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Fairfax County, Virginia

**CONSOLIDATED ANNUAL PERFORMANCE
REPORT FOR FY 2007
(Federal Fiscal Year 2006)**

**to be submitted to the
United States Department of Housing
and Urban Development
by September 28, 2007**

Fairfax County is committed to nondiscrimination on the basis of disability in all County programs, services and activities. Special accommodations will be provided upon request. For information call (703) 246-5101 or TTY (703) 385-3578.

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Second Program Year CAPER

The CPMP Second Consolidated Annual Performance and Evaluation Report includes Narrative Responses to CAPER questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

The grantee must submit an updated Financial Summary Report (PR26).

GENERAL

Executive Summary

This module is optional but encouraged. If you choose to complete it, provide a brief overview that includes major initiatives and highlights that were proposed and executed throughout the first year.

Program Year 2 CAPER Executive Summary response:

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 report 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.

Note: This report covers the period from July 1, 2006 through June 30, 2007, which is Fairfax County's Fiscal Year (FY) 2007 and the Federal Government's Fiscal Year 2006.

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 2007 covers the period July 1, 2006, through June 30, 2007, 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 proposed use of funds by the Fairfax County Redevelopment and Housing Authority (FCRHA) for FY 2007. 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). The CCFAC oversees all aspects of the CCFP including policies, priorities, and planning and development of evaluation criteria for proposals.

Fairfax County's 5-Year Consolidated Plan for FY 2006-2010 adopted broad goals and objectives to address priority needs with the resources available through the Consolidated Plan. The County's goals

and objectives address a broad range of needs pertaining to affordable housing, homelessness, community services, employment and economic opportunities, community development and revitalization, neighborhood preservation, and institutional structures/coordination, monitoring, and evaluation.

The County received funding from the following federal programs administered by HUD for County FY 2007:

Community Development Block Grant (CDBG)	\$6,192,316
Home Investment Partnerships Program (HOME)	\$2,457,387
Emergency Shelter Grant (ESG)	\$ 265,611
Housing Opportunities for Persons with Aids (HOPWA)	<u>\$ 180,000</u>
Total	\$9,095,314

Important Program Achievements in FY 2007 Using CDBG, Section 108, HOME and Other Funding Sources

General Highlights

1. For Program Year 32 (Fiscal Year 2007), funding was provided for 22 Home Improvement Loan Program projects, committing \$435,758.57 in rehabilitation contracts. These included \$188,331 in CDBG funds and \$247,427.57 in other public funds.
2. Thirty cases were abated or removed under the County's Blight Abatement Program. The Blight Abatement Program addresses citizen concerns about specific properties in their communities that are abandoned, dilapidated, or otherwise kept in an unsafe state. Funding sources for this program include CDBG, County funds, and private loan funds.
3. Repairs were completed on 116 homes through the Home Repair for the Elderly Program. The program provides labor and materials required for minor repairs and accessibility modifications to homes of low and moderate income elderly and/or disabled residents of the County. Funding sources for this program include CDBG funds, and some funds generated from loan repayments from the Home Improvement Loan Program.
4. The Consolidated Community Funding Advisory Committee (CCFAC) developed funding priorities for the Consolidated Community Funding Pool (CCFP), which funds projects that provide for human services, affordable housing development administration, and construction, acquisition and/or rehabilitation of affordable housing. The CCFP funding sources include the Federal and State Community Services Block Grant (CSBG), the Fairfax County General Fund, and a portion of the County's Community Development Block Grant. FY 2007 contracts were initiated on July 1, 2006 and ended on June 30, 2007.
5. In November 2005, the CCFAC held a public hearing to receive comments on Fairfax County's Consolidated Plan performance, and housing and community development needs.
6. The Board of Supervisors held a public hearing on March 13, 2006 on the proposed Consolidated Plan One-Year Action Plan for FY 2007 at which time citizens had the opportunity to express their views on housing, community development, and community service needs and fair housing issues in the County, as well as comment on the County's community development performance.
7. In FY 2007, the Fairfax County Redevelopment and Housing Authority (FCHRA) has used HOME, CDBG and local funding sources to preserve 531 units via direct purchase and the financing of purchases by for- and non-profit affordable housing providers. An additional 119 units, in several projects across the County, are in the preservation pipelines as of July 6, 2007. All units preserved in FY 2007 to date have minimum affordability periods of 30 years. Highlights of the FCRHA's preservation activities in FY 2007 include:
Janna Lee Village, 319 units: The FCRHA provided financing in the amount of \$19 million from the Penny for Affordable Housing fund for the acquisition and preservation of Janna Lee Village, a 319 unit multifamily development located in Lee District. Janna Lee was acquired and will be rehabilitated by two private limited partnerships: JLV Partners I LP and JLV Partners II LP. The FCRHA purchased the land and made loans to the two partnerships for the acquisition and

rehabilitation of the project. The acquisition of Janna Lee will ensure that the property stays affordable in perpetuity, as it will be operated under a ground lease with the FCRHA. In addition to County funds, tax credits were allocated to the property from the VHDA non-competitive pool (Lee District).

Sunset Park Apartments, 90 units: The FCRHA provided financing in the amount of \$5 million from the Penny for Affordable Housing Fund for the acquisition, preservation, and rehabilitation of Sunset Park Apartments, a 90-unit project located in the Mason District. The project was purchase by AHC, Inc., a regional non-profit affordable housing developer. In addition to the County financing, the project will be financed by VHDA, a seller take-back note and low income housing tax credit equity. The property will remain affordable for 50 years (Mason District).

Hollybrooke III, 50 units: On December 18, 2006 The FCRHA issued tax-exempt bonds and provided \$3,100,000 in financing from the Penny for Affordable Housing Fund for the acquisition, preservation, and rehabilitation of 50 units at Hollybrooke III Condominiums located in Falls Church in Mason District. It should be noted that in December 2005, AHC purchased 98 units using financing from Fairfax County and the FCRHA. After the purchase of the additional 50 condominium units, affiliates of AHC will own a total of 148 units in the Hollybrooke Condominium complex making them a controlling majority of the condominium (Mason District).

Reston Glen, 40 units: The FCRHA made a loan of \$2.375 million from the Penny for Affordable Housing Fund to Fairfield Laurel Glade LLC to refinance the acquisition and provide funding for rehabilitation of Reston Glen Apartments in the Hunter Mill District. This joint effort between the FCRHA and Fairfield Residential, one of the nation's largest owners of multi-family housing, resulted in the long-term preservation of 40 apartments at the property. The 200-unit complex is in Reston and was built in 1974. The 40 apartments represent 20% of the total units, and will have rent affordable to households earning 50% of the area median income (AMI) (Hunter Mill District).

Legato Corner, 13 units: The FCRHA purchased 13 units at the Legato Corner condominium development in the Springfield District for \$1,413,446, including \$306,555 from the Penny for Affordable Housing Fund, \$195,000 from the Housing Trust Fund, and \$911,891 in private financing. These units were purchased for the FCRHA Magnet Housing Program, as part of a partnership agreement with the Public Schools, which established preferences for teachers in critical field areas, such as special education and science (Springfield District).

ParcReston, 8 units: The FCRHA purchased 8 units at the ParcReston condominium development in the Hunter Mill District for \$2,866,000, including \$396,000 from the Penny for Affordable Housing Fund and \$2,470,000 from CDBG. This investment also served as a partial payment on five additional units at ParcReston that are expected to close in FY 2008 (Hunter Mill District).

8. On May 13, 2006 the Fairfax County Board of Supervisors along with the Fairfax County Redevelopment Housing Authority, Sunrise Senior Living and the Fairfax County Health Department hosted the grand opening celebration of Braddock Glen Assisted Living Residences, the County's new 60 unit affordable, assisted living community and the opening of Braddock Glen Adult Day Health Care Center, the Health Department's 6th adult day health care center. The FCRHA owns the new assisted living facility, the second facility to be operated in conjunction with Sunrise Senior Living, the nation's largest provider of senior living services. New residents moved into the assisted living facility and operations began on July 5, 2006. The new 39,000 square foot building that houses both the assisted living residence and adult day care program cost the county \$11,180,908. This project was developed and built by Sunrise Senior Living on a turnkey basis. By the summer of 2007 all 60 units in the assisted living facility were occupied. This service is intended to offer housing, care, meals and services to moderate income individuals with an annualized income not to exceed \$37,500 and at an affordable all inclusive rate of \$2,500 per month.
9. The Fairfax County Board of Supervisors launched its two enhanced code enforcement strike teams June 1, to tackle illegal boarding houses and other zoning violations that have become prevalent in the County's older residential neighborhoods. The strike teams pull existing County staff from 15 agencies, including building, health, fire, zoning, police and legal, to focus on those who are willfully violating the law. Fairfax plans to use existing violation fine and fees in health, zoning and safety areas as well as criminal or civil prosecution to bring delinquent residents in

compliance. “The majority residents don’t know they have done something wrong and when they are notified they come into compliance. But we have some people who are knowingly violating the law and that takes a different approach”, said Gerry Connolly (D-Chairman of the Fairfax County Board of Supervisors). Illegal boarding houses have been a growing problem, particularly for neighborhoods built in the 1950s and 1960s. According to County statistics, Fairfax received 2,950 zoning complaints in 2004 and 3,640 in 2006. Residents have made 1,795 complaints so far in 2007. “The strike force was put together to get at a problem that is starting to get out of hand”, said supervisor Sharon Bulova (D-Braddock). The enforcement effort will initially focus on neighborhoods that are starting to be overrun by boarding houses. Certain areas are affected more than others. Lee District has received 444 zoning complaints and the Mason District has received 354 complaints so far this year but Hunter Mill has received only 39 complaints. “I think there were people who were getting ready to leave, “before the County decided to form the strike forces, said Bob Davis, a member of the Springfield Civic Association. Davis said he knows of at least two boarding houses within two blocks of his house.

10. Birmingham Green is a new project of 92 units to be constructed, with 77 units for an assisted living facility, 14 for persons with disabilities, and 1 to be used for a community room. The FCRHA is providing \$1,250,000 in HOME Investment Partnerships Program (HOME) funds toward the construction of the assisted living facility and anticipated closing on July 24, 2006. Birmingham Green has received funding under HUD 202 and HUD 811 programs for the construction of the projects. The HOME funds will be used to construct 12 0-bedroom units of affordable rental housing. Construction is currently underway.
11. On December 18, 2006, the FCRHA provided \$3,100,000 to AHC, Inc. for the purchase and rehabilitation of 50 units at Hollybrooke III and \$5,000,000 for the purchase and rehabilitation of 90 units at Sunset Park.
On January 31, 2007, the FCRHA provided \$19,000,000 to AHD, Inc. for the purchase and rehabilitation of 319 units at Janna Lee Village Apartments. Of that amount, \$14,215,000 was a loan for the purchase and rehabilitation of the property and \$4,785,000 was used to purchase the land.
On June 21, 2007, the FCRHA provided \$2,375,000 to Fairfield Residential for the purchase and rehabilitation of 200 units at Reston Glen Apartments.
12. Fairfax County is currently in the process of designing a 30-unit Magnet Housing facility to provide affordable housing opportunities for individuals moving from a job to a career. In addition, fifteen town homes have been constructed which house families with individuals pursuing careers in the health care field while working at INOVA. Lastly, the County continues to provide affordable housing options in 33 condominiums and town homes for Fire and Rescue and Police recruits, early hire teachers, bus drivers, and County employees in critical occupations.
13. The ParcReston Condominiums FY 2007 acquisition project is a two-phase acquisition by the FCRHA of a total of 13 condominium units at significantly below-market purchase price. All 13 units are two-bedroom, two-bath units that could be used as workforce housing. In the first phase of the acquisition, the FCRHA received eight (8) units. In the second phase, upon the approval by the Board of Supervisors of the PRC Plan, the remaining five (5) units will be delivered.
14. The Department of Housing and Community Development (HCD) maintains the e-ffordable.org newsletter that serves as an effective communication tool with the Affordable Housing Preservation Advisory Committee and other interested persons. The electronic newsletter communicates the progress of Fairfax County’s Affordable Housing Preservation Initiative and is updated every two weeks.
15. HCD established a quarterly meeting with local non-profit organizations to discuss housing, policy and procedure issues and other issues of concern or interest to the non-profits that the agency works with to address the lack of affordable housing in the County. The first meeting took place in early summer 2006.
16. The Homeownership Branch has a variety of low moderate housing programs and initiatives: new and resale affordable dwelling units, first trust financing allocation (SPARC) from the Virginia Housing Development Authority (VHDA), first trust financing for work force housing (Flex-SPARC) from VHDA, HOME STRIDE downpayment and closing costs assistance from VHDA and HOME funds for a deferred second trust under the Homebuyer Equity Loan Program. Homeownership was provided to one hundred forty-two-families (142) first-time low and moderate

income households during this period who used one or more of these subsidies. Forty eight (48) purchased new ADUs, twenty-four (24) purchased resale first-time homebuyer units, forty-two (42) households purchased market rate units using SPARC financing and HOME STRIDE downpayment assistance, and ten (10) households used Flex- SPARC, a work force housing first trust financing product. An additional eighteen (18) families used HOME funds only in their purchase of a market rate home.

Of the SPARC funds provided sixty-nine (69) low and moderate-income first-time homebuyer households were provided assistance. These included both market rate (42) units and ADU (27) units. Market rate units are purchased by homebuyers with gross family income between 60-80% of the Washington Metropolitan Area Median Income using SPARC funds that were 1/2% below the VHDA current rate at the time of purchase. The remaining households represented households purchasing using SPARC funds that were 1% below the VHDA current rate at the time of purchase. These households had gross annual household income that was 60% or less of the Washington Metropolitan Area Median Income. A total of \$15 million in SPARC funding was provided to the sixty-nine (69) households. A total of \$750,000 in HOME STRIDE downpayment and closing costs assistance was provided. \$3 million in Flex- SPARC funding was provided to assist homebuyers with first trust financing who currently worked in Fairfax County and purchased in Fairfax County.

17. The Homebuyer Equity Loan Program (HELP) was established during the reporting year and 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 American Dream Downpayment Initiative (ADDI) funds are provided for downpayment 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. This combination of funds is used to close the gap between an affordable first mortgage and the sales price of a market rate home (gap financing). The sales price of each assisted unit is capped at the applicable Washington, DC MSA 203(b) Single Family Mortgage Limit, and eligible applicants must be within the HOME 80% income limits. A HELP loan is a 30-year zero-interest second mortgage. Payments are deferred for the entire term of the loan and the loan is forgiven at the end of the 30-year term. The HOME recapture provisions are secured under a deed restriction that is recorded with the Promissory Note. More information is available online at: <http://www.fairfaxcounty.gov/rha/homeownership/help.htm>. 28 loans issued in FY 2007 total of \$2,351,349, both HOME and ADDI funds.
18. The Partnership for Permanent Housing is a five-year pilot program that will consist of two primary components: stabilized housing and supportive services for homeless families as a means to moving them from housing shelters to homeownership. The Fairfax County Department of Housing and Community Development will provide approved program applicants with Federal HOME Program tenant-based rental assistance (TBRA). While these families are residing in TBRA units, the Department of Family Services (DFS) will coordinate family case management and supportive services with its contracted service partners. Each family will be required to work with a case manager to develop a family self-sufficiency plan, including family goals, benchmarks and timelines. Goals may include increased earnings, attainment of additional education or job training, substance abuse and/or mental health therapy, and financial literacy. Families will be required to meet with their case managers on a regular basis in order to record progress toward self-sufficiency goals and evaluate household preparedness for homeownership. Case managers will be responsible for ensuring that their family clients have access to the appropriate supportive services necessary to achieve their self-sufficiency goals (e.g., counseling, child care, continuing education, etc.). The ultimate program goal for each participating family will be to achieve homeownership within five years. \$323,000 in HOME had been budgeted for TBRA under this program for Fairfax FY 2007, and that 23 families had been approved for participation in the program by the end of the fiscal year.
19. The original James Lee Conservation Plan was adopted by the Fairfax County Board of Supervisors in 1980. The effectiveness of the controls, regulations and standards to guide the conservation and rehabilitation in the community were set to expire. The James Lee community continued to work with the Department of Housing and Community Development throughout the 2006 calendar year to complete an updated version of the Plan. The draft document underwent

an extensive review by appropriate County agencies and the public. The revised James Lee Plan includes an update of accomplishments that occurred in the Conservation Area during the twenty-five years covered under the original plan, information on current conditions in the area, excerpts from the County and City Comprehensive Plans, and proposed activities for the future. These activities include continuation of the County's Home Improvement Loan Program, additional site improvements at the James Lee Community Center, and the possible establishment of mini-parks in the area. The Board of Supervisors approved the revised and updated plan on November 20, 2006.

Highlights of Program Achievements for FY 2007 Community Development Block Grant Funded Nonprofits

1. Eight units of affordable housing were acquired and 120 units were rehabilitated.
2. Evictions were prevented for 387 households.
3. Eight families were assisted in moving into permanent housing.
4. One hundred sixteen homeless households were provided transitional housing.
5. Of all households with reported incomes receiving direct benefits through nonprofit-administered projects, 68% were extremely low income, 21% were low income, and 10% were moderate income.

Highlights of Program Achievements for FY 2007 HOME Funded Nonprofits

HCD has set aside 44% of its allocation for CHDO projects, an amount equal to \$1,053,610. The funds were awarded through HCD's annual RFP process in the Fall of 2006 as follows:

1. \$660,000 to Good Shepherd Housing to purchase up to five 2-to-4-bedroom condominiums to be used as transitional rental housing for very low-income/near-homeless related tenant households of up to two-to-four persons;
2. \$312,610 to RPJ Housing Development Corporation for the purchase of a single family property to be used as a group home for up to six persons suffering from mental illness.
3. \$81,000 to Reston Interfaith for the acquisition of up to two townhouse units to lease to small, related tenant households of two-to-four persons.

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.
2. Describe the manner in which the recipient would change its program as a result of its experiences.
3. Affirmatively Furthering Fair Housing:
 - a. Provide a summary to impediments to Furthering Fair Housing Choice
 - b. Identify actions taken to overcome effects of impediments identified.
4. Describe Other Actions in Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.
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.

Program Year 2 CAPER General Questions response:

The Fairfax County Consolidated Plan for Fiscal Years 2006–2010 (adopted April 25, 2005) contained 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.

Vision for the Five-Year Consolidated Plan for FY 2006 - 2010

- ◆ A community that cares about its children, the elderly, persons with disabilities and those less able to meet their basic needs.
- ◆ A community that values creative endeavors, arts and diversity which creates a strong, diverse and vibrant community that cares about the strengths and needs of its residents, where all can live to the best of their abilities in thriving, supportive neighborhoods.
- ◆ A community which adequately supports its human services system to ensure optimal service delivery.
- ◆ A community which actively participates in the planning, needs assessment, priority setting and decision-making processes to allocate community resources to meet the needs of its citizens.
- ◆ A community which addresses these needs by building dynamic, flexible partnerships among the public, private, and non-profit sectors, and community volunteers.

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.

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:

FY 2007 and FY 2008 CCFP Funding Priorities Summary

Funding	<u>Target Funding %</u> Range for the Consolidated Community Funding Pool
Self-Sufficiency- Goal: Families and individuals, including seniors and persons with disabilities, are healthy, stable, and independent.	41 – 49%
Affordable Housing-	25 – 35%

Goal: Families and individuals, including seniors and people with disabilities, have a home.	
Youth- Goal: Youth have knowledge, skills, and abilities to make safe responsible decisions.	11 – 19%
Basic Needs- Goal: Families and individuals, including seniors and people with disabilities, meet their basic needs.	7 – 13%

For FY 2007, 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 2007 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 four target areas of which three remain designated as Conservation Areas. The target areas are Fairhaven, Huntington, and Jefferson Manor. Seven phases of neighborhood improvement projects were in various stages of land acquisition and construction in six conservation areas. A combination of CDBG, a Section 108 loan for neighborhood improvements, and local County funds are funding these projects.

Emergency Shelter Grant funds in the amount of \$267,368 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.

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. HOPWA funds were awarded to NVFS for FY 2007.

The HOPWA Grant is an annual award that provides rental subsidy and short-term rent mortgage utility assistance for approximately 24-27 low- to moderate-income persons with HIV/AIDS. There were approximately 35 persons currently on the HOPWA waiting list as of June 30, 2007. As evidenced by the current waiting list numbers, the need exceeds available subsidy.

Affirmatively Furthering Fair Housing

In June 1997, the 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.

In FY 2007, Fairfax County contracted with a vendor to conduct a revised Analysis of Impediments. Actions conducted in Fiscal Year 2007 to overcome the effects of impediments identified in the Analysis adopted in 1997 follows:

FAIRFAX COUNTY HUMAN RIGHTS COMMISSION Education/Outreach Efforts (July 1, 2006-June 30, 2007)

The Human Rights Commission staff (Executive Director) met with the Assistant Secretary of HUD to discuss education and outreach efforts.

The Human Rights Commission published a report, "Race, Ethnicity, and Mortgage Lending Practices in Fairfax County, VA." The study examines residential lending patterns by race, ethnicity, gender, neighborhood, and income, and looks at the share of different types of loans going to the various groups considered.

The Human Rights Commission reviewed the test results and published a study, "Fair Housing Accessibility Testing Report." The report details the results of tests of sixty-five multi-family apartment sites conducted to assess design and construction compliance.

The Human Rights Commission arranged for the video "A Place Called Home" to air over the Fairfax County Cable Channel 16. The video, which the Human Rights Commission previously helped create, focuses on housing issues in the context of accessible/affordable housing for the disabled, and group homes. The video airs approximately twice a week throughout the year.

The Human Rights Commission staff participated in several fair-housing related training conferences, including:

- Fair Housing Training, John Marshall Fair Housing Legal Support Center: 9/7-9/9/06 (Fair Housing Coordinator)
- Annual Fair Lending Conference, Fannie Mae: 9/27/06 (Fair Housing Coordinator)
- Fair Housing Training Conference, National Fair Housing Alliance: 10/12-10/13/06 (Deputy Director, Compliance Supervisors, Fair Housing Coordinator)
- Anti-Predatory Lending Conference, Cuyahoga County Land Trust: 11/3/06 (Fair Housing Coordinator)

In December, most of The Human Rights Commission investigative and senior management staff completed HUD's National Fair Housing Training Academy program.

The Human Rights Commission staff collaborated with other government entities/agencies:

- Staff (Executive Director), together with other members of Fairfax County's senior leadership team, created a task force to develop a ten-year plan to eliminate homelessness in Fairfax County.
- Staff (Deputy Director) and one of the Commissioners participated in an Award Banquet held by the Fairfax County Redevelopment and Housing Authority to celebrate its 40th Anniversary.

On February 3, 2007, Human Rights Commission staff (Fair Housing Coordinator) gave a presentation and distributed materials on fair housing issues for area tenants at the Falls Church Housing Day.

On February 7, 2007, Human Rights Commission staff (Fair Housing Coordinator) conducted fair housing training at the Center for Housing Counseling Training in Fairfax for government employees who provide housing and counseling services.

In April 2007, The Human rights Commission reviewed the test results (Fair Housing Coordinator) and published a report, "Fair Housing Rental Testing." The study includes results from 2 rounds of rental tests, 180 and 140 tests respectively, based on race, national origin, and familial status. In the second round of tests, thirty-five additional tests were conducted based on disability.

On April 9, 2007, 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 by housing industry members, nonprofit service organizations, cultural groups, community associations, and government agencies, representative from all of which attended. Human Rights Commission staff (Fair Housing Coordinator) drafted opening remarks for the ceremony, and issued invitations (80-plus) to the event and to the reception following the proclamation. Thirty of the guests attended the reception following the proclamation. Copies of recently released fair housing reports, brochures and other fair housing literature and materials were on display and distributed at the event.

During April 9-13, 2007, 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 1500 display items to county employees, clients, members of the public, and other visitors to the Government Center.

On April 11, 2007, Human Rights Commission staff (Fair Housing Coordinator) attended a training session: an overview of the role of advisory councils in education and outreach.

On April 16, 2007, Human Rights Commission staff (Fair Housing Coordinator and Deputy Director) met with testing contractors to review and discuss testing issues and future testing possibilities.

On April 19, 2007, Human Rights Commission staff (Fair Housing Coordinator) submitted materials for distribution at the Quarterly Meeting of the Northern Virginia Affordable Housing staff (a regional workshop of local government affordable housing staff—20 attendees). Attendees discussed the role of affordable housing as a component of fair housing.

On April 24, 2007, Human Rights Commission staff (Fair Housing Coordinator) conducted two separate fair housing training sessions, one for staff, one for residents, and distributed fair housing materials at the Embury Rucker Community Shelter in Fairfax County.

On April 27, 2007, Human Rights Commission staff (Compliance Supervisors) attended the Northern Virginia Realtors Annual Fair Housing Luncheon, a roundtable event, during which staff shared information regarding fair housing in the various jurisdictions and distributed fair housing literature. Housing industry professionals, cultural groups, community associations, and other government agencies attended.

In May 2007, the Human Right's Commission's Senior Management Team completed a job description for an education and outreach position to further and expand its efforts in the areas of housing, employment, public accommodations, credit, and private sector education. The job description is currently under review.

On May 9, 2007, Human Rights Commission staff (Fair Housing Coordinator) conducted fair housing training and distributed fair housing materials at the Center for Housing Counseling Training in Fairfax for government employees who provide housing and counseling services.

On May 17, 2007, The Human Rights Commission hosted its annual awards banquet. 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. Among this year's honorees was Rolling Productions Inc. This nonprofit company produces videos to increase awareness, promote sensitivity, and educate people about disability issues. For example, the company

wrote and directed a film to educate the public about affordable, accessible housing for wheelchair users in Northern Virginia. Rolling Productions also was instrumental in creating CHOICE — the Coalition for Housing Opportunities in the Community for Everyone — a nonprofit dedicated to increasing housing options for people with disabilities. Also honored at the banquet was Greenspring Village Volunteer Program, a retirement community that operates a volunteer program that includes reaching out to people with disabilities. Another honoree was the Northern Virginia Long-Term Care Volunteer Ombudsman Program. The program acts as the ombudsman for the elderly and people with disabilities who receive long-term care, including assisting them to advocate for themselves, and mediating and resolving complaints with these facilities.

On June 4-5, 2007, Human Rights Commission staff (Executive Director, and Fair Housing Coordinator) attended the National Fair Housing Alliance Annual Fair Housing Training Conference in New Orleans.

On June 19, 2007, Human Rights Commission staff (Fair Housing Coordinator) conducted fair housing training for and distributed fair housing materials to shelter and transitional staff members at the Bailey's Crossroads Community Shelter in Falls Church, VA.

In May/June, 2007, Human Rights Commission staff (Fair Housing Coordinator) discussed and reviewed the Fairfax County Analysis of Impediments (AI), submitted by the contractor. The Fair Housing Coordinator worked closely with the contractor and staff at the Fairfax County Department of Housing and Community Development to respond to citizen feedback and finalize the document for submission to the Fairfax County Board of Supervisors for their endorsement early in July.

June 2007, another Human Rights Commission investigative staff person completed HUD's National Fair Housing Training Academy program. One remaining investigator registered for Week 5. The Fair Housing Coordinator completed Week 2 and will complete Weeks 3, 4 and 5 by the end of September.

June 2007, Human Rights Commission staff (Fair Housing Coordinator) has begun:

- Updating current fair housing brochures for future distribution.
- Developing three (NIMBY-Not in My Back Yard) brochures dealing with disability issues that will target members of the disabled community, members of the public and public officials.
- Preparing a Fair Lending Presentation to present to members of the real estate and lending professions this summer.
- Negotiating with Fairfax County Channel 16 to air the video "Accents" as a fair housing public service announcement. The Accents spot portrays a man calling about an apartment in a number of accents - each time he is told the apartment is unavailable. When he calls in his "White" voice, he is told to come by and look at the apartment.

Enforcement Activities

On December 22, 2006, The Human Rights Commission completed its third year of a three-year interim agreement with the U.S. Department of Housing and Urban Development whereby the agency is designated as a Fair Housing Assistance Program that files and investigates complaints that are dual-filed with HUD. The Human Rights Commission has handled sixty-four complaints since commencement of the contract, fifty-six of which were dual – filed with HUD. Thirty-four complaints were closed following a complete investigation and nine were resolved either through conciliation or settlement agreements. Those remaining were withdrawn by the complainant, closed because the complainant failed to cooperate or respond to requests for information, or found to be non-jurisdictional. The above numbers do not include some complaints generated by this agency but investigated by HUD.

Other Actions

Actions to foster and maintain affordable housing fall into several general categories, including efforts to preserve or retain existing assisted housing units, to support applications seeking funding to develop or continue programs for low-income families submitted by other entities, to improve Public

Housing and resident initiatives, and to continue home improvement and repair programs. The support for grants and other funding applications addresses one of the major obstacles to underserved needs: the lack of adequate resources.

Preservation of Affordable Housing

The FY 2005 Action Plan (for the Quality Housing and Work Responsibility Act) identified two of the most prevalent barriers to production of affordable housing as the private market conditions that emphasize the production of high cost housing and the lack of adequate subsidies for low income renters in a high cost market. These same market conditions present a barrier to preservation of existing subsidized and affordable unsubsidized units by making conversion to upscale rentals or demolition and construction of more expensive units a more attractive alternative. The owners of the Woods of Fairfax project elected to not renew their project-based Section 8 contract covering 35 units when it expired on August 31, 2005. HCD staff interviewed the 35 households impacted by this action. 30 households received enhanced vouchers to lease-in-place at the Woods of Fairfax.

Project-based Section 8 assistance ended due to non-renewal of four contracts initially covering 163 units in two tax-exempt bond-financed projects in FY 1998 through FY 2005; the remaining units have a Section 8 contract expiring in 2006. Tenant-based Section 8 assistance was provided for 117 households of the 138 affected by the non-renewal. In addition, tenant-based Section 8 assistance was provided to 71 households out of 97 affected by two project-based Section 8 contracts which expired in FY 1999 in two former Section 236 projects and one contract that expired in FY 2001 and in a former 221(d) (3) project. In October 2002, Ashby of McLean opted out of its contract for Section 8 project-based assistance, and 51 families were issued tenant-based vouchers.

As a result of proffers made by developers, the County has monitored the provision of below-market rents for a set-aside number of units in several rental projects during the past decade. During the last few years, all of the set-aside agreements have expired, allowing these units to revert to market rate. The contract for 33 of these units in one development expired in May 1998; the contract for 35 units in another development expired in April 1999; and the contract for 12 expired in August 2002.

The County is also monitoring the status of projects providing affordable set-aside units under the FCRHA's tax-exempt bond financing program. The owner of Waterside Apartment's, a tax-exempt bond financed project, fulfilled its ten-year affordability period pursuant to IRS requirements and prepaid the bonds in FY 2002, thereby removing the rent and income restrictions on 55 set-aside units. The owner of Kingsley Commons, another tax-exempt bond financed project, prepaid the bonds in FY 2003, however, the rent and income restrictions imposed on 81 set-aside units did not expire until May 2005. In addition, the owner of Mount Vernon Apartments, another tax-exempt bond financed project, prepaid the bonds in June 2005, thereby terminating the rent and income restrictions on 37 units. More recently, the owner of Shenandoah Crossing Apartments, another tax-exempt bond financed project, prepaid the bonds in February 2007, thereby terminating the rent and income restrictions on 128 units.

Efforts to maintain existing affordable housing included use of CDBG funding for home repair programs, home improvement loans, and housing rehabilitation work carried out through contracts with nonprofit community-based housing providers. Through the County's Home Improvement Loan Program, CDBG funds in the amount of \$188,331 were made available to ten (10) households; an additional \$247,427.57 were made available to twelve (12) households with other funding sources. CDBG funds in the amount of \$235,923 were spent on home repairs for 116 elderly households through the Home Repair for the Elderly Program.

Additional affordable housing opportunities were made available to eligible County residents through the County's Homeownership Program. A total of 72 families became homeowners through sales and re-sales of Affordable Dwelling Units and the resale of former Moderate Income Direct Sales (MIDS) units under the First-Time Homebuyers Program.

Community Improvement Initiatives

While the aforementioned programs provide assistance to individual homeowners, the County has implemented an extensive Revitalization Program with multiple components. The Board of Supervisors has established Redevelopment Areas, Rehabilitation Districts, Conservation Areas, Community Improvement Areas, and Revitalization Areas as a means to accomplish capital improvements in various neighborhoods and communities across the County. Programs and products of this revitalization effort include the County Executive's Revitalization Initiatives, the Strengthening Neighborhoods and Building Communities method of service delivery, the Tax Abatement Program, the Spot Blight Abatement Program, the Capital Projects Maintenance Policy and Program, Consultant Market and Development Profile Studies, Comprehensive Plan Amendments through the Area Plan Review process, the Revitalization Loan Program, the Neighborhood Improvement Program and the Community Improvement Program.

Using CDBG funds, Fairfax County plans to promote the revitalization of older communities where disinvestment has affected the quality of life. To achieve this, partnering with private developers and investors is planned. To date, marketing materials have been developed, and staff has been in discussion with potential developers for possible use of CDBG funds.

Improvements continued in the county's Conservation Areas. Accomplishments included: Construction of Jefferson Manor Public Improvements Phase II-B was initiated in FY 2007 and is underway.

Leveraging Resources

The programs described in the Consolidated Plan leverage substantial additional funding. For FY 2007, additional leveraging statistics will be available later in the year, but figures are expected to equal or exceed those of FY 2006. In FY 2006, the nonprofit Affordable Housing and Targeted Public Services programs funded through CDBG brought in an additional \$8,711,024 in support of those programs (\$7,119,205 in cash plus \$1,591,819 in non-cash/in-kind donations). A total of 2,540 volunteers were utilized in FY 2006 for Affordable Housing and Targeted Public Services programs to help those organizations provide services and assistance. Many of these agencies and similar programs also receive additional funding through the County's Consolidated Community Funding Pool, which included \$7,756,365 in local funds and \$567,489 in federal/State Community Services Block Grant funds for FY 2007. The Emergency Shelter Grant is utilized in support of the County's five (5) County homeless shelters, which along with a sixth shelter (the new Katherine K. Hanley Homeless Shelter) had a total local budget of approximately \$4.8 million in FY 2007.

The Fairfax-Falls Church community's Continuum of Care applications to HUD for 2006 were awarded \$4,868,019 in HUD funds for one- to two-year grants. An additional \$2,257,402 in county, state, and private resources is leveraged in these programs. Funding includes the approval of a new Supportive Housing grant application and the one-year renewals of three Shelter-Plus Care projects. Through the merger of several smaller grants, nineteen (19) Supportive Housing Program grants were each renewed for one year. The new Supportive Housing Program grant will provide funding for acquisition of a housing unit to provide permanent housing with support services for six to eight chronically homeless individuals. The Shelter-Plus Care grant renewals will provide continued permanent supportive housing for seventy-four (74) adults with disabling conditions. All Shelter-Plus Care grants are now renewed annually by HUD after the initial five-year grant period. The Supportive Housing renewal grants also requested funding for one year in order to provide continued funding for currently existing services, including permanent supportive housing for sixty-two (62) homeless individuals with mental illness or dual-diagnosis, eight safe haven beds for vulnerable homeless adults with serious mental illness, four units of permanent supportive housing for five families with an adult who has a disability, six (6) units of transitional housing serving 13 single adults, 16 beds of transitional housing and treatment services for homeless individuals with substance abuse issues, and 126 units of transitional housing for homeless families.

Managing the Process

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

Program Year 2 CAPER Managing the Process response:

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. 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.

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.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

Program Year 2 CAPER Citizen Participation response:

Citizen Comments

Following is a summary of citizen comments received in regard to the program:

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."

A number of comments were received from citizens affected by ongoing improvements in Conservation Areas, and the following is a summary of some of those comments:

Jefferson Manor Public Improvements Project

One phase of road and storm drainage 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, driveways and sidewalks, and the impact of the proposed improvements on their individual properties. The community was in support of the proposed improvements and very glad that construction of Phase II-B was initiated. The community is very eager for the remaining project phases to be fully funded and constructed.

Information regarding funds expended during the reporting period is contained in the Financial Summary Report appendix of this report. Maps showing geographic distribution and location of selected projects are presented in the Project Maps for CDBG, Section 108, and HOME appendix.

Institutional Structure

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

Program Year 2 CAPER Institutional Structure response:

Fairfax County is committed to enhancing the organizational capacity of community-based nonprofit organizations operating in the County. Fairfax County is planning additional nonprofit training for early FY 2008.

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 2007, 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.

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.

Program Year 2 CAPER Monitoring response:

For CDBG subrecipients, HCD's goal is to monitor each subrecipient annually. Monitoring is done through desk monitoring, ongoing communication, on site visits, and utilization of the subrecipient on-site reporting system known as WebR. Through these means of monitoring, staff has generally found the subrecipients to be in compliance with contract requirements. Where areas were identified for improvement, staff has worked with the subrecipients, providing consultation and guidance, and adjustments have been made.

The Proposed Action Plan for FY 2007 was considered by the CCFAC at its February and March 2006 meetings. In February 2006, the CCFAC approved the release of the draft plan for the formal public comment period.

The Proposed Action Plan for FY 2007 was circulated for review by citizens, service providers, and potential funding applicants during the 30-day formal public comment period, ending on March 30,

2006. It was the subject of a public hearing held by the Board of Supervisors on February 28, 2005. Following the public hearing and the completion of the public comment period, the Board of Supervisors approved the One-Year Action Plan for FY 2007 on May 1, 2006. The Board made the project funding awards in May 2006, as part of its adoption of the County's FY 2006 budget.

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."

Revitalization is another area that the County has focused its attention on. Revitalization activities funded under the Consolidated Plan are in the early phases; however outcomes are being developed with positive impacts being projected for the revitalization of the County's older communities.

For the activities funded under Fairfax County's Consolidated Community Funding Pool (CCFP), of which a portion of the County's CDBG funds are a part, impacts are tracked by race/ethnic group, income levels and outcomes. FY 2007 statistics will be available later in the year, but the following highlights are noted for FY 2006 activities:

- Diversity in participants by race/ethnic group, with 37% of the participants being Hispanic, 21% being African American, 14% Asian/Pacific Islander, 17% White, 3% Middle Eastern and 8% being Other or not reported. (Statistics are based on Heads of Household data.)
- Of all participants, 75% were of Extremely Low income, Very Low income or Low/Moderate income. Following is a breakdown: 53% were of Extremely Low income, 15% of Very Low income, and 7% of Low/Moderate income.
- 46,014 individuals were linked to needed services and resources; 47,312 individuals had their emergency basic needs addressed; and 11,036 individuals had crises stabilized. (Figures represent some duplication.)
- For every \$1 provided through the CCFP, another \$4.89 in cash, donated goods, services, and volunteer time were leveraged by community-based organizations to support CCFP-funded projects. Over 24,000 persons provided more than 359,000 hours of volunteer services.

For the activities funded with CDBG under the Fairfax County's Consolidated Community Funding Pool (CCFP) impacts are tracked by race/ethnic group, income levels and outcomes. The following highlights are noted for FY 2007 CDBG nonprofit activities:

- Diversity in participants by race/ethnic group: 25.6% African American, 2.9% African American and White, 9.2% Asian/Pacific Islander, 1.1% Asian and White, 21.5% White, 0.7% American Indian or Alaskan Native, 0.9% American Indian or Alaskan Native and White, and 37.8% Other Multi-Cultural. Of all the participants, 49.4% were Hispanic and 30.2% were female headed households (all statistics are based on Heads of Household data.)
- Of all participants, 99% were of Extremely Low income, Very Low income or Low/Moderate income. Following is a breakdown: 68% were of Extremely Low income, 21% were of Very Low income, and 10% were of Low/Moderate income.

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 NIMBYism (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.

Regarding adjustments and improvements to strategies and activities, the universal design concept was adopted by the FCRHA and applies to all FCRHA projects, including those CDBG- or HOME-funded. This will result in improvements to accessibility in housing units for persons with disabilities.

Lead-based Paint

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

Program Year 2 CAPER Lead-based Paint response:

Abatement of lead-based paint in Fairfax County's Public Housing was completed in the fall of 1997. 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. The question is also posed as to 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).

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 2007 no lead-based paint mitigation was required on HILP projects, both CDBG and County funded.

HOUSING

Housing Needs

*Please also refer to the Housing Needs Table in the Needs.xls workbook.

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

Program Year 2 CAPER Housing Needs response:

See General Highlights section

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.

Program Year 2 CAPER Specific Housing Objectives response:

In FY 2007, under Fairfax County's Consolidated Community Funding Pool, three (3) Affordable Housing projects and thirteen (13) Targeted Public Services projects received CDBG funding. Eight (8) units of affordable housing were acquired, and twenty-one (21) were rehabilitated by nonprofit organizations. An additional 116 homes for the elderly had minor rehabilitation and one group home received accessibility modifications. Through the sale and resale of Affordable Dwelling Units, 48 households became homeowners. One hundred sixteen households were provided transitional housing and four families were given assistance to move into permanent housing.

For the County's CDBG housing activities as a whole, of the 78 total beneficiaries of CDBG-assisted, owner-occupied housing, 5 were extremely low income households, 5 were low income households, and 63 were moderate income. Of the 106 beneficiaries of CDBG-assisted, rental-occupied housing, 38 were extremely low income households, 57 were low income households, and 11 were moderate income.

Regarding the County's HOME Program, of the 261 total low and moderate-income rental and tenant-based rental assistance beneficiaries, 105 were extremely low income households, 104 were low income households, and 52 were moderate income. Of the 46 total low and moderate-income homebuyer and homeowner beneficiaries, none of them were extremely low income households, 7 were low income households, and 39 were moderate income.

Rental assistance was provided to 49 low-income households at two elderly housing developments. The balance of HOME funds is being used for neighborhood revitalization, fair housing programs, and FCRHA development projects, including the preservation and rehabilitation of affordable housing projects. A total of 10% of HOME funds was provided for the administration of the program.

Under the Fairfax County Affordable Dwelling Unit (ADU) ordinance, 9 new "for sale" projects were offered for sale in FY 2007. During this period, the total number of ADUs in the First-Time Homebuyers Program increased by 48 units. This brings the total of units sold to first time homebuyers to 1228 units. The income limit for this program is 70% of the MSA median income. Most of the homebuyers qualify as low or moderate income based on household size.

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.

Program Year 2 CAPER Public Housing Strategy response:

Public housing improvements are implemented through the HUD Comprehensive Grant Program (CGP) based on a five-year capital needs plan. Improvements included replacement of kitchen cabinets, appliances, gutter systems and mechanical systems at one development totaling 36 units.

Resident initiatives encompassed a wide range of activities and programs. Actions to promote economic self sufficiency and self-improvement included three homeownership seminars and continuation of a homeownership newsletter started by the Homeownership Unit of the Department of Housing and Community Development (HCD), and referrals of Public Housing (PH) residents who are paying "flat rent" to the Homeownership Program and the Housing Choice Voucher (HCV) (formerly known as Section 8) Family Self-Sufficiency (FSS) program. HCD received two ROSS grants to hire FSS Coordinators for HCV and Public Housing. The PH and HCV Coordinators have been hired. A series of FSS orientation briefings were held and 42 HCV participating households are enrolled in the FSS program. Presentations were made to the DFS-VIEW Committee and HCD Resident Advisory Council (RAC), Housing Counseling Class, and non profit organizations to educate them on the FSS Program and to enlist their assistance in increasing enrollment.

HCD employs “Management Aides” chosen from among the resident population within Fairfax County Redevelopment and Housing Authority properties.

HCD also employed 28 Management Aides at a standard hourly rate, which was approximately \$14 per hour (\$13.89). Residents selected to be Management Aides help organize events at properties, distribute notifications and newsletters, report property conditions and problems, and assist with security-related functions such as opening and closing community rooms or laundry facilities. Management Aides receive orientations and training sessions prior to assuming their duties and also benefit from periodic on-the-job instruction and professional in service workshops to help advance their skills and improve future employment opportunities.

Homeownership staff and Housing Choice Voucher staff at HCD successfully implemented the Section 8 Choice Voucher Homeownership Pilot Program, with 28 families purchasing units in the first phase of the pilot.

Barriers to Affordable Housing

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

Program Year 2 CAPER Barriers to Affordable Housing response:

Fairfax County has utilized a variety of resources to address barriers to affordable housing: the Penney for Affordable Housing Fund, bonds, and tax credits are examples. As mentioned earlier, the FCRHA’s adoption of a universal design policy in the construction of FCRHA-owned units addresses barriers for persons with disabilities.

Community education and outreach has helped to alleviate NIMBYism. HCD has provided the community access to its “E-affordable” web site for updates on affordable housing activities.

HCD has worked with the Department of Planning and Zoning to continue to look at options to further the affordable housing goals and strategies of the County, such as Single-Room Occupancy housing and how to accommodate this in the County’s ordinance.

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.
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.
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).
4. Assessments
 - a. Detail results of on-site inspections of rental housing.
 - b. Describe the HOME jurisdiction’s affirmative marketing actions.
 - c. Describe outreach to minority and women owned businesses.

Program Year 2 CAPER HOME/ADDI response:

HOME Funds and Housing Needs Priorities

Jurisdiction

During FY 2007 Fairfax County expended \$ 2,457,266 in support of homebuyer assistance activities (\$2,062,430 in HOME funds, \$394,836 in ADDI funds). All of the HOME and ADDI activities addressed the Consolidated Plan goal of increasing or preserving the affordable housing stock for low-income persons in Fairfax County.

The following chart identifies these HOME projects and the priority housing needs category they addressed as stated in the Consolidated Plan.

Project/Activity	FY 2007 HOME	Housing Needs Priority
American Dream Down Payment Initiative: The goal of this new program is to increase the overall homeownership rate, especially among minority groups who have lower rates of homeownership compared to the national average. The FCRHA will coordinate this program with its Homeownership Strategy.	\$44,751	Low-Income First-Time Homebuyers (Middle Priority)
Fair Housing: These funds will be used by the County's Human Rights Commission to contract for fair housing testing in the areas of real estate sales and lending, as well as to follow up two previous rounds of testing.	\$21,928	Planning/ Administration
Project ID - #24 Elderly Rental Assistance: Continuation of tenant-based rental assistance for 48 elderly households. This assistance is used to avoid increasing rents to cover rising operating and maintenance costs at these facilities, since additional County General Funds are not available.	\$252,484	Elderly Rental Households (Middle Priority)
Project ID - #26 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 Non-profit 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 at least three non-profits in FY 2006 for the development and preservation of affordable housing, ranging from multifamily to homeownership to senior housing. Due to nature of this activity, an estimate will be provided to HUD at the time investment in specific projects is determined.	\$1,053,610	*Preservation *Accessibility/ Disability
Homebuyer Equity Loan Program (HELP): 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 downpayment 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.	\$1,960,450	Low-Income First Time Homebuyers (Middle)
Partnership For Permanent Housing	\$323,000	Homeless Families (High)

Project/Activity	FY 2007 HOME	Housing Needs Priority
<p>Project ID - #27 HOME Administration: Under the HOME Program, local jurisdictions may designate 10% of the HOME grant for administrative costs. Included in this limit is the \$25,000 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 full-time position and two full-time limited term positions, plus related operating and equipment costs and eligible preliminary costs related to the planning and design of housing development proposed by the FCRHA. The full-time position was transferred by the Board of Supervisors from the County General Fund to HOME funding as part of the FY 1997 County budget</p>	\$219,336	Planning/ Administration
<u>TOTAL</u>	\$3,875,559	

HOME Match Report

See Attachment II.

HOME Report on Contracts and Subcontracts with MBEs and WBEs

See Attachment III.

Assessment of HOME-assisted Projects, Affirmative Marketing and Outreach

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.

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 serve basis”. Loans are issued to eligible households based upon availability of funds.

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.

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 for town homes. RIHC inspections are conducted formally twice annually. Additionally, contractors are in 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 of RIHC’s 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. This past year, two HCD citations were issued. 1) At one property, there was no exhaust fan in the renovated upstairs bathroom off the master bedroom. Immediately after the citation was issued, an exhaust fan was installed by a contractor. Proof of installation was submitted to an HCD inspector. 2) At another property, a refrigerator was not cooling. Immediately after the citation was issued, the electrical panel circuit breakers were checked by a contractor and the appropriate switch was turned to the “on” position correcting the matter. Proof of installation was submitted to an HCD inspector.
- All of RIHC’s HOME-funded units, with the exception of two more recently acquired properties, were refinanced through the Virginia Housing Development Authority and are inspected under their standards every two years. RIHC has always had very positive and complimentary inspection reports and never received a citation.

Circle Properties’ (Wesley Housing)

Hiddenbrook: 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 owns three HOME-assisted rental units. 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 owns three HOME-assisted rental housing units. All three units were inspected by Good Shepherd property management staff. Regarding the CHDO property on Beekman Place in Alexandria, VA: Deficiencies found included: 1) rebuilding of the large wall at the master shower is likely needed, 2) the discharge piping serving the water heater is missing and should be replaced, and 3) the anti-tip device behind the stove is missing and should be replaced. Good Shepherd Housing has been working to resolve all deficiencies at this individual unit.

HOMELESS

Homeless Needs

*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

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.

Program Year 2 CAPER Homeless Needs response:

Families and individuals who become homeless are sheltered in the five full service emergency shelters operated by community-based organizations under contract with the county. 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 were available for single individuals under the Emergency Cold Weather Policy in overflow space in four 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.

The Fairfax County Continuum of Care was successful in obtaining funding for all projects requested in the CoC competition, including 22 renewals and funding for one new project. The county has continued to support the renewal of grants under the Continuum of Care to provide 126 units of transitional housing for families, six units with 13 beds of transitional housing for single individuals, 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, 4 new beds were added to the permanent supportive housing inventory from the 2005 new Shelter Plus Care grant award. Using Tenant Based Rental Assistance (TBRA), a new Partnership for Permanent Housing Program was begun to serve 25 families for up to five years, with local funds providing case management services and connection to community resources to assist these families to move toward homeownership.

The 2006 HUD Continuum of Care awards, announced in February 2007, included \$550,642 in HUD Super-NOFA funds for a new project to serve chronically homeless individuals. Of that amount, \$306,940 was new HUD funding and \$243,702 was reallocated from an old HUD grant that was not renewed.

Specific Homeless Prevention Elements

1. Identify actions taken to prevent homelessness.

Program Year 2 CAPER Specific Housing Prevention Elements response:

The *Strategic Directions for the Plan to Prevent and End Homelessness in the Fairfax-Falls Church Community* were completed in December 2006 and endorsed by the Fairfax County Board of Supervisors in February 2007. An Implementation Committee of nearly 100 people representing leadership from all sectors of the community was formed in the spring and met in work groups to develop draft action plans for the three major strategies: Prevention, Housing Options, and Support Services. The Executive Committee of the Implementation Committee is working into the fall of 2007 to consolidate the work group action plans into an integrated action plan, create an overall timeline, and develop the management and governance structure.

Fairfax County provides access through a single phone number, Coordinated Services Planning (CSP), to a wide-range of human services available through public and private nonprofit organizations. During Fiscal Year 2007 CSP received 3,463 requests for emergency assistance for housing payments (primarily temporary rent assistance). Just over half of these requests were met, but over 90 percent of those were met using community and/or personal resources. In addition, CSP received 1,702 requests for utility bill assistance. Nearly two-thirds (65 percent) of those requests were met, again with over 90 percent met using community and/or personal resources. In both cases, well over half of the requests that were not met were because people did not meet the eligibility criteria.

Emergency Shelter Grants (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.

Program Year 2 CAPER ESG response:

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/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 operates 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.

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 2007 (July 1, 2006 – June 30, 2007), approximately \$4.8 million of local discretionary funding was expended on emergency shelter services, of which \$265,611 in ESG funds was used as a revenue offset.

Activities Supported with ESG Funds

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/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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COMMUNITY DEVELOPMENT

Community Development

*Please also refer to the Community Development Table in the Needs.xls workbook.

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.

Program Year 2 CAPER Community Development response:

Relationship of CDBG Funds to the Priorities, Needs, Goals, and Specific Objectives in the Consolidated Plan

For the FY 2007-2008 CCFP funding process, the CCFAC organized funding priorities according to four outcome areas that related to the priorities, needs, goals, and specific objectives identified in the Consolidated Plan. All CDBG-funded activities benefited low- and moderate-income persons.

OUTCOME AREA FUNDING PRIORITIES

Self-Sufficiency-

Goal: Families and individuals, including seniors and persons with disabilities, are healthy, stable, and independent.

Affordable Housing-

Goal: Families and individuals, including seniors and people with disabilities, have a home.

Youth-

Goal: Youth have knowledge, skills, and abilities to make safe responsible decisions.

Basic Needs-

Goal: Families and individuals, including seniors and people with disabilities, meet their basic needs.

Three projects administered by nonprofit organizations and a local government received Program Year 32 CDBG Affordable Housing Fund monies.

ORGANIZATION	PROJECT TITLE	AH FUNDING
Good Shepherd Housing and Family Services, Inc.	Mt. Vernon Village – Scattered Site Homes	\$652,000
Homestretch, Inc.	Homestretch Affordable Permanent Housing Acquisition	\$450,000
Town of Herndon	Bilingual Housing Rehabilitation Specialist	\$70,000

Thirteen projects administered by nonprofit organizations received CDBG Targeted Public Services fund monies.

ORGANIZATION	PROJECT TITLE	TPS FUNDING
Christian Relief Services	Homes for the Homeless	\$105,000
Ethiopian Community Development Council Enterprise Development Group	Micro Enterprise Development Program	\$77,316
Fairfax Area Christian Emergency & Transitional Services, Inc.	Homeless Intervention Services	\$136,599
Fairfax Area Christian Emergency & Transitional Services, Inc.	Family Enrichment Services	\$126,966
Good Shepherd Housing and Family Services, Inc.	Emergency Services – Keeping Families at Home	\$43,000
Homestretch, Inc.	Aggressive Dynamic Debt Reduction, Elimination, and Savings Strategies	\$21,500
Homestretch, Inc.	Transitional Housing	\$43,492
Homestretch, Inc.	English as a Second Language	\$33,000
Newcomer Community Service Center	Newcomer Self-Sufficiency Program	\$65,154
Reston Interfaith, Inc.	Day Labor Project	\$45,200
Reston Interfaith, Inc.	Cedar Ridge Community Center Program	\$60,000
Robert Pierre Johnson Housing Development Corporation	Transitional and Supportive Housing Program	\$52,065
Wesley Housing Development Corporation, Inc.	Coppermine Place Supportive Services Program	\$60,000

All of the FY 2007 projects funded by CDBG provided services or activities that benefited low- and moderate-income persons, and addressed the outcome area funding priorities.

Outside of the CCFP process, the Fairfax County Redevelopment and Housing Authority (FCRHA), the largest expender of CDBG funds, undertook projects that positively impacted the community in the areas of affordable housing, revitalization, and public facilities. The activities included:

- The Fairfax County Homeownership Program where a total of 48 families became homeowners through sales and re-sales of Affordable Dwelling Units and the resale of former Moderate Income Direct Sales (MIDS) units under the First-Time Homebuyers Program.
- Promotion of the revitalization of older communities where disinvestment has affected the quality of life.

- Continuation of land acquisition for public improvements in the county's Conservation Areas of Bailey's, Fairhaven, Gum Springs, James Lee, and Jefferson Manor.
- The Southgate Community Center will provide a comprehensive program of community services and recreational, educational and cultural activities that serves the Reston community. The newly constructed facility was completed and opened its door in July 2006. The new 7,733 square-foot facility consists of a multi-purpose room, a teen recreation and meeting room, a computer center, supporting offices, commercial kitchen and tennis/basketball courts.

Changes in Program Objectives

There were no changes in program objectives.

Assessment of Efforts in Carrying Out Planned Actions

Fairfax County generally pursued the resources identified in the Consolidated Plan. The County was very successful in the Continuum of Care process, as discussed in the "Other Activities" section of this document.

For Funds Not Used for National Objectives

In Program Year 32, grantee funds were used exclusively for two national objectives, and Fairfax County was in compliance with the overall benefit certification. The two national objectives are: (1) Activities benefiting low and moderate income persons and (2) Activities, which aid in the prevention or elimination of slums or blight.

Steps to Minimize Displacement from the CDBG-Assisted Activities and to Comply with the Uniform Relocation Act (URA) or Section 104(d):

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 PY 32:

Performed relocation reviews for 46 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 HCD 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 HCD 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

During this period the projects where relocation assistance was provided due to displacement under either the Virginia Tax Credit Financing or the Fairfax County Relocation Guidelines included the Crescent, Hollybrooke II and III, Janna Lee, and Sunset Park. Each of these projects received partial financing for acquisition and/or rehabilitation from Fairfax County. Relocation assistance in the form of notices were provided to 250 families. One hundred and ten (110) families were permanently displaced from the project due to their income exceeding the amount allowed under the tax credit financing and received relocation payments under either the Virginia Credit Relocation Requirements or the Fairfax County Relocation Guidelines.

Audubon, a Public Housing property underwent rehabilitation and older residents were voluntarily offered the opportunity to move off the property since the modifications could not accommodate elderly residents in all units. Relocation assistance was provided using the URA guidelines for those residents choosing to move. Seven (7) households moved off-site and received relocation assistance and relocation payments. One (1) resident moved to a newly renovated handicapped first floor unit at the property.

The purchase of Park Reston with CDBG funds triggered relocation. Relocation assistance and payments were offered to eight (8) households during this period.

Economic Development

- 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.

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 2006 – June 2007 under the CBP loan program:

Job Title: Dog Walkers (4.25 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.

Limited Clientele

Fairfax County and its sub-recipients undertook activities serving a limited clientele of low and moderate income. This clientele either fell into the category of 1) presumed low and moderate income benefit, 2) the programs required information on family size and income to show that at least 51% of the clientele were persons not exceeding low and moderate income benefit limits, 3) the programs had income eligibility requirements which limited the activities exclusively to low and moderate income persons, or 4) the activities were of such nature or in such location that it may be concluded that the activities were serving clients of low and moderate income.

Regarding the latter type of activities, Fairfax Area Christian Emergency and Transitional Services, Inc. (FACETS) operated the Family Enrichment Series in locations where it may be concluded that the activity's clientele were primarily of low and moderate income. The activities were conducted at Robinson Square and Barros Circle, both of which are public housing complexes. Similarly, Reston Interfaith, Inc. operated the Cedar Ridge Community Center Program at the Cedar Ridge Apartments, which is assisted housing for low and moderate income persons.

A third activity falling into this category was the Reston Interfaith Day Labor Project. The document, "An Account of Day Laborers in Fairfax County", prepared by the Fairfax County Department of Systems Management for Human Services in June of 2004, describes the nature of day laborers' activity. Day laborers include workers that gather at street corners, parking lots, strip malls, community centers, or official hiring sites seeking daily or hourly employment from numerous employers. The publication reported on data gathered by the 2003 Day Labor Survey, which was conducted at four sites in Fairfax County where day laborers gather to wait for work, including the Herndon site, which is the location of this activity.

According to the report, most day laborers work several types of jobs, including positions in construction, landscaping, painting, and janitorial work. Day Laborers are hired by different types of employers, including contractors, other day laborers, and private homeowners. Day laborers experience problems, including lack of breaks, non-payment, or insufficient payment by employers.

More specifically, the 2003 Day Labor Survey revealed that 6.1 percent of respondents made less than \$6.99 per hour. Almost two-thirds reported earnings of \$7 to \$9.99 per hour, and 27 percent reported making \$10 to \$14.99 per hour. Even at \$15 per hour and at 40 hours per week a worker would only earn \$31,200 annually, well below the CDBG Low-Mod income ceiling for a family of one (\$40,600 per HUD limits effective 2/11/05). Reston Interfaith Inc.'s proposal which resulted in the CDBG funding through the Consolidated Community Funding Pool indicates that the organization has worked with this population in Herndon and that, of the day laborers who are men, 95% are immigrants from Latin America, and 100% report incomes at or below 200% of the Federal Poverty Guidelines.

These findings support the determination that the activity is utilized predominantly by low and moderate income persons.

Program Income

CDBG Program Income for Program Year 32 totaled \$310,070 primarily in income received from payoffs of loans received through the Home Improvement Loan Program.

Rehabilitation

a. Home Improvement Loan Program

A program administered by the Fairfax County Department of Housing and Community Development of low interest loans to low and moderate income residents for home repairs, including rehabilitation assistance and technical advice to loan recipients, as well as loan funds to supplement additional County and private funds. For Program Year 32 (Fiscal Year 2007), funding was provided for 22 Home Improvement Loan Program projects, committing \$435,758.27 in rehabilitation contracts. These included ten (10) CDBG-funded projects, committing \$188,331 in CDBG funds and \$247,427.57 in other public funds for twelve (12) additional projects.

b. Blight Abatement Program

A program administered by HCD 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. To date, other resources have been used in the efforts to eliminate blight, and through June 30, 2007 476 blighted properties were abated or remediated under the County's Blight Abatement Program (30 cases abated or removed during FY 2007), 333 properties were removed from the blighted property list through cooperative efforts

with the property owners and one- hundred and sixty-one (161) properties were under investigation at year end.

c. Home Repair for the Elderly Program

A program administered by the Fairfax County Department of Housing and Community Development to provide labor and materials required for minor repairs to homes of low and moderate income elderly and/or disabled residents of the County. The program also makes accessibility modifications that allow disabled homeowners or family members to remain in their homes. Repairs were completed on 116 homes through the Home Repair for the Elderly Program. Funding sources budgeted for this program included \$439,445 in CDBG funds, and \$17,694 from the County General Fund.

d. Herndon Bilingual Rehabilitation Specialist Program

A program administered by the Town of Herndon, Virginia, in which a Rehabilitation Specialist/ Community Organizer works predominantly with the limited-English speaking population residing in Herndon's older, moderately-priced residential communities to foster housing rehabilitation, modernization and maintenance, and to encourage greater community involvement in strengthening and improving these neighborhoods. Rehabilitation of 21 units under the program was completed in this program year. A total of \$70,000 in FY 2007 CDBG funds was committed for the Rehabilitation Specialist Program, with all \$70,000 expended during the program year.

HUD-Approved Neighborhood Revitalization Strategies

Fairfax County's CDBG Neighborhood Revitalization Strategies Areas (NRSA) was approved by HUD on March 17, 2006. The County's CDBG NRSA's provide incentives to developers and community organizations to reinvest in the County's targeted areas of Annandale, Baileys Crossroads/Seven Corners, Richmond Highway, and Springfield, thereby bolstering the neighborhood-serving commercial area, stabilizing the surrounding residential communities, preserving existing affordable housing stock and maximizing the leverage of limited public funds. Complementing the County's focus on commercial revitalization areas is its residential focus on adjoining areas to encourage the preservation and improvement of older, yet stable, affordable residential neighborhoods that may be threatened by deterioration.

The strategy provides a coordinated approach to the use of funds included in the County's *Investing in Communities Program* in order to leverage limited resources and accomplish revitalization goals. This strategy also complements existing strategies and programs for residential and commercial revitalization including the First Time Home Buyer, Home Improvement Loan, Community Improvement, Neighborhood Improvement, and Property Pride Programs, the newly created Neighborhood Outreach Pilot Program created to identify a model for neighborhood preservation, improvement and resident involvement in neighborhoods without homeowners' associations and to encourage public-private partnerships and reinvestment in older neighborhoods.

The neighborhood strategy focuses on using public funds to leverage private sector investment to improve public infrastructure, promote new business development and jobs, retain existing businesses, reduce blight, enhance livability, and bolster the tax base to ensure the County's ability to provide public services. The result will be the creation of meaningful jobs for the unemployed and low- and moderate-income residents of the area, preservation of affordable housing opportunities for nearby residents, as well as activities to promote the substantial revitalization of the County's neighborhoods.

PERFORMANCE MEASURES FOR ANNANDALE

1. Develop a core reinvestment strategy for Annandale Revitalization District.

Performance Measure:

One major capital project is on the County's FY 2007 Bond Referendum and is passed by the voters in November FY 2006.

Performance Target:

Every dollar of County's FY 2007 Bond Referendum will stimulate two dollars in private investment.

Actual:

The County Executive and Board of Supervisors have voted not to include Revitalization on the FY 2007 Bond Referendum.

2. Develop and maintain communication with various stakeholders to identify community needs and concerns to secure revitalization projects structured for investment in the Annandale Revitalization District.

Performance Measure:

Number of new contacts by revitalization department with stakeholders in Annandale Revitalization District.

Performance Target:

Year	Annandale Meetings	Inter Agency Meetings	Developer Meetings	Businesses, Neighborhood Groups	Constituents Concerns	Total Contacts
2006	12	48	2	12	12	86
2007	12	48	3	15	12	90

Actual:

Year	Annandale Meetings	Inter Agency Meetings	Developer Meetings	Businesses, Neighborhood Groups	Constituents Concerns	Total Contacts
2006 & 2007	4	18	2	1	1	26

3. Initiate web marketing to help generate reinvestment in the Annandale Revitalization Area and surrounding neighborhoods.

Performance Measure:

Number of web page requests for the Annandale Revitalization Area.

Performance Target:

Request for WEB Pages for Annandale Revitalization District	2006	2007
	34359.6	37795.56

Actual:

Request for WEB Pages for Annandale Revitalization District	2006 & 2007
	16601

4. Investing in Communities Program (ICP) – a program to loan or grant Community Development Block Grant funds to businesses and certain 501(c)(3) non-profits for the creation of jobs for low-to-moderate individuals.

Performance Measure:

Creation of one new/retained job for every \$35,000 of ICP invested.

Performance Target:

Annandale Revitalization District	Year	Loan Request	Loans Made	Total Dollar Amount	Jobs Created
	2006	4	1	\$100,000	3
	2007	6	2	\$200,000	6

Actual:

Annandale Revitalization District	Year	Loan Request	Loans Made	Total Dollar Amount	Jobs Created
	2006 & 2007	1*	0		

*ICP Application pending for \$500,000. 15 FTE

5. Home Improvement Program – target the Home Improvement Loans to the neighborhoods that are in the Neighborhood Strategy Areas.

Performance Measure:

No measure listed.

Performance Target:

Annandale Revitalization District	Year	Loan Request	Loans Made	Average Dollar Amount	Total Average Amount
	2006	4	1	\$25,000	\$25,000
	2007	6	2	\$25,000	\$50,000

Actual:

Annandale Revitalization District	Year	Loan Request	Loans Made	Average Dollar Amount	Total Average Amount
	2006 & 2007				

PERFORMANCE MEASURES FOR BAILEY’S CROSSROADS & SEVEN CORNERS

1. Develop a core reinvestment strategy for Bailey’s Crossroads & Seven Corners Revitalization District.

Performance Measure:

One major capital project is on the County’s FY 2007 Bond Referendum and is passed by the voters in November FY 2006.

Performance Target:

Every dollar of County’s FY 2007 Bond Referendum will stimulate two dollars in private investment.

Actual:

Jurisdiction

The County Executive and Board of Supervisors have voted not to include Revitalization on the FY 2007 Bond Referendum.

2. Develop and maintain communication with various stakeholders to identify community needs and concerns to secure revitalization projects structured for investment in the Bailey’s Crossroads & Seven Corners Revitalization District.

Performance Measure:

Number of new contacts by revitalization department with stakeholders in Bailey’s Crossroads & Seven Corners Revitalization District.

Performance Target:

Year	BCRC Meetings	Inter Agency Meetings	Developer Meetings	Businesses, Neighborhood Groups	Constituents Concerns	Total Contacts
2006	12	48	2	12	12	86
2007	12	48	3	15	12	90

Actual:

Year	BCRC Meetings	Inter Agency Meetings	Developer Meetings	Businesses, Neighborhood Groups	Constituents Concerns	Total Contacts
2006 & 2007	4	23	8	4	2	41

3. Initiate web marketing to help generate reinvestment in the Bailey’s Crossroads & Seven Corners Revitalization Area and surrounding neighborhoods.

Performance Measure:

Number of web page requests for the Bailey’s Crossroads & Seven Corners Revitalization Area.

Performance Target:

Request for WEB Pages for Bailey’s & 7 Corners Revitalization District	2006	2007
	33643.5	37007.85

Actual:

Request for WEB Pages for Bailey’s & 7 Corners Revitalization District	2006 & 2007
	32629

4. Investing in Communities Program (ICP) – a program to loan or grant Community Development Block Grant Money to businesses and certain 501(c)(3) non-profits for the creation of jobs for low-to-moderate individuals.

Performance Measure:

Creation of one new/retained job for every \$35,000 of ICP invested.

Performance Target:

Bailey’s/Seven Corners	Year	Loan	Loans Made	Total Dollar	Jobs
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Revitalization District		Request		Amount	Created
	2006	4	1	\$100,000	3
	2007	6	12	\$200,000	6

Actual:

Bailey's/Seven Corners Revitalization District	Year	Loan Request	Loans Made	Total Dollar Amount	Jobs Created
	2006 & 2007	0	0	0	0

5. Home Improvement Program – target the Home Improvement Loans to the neighborhoods that are in the Neighborhood Strategy Areas.

Performance Measure:

No measure listed.

Performance Target:

Bailey's/Seven Corners Revitalization District	Year	Loan Request	Loans Made	Average Dollar Amount	Total Average Amount
	2006	4	1	\$25,000	\$25,000
	2007	6	2	\$25,000	\$50,000

Actual:

Bailey's/Seven Corners Revitalization District	Year	Loan Request	Loans Made	Average Dollar Amount	Total Average Amount
	2006 & 2007				

PERFORMANCE MEASURES FOR RICHMOND HIGHWAY

1. Develop a core reinvestment strategy for Richmond Highway Revitalization District.

Performance Measure:

One major capital project is on the County's FY 2007 Bond Referendum and is passed by the voters in November FY 2006.

Performance Target:

Every dollar of County's FY 2007 Bond Referendum will stimulate two dollars in private investment.

Actual:

The County Executive and Board of Supervisors have voted not to include Revitalization on the FY 2007 Bond Referendum.

2. Develop and maintain communication with various stakeholders to identify community needs and concerns to secure revitalization projects structured for investment in the Richmond Highway Revitalization District.

Performance Measure:

Jurisdiction

Number of new contacts by revitalization department with stakeholders in the Richmond Highway Revitalization District.

Performance Target:

Year	SFDC Meetings	Inter Agency Meetings	Developer Meetings	Businesses, Neighborhood Groups	Constituents Concerns	Total Contacts
2006	12	48	2	12	12	86
2007	12	48	3	15	12	90

Actual:

Year	SFDC Meetings	Inter Agency Meetings	Developer Meetings	Businesses, Neighborhood Groups	Constituents Concerns	Total Contacts
2006 & 2007	4	19	3	3	1	30

3. Initiate web marketing to help generate reinvestment in the Richmond Highway Revitalization Area and surrounding neighborhoods.

Performance Measure:

Number of web page requests for the Richmond Highway Revitalization Area.

Performance Target:

Request for WEB Pages for Richmond Highway Revitalization District	2006	2007
	27974	30771.4

Actual:

Request for WEB Pages for Richmond Highway Revitalization District	2006 & 2007
	20714

4. Investing in Communities Program (ICP) – a program to loan or grant Community Development Block Grant Money to businesses and certain 501c (3) non-profits for the creation of jobs for low-to-moderate individuals.

Performance Measure:

Creation of one new/retained job for every \$35,000 of ICP invested.

Performance Target:

Richmond Highway Revitalization District	Year	Loan Request	Loans Made	Total Dollar Amount	Jobs Created
	2006	4	2	\$125,000	4
	2007	6	3	\$200,000	6

Actual:

Richmond Highway Revitalization District	Year	Loan Request	Loans Made	Total Dollar Amount	Jobs Created
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Jurisdiction

	2006 & 2007	0	0	0	0
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5. Home Improvement Program – target the Home Improvement Loans to the neighborhoods that are in the Neighborhood Strategy Areas.

Performance Measure:

No measure listed.

Performance Target:

Richmond Highway Revitalization District	Year	Loan Request	Loans Made	Average Dollar Amount	Total Average Amount
	2006	4	1	\$25,000	\$25,000
	2007	6	3	\$25,000	\$75,000

Actual:

Richmond Highway Revitalization District	Year	Loan Request	Loans Made	Average Dollar Amount	Total Average Amount
	2006 & 2007				

PERFORMANCE MEASURES FOR SPRINGFIELD

1. Develop a core reinvestment strategy for Springfield Revitalization District.

Performance Measure:

One major capital project is on the County’s FY 2007 Bond Referendum and is passed by the voters in November FY 2006.

Performance Target:

Every dollar of County’s FY 2007 Bond Referendum will stimulate two dollars in private investment.

Actual:

The County Executive and Board of Supervisors have voted not to include Revitalization on the FY 2007 Bond Referendum.

2. Develop and maintain communication with various stakeholders to identify community needs and concerns to secure revitalization projects structured for investment in the Springfield Revitalization District.

Performance Measure:

Number of new contacts by revitalization department with stakeholders in the Springfield Revitalization District.

Performance Target:

Year	CSPARC Meetings	Inter Agency Meetings	Developer Meetings	Businesses, Neighborhood Groups	Constituents Concerns	Total Contacts
2006	12	48	2	12	12	86
2007	12	48	3	15	12	90

Actual:

Year	CSPARC Meetings	Inter Agency Meetings	Developer Meetings	Businesses, Neighborhood Groups	Constituents Concerns	Total Contacts
2006 & 2007	4	37	17	14	0	72

3. Initiate web marketing to help generate reinvestment in the Springfield Revitalization Area and surrounding neighborhoods.

Performance Measure:

Number of web page requests for the Springfield Revitalization Area.

Performance Target:

Request for WEB Pages for Springfield Revitalization District	2006	2007
	50426.2	55468.82

Actual:

Request for WEB Pages for Springfield Revitalization District	2006 & 2007
	53416

4. Investing in Communities Program (ICP) – a program to loan or grant Community Development Block Grant Money to businesses and certain 501(c)(3) non-profits for the creation of jobs for low-to-moderate individuals.

Performance Measure:

Creation of one new/retained job for every \$35,000 of ICP invested.

Performance Target:

Springfield Revitalization District	Year	Loan Request	Loans Made	Total Dollar Amount	Jobs Created
	2006	4	1	\$75,000	2
	2007	5	1	\$100,000	3

Actual:

Springfield Revitalization District	Year	Loan Request	Loans Made	Total Dollar Amount	Jobs Created
	2006 & 2007	0	0	0	0

5. Home Improvement Program – target the Home Improvement Loans to the neighborhoods that are in the Neighborhood Strategy Areas.

Performance Measure:

Jurisdiction

No measure listed.

Performance Target:

Springfield Revitalization District	Year	Loan Request	Loans Made	Average Dollar Amount	Total Average Amount
	2006	4	1	\$25,000	\$25,000
	2007	4	2	\$25,000	\$50,000

Actual:

Springfield Revitalization District	Year	Loan Request	Loans Made	Average Dollar Amount	Total Average Amount
	2006 & 2007				

Antipoverty Strategy

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

Program Year 2 CAPER Antipoverty Strategy response:

Through its Consolidated Community Funding Pool (CCFP) Fairfax County funded several projects that met the priority to provide the supports people need to be self-sufficient. Programs funded through the CCFP with Community Services Block Grant (CSBG) funds were specifically targeted toward households with incomes at or below the poverty program guidelines. CSBG funds totaling \$717,700 were used for the following types of projects:

- Housing
- Health
- Emergency Needs

The Fairfax County Redevelopment and Housing Authority (FCRHA), the Fairfax County Department of Family Services (DFS), and the Community Action Advisory Board (CAAB) coordinated efforts and shared responsibilities in combating poverty.

The Public Housing Authority (FCRHA) entered into a cooperative agreement with the TANF Agency (DFS), to share information and/or target supportive services. The FCRHA/HCD and the Fairfax County Department of Family Services (DFS) have been collaborators in self-sufficiency programs, such as Family Self-Sufficiency. Other coordination efforts between the PHA and TANF agency included 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. In addition to this the PHA and TANF agencies administered a special program to award Housing Choice Vouchers (HCV) for homeless families in conjunction with supportive services and the Family Unification Program.

Several anti-poverty services and programs were offered to residents and participants in FCRHA programs. The PHA employed several policies to enhance the economic and social self-sufficiency of assisted families. These policies include:

- Public housing rent determination policies
- Public housing admissions policies (Working Preference)
- HCV admissions policies (Working Preference)
- Preference/eligibility for HCV homeownership option participation

- Housing and Community Development Corporation and FCRHA Resolutions Implementing Economic Uplift and Self-Sufficiency
- Adoption of Policies and Regulations Concerning the Sale and Rental of Affordable Dwelling Units (First Time Homebuyers' Program)
- Authorization to Establish a New Family Self-Sufficiency Program
- Authorization to Formalize Current Practices for Economic Uplift and Self-Improvement Initiatives
- Continuation of the Home Equity Loan Program
- Expansion of the educational resources available through the Home Buyers Resources Center through credit counseling and classes.

The Community Action Advisory Board (CAAB) serves as an advisory body to the Fairfax County Board of Supervisors. The CAAB advised the Board on the needs, concerns and aspirations of low-income persons and recommends policies that promote meaningful change.

NON-HOMELESS SPECIAL NEEDS

Non-homeless Special Needs

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

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).

Program Year 2 CAPER Non-homeless Special Needs response:

For information on actions to address the needs of persons with HIV/AIDS, see the Specific HOPWA Objectives section.

Fairfax County provided CDBG funds to the Jewish Foundation for Group Homes (JFGH) for the rehabilitation and refinancing of existing indebtedness on two group homes in Reston, Virginia for persons with developmental disabilities. JFGH is a non-sectarian, nonprofit organization that, in addition to operating group homes for adults with developmental disabilities or chronic mental illness, provides support services and case management to individuals living in apartments.

Specific HOPWA Objectives

*Please also refer to the HOPWA Table in the Needs.xls workbook.

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
 - (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).

Program Year 2 CAPER Specific HOPWA Objectives response:

Analysis of HOPWA Funds Distribution

All HOPWA funds for the County's HOPWA program were expended on tenant-based rental assistance and short-term rent mortgage utility payments. The tenant-based rental assistance subsidy is patterned after the Section 8 program.

Overview of Activities Carried Out

Current HOPWA participants continued to be supported with grant funds on a monthly basis with rental subsidy. Administration and management of the program were transferred to the nonprofit organization, Northern Virginia Family Service (NVFS). New applicants were called in, interviewed, and determined either eligible or ineligible. They were brought onto the program in accordance with available funding. Because the funding is finite, its management can present problems in ascertaining the exact number of individuals and/or families to bring onto the program. The money must be spent by a given deadline, and yet it must not be overspent, for obvious reasons. "Juggling" these two constraints is a consideration.

With reference to difficulties encountered by applicants/participants, locating housing has been a paramount problem. In addition to a scarcity of suitable housing, those looking for housing encounter problems with landlords, especially with respect to poor credit standing of most eligible people. Additionally, landlords' unfamiliarity with this particular program must be dealt with discreetly due to its confidential nature. NVFS continues to assist in every way possible.

NVFS has one FTE position for the program effective July 1, 2006.

Other Resources Used in Conjunction with HOPWA-Funded Activities

Cooperation between other human service organizations is on going. NVFS conducts its own unit inspections. Regional planning takes place through the Northern Virginia Regional Commission, which administers the sub-allocation of HOPWA funds for projects and jurisdictions in Northern Virginia.

The Northern Virginia Regional Commission coordinates quarterly meetings of representatives from local jurisdictions providing HIV/AIDS services. These meetings have provided the opportunity to share useful ways of delivering services to clients. Informally, service providers communicate by posing questions and sharing information with each other.

Regarding barriers facing persons with HIV/AIDS, the rents in Fairfax County that are above fair market rents pose a challenge. Clients struggle to find units in Fairfax County and some have turned outside the County for their housing needs.

OTHER NARRATIVE

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

Program Year 2 CAPER Other Narrative response:

Public Participation Requirements

Comments on the Consolidated Annual Performance Report for Federal Fiscal Year 2006 are as follows:

To be inserted if received.

Public Participation Regarding Housing and Community Development Needs:

The CCFAC held a public hearing in November 2005 on housing and community development and human services needs for FY 2007 and on Fairfax County's Consolidated Plan performance. At that time citizens had the opportunity to express their views on housing, community development, and community service needs and fair housing issues in the County, as well as comment on the County's community development performance. Eight speakers addressed the CCFAC at the public hearing. The Fairfax County Board of Supervisors held a public hearing on March 13, 2006 regarding the Proposed Consolidated Plan One-Year Action Plan for FY 2007. Two speakers addressed the Board at the public hearing. In addition, March 20, 2004, one organization submitted written comments.

Maps

The attached maps show the location of site-specific projects for which CDBG, Section 108, and HOME funds were expended.

See Attachment VIII.

Section 108 Accomplishments Report

The attached report shows Section 108 Loan Program and Economic Development Initiative (EDI) accomplishments for FY 2007.

See Attachment IX.