well as to low-income tenants and homebuyers. Further details are available under Table 1-3 on pp. 13 – 27, above.

The FCRHA successfully achieved its HOME Program objectives for FY 2008. Accomplishments include:

- Homebuyer Equity Loan Program (HELP): Nine loans issued during FY 2008. Approximately \$600,000 of \$1.2 million budget committed and expended.
 - Senior TBRA: 48 senior households provided with TBRA vouchers during FY 2008.
 - Partnership for Permanent Housing (PPH): During FY 2008, 25 families were accepted into the pilot program. Of these, 21 have successfully leased rental units with their TBRA vouchers. The remaining 4 households were either completing the voucher intake process or searching for suitable rental housing.
 - Homeless TBRA: Four homeless individuals successfully leased rental units with their TBRA vouchers during FY 2008.
 - CHDO Set-Aside: Funds totaling \$368,608 were awarded to two Fairfax County CHDO organizations.
2. HOME Match Report
 - a. Use HOME Match Report HUD-40107-A to report on match contributions for the period covered by the Consolidated Plan program year.

See Attachment II.

3. HOME MBE and WBE Report
 - a. Use Part III of HUD Form 40107 to report contracts and subcontracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs).

See Attachment III.

4. Assessments

Assessment of HOME-Assisted Projects, Affirmative Marketing and Outreach

- a. Detail results of on-site inspections of rental housing.

Housing that is constructed or rehabilitated with HOME funds must meet all applicable local codes, rehabilitation standards, and ordinances at the time of project completion. Annual inspections of HOME-assisted rental housing are conducted to ensure that housing quality standards are maintained. Tenant income limits and rent limits for HOME projects are verified at the time of project completion. Income and rent limits are reviewed annually.

On-site inspections were done for affordable rental housing that was occupied by elderly residents, specifically the County's Lewinsville and Lincolnia residences, Herndon Harbor, Gum Springs Glen, and Morris Glen. No issues were outstanding.

Additionally, contractors are in the units periodically and report on conditions. Any need for repairs are taken care of immediately. Any calls for service are responded to within a few days or immediately if the repair requires such attention.

A summary of other CHDO HOME-assisted properties that were inspected is provided below:

Reston Interfaith Housing Corporation (RIHC)

- Reston Interfaith Housing Corporation (RIHC), one of Fairfax County's Community Housing Development Organizations (CHDO's), has received HOME Program funds to acquire townhomes and condominium units for use in its transitional housing program. RIHC staff conduct formal inspections twice annually. Additionally, RIHC policy requires that contractors inspect the units periodically and report on conditions. Any need for repairs are taken care of immediately and units are reinspected to document that any needed repairs or maintenance have been performed satisfactorily and the units pass inspection. Any calls for service are responded to within a few days or immediately if the repair requires such attention. All units have been inspected by RIHC staff within the past year. There are presently no outstanding job orders.
- All but one of RIHC's 14 HOME-funded units utilize the Housing Choice Voucher program and are inspected annually by Fairfax County Department of Housing and Community Development (HCD) staff during their annual recertification process. The property is evaluated using the County Housing Quality Standards. County inspectors regularly compliment the quality of the units and their good repair. The occasional citation is corrected immediately with notification to HCD of the repair. There are presently no outstanding citations.
- All of RIHC's HOME-funded units, with the exception of three more recently acquired properties, were refinanced through the Virginia Housing Development Authority and are inspected under their standards every two years.

Circle Properties' (Wesley Housing)

Hiddenbrooke: Inspection reports were provided on six different units. All of the reports indicated that the items inspected were in proper working order and no deficiencies were found.

RPJ Housing Development Corporation

RPJ Housing owns four HOME-assisted scattered site rental units, as well as the 45 unit Belvoir Plaza Apartments. These have all been inspected by the Virginia Housing Development Authority (VHDA) in the past year, and found to be well-maintained by VHDA inspectors. All of the units passed VHDA's inspection. There are no outstanding issues.

Good Shepherd Housing and Family Services

Good Shepherd Housing owns four HOME-assisted rental housing units, and in general all units were found to be in satisfactory condition. All four units were inspected by Good Shepherd Property Management staff. Regarding the unit at Beekman Place, Good Shepherd staff have made a series of minor repairs but no major repairs were necessary.

Homestretch

Homestretch owns six HOME-assisted rental housing units. All six units have been inspected by Homestretch Property Management staff and have passed inspection.

Christian Relief Services (CRS)

All units owned by CRS are inspected at least once annually by the Property Manager. All items in need of repair are addressed immediately.

- b. Describe the HOME jurisdiction's affirmative marketing actions.

Vacant rental units are marketed in accordance with a written affirmative marketing plan. In the case of the County's HELP program, available loan funds are publicly advertised. Interested parties may apply on a "first come first served basis." Loans are issued to eligible households based upon availability of funds.

- c. Describe outreach to minority and women owned businesses.

Minority and women-owned businesses are encouraged to participate in HOME projects. A small and minority business conference sponsored by Fairfax County is held periodically to explain the procurement process and encourage participation in contract bidding by minority and women-owned businesses. In addition, general contractors are encouraged to reach out to qualified minority and women subcontractors through advertising to increase the likelihood of participation by minority and women-owned businesses in the available contracts.

HOMELESS

Homeless Needs

1. Identify actions taken to address needs of homeless persons.
2. Identify actions to help homeless persons make the transition to permanent housing and independent living.
3. Identify new Federal resources obtained from Homeless SuperNOFA.

In Fairfax County, families and individuals who become homeless are sheltered in the six full service emergency shelters operated by community-based organizations under contract with the county. Of these, 5 are partially supported with HUD Emergency Shelter Grant funds, including Kennedy, Bailey's, Rucker, Mondloch 2, and Shelter House. The county also operates a shelter program for women who are victims of domestic abuse, and a shelter for homeless youth is operated by a nonprofit agency. In special circumstances when the shelters are full, homeless families with no other resources or options may be housed temporarily in area motels while waiting for space in a family shelter. In addition to the regular shelter program, beds are made available for single individuals under the Emergency Cold Weather Policy in four overflow locations in the Fairfax-Falls Church community from November through March. From December through March, faith communities throughout the county operated hypothermia prevention programs in partnership with nonprofit agencies under contract with the county.

In FY 2008, the Fairfax County Continuum of Care (CoC) was successful in obtaining funding for all projects requested in the 2007 CoC competition, including 22 renewals and funding for one new project. The county has continued to support the renewal of grants under the CoC to provide:

- 126 units of transitional housing for families;
- 6 units with 13 beds of transitional housing for single individuals;
- 148 beds of permanent supportive housing for single individuals with long-term psychiatric disorders or other disabilities;
- 8 beds in a safe haven program for vulnerable homeless individuals with psychiatric disorders;
- 4 units of permanent supportive housing for 5 families with an adult who has mental illness or cognitive disabilities; and
- 16 beds of transitional housing and treatment services for single individuals with substance abuse issues.

The transitional housing programs provide an array of services, including life skills training, budgeting and credit counseling, employment training, mental health counseling, case management, and other services to assist program participants to move toward independence. In addition, eight (8) new beds were added to the permanent supportive housing inventory in January 2008 with the opening of a new program serving chronically homeless individuals that was awarded HUD funding under the 2006 CoC competition.

The HUD 2007 Continuum of Care awards, announced in December 2007, included \$307,314 in new HUD funding from the Super-NOFA for permanent supportive housing for seven (7) chronically homeless individuals.

Specific Homeless Prevention Elements

1. Identify actions taken to prevent homelessness.

The Fairfax County Implementation Plan to Prevent and End Homelessness in the Fairfax-Falls Church Community was approved by the Fairfax County Board of Supervisors on March 31, 2008. An implementation committee of nearly 100 persons met to develop action plans for three key strategic areas:

- Prevention;
- Housing Options; and
- Support Services.

An Executive Committee developed the concept of Housing Opportunities Support Teams (HOSTs), which will work in four regions of the county to develop relationships with landlords, identify families and individuals at risk of losing housing, arrange resources to prevent homelessness, and connect people with services to maintain or improve housing stability. The HOST implementation process began following adoption of the Implementation Plan by the Fairfax County Board of Supervisors on March 31, 2008.

The Fairfax County Department of Housing and Community Development has made use of HOME funds to support the county's ten-year plan, including:

- Construction of six units of transitional rental housing for homeless families (in progress); and
- The provision of tenant-based rental assistance (TBRA) to homeless families (Partnership for Permanent Housing) and individuals.

Fairfax County also provides access to a wide-range of human services through a single phone number, Coordinated Services Planning (CSP). These various services are provided through public agencies and private nonprofit organizations. During FY 2008 CSP received 4,433 requests for emergency assistance for housing payments (primarily temporary rent assistance), an increase of 28 percent over Fiscal Year 2007. Nearly half (42%) of these requests were met, but over 85 percent of those were met using community and/or personal resources. In addition, CSP received 2,363 requests for utility bill assistance, an increase of 39 percent over Fiscal Year 2007. Well over half (57%) of those requests were met, with over 90 percent of these addressed through the use of community and/or personal resources. In both cases, the majority of the requests that were not met were because people did not meet the eligibility criteria.

Emergency Shelter Grant (ESG)

1. Identify actions to address emergency shelter and transitional housing needs of homeless individuals and families (including significant subpopulations such as those living on the streets).
2. Assessment of Relationship of ESG Funds to Goals and Objectives
 - a. Evaluate progress made in using ESG funds to address homeless and homeless prevention needs, goals, and specific objectives established in the Consolidated Plan.
 - b. Detail how ESG projects are related to implementation of comprehensive homeless planning strategy, including the number and types of individuals and persons in households served with ESG funds.

3. Matching Resources
 - a. Provide specific sources and amounts of new funding used to meet match as required by 42 USC 11375(a)(1), including cash resources, grants, and staff salaries, as well as in-kind contributions such as the value of a building or lease, donated materials, or volunteer time.
4. State Method of Distribution
 - a. States must describe their method of distribution and how it rated and selected its local government agencies and private nonprofit organizations acting as subrecipients.
5. Activity and Beneficiary Data
 - a. Completion of attached Emergency Shelter Grant Program Performance Chart or other reports showing ESGP expenditures by type of activity. Also describe any problems in collecting, reporting, and evaluating the reliability of this information.
 - b. Homeless Discharge Coordination
 - i. As part of the government developing and implementing a homeless discharge coordination policy, ESG homeless prevention funds may be used to assist very-low income individuals and families at risk of becoming homeless after being released from publicly funded institutions such as health care facilities, foster care or other youth facilities, or corrections institutions or programs.
 - c. Explain how your government is instituting a homeless discharge coordination policy, and how ESG homeless prevention funds are being used in this effort.

Fairfax County uses ESG funds to offset significant local expenditures to provide emergency shelter services for homeless families and individuals. Emergency shelter services are a key component of the Continuum of Care (CoC) Plan in place within the County. Families at risk of homelessness, whose situation cannot be remedied through prevention efforts, gain access to emergency shelter and housing services through the Department of Systems Management for Human Services/Coordinated Services Planning (CSP). CSP conducts an initial assessment and, if appropriate, refers the family to one of the three family shelters for a comprehensive intake. Shelter staff will arrange an alternative placement if shelters are full and no other temporary resources are available to the family. Single individuals access shelters through self-referral, as well as referrals from the community, professionals, and agencies participating in the CoC system.

Fairfax County uses ESG funds to operate five full-service 24-hour emergency shelters with a combined bed capacity of 125 for homeless families and 136 for homeless single adults. Additional beds are made available in overflow space during the months of November through March under an Emergency Cold Weather Program. A total of 15 beds are available as year-round overflow without additional services. Accomplishments for FY 2008 are described under Table 1-3, pp. 25 – 26.

Emergency Shelter programming includes assessment, comprehensive case management, referrals, and support services to assist in the transition to self-sufficiency. Support services may include employment and training services, housing search/placement assistance, mental health and substance abuse services limited, financial management and life skills education, specialized services for children, medical care, and transportation.

Funds Used to Meet Match Requirements of ESG Program

The County's emergency shelter services are funded by the County's General Fund. In FY 2008 (July 1, 2007 – June 30, 2008), approximately \$4 million of local discretionary funding was

expended on emergency shelter services, of which \$267,065 in ESG funds was used to provide services at five of the county's 6 homeless shelters.

Activities Supported with ESG Funds

Fairfax County uses ESG funds in addition to significant local expenditures to provide emergency shelter services for homeless families and individuals. Emergency shelter services are a key component of the Continuum of Care (CoC) Plan in place within the County. Families at risk of homelessness, whose situation cannot be remedied through prevention efforts, gain access to emergency shelter and housing services through the Department of Systems/Coordinated Services Planning (CSP). CSP conducts an initial assessment and, if appropriate, refers the family to one of the three family shelters for a comprehensive intake. Shelter staff will arrange an alternative placement if shelters are full and no other temporary resources are available to the family. Single individuals access shelters through self-referral, as well as referrals from the community, professionals, and agencies participating in the CoC system.

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Emergency Shelter programming includes assessment, comprehensive case management, referrals, and support services to assist in the transition to self-sufficiency. Support services may include employment and training services, housing search/placement assistance, mental health and substance abuse treatment, financial management and life skills education, specialized services for children, medical care, and transportation.

	Kennedy	Bailey's	Rucker*	Mondloch 2	Shelter House	TOTAL
Single Adults						
Unaccompanied Men	483	433	386			1,302
Unaccompanied Women	177	162	116			455
Total Single Adults**	660	595	502			1,757
Persons in Families						
Male Head of Household			3	2	0	5
Female Head of Household			43	38	13	94
Adults in 2-parent Families			18	16	22	56
Other Adults in Families			6	3	5	14
Total Adults in Families***			70	59	40	169
Children			108	89	105	302
Total Persons in Families			178	148	145	471
Demographic Data						
Adults 18 - 61	639	577	549	59	38	1,859
Elderly 62+	21	18	23	0	2	62
White	196	186	216	21	24	643
Black	319	292	289	114	88	1,102
Asian	17	15	27	3	12	74
Other Race	12	102	142	7	16	279
Veterans	18	78	97	0	0	193
Chronic Homeless	122	270	333			725
Seriously Mentally Ill	350	327	233	2	1	913
Substance Abuse	384	292	269	3	0	948
HIV/AIDS	21	17	11	1	0	50
Domestic Violence	82	63	123	54	42	364
Other Disability	263	224	256	47	38	828

Table 3-1: All Fairfax County On-Site Emergency Shelter Programs

- * The Rucker shelter serves both unaccompanied adults and families.
- ** All unaccompanied single adults served are 18 years of age or older.
- *** All families in shelters have dependent children; all adults not in a family with children, are treated as Unaccompanied adults.

During FY 2008, Fairfax County ESG funds were used to support the following expenses at the five homeless shelters:

- Meals;
- Office Supplies;
- Printing/Postage;
- Equipment Maintenance;
- Building Maintenance;
- Building Furnishing;
- Insurance;
- Program Supplies and Services;
- Telephone; and
- IT Support.

Fairfax County Homeless Discharge Coordination

In general, Fairfax County has developed discharge policies and protocols where applicable, or follows guidelines established by responsible State agencies. Fairfax County abides by the Commonwealth of Virginia's state psychiatric discharge protocols. The Fairfax-Falls Church Community Services Board (CSB) has a discharge liaison assigned to each publicly funded psychiatric hospital in the state. These discharge planners work collaboratively with state personnel to facilitate appropriate transitions to the Fairfax County community. The CSB Mental Health discharge planning division includes three Intensive Community Services case managers to closely follow individuals discharged from the state hospitals and from jails.

In addition, a local non-profit works with the inmates during incarceration in order to draft a discharge plan. Opportunities, Alternatives, and Resources (OAR) of Fairfax offers a class at the Adult Detention Center called After Release Planning. In this class, OAR staff review the services that OAR provide as well as resources in the community and offers anyone in the class the opportunity to meet with a case manager to develop an after-release plan. As part of the plan, OAR staff help inmates to get identification cards and find appropriate housing.

State guidelines are also followed for individuals being discharged from foster care. In accordance with State policy, all foster care youth, age 16 and older, have a transitional independent living plan which describes the services that will be provided to prepare and assist youth in transitioning from foster care to independence. Foster Care social workers support and encourage youth to participate in their transitional independence plan and take responsibility for achieving independence, with a designated Independent Living Coordinator to implement independent living services and initiatives. At age 18, when foster care youth legally become adults, they are strongly encouraged to remain in foster care placement and to continue to receive services that will help them become self-sufficient.

While Fairfax County does not have any publicly funded hospitals, the Health Department works with private and nonprofit medical facilities to prevent people from being discharged into homelessness. A medically fragile respite program has been established, and a program team has developed procedures to work closely with shelters, hospitals, assisted living facilities, and adult foster care residences to identify appropriate clients. The Health Department developed a Homeless Services Resource Guide which was distributed by hospital representatives to case management and discharge planning staff. The guide is intended to provide staff with supplemental information in order to make appropriate discharge planning decisions.

Fairfax County ESG funds are not used to support homeless discharge coordination activities.

COMMUNITY DEVELOPMENT

Community Development

1. Assessment of Relationship of CDBG Funds to Goals and Objectives
 - a. Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.
 - b. Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.
 - c. Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.
2. Changes in Program Objectives
 - a. Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.
3. Assessment of Efforts in Carrying Out Planned Actions
 - a. Indicate how grantee pursued all resources indicated in the Consolidated Plan.
 - b. Indicate how grantee provided certifications of consistency in a fair and impartial manner.
 - c. Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction.
4. For Funds Not Used for National Objectives
 - a. Indicate how use of CDBG funds did not meet national objectives.
 - b. Indicate how did not comply with overall benefit certification.
5. Anti-displacement and Relocation – for activities that involve acquisition, rehabilitation or demolition of occupied real property
 - a. Describe steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities.
 - b. Describe steps taken to identify households, businesses, farms or nonprofit organizations who occupied properties subject to the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1974, as amended, and whether or not they were displaced, and the nature of their needs and preferences.
 - c. Describe steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.
6. Low/Mod Job Activities – for economic development activities undertaken where jobs were made available but not taken by low- or moderate-income persons
 - a. Describe actions taken by grantee and businesses to ensure first consideration was or will be given to low/mod persons.
 - b. List by job title of all the permanent jobs created/retained and those that were made available to low/mod persons.

- c. If any of jobs claimed as being available to low/mod persons require special skill, work experience, or education, provide a description of steps being taken or that will be taken to provide such skills, experience, or education.
7. Low/Mod Limited Clientele Activities – for activities not falling within one of the categories of presumed limited clientele low and moderate income benefit
 - a. Describe how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51% of whom are low- and moderate-income.
8. Program income received
 - a. Detail the amount of program income reported that was returned to each individual revolving fund, e.g., housing rehabilitation, economic development, or other type of revolving fund.
 - b. Detail the amount repaid on each float-funded activity.
 - c. Detail all other loan repayments broken down by the categories of housing rehabilitation, economic development, or other.
 - d. Detail the amount of income received from the sale of property by parcel.
9. Prior period adjustments – where reimbursement was made this reporting period for expenditures (made in previous reporting periods) that have been disallowed, provide the following information:
 - a. The activity name and number as shown in IDIS;
 - b. The program year(s) in which the expenditure(s) for the disallowed activity(ies) was reported;
 - c. The amount returned to line-of-credit or program account; and
 - d. Total amount to be reimbursed and the time period over which the reimbursement is to be made, if the reimbursement is made with multi-year payments.
10. Loans and other receivables
 - a. List the principal balance for each float-funded activity outstanding as of the end of the reporting period and the date(s) by which the funds are expected to be received.
 - b. List the total number of other loans outstanding and the principal balance owed as of the end of the reporting period.
 - c. List separately the total number of outstanding loans that are deferred or forgivable, the principal balance owed as of the end of the reporting period, and the terms of the deferral or forgiveness.
 - d. Detail the total number and amount of loans made with CDBG funds that have gone into default and for which the balance was forgiven or written off during the reporting period.
 - e. Provide a List of the parcels of property owned by the grantee or its subrecipients that have been acquired or improved using CDBG funds and that are available for sale as of the end of the reporting period.

11. Lump sum agreements
 - a. Provide the name of the financial institution.
 - b. Provide the date the funds were deposited.
 - c. Provide the date the use of funds commenced.
 - d. Provide the percentage of funds disbursed within 180 days of deposit in the institution.

12. Housing Rehabilitation – for each type of rehabilitation program for which projects/units were reported as completed during the program year
 - a. Identify the type of program and number of projects/units completed for each program.
 - b. Provide the total CDBG funds involved in the program.
 - c. Detail other public and private funds involved in the project.

13. Neighborhood Revitalization Strategies – for grantees that have HUD-approved neighborhood revitalization strategies
 - a. Describe progress against benchmarks for the program year. For grantees with Federally-designated EZs or ECs that received HUD approval for a neighborhood revitalization strategy, reports that are required as part of the EZ/EC process shall suffice for purposes of reporting progress.

14. Describe actions taken during the last year to reduce the number of persons living below the poverty level.

Assessment of Relationship of CDBG Funds to Goals and Objectives

Funding priorities for the FY 2007-2008 CCFP funding process were organized according to four outcome areas which related to the priorities, needs, goals and specific objectives identified in the Consolidated Plan. All CDBG-funded activities benefited low and low/moderate income persons. The outcome area funding priorities were self-sufficiency, affordable housing, youth and basic needs.

The goal of the Self-Sufficiency outcome area was to help families and individuals attain healthy, stable and independent lives. In FY 2008, the following nonprofit targeted public services projects were funded in the **Self-Sufficiency Outcome Area**:

ORGANIZATION	PROJECT TITLE	CDBG FUNDING
Christian Relief Services	Homes for the Homeless	\$108,000
Ethiopian Community Development Council Enterprise Development Group	Micro Enterprise Development Program	\$77,316
Good Shepherd Housing and Family Services, Inc	Emergency Services – Keeping Families at Home	\$45,000
Homestretch, Inc.	Aggressive Dynamic Debt Reduction, Elimination and Savings Strategies	\$23,600
Homestretch, Inc	English as a Second Language	\$33,000
Homestretch, Inc	Transitional Housing	\$335,000
Newcomer Community Service Center	Newcomer Self-Sufficiency Program	\$67,127
Reston Interfaith, Inc.	Day Labor Project	\$47,460

Table 4-1: Targeted Public Service Funds

The Affordable Housing outcome area assisted families and individuals, including seniors and persons with disabilities, obtain safe and affordable homes. In FY 2008, the following three capital projects received CDBG funding in the **Affordable Housing Outcome Area**:

ORGANIZATION	PROJECT TITLE	CDBG FUNDING
Good Shepherd Housing and Family Services, Inc.	Mt. Vernon Village – Scattered Site Homes	\$652,000
Robert Pierre Johnson Housing Development Corporation	Affordable Rental and Supportive Housing	\$450,000
Town of Herndon	Bilingual Housing Rehabilitation Specialist	\$70,000

Additional CCFP funding was provided in FY 2008 to the following nonprofit targeted public services projects in the **Affordable Housing Outcome Area**:

ORGANIZATION	PROJECT TITLE	CDBG FUNDING
Catholics for Housing	Virginia Ely Senior Rental Assistance Program	\$109,250
Robert Pierre Johnson Housing Development Corporation	Transitional and Supportive Housing	\$54,668

The Youth outcome area assisted at-risk youth to obtain knowledge, skills and abilities to make safe, responsible life decisions. In FY 2008, the following nonprofit targeted public services projects were funded in the **Youth Outcome Area**:

ORGANIZATION	PROJECT TITLE	CDBG FUNDING
Fairfax Area Christian Emergency & Transitional Services, Inc.	Family Enrichment Services	\$140,833
Reston Interfaith, Inc.	Cedar Ridge Community Center Program	\$63,000

The Basic Needs outcome area provided assistance to families and individuals, including seniors and persons with disabilities, with meeting their basic needs for food, clothing, medical services and/or other essentials. In FY 2008, the following nonprofit targeted public service projects were funded in the **Basic Needs Outcome Area**:

ORGANIZATION	PROJECT TITLE	CDBG FUNDING
Fairfax Area Christian Emergency & Transitional Services, Inc.	Homeless Intervention Services	\$126,966
Wesley Housing Development Corporation	Supportive Services Program	\$63,000

All FY 2008 projects funded by CDBG provided services or activities that benefited low- and moderate-income persons and addressed outcome area funding priorities.

Changes in Program Objectives

There were no changes in program objectives for FY 2008.

Assessment of Efforts in Carrying Out Planned Actions

Fairfax County generally pursued the resources identified in the Consolidated Plan. Detailed information is provided under Section I, Assessment of the One-Year Goals and Objectives.

The County was also very successful in pursuing homeless assistance activities and projects under its Continuum of Care process, as discussed in the “Other Activities” section of this document.

For Funds Not Used for National Objectives

During FY 2008, grantee funds were used exclusively for one national objective, and Fairfax County was in compliance with the overall benefit certification. The national objective for which funds were used is: Activities benefiting low and moderate income persons.

Anti-Displacement and Relocation

1. Technical assistance and information was provided to sub-recipients involved in the relocation, acquisition, demolition or rehabilitation, conversion or demolition with CDBG, HOME, or Section 108 loans for the following project during FY 2008:

DHCD performed relocation reviews for 14 projects to determine if relocation under URA or Section 104(d) apply. Relocation requirements under the Fairfax County Voluntary Relocation Guidelines were also reviewed for these projects.

2. Steps to Minimize Displacement – Consistent with the goals and objectives of activities assisted under the Uniform Act, the County through the FCRHA will take the following applicable steps to minimize the displacement of persons from their homes:
 - a. During the initial planning stages, each acquisition, rehabilitation and demolition is evaluated by DHCD to determine the impact on persons occupying the project.
 - b. During the planning stages, consideration is given to the needs of the existing residents.
 - c. Rehabilitation of existing occupied structures is considered before demolition activity was undertaken.
 - d. Rehabilitation of structures is geared toward assisting present occupants of the project to remain in the project.
 - e. If necessary, enlargement of units to accommodate overcrowded project residents is considered during rehabilitation phases.
 - f. If possible, projects are planned so that replacement units are available at the time they are needed.
 - g. Whenever possible, vacant dwellings are selected for acquisition in place of occupied units.
 - h. When possible, projects are phased to reduce permanent displacement.
 - i. Residents are kept informed of projects and are re-surveyed by DHCD periodically to determine changes in family composition and income.
 - j. If temporary relocations are necessary, priority consideration is given to onsite temporary moves.
3. Steps to Ensure the Timely Issuance of Information Notices- No actual relocation activities under either URA, 104(d) or Fairfax County Relocation Guidelines or condo conversions during this period.

Low/Mod Job Activities

Community Business Partnership (CBP) Small and Minority Business Loan Program

There were no jobs made available to low- or moderate-income persons that were not taken by them.

The following is a list of all the permanent jobs created/retained and those that were made available to low/mod persons during Program Year July 2007-June 2008 under the CBP loan program.

Job Title: Dog walkers (2.5 full-time equivalent positions created)

Made available to low/mod persons? Yes

If yes, special skills, work experience, education needed? Yes

If yes, steps taken or that will be taken to provide such skills, experience, education: Training given by owner.

Job Title: Owner (1 full-time position retained)

Made available to low/mod income persons? No

If yes, special skills, work experience, education needed? N/A

If yes, steps taken or that will be taken to provide such skills, experience, education: N/A

Job Title: Admin Assistant (1 part-time position retained)

Made available to low/mod income persons? Yes

If yes, special skills, work experience, education needed? Yes. Responsible for taking calls requesting services from the nail service business and informing appropriate nail technician of service needed in the area.

If yes, steps taken or that will be taken to provide such skills, experience, education: Training given by owner.

Low/Mod Limited Clientele Activities

Fairfax County and its sub-recipients continued to undertake activities serving very low, low and moderate income clientele. Either (1) the clientele served by the activities either met the criteria for being presumed very low, low and moderate income, (2) the clientele were required to provide information on family size and income to establish that at least 51% of the clientele were not exceeding the benefit limits, (3) the programs income eligibility requirements limited participation exclusively to low and moderate income clientele, or (4) the activities were of such a nature or in such a location that it could be concluded that the clientele were low and moderate income.

Examples of activities serving clientele who were presumed to be very low, low or moderate income included the Homes for the Homeless Program operated by Christian Relief Services, the Homeless Intervention Services provided by Fairfax Area Christian Emergency & Transitional Services, Inc., the Transitional Housing Program and the Affordable Rental & Supportive Housing Program operated by Robert Pierre Johnson Housing Development Corporation and the Supportive Services Program operated by Wesley Housing Development Corporation. The Homes for the Homeless, Homeless Intervention and Transitional Housing programs all serve homeless households, which are presumed to be primarily very low, low and moderate income. The presumption of eligibility also is made with respect to the severely disabled clientele served by the Affordable Rental & Supportive Housing Program and the elderly clientele served by the Supportive Services Program.

Programs which were of such a nature and in such a location as to be presumed to serve predominantly very low, low to moderate income clientele included the Family Enrichment Services provided by Fairfax Area Christian Emergency & Transitional Services, Inc, Homestretch Transitional Housing Program provided by Homestretch, Inc., and the Cedar Ridge Community Center Program and the Day Laborers Program operated by Reston Interfaith, Inc. The Family Enrichment Services are provided at public housing complexes. The Cedar Ridge Community Center Program is operated at an assisted living complex. The Homestretch Transitional Housing Program serves clientele who are formerly homeless residents of transitional housing. The clientele of the Day Laborers Program were workers who gather on street corners, in parking lots or other potential hiring sites seeking a chance at daily or hourly employment. As reported in the June 2004 publication, "An Account of Day Laborers in Fairfax County," prepared by the Fairfax County Department of Systems Management for Human Services, such workers do not earn as much as \$31,200 annually. Such findings support the conclusion that the Day Laborers Program is utilized predominately by very low, low and moderate income clientele.

Program Income

See Attachment IV.

Fairfax County HCD has no float-funded activity to report on.

Prior Period Adjustments

N/A

Loans and Other Receivables

Summary of CDBG Loans Outstanding:

Acquisition

Currently there are 41 acquisition activities that are in within the CDBG affordability period. Most of the acquisitions include scattered-site, single family homes, townhomes, condominiums and groups homes. Three large CDBG acquisition projects include Coppermine I and II, which is a rental housing project for low-income seniors and tenants with disabilities (CDBG expenditure=\$669,000 and \$331,000, respectively); and Woodley Hills, a project consisting of the acquisition of four mobile homes (CDBG expenditure=\$652,000) to be resold to low-income homebuyers. The affordability period for the Coppermine properties is 25 years, during which time all loan payments are deferred. A Loan terms for the acquisition of scattered site homes include deferred loans with 15-year, 20- year and 30- year affordability periods.

New Construction

There are two new construction activities within their affordability periods, including Chesterbrook (site improvement work), \$250,000. All loans are deferred for 15- year or 20-yr terms.

Housing Rehabilitation

There are 6 housing rehabilitation activities currently within their affordability periods, including one large rehabilitation project: Christian Relief Services, \$708,600.57 in CDBG funds

expended to date. The remaining rehabilitation loans were issued for scattered site, single-family homes, townhomes, and condominiums.

As of June 30, 2008, none of HCD's CDBG-funded property acquisition or rehabilitation loans is available for sale, nor are any of its CDBG loans in default.

Lump Sum Agreements

N/A

Housing Rehabilitation

Home Improvement Loan Program (HILP): Funding was provided for 23 Home Improvement Loan Program projects during FY 2008 from a program budget of \$635,888.31. A total of \$456,457.88 in program funds was committed to rehabilitation contracts, of which a total of \$385,051.79 was expended on rehabilitation projects. These included sixteen (16) CDBG-Funded projects, committing \$307,525.88 in CDBG funds and \$148,932.00 in other public funds for seven (7) additional projects.

Assisted Households by Race:

- African American: 11
- White: 9
- Asian: 1
- Hispanic: 1
- Other: 1

HILP Income Targeting:

- 0 – 30% AMI: 15
- 30 – 50% AMI: 8

Twelve of the 23 assisted households, or 52%, were Female Head of Household.

Home Repair for the Elderly Program (HREP): Repairs were completed on 125 homes through the Home Repair for the Elderly Program. Funding sources budgeted for this program included \$178,358 in CDBG funds and \$13,190.14 from the County General Fund.

HREP Income Targeting:

- 0 – 30% AMI: 80
- 30 – 50% AMI: 35
- 50 – 80% AMI: 10

Blight Abatement Program

HCD Blight Abatement Program has been implemented to eliminate blighted properties throughout the County using CDBG, County, and Section 108 Loan funds. The Blight Abatement Program addresses citizen concerns about specific properties that are abandoned, dilapidated or otherwise kept in an unsafe state. Under the Blight Abatement Program, property owners can apply for loans to aid in the demolition or renovation of blighted structures. CDBG funds have been allocated for the program, should they be needed for demolition or renovation. HCD staff investigate citizen complaints about specific properties. Those that meet the criteria as blighted properties are eligible for blight abatement funding.

Blight Abatement Project Outcomes (July 1, 2007 – June 30, 2008)

○ Abated:	56
○ Remediated:	37
○ Not Blighted:	52
○ <u>Complaints Under Investigation:</u>	<u>55</u>
○ TOTAL:	200

HUD-Approved Neighborhood Revitalization Strategies

The Fairfax County Board of Supervisors held a full-day retreat on December 8, 2006 to discuss the current and future direction of the Fairfax County Commercial Revitalization Program. To this date the Commercial Revitalization Program had been the responsibility of the Revitalization Division of the Fairfax County Department of Housing and Community Development. Subsequent to the Board of Supervisor's December Retreat, a new Board of Supervisor policy regarding Fairfax County Commercial Revitalization activities was approved.

In February 2007 a new Commercial Revitalization function was created within the Office of the County Executive. The new organization, named the Office of Community Revitalization and Reinvestment (OCRR), became operational on July 1, 2007.

The revitalization activities undertaken by the DHCD Revitalization Division from January to June 30, 2007 consisted of management of several on-going revitalization consultant contracts, and assisting in planning the transition of duties to OCRR. DHCD revitalization staff also maintained contact with the existing Commercial Revitalization community organizations during the transition period.

In April 2007 the Fairfax County Redevelopment and Housing Authority reprogrammed all existing CDBG Investing in Communities Program funds to other eligible CDBG projects, effectively ending that program. The Revitalization Division of the Department of Housing and Community Development ceased operations on June 30, 2007.

Antipoverty Strategy

The Consolidated Community Funding Pool (CCFP) recommended funding for several projects that met the priority to provide supports that assist individuals and families in achieving self-sufficiency. Programs funded through the CCFP with Community Service Block Grant (CSBG) funds were specifically targeted towards households with incomes at or below the poverty program guidelines of 125% or below the federal poverty guideline. CSBG funds totaling \$750,463 were used for the following types of projects:

- Housing;
- Health;
- Education;
- Emergency Services; and
- Employment.

The Fairfax County Department of Housing and Community Development (DHCD) and the Fairfax County Department of Family Services (DFS) coordinate efforts and share

responsibilities in fighting poverty. DHCD entered into a cooperative agreement with DFS to share information and/or target supportive services. Other coordination efforts between the DHCD and DFS include client referrals, information sharing regarding mutual clients (for rent determinations and otherwise), coordination of the provision of specific social and self-sufficiency services and programs to eligible families, and joint administration of programs. Specific programs include:

- Housing Choice Voucher: DHCD and DFS agencies administer a special program to award Housing Choice Vouchers (HCV) for homeless families in conjunction with supportive services and the Family Unification Program.
- Partnership for Permanent Housing: DHCD and DFS operate the Partnership for Permanent Housing, in cooperation with three Fairfax County nonprofit organizations (Northern Virginia Family Service, Reston Interfaith, and New Hope Housing). PPH provides stabilized, affordable rental housing and intensive case management and supportive services to homeless and formerly homeless families. The primary goals of the program is for families to achieve self sufficiency and homeownership.
- Transitional Housing: DFS also operates transitional housing which provides intensive case management and temporary housing for up to 24 months for 56 families. In addition, DFS sponsors Project HOMES which is operated by nonprofit organizations and the faith community to help secure permanent housing and supportive services for formerly homeless persons.

Under the Department of Family Services, the Community Action Advisory Board (CAAB) serves as an advisory body to the Fairfax County Board of Supervisors. The CAAB advises the Board on the needs, concerns and aspirations of low-income persons and recommends policies that promote meaningful change. The CAAB makes the determination as to which projects will receive CSBG funding through the CCFP process.

NON-HOMELESS SPECIAL NEEDS

1. Identify actions taken to address special needs of persons that are not homeless but require supportive housing, (including persons with HIV/AIDS and their families).

Specific HOPWA Objectives

1. Overall Assessment of Relationship of HOPWA Funds to Goals and Objectives
Grantees should demonstrate through the CAPER and related IDIS reports the progress they are making at accomplishing identified goals and objectives with HOPWA funding. Grantees should demonstrate:
 - a. That progress is being made toward meeting the HOPWA goal for providing affordable housing using HOPWA funds and other resources for persons with HIV/AIDS and their families through a comprehensive community plan;
 - b. That community-wide HIV/AIDS housing strategies are meeting HUD's national goal of increasing the availability of decent, safe, and affordable housing for low-income persons living with HIV/AIDS;
 - c. That community partnerships between State and local governments and community-based nonprofits are creating models and innovative strategies to serve the housing and related supportive service needs of persons living with HIV/AIDS and their families;
 - d. That through community-wide strategies Federal, State, local, and other resources are matched with HOPWA funding to create comprehensive housing strategies;
 - e. That community strategies produce and support actual units of housing for persons living with HIV/AIDS; and finally,
 - f. That community strategies identify and supply related supportive services in conjunction with housing to ensure the needs of persons living with HIV/AIDS and their families are met.
2. This should be accomplished by providing an executive summary (1-5 pages) that includes:
 - a. Grantee Narrative
 - i. Grantee and Community Overview
 - (1) A brief description of your organization, the area of service, the name of each project sponsor and a broad overview of the range/type of housing activities and related services;
 - (2) How grant management oversight of project sponsor activities is conducted and how project sponsors are selected;
 - (3) A description of the local jurisdiction, its need, and the estimated number of persons living with HIV/AIDS;
 - (4) A brief description of the planning and public consultations involved in the use of HOPWA funds including reference to any appropriate planning document or advisory body;

- (5) What other resources were used in conjunction with HOPWA funded activities, including cash resources and in-kind contributions, such as the value of services or materials provided by volunteers or by other individuals or organizations; and
 - (6) Collaborative efforts with related programs including coordination and planning with clients, advocates, Ryan White CARE Act planning bodies, AIDS Drug Assistance Programs, homeless assistance programs, or other efforts that assist persons living with HIV/AIDS and their families.
- ii. Project Accomplishment Overview
 - (1) A brief summary of all housing activities broken down by three types: emergency or short-term rent, mortgage or utility payments to prevent homelessness; rental assistance; facility based housing, including development cost, operating cost for those facilities and community residences
 - (2) The number of units of housing which have been created through acquisition, rehabilitation, or new construction since 1993 with any HOPWA funds
 - (3) A brief description of any unique supportive service or other service delivery models or efforts.
 - (4) Any other accomplishments recognized in your community due to the use of HOPWA funds, including any projects in developmental stages that are not operational.
 - iii. Barriers or Trends Overview
 - (1) Describe any barriers encountered, actions in response to barriers, and recommendations for program improvement
 - (2) Trends you expect your community to face in meeting the needs of persons with HIV/AIDS, and
 - (3) Any other information you feel may be important as you look at providing services to persons with HIV/AIDS in the next 5-10 years
- b. Accomplishment Data
 - i. Completion of CAPER Performance Chart 1 of Actual Performance in the provision of housing (Table II-1 to be submitted with CAPER).
 - ii. Completion of CAPER Performance Chart 2 of Comparison to Planned Housing Actions (Table II-2 to be submitted with CAPER).

Grantee Narrative

Organizational Description

The Northern Virginia Regional Commission (NVRC) is the administrative agent for the federal Housing Opportunities for Persons with AIDS (HOPWA) program in suburban Northern Virginia. NVRC is a council of local governments serving a number of Virginia localities that are a part of the Washington D.C. eligible metropolitan area. The service area consists of 16 cities/counties. About one-third of the state's population and nearly

30% of Virginia's HIV/AIDS cases are found in the Washington, DC Metropolitan Statistical Area (MSA). NVRC managed the HOPWA grant and distributed funds to program sponsors (subcontractors). The selection of the subcontractors is through either a competitive application process or through contract renewal of existing contracted agencies with satisfactory performance. HOPWA funds in the Virginia area are used to provide housing information services, project and tenant-based rental assistance, short term rent mortgage and utility assistance, support services and operating cost.

Established in 1924, Northern Virginia Family Service (NVFS) is a private, nonprofit community service resource dedicated to helping individuals and families find develop supports to aid with self-sufficiency and brighter futures. Each year, NVFS assists individuals/families prevent homelessness or maintain stable housing through NVFS various housing programs. NVFS housing programs include, HOPWA TBRA, HOPWA Short-Term Rent, Mortgage, and Utilities (STRMU), Homeless Intervention Program, Housing Counseling Program, and Transitional Housing Programs. Participants enrolled in any of the housing programs are eligible for other support services that are offered through NVFS.

NVFS supportive services comprise of childcare, counseling, low-cost medical and dental services, foster and respite care, job training, and auto repair/loan programs. NVFS service area covers much of the Northern Virginia region which includes Fairfax, Arlington, Prince William, and Loudoun Counties.

Grant Management

NVRC manages the activities of subcontractors (project sponsors) who are selected either through a competitive application process or through contract renewal. NVRC also monitors the activities of its HOPWA subcontractors through site visits, reports, meetings, consistently reviewing progress on program activities and making adjustments as necessary to control spending.

Incidence of HIV/AIDS in Fairfax County

According to figures provided by NVRC, there were approximately 1,064 patients treated for HIV/AIDS infection on an outpatient basis, with another 1,006 patients participating in case management programs during FY 2008. Data show that there are approximately 6,100 people living with AIDS in NVRC's HOPWA service area, with approximately 1,962 of those living in Fairfax County.

HOPWA Planning and Public Consultations

Needs and preferences for the use of HOPWA were received via two public comment opportunities in December of 2007; one sponsored by NVRC, and the public hearing associated with the Consolidated Plan District of Columbia. Other information sharing activities were held with concerned groups in the service area. Information is also received from clients who provide personal information on successes and challenges.

Other Resources

NVFS does not have committed leveraging from other resources. However, HOPWA clients have been able to access other program services of the agency. For example a few clients were able to obtain a car through the Ways To Work Car loan program. Additionally, HOPWA clients have access to the Holiday Assistance Program and the Back-to-School programs offered through NVFS. One additional client

received "Adopt-A-Family" assistance from an NVFS corporate sponsor once his weeks were exhausted.

Clients are also eligible to attend the financial literacy seminars sponsored by Capital One. These seminars can assist clients with repairing bad credit and to develop and maintain a realistic household budget.

Collaborative Efforts

In conjunction with subcontracting partners and local support organizations, NVRC provides and obtains information on the relevant issues affecting people living with HIV/AIDS. Examples of information reviewed to assess need include:

- Disease trends;
- Service usage statistics; and
- Expenditure information.

One focus group was conducted to learn more about housing needs among those recently released from incarceration.

Project Accomplishment Overview

Housing Activities Summary

NVFS offers HOPWA tenant-based rental assistance (TBRA) and Short-Term Rent, Mortgage, and Utilities (STRMU) to assist persons living with HIV/AIDS secure stabilized housing and prevent homelessness.

The TBRA program provides ongoing housing assistance in the form of a rent subsidy paid directly to participating landlords on behalf of program clients. This program enables low-income clients to pay their rent and utilities and maintain housing stability until there is no longer a need or until they are able to secure other housing options. Clients can also apply to use TBRA if they are in need of financial assistance for security deposit payments and the first month's rent. Clients receive help finding affordable housing through continued support from case managers that constantly collaborate with current and new landlords.

The STRMU program provides short-term rent, mortgage, and utility payments to clients that are in danger of becoming homeless. Clients are eligible for a maximum of 21 weeks of financial assistance in a 52-week period. Eligible clients must be experiencing an unforeseen circumstance to meet the criteria for financial assistance.

Creation of New HOPWA Units

No HOPWA units created with FY 2008 funds.

Supportive Services

HOPWA case managers support their clients' efforts to maintain self-sufficiency. When a need is communicated by the client they are referred for services either internally or externally to resolve any issues that need attention.

Special programs that have assisted HOPWA clients are the Back to School Drive and the Holiday Drive Programs. Through the Back to School Drive, clients with school-aged

children receive backpacks full of school supplies to assist their children with their education during the school year. The Holiday Program (aka “Gifting for Families”) provides clients with grocery gift cards for Thanksgiving and gift cards and/or toys for clients and their children during Christmas.

In order to meet the needs of their clients, HOPWA case managers continually collaborate with other service providers in the community as well remaining informed about NVFS special programs.

Other Accomplishments

N/A

Barriers or Trends Overview

Barriers, Responses and Recommendations

During FY 2008 both the TBRA and STRMU programs have faced various barriers and challenges. One such barrier is the issue of clients preparing and submitting necessary program documentation in a timely manner. For both the TBRA and STRMU programs, a client’s failure to submit the required documentation in a timely manner prolongs the application process, which in turn can negatively impact a given landlord’s willingness to participate in the program. Due to this issue an additional supervisor has been hired in order to oversee daily program activities, ensure that difficult situations are resolved, and ensure that service delivery of the HOPWA programs is done efficiently.

The scarcity of safe, decent and affordable housing is a significant barrier HOPWA clients face in their attempt to secure a stable housing environment. In the Washington, DC MSA, the cost of rental housing is prohibitively expensive for low-income clients and approval standards are becoming more stringent. Clients are being turned down for various reasons, such as not meeting the income requirements, having poor credit, and landlords that are not willing to work with the HOPWA programs. To remedy this issue HOPWA case managers have reached out to landlords through letters and publications to educate them on the types of services HOPWA provides for our clients. Case managers have also compiled a list of rental properties that have worked with current HOPWA clients in the past as well as information resources regarding housing options for our new clients. The goal is to provide as much information regarding affordable housing opportunities so that clients can secure housing and focus on stabilizing their health.

HOPWA clients also face a specific challenge in the form of landlords who fail to return security deposits at move out. Former landlords are reporting that clients are causing damage to their rental properties and therefore they are using the security deposit for repairs. HOPWA case managers have requested documentation or receipts of repairs from landlords to justify why the security deposit is not being refunded, but typically none are given. This issue poses a dilemma for the program, as clients find themselves in need of additional security deposit assistance, whereas the program would ideally be able to “recycle” the original security deposit upon refund. In order to alleviate any future such occurrences, case managers now clearly explain, in writing, to new and former clients and landlords the TBRA security deposit policies and procedures. Clients are informed that they should care for their apartments because it is their home and because they are financially liable for damages that they cause to the unit. Landlords and clients

are informed that security deposit, less any repairs, should be returned to NVFS once the client vacates the property.

It is assumed that the current crisis with the housing market will contribute to the continued hardship of finding affordable housing for our clients. While there will likely be more houses on the market for rent, the county may experience an influx of military personnel moving to the area as a result of due to the Fort Belvoir Base Realignment and Closure (BRAC) project in the Mount Vernon District. As a result, it is anticipated that many landlords will be more selective in who they rent to.

Many HOPWA clients are denied access to apartment complexes due to poor credit scores. The number of private landlords who do not check a credit history is limited.

Landlords continue to be wary of working with federally funded programs. To counter this trend, outreach activities have been initiated by some HOPWA subcontractors to local landlords explaining the HOPWA program and its benefits. A list of previous properties accepting HOPWA subsidies was compiled and provided to clients as a resource for those seeking housing.

NVRC continues to search for active projects and to partner with nonprofit agencies in identifying suitable housing resources for HOPWA clients. For example, NVRC negotiated an arrangement with previous years' HOPWA funding for a handful of apartments to be set aside for HOPWA-eligible clients. The units are owned by RPJ Housing, a local nonprofit housing developer. RPJ requires HOPWA participants to meet the same rental guidelines as all their other tenants, with the exception that they are more lenient on clients with credit problems. During FY 2008 a conscious effort was made to match HOPWA-eligible clients with poor credit to the set-aside units. The duration of tenancy in the set-aside units is about four years, so long as tenants remain HOPWA-eligible and compliant with tenant responsibilities. During that period, tenants are encouraged to work on credit issues so that when their time in the program has expired, they will have more success with their next housing search.

Accomplishment Data

Leveraging

HOPWA was able to leverage over \$67,000 in funds from a variety of sources which served to bolster provision of the TBRA program, STRMU, and administrative oversight. Approximately \$5,000 of the leveraged funds were used to underwrite ongoing supportive services provided by a local transitional housing vendor, operating two units set aside for people living with HIV/AIDS with dependent children. These units were purchased with a previous year's HOPWA award.

TBRA –Housing Assistance Payment (HAP) Voucher

TBRA provides ongoing monthly financial assistance to landlords on behalf of tenants/clients who are enrolled in the program. Northern Virginia Family Service served 29 Fairfax County clients this grant year. A total of \$226,662.55 in HOPWA funds was expended on this activity in FY 2008. There were 14 new TBRA HAP vouchers issued in FY 2008. Of the new voucher holders, 13 are in stable housing and 1 client is currently looking for affordable housing. The FY 2008 TBRA client population consisted of:

Race/Ethnicity

○ White	5
○ Black/African American	22
○ Asian	1
○ Hispanic	1
○ African	0
○ TOTAL	29

Gender

○ Males 18-30	0
○ Males 31-50	8
○ Males over 50	7
○ Females 18-30	1
○ Females 31-50	9
○ Females over 50	4
○ TOTAL	29

Monthly Household Income

○ \$0-250	3
○ \$251-500	3
○ \$501-1000	13
○ \$1001-1500	5
○ \$1501-2000	1
○ Over \$2000	4
○ TOTAL	29

TBRA – Security Deposit and First Months Rent

The HOPWA TBRA program also provides financial assistance in the form of a security deposit and first month's rent. TBRA assistance was provided to 13 clients in FY 2008. A total of \$80,910.13 in HOPWA funds was expended on this activity in FY 2008. The FY 2008 TBRA security deposit client population consisted of :

Race/Ethnicity

○ White	4
○ Black/African American	8
○ Asian	0
○ Hispanic	8
○ African	1
○ TOTAL	13

Gender

○ Males 18-30	0
○ Males 31-50	1
○ Males over 50	2
○ Females 18-30	0
○ Females 31-50	8
○ Females over 50	2
○ TOTAL	13

Monthly Household Income

○ \$0-250	2
○ \$251-500	2
○ \$501-1000	3
○ \$1001-1500	3
○ \$1501-2000	1
○ <u>Over \$2000</u>	<u>2</u>
○ TOTAL	13

STRMU

There were a total of 28 unduplicated Fairfax County clients that were assisted the STRMU program in FY 2008. A total of \$131,228.73 in HOPWA funds was expended on this activity. Overall, there were a total of 61 requests for assistance. There were 33 requests for rental assistance, 27 for utilities, and 1 was for mortgage. There were a total of 6 clients who received a combination of assistance; i.e. Rent/Mortgage and Utilities. Of the 28 households 15 received assistance during FY 2008 and 7 received assistance during FY 2007. With all requests, clients and case managers would complete an application for request of assistance. If approved, funds were paid directly to vendors. The FY 2008 STRMU client population consisted of:

Race/Ethnicity

○ White	6
○ Black/African American	13
○ Asian	0
○ Hispanic	8
○ <u>African</u>	<u>1</u>
○ TOTAL	28

Gender

○ Males 18-30	1
○ Males 31-50	13
○ Males over 50	2
○ Females 18-30	0
○ Females 31-50	11
○ <u>Females over 50</u>	<u>1</u>
○ TOTAL	28

Monthly Household Income

○ \$0-250	12
○ \$251-500	2
○ \$501-1000	5
○ \$1001-1500	3
○ \$1501-2000	3
○ <u>Over \$2000</u>	<u>3</u>
○ TOTAL	28

OTHER NARRATIVE

Include any CAPER information that was not covered by narratives in any other section.

N/A

ATTACHMENT I – FINANCIAL SUMMARY REPORTS

These reports provide CDBG, HOME, and Section 108 Loan Program expenditure information, as well as income information for CDBG/Section 108 loans. This data is extracted from the County's financial reports for County Fiscal Year 2008, as well as IDIS PR 26.

ATTACHMENT II – HOME MATCH REPORT

This report provides information on match contributions made for the County's Fiscal Year 2008 HOME Projects.

ATTACHMENT III – MINORITY BUSINESS ENTERPRISES (MBE) AND WOMEN BUSINESS ENTERPRISES (WBE) REPORT

This report provides information on contracts and subcontracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs) in HOME projects during the County's FY 2008.

ATTACHMENT IV – ACTIVITY SUMMARY (GPR) FOR GRANTEE (IDIS PR 03)

This report lists CDBG activities that were open during the program year. For each activity the report shows the status, accomplishments, program year narrative and program year expenditures. For each activity the report also shows the activity code, regulation cite, and characteristics of the beneficiaries.

Note: The attached report is required by the U.S. Department of Housing and Urban Development (HUD) and is generated by their automated Integrated Disbursement and Information System (IDIS). Financial information in the attached report may be incomplete or not current, and presents some data that may be unverifiable.

ATTACHMENT V – SUMMARY OF COMMUNITY DEVELOPMENT ACCOMPLISHMENTS (IDIS PR 23)

This report should represent data on CDBG and HOME activity counts and disbursements by priority need categories, as well as data on CDBG accomplishments by various units of measure and housing units by various income gaps.

Note: The attached report is required by the U.S. Department of Housing and Urban Development (HUD) and is generated by their automated Integrated Disbursement and Information System (IDIS). Information in the attached report may be incomplete or not current, and presents some data that may be unverifiable.

ATTACHMENT VI – SUMMARY OF CONSOLIDATED PLAN PROJECTS FOR PLAN YEAR 2008 (IDIS PR 06)

This report should track progress in implementing projects identified in the County's Action Plan.

Note: This report is required by the U.S. Department of Housing and Urban Development (HUD) and is generated by their automated Integrated Disbursement and Information System (IDIS). Information in the attached report may be incomplete or not current, and presents some data that may be unverifiable. Only approximately 3 ½ lines of text for each project description is printable.

**ATTACHMENT VII – COPY OF FY 2008 CAPER PUBLIC
NOTICE AS PRINTED IN LOCAL NEWSPAPER**

COUNTY OF FAIRFAX, VIRGINIA AVAILABILITY OF CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) FISCAL YEAR 2008

The Fairfax County Department of Housing and Community Development has prepared a Consolidated Annual Performance and Evaluation Report (CAPER) for Fiscal Year 2008. The CAPER evaluates the county's use of Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) program funds for the period from July 1, 2007, through June 30, 2008. Members of the public are invited to review the draft report and submit comments before it is submitted to the U.S. Department of Housing and Urban Development (HUD). Copies of the Draft FY 2008 CAPER will be available beginning Thursday, September 11th, 2008 through Thursday, September 25th, 2008, at the Fairfax County Department of Housing and Community Development, 3700 Pender Drive, Suite 300, Fairfax, Virginia, 22030, between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday. The report is also available at the following Fairfax County Public Libraries: Reston Regional, Centerville Regional, Sherwood Regional, and Patrick Henry Regional. The document will also be available online at <http://www.fairfaxcounty.gov/rha/fy2009CAPER>. Written comments on this report may be submitted to the attention of Doug Lynott, either at the address given above or by e-mail: Douglass.Lynott@fairfaxcounty.gov.

For questions, please contact Doug Lynott at 703-246-5259 (TTY: 703-385-3578).



**ATTACHMENT VIII – PROJECT MAPS FOR FY 2008
(CDBG AND HOME)**

ATTACHMENT IX – FY 2008 SECTION 108 ACCOMPLISHMENTS REPORT

**ATTACHMENT X – FY 2008 PROGRAM INCOME
REPORTS (HOME and CDBG)**

ATTACHMENT XI – Consolidated Plan Goals and Objectives

ATTACHMENT XII – CDBG Performance Measures Report

ATTACHMENT XIII – CDBG Strategy Area, CDFI and Local Target Area

ATTACHMENT XIV – HOME Performance Report

ATTACHMENT XV – ESG Performance Measures Report

ATTACHMENT XVI – HOPWA Measuring Housing Stability Outcomes

ATTACHMENT XVII – HOPWA Units/Households and Funds Expended