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

FY 2013
(July 1, 2012 – June 30, 2013)

Prepared by the

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Submitted to the U.S. Department of Housing and Urban Development

Fairfax County, VA
Consolidated Annual Performance Evaluation Report (CAPER)
2012 - 2013
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Third Program Year CAPER

SECTION I – GENERAL

Executive Summary

This summary provides a brief overview that includes major initiatives and highlights that were proposed and executed during the third year of the Five-Year Consolidated Plan for Fairfax County Fiscal Years 2011-2015. This report covers the period from July 1, 2012 through June 30, 2013, which is Fairfax County's Fiscal Year (FY) 2013 and the Federal Government's Fiscal Year 2012. All references herein to the County's program years are based on the County's fiscal years.

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

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

A One-Year Action Plan is required for each of the five years of the Consolidated Plan. The One-Year Action Plan For FY 2013 covered the period July 1, 2012, through June 30, 2013, the period covered by this CAPER, and contained 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. The One-Year Action Plan for FY 2013 (Action Plan) incorporated 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 listed the projects and activities planned, including the proposed use of HUD program funds by the Fairfax County Redevelopment and Housing Authority (FCRHA) for FY 2013. The goals and objectives that were to be addressed through the use of funds were also indicated in the Action Plan.

During FY 2013 (July 1, 2012 – June 30, 2013), Fairfax County received funding from the following federal programs administered by HUD:

Community Development Block Grant (CDBG)	$4,414,224
HOME Investment Partnerships Program (HOME)	$1,418,376
Emergency Solutions Grant (ESG)	$ 469,222
Total	**$6,301,822**

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

General FY 2013 Program Highlights

Affordable Housing Policy

In January 2010, the Fairfax County Board of Supervisors adopted the "Housing Blueprint", which established a new affordable housing policy direction for the county. The Housing Blueprint reflects the philosophy of the Board that affordable housing is a continuum ranging from the needs of the homeless to first-time buyers. Included in this range are the diverse housing needs of hard-working, but low paid families; senior citizens; persons with physical or mental disabilities; and the workforce across Fairfax County. The housing goals established by the community in the FY 2013 Housing Blueprint are as follows:

- Goal 1: To end homelessness in 10 years
- Goal 2: To provide affordable housing options to those with special needs
- Goal 3: To streamline and reduce the waiting lists for affordable housing by half in 10 years
- Goal 4: To produce workforce housing sufficient to accommodate projected job growth

The consensus among the parties that assisted the Board establishing these goals was that affordable housing priorities should emphasize those with the greatest need. Those identified as having the greatest need include:

1) Individuals and families who are homeless;
2) Households with low- to extremely low-incomes;
3) Special needs populations including persons with physical or mental disabilities and seniors; and
4) The workforce essential to Fairfax County's economic health and growth.

To accomplish these goals, Fairfax County will draw upon federal and local resources, the community and the private sector to leverage resources through partnerships. The County will continue to complete projects already in the pipeline as well as embark on new initiatives.

The Housing Blueprint served as the underpinning for the development of the County's Five-Year Consolidated Plan for FY 2011 – 2015 and the One Year Action Plan for FY 2013 (approved by HUD on September 4, 2012).

Affordable Housing Preservation and Production

In FY 2013, the Fairfax County Department of Housing and Community Development (HCD) and the Fairfax County Redevelopment and Housing Authority (FCRHA) used HOME and CDBG to preserve a total of 168 units/beds via the financing of purchases by nonprofit affordable housing providers, the transfer of properties to nonprofits, and direct FCRHA purchases. All nonprofit units/beds preserved during FY 2013 have affordability periods of a minimum of 30 years. From April 2004 through June 2013, a total of 2,638 affordable housing units were preserved in Fairfax County. This is more than double the Board of Supervisors' original goal of preserving 1,000 units.

Highlights of the FCRHA's preservation and other affordable housing activities in FY 2013 include:

1. *The Brain Foundation; 3 beds; Springfield District:* The FCRHA provided loan financing in the amount of $402,191 from CDBG (awarded under the CCFP) and HOME (awarded under the CHDO set-aside) to The Brain Foundation for the acquisition of one house providing 3 group home beds for extremely low income individuals with disabilities.
2. *Reston Interfaith Housing Corporation; scattered sites; 4 units; Dranesville and Sully Districts:* The FCRHA provided loan financing in the amount of $858,395 from HOME (awarded under the CHDO set-aside) and CDBG (awarded under the CCFP) to Reston Interfaith Housing Corporation for the acquisition of 4 units, 2of which serve low income families earning at or below 50 percent AMI and 2 of which serve extremely low income families earning at or below 30 percent AMI.
3. *Good Shepherd Housing and Family Services; scattered sites; 1 unit; Mt. Vernon District:* The FCRHA provided financing in the amount of $222,000 from CDBG (awarded under the CCFP) to Good Shepherd Housing for the purchase and rehabilitation of one unit. This unit is used as affordable rental housing for a family earning at or below 50 percent of AMI.
4. *Pathway Homes, Inc.; scattered sites; 6 beds; Mason District:* The FCRHA provided financing in the amount of $455,309 from CDBG for the acquisition of two scattered site units, providing a total of 6 group home beds of affordable housing for low income (earning 50 percent of AMI and below) homeless individuals with multiple disabilities.
5. *Fairfax-Falls Church Community Services Board-FCRHA Group Homes Partnership; scattered sites; 23 group home beds in 6 units were transferred to nonprofits in FY 2013 and 1 additional unit was transferred in FY 2013 serving 1 low income family:* In FY 2012, the FCRHA initiated a collaborative effort with the Fairfax-Falls Church Community Services Board (CSB) to expand the availability of affordable housing options for persons with severe mental illness needing residential care and comprehensive services; persons with autism and other developmental disabilities; and persons with disabilities who are homeless or at-risk of homelessness. The FCRHA authorized the purchase of seven (7) scattered-site group homes under this collaborative effort, which will provide a total of 23 beds for individuals with disabilities, and one family unit. During FY 2012 two (2) of these properties were purchased by the FCRHA and during FY 2013 the remaining five (5) were purchased.

In FY 2013, all seven (7) properties purchased under this initiative were transferred to the FCRHA's nonprofit partners for the following purposes:

Gateway Homes, Inc.- 3 Group Home Beds in 1 unit (Mount Vernon District)
Gateway Homes is a nonprofit 501(c) (3) organization, incorporated in 1983 and based in Chesterfield County, Virginia. Gateway is recognized throughout the Commonwealth for providing cost-effective, evidence-based, and recovery-focused housing and services to individuals with mental illness.

Gateway Homes will provide housing and supportive services to three (3) individuals with mental illness and who have incomes at or below 30 percent of AMI.

Community Havens, Inc.- 3 Group Home Beds in 1 Unit (Mason District)
Community Havens is a wholly-owned, nonprofit 501(c) (3) affiliate of Community Residences, incorporated in 1975. Community Havens owns and manages the properties from which Community Residences provides residential housing, social skills training and other services, which enable residents with a wide range of disabilities to live as independently as possible within the community.

Community Havens will provide housing and services to three (3) individuals with mental illness and who have incomes at or below 30 percent of AMI.

Resources for Independence of Virginia (RIVA)- 8 Group Home beds in 2 Units (Mount Vernon and Lee Districts)
RIVA, founded in 1996, is a 501(c) (3) nonprofit organization, based in Fairfax which provides housing and supportive services to individuals with intellectual and developmental disabilities.

RIVA will provide housing and services to individuals with intellectual disabilities, with a primary target population of individuals who now have access to community-based residential services as a result of the U.S. Department of Justice Settlement Agreement with the Commonwealth of Virginia. RIVA will contribute approximately $75,000 to make accessibility modifications to both units. Planned accessibility improvements include: installing exterior ramps, widening of hallways and doorways, bathroom and kitchen accessibility modifications.

CHIMES Virginia- 5 Group Home Beds in 1 Unit (Springfield District)
CHIMES Virginia is a 501(c) (3) nonprofit organization founded in 1994 and based in Fairfax. The organization is a subsidiary of the CHIMES Family of Services, which includes thirteen (13) affiliates nationwide and serves over 600 disabled individuals.

CHIMES will provide housing and support services to individuals with intellectual disabilities who are aging or are now seniors and who have incomes at or below 50 percent of AMI. CHIMES will contribute approximately $140,000 to make accessibility modifications to create a barrier free environment, including: widening of doors and halls, bathroom and kitchen accessibility modifications and removal of non-bearing walls to enlarge common living areas.

Reston Interfaith Housing Corporation- 1 Unit (Sully District)
Reston Interfaith (renamed Cornerstones in FY 2014) is a nonprofit 501(c) (3) organization founded in 1970. Reston Interfaith Housing Corporation (RIHC), a subsidiary of Reston Interfaith, provides affordable housing to low-income families. RIHC currently owns fifty (50) affordable housing units.

RIHC will provide housing and support services to low-income homeless families at or below 50 percent of AMI, who reside in a shelter or are on housing waitlists currently managed by FCRHA and the Office to Prevent and End Homelessness.

Pathway Homes, Inc.- 4 Group Home Beds in 1 Unit (Hunter Mill District)
Pathway Homes, founded in 1980, is a 501(c) (3) charitable organization, which provides housing and supportive services to adults with mental illness and co-occurring disabilities in Northern Virginia.

Pathways will provide housing and support services to four (4) extremely low-income individuals at or below 30 percent of AMI with mental health and substance abuse disorders.

6. *MVH Partners, LP; 130 apartment units; Mount Vernon District:* In December 2012, the FCRHA provided a $3.9 million loan to MVH Partners, LP, for the acquisition, preservation and rehabilitation of Mount Vernon House, a 130 unit affordable senior apartment community in the Mount Vernon District. Mount Vernon House will receive interior, exterior and security upgrades, will include eight fully accessible units with Universal Design features.

   The acquisition of this property assists in meeting multiple Housing Blueprint goals. The property will serve households at or below 30 percent, 50 percent, and 60 percent of the Area Median Income; it will provide eight handicapped accessible units which will meet federal Section 504 requirements; and it will incorporate Universal Design features consistent with FCRHA policy. The FCRHA will also have a Right of First Refusal, should the borrower wish to sell or transfer the property. Mount Vernon House will provide affordable housing for at least 50 years.

   The $3.9 million in financing is being provided to MVH Partners, LP in the form of a deferred loan from the FCRHA. A portion of the financing ($1,213,574) is funding from the HOME Program with the remainder consisting of local funds.

The FCRHA also continued to invest in the provision of new affordable housing, particularly for seniors and persons with special needs and persons who are homeless. In FY 2012, the FCRHA finalized the construction contract to rehabilitate Mondloch House to convert the former emergency shelter into 19 efficiency units for formerly homeless adults under a Housing First Program in the Lee District. The total construction cost for the project is $2,840,139. The financing consists of the following:

	Uses
Sources:	Construction
CDBG	$1,021,047
HOME	1,432,283
Fairfax County	150,809

Federal Economic Development Initiative/ SRO	236,000
	$2,840,139

The rehabilitation work started in July 2012 and is scheduled to be completed in summer 2013.

The FCRHA also provided loan financing to *Community Havens, Inc.* in the amount of $300,000 from CDBG for the acquisition of land in the *Springfield District* to be used as affordable housing providing *6 group home beds* for extremely low income individuals with disabilities.

FY 2013 Action Plan Amendments

An annual Action Plan is required by HUD for four federal programs: CDBG, HOME, ESG, and HOPWA. In FY 2013, there were amendments to the Action Plan. All amendments to the Action Plan occurred at the county's 3rd Quarter carryover. CDBG funding in the amount of $152,876 was reallocated from Lewinsville Rehabilitation to the Rehabilitation of FCRHA Properties, and CDBG funding in the amount of $646.98 was reallocated from Child Care Center Grant to FCRHA Properties. Additionally, HOME Non-Profit Blueprint funds in the amount of $11,580 were transferred to the Rehabilitation of FCRHA Properties.

A change in the formula utilized by HUD to determine the HUD FY 2012 HOME allocation resulted in an increase of funds received by Fairfax County in the amount of $13,093 above the original projected grant amount. The additional HOME funds were allocated as follows: Administration received $1,309, CHDO received $1,375 and FCRHA Properties received $10,409.

FY 2013 Home Improvement Loan Program

There was no local funding provided to Home Improvement Loan Program (HILP) projects during FY 2013. A total of $130,556 in personnel costs was expended. The FCRHA approved and authorized a temporary suspension of accepting new HILP applications from the general public effective February 1, 2010. On June 17, 2010, the FCRHA approved amending the policy to authorize HCD to accept new HILP applications at the request of the Fairfax County Department of Public Works and Environmental Services for critical sanitary sewer related projects, the Fairfax County Health Department for code violations and as requested by the County Executive. Staff worked on servicing 264 HILP projects during FY 2013.

FY 2013 Home Repair for the Elderly Program

The Home Repair for the Elderly Program served 82 households in FY 2013 using a total of $12,983 in local funds. A total of $149,811 in CDBG funds was expended on HREP for personnel and operating costs. The average household income served in FY 2013 was $20,444, or approximately 20 percent of the Area Median Income (AMI) for a one-person household; this meets the HUD definition of "extremely low income".

HREP Assisted Households by Race:

- African American: 5
- White: 50
- Asian: 21
- Asian and White 1
- Other-Hispanic: 5

HREP Income Targeting:

- 0 – 30% AMI: 55
- 30 – 50% AMI: 17
- 50 – 80% AMI: 10

Highlights of Program Achievements for FY 2013 Community Development Block Grant Funded Nonprofits

- **Acquisition of 6 Housing Units for Use as Affordable Rental Housing**

  - **Good Shepherd Housing & Family Services, Inc.** acquired **1 unit** as a part of its *Mount Vernon Village V Program,* which provides affordable rental housing.

  - **Reston Interfaith Housing Corporation** acquired **2 units** as a part of its *Affordable Housing Acquisition Program*, which provides affordable rental housing for low-income individuals and families. (These properties also utilized HOME funds; see page 9.)

  - **Pathway Homes, Inc.** (Pathways) acquired **2 units**. The properties provide supportive housing for individuals with disabilities

  - **The Brain Foundation** acquired **1 unit**. The property provides 3 group home beds for extremely low income individuals with disabilities. (This property also utilized HOME funds; see page 9.)

- **Transfer of 23 beds and One Family Unit from the FCRHA for Use as Group Home Housing**

  - **Gateway Homes, Inc**. acquired **3 Group Home Beds in 1 unit** for three (3) individuals with mental illness and who have incomes at or below 30 percent of AMI. (This property also utilized HOME funds; see page 9.)

  - **Community Havens, Inc.** acquired **3 Group Home Beds in 1 Unit** for three (3) individuals with mental illness and who have incomes at or below 30 percent of AMI. (This property also utilized HOME funds; see page 9.)

  - **Resources for Independence of Virginia (RIVA)** acquired **8 Group Home beds in 2 Units** for individuals with intellectual disabilities, with a primary target population of individuals who now have access to community-based residential services as a result of the U.S. Department of Justice

Settlement Agreement with the Commonwealth of Virginia. (These properties also utilized HOME funds; see page 9.)

- **CHIMES Virginia** acquired **5 Group Home Beds in 1 Unit** for individuals with intellectual disabilities who are aging or are now seniors and who have incomes at or below 50 percent of AMI. (This property also utilized HOME funds; see page 10.)

- **Reston Interfaith Housing Corporation** acquired **1 Unit** for low-income homeless families at or below 50 percent of AMI, who reside in a shelter or are on housing waitlists currently managed by FCRHA and the Office to Prevent and End Homelessness. (This property also utilized HOME funds; see page 10.)

- **Pathway Homes, Inc.** acquired **4 Group Home Beds in 1 Unit** for four (4) extremely low-income individuals at or below 30 percent of AMI with mental health and substance abuse disorders. (This property also utilized HOME funds; see page 10.)

- **Acquisition of 6 Beds for Use as Group Home Housing**

  - **Community Havens, Inc**. acquired land to be used as affordable housing providing **6 group home beds** for extremely low income individuals with disabilities.

- **On-Going Assistance for 38 Clients in 38 Households**

  - As a result of public services provided by **New Hope Housing, Inc***.* through its *Housing First Services for Chronically Homeless Adults* program, CDBG funds were used to provide support services for **38 chronically homeless adult client households**, which were chronically homeless due to mental illness or cognitive disability.

- **Crisis Intervention for 766 Clients in 246 Households**

  - As a result of services provided through the *Emergency Services – Keeping Families at Home* program operated by **Good Shepherd Housing and Family Services, Inc.**, CDBG funds were used to assist **766 clients in 246 households** maintain affordable housing units and meet basic needs by providing emergency payments for rents and/or utilities.

- **Self-Sufficiency Support for 311 Clients in 129 Households**

  - Through the *Homes for the Working Poor, Elderly & Disabled Program* operated by **Good Shepherd Housing and Family Services, Inc.**, CDBG funds were used to provide case management, financial assistance and referrals that enabled **72 clients in 27 households** to obtain or retain affordable housing.

- Through the *Homeless Transitional Housing Program* operated by **Christian Relief Services, Inc.**, CDBG funds were used to provide case management and referral services that enabled **187 clients in 85 households** to obtain permanent affordable housing. As a result of FY 2013 program services, 23 households transitioned to permanent housing.

- As a result of technical assistance, training and referral services provided through the *Bilingual Housing Rehabilitation Specialist* in the **Town of Herndon**, CDBG funds helped increase and/or continue the self-sufficiency of **52 clients representing 20 households**.

- **Prevention Services 187 Clients in 85 Households**

  - Through the *Building for the Future Program* operated by **Wesley Housing Development Corporation**, CDBG funds were used to provide academic, sports and other skill building services to **204 clients in 132 households.**

Highlights of Program Achievements for FY 2013 HOME Funded Nonprofits

HOME-funded benefits were provided by nonprofit organizations in FY 2013 as follows:

The Brain Foundation (TBF) expended $249,271 in HOME funds to finance the acquisition of 1 unit of affordable housing. TBF leveraged this HOME funding with additional private and federal sources to provide affordable housing to three (3) extremely low income individuals with disabilities. (This property also utilized CDBG funds; see page 7.)

Reston Interfaith Housing Corporation (RIHC) expended $623,000 of HOME funding to finance the acquisition of 4 units of affordable housing. RIHC leveraged this HOME funding with other non-federal sources for the rehabilitation of the properties, two (2) of which serve low income families earning at or below 50 percent AMI and two (2) of which serve extremely low income families earning at or below 30 percent AMI. (The two (2) properties serving families at or below 50 percent AMI also utilized CDBG funds; see page 7.)

Transfer of 23 beds and One Family Unit from the FCRHA for Use as Group Home Housing

- **Gateway Homes, Inc**. acquired **3 Group Home Beds in 1 unit** for three (3) individuals with mental illness and who have incomes at or below 30 percent of AMI. (This property also utilized CDBG funds; see page 7.)

- **Community Havens, Inc.** acquired **3 Group Home Beds in 1 Unit** for three (3) individuals with mental illness and who have incomes at or below 30 percent of AMI. (This property also utilized CDBG funds; see page 7.)

- **Resources for Independence of Virginia (RIVA)** acquired **8 Group Home beds in 2 Units** for individuals with intellectual disabilities, with a primary target

population of individuals who now have access to community-based residential services as a result of the U.S. Department of Justice Settlement Agreement with the Commonwealth of Virginia. (These properties also utilized CDBG funds; see page 7.)

- **CHIMES Virginia** acquired **5 Group Home Beds in 1 Unit** for individuals with intellectual disabilities who are aging or are now seniors and who have incomes at or below 50 percent of AMI. (This property also utilized CDBG funds; see page 8.)

- **Reston Interfaith Housing Corporation** acquired **1 Unit** for low-income homeless families at or below 50 percent of AMI, who reside in a shelter or are on housing waitlists currently managed by FCRHA and the Office to Prevent and End Homelessness. (This property also utilized CDBG funds; see page 8.)

- **Pathway Homes, Inc.** acquired **4 Group Home Beds in 1 Unit** for four (4) extremely low-income individuals at or below 30 percent of AMI with mental health and substance abuse disorders. (This property also utilized CDBG funds; see page 8.)

General Questions

1. Assessment of the one-year goals and objectives:
   a. Describe the accomplishments in attaining the goals and objectives for the reporting period.
   b. Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.
   c. If applicable, explain why progress was not made towards meeting the goals and objectives.

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

Mission Statement

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

The Fairfax County Board of Supervisors has designated the Consolidated Community Funding Advisory Committee (CCFAC) as the citizen advisory group charged with overseeing the Consolidated Plan process. The CCFAC is also charged with oversight and developing funding priorities for the Consolidated Community Funding Pool (CCFP), a pool of funds awarded through a competitive proposal process to fund affordable housing and public service activities by nonprofit organizations. Annually, the CCFP includes an allocation of approximately $1.7 million in Community Development Block

Grant funds. On July 11, 2011, the Board approved the following CCFP funding priorities for FY 2013 and FY 2014 funding period.

	Target Funding %
PREVENTION Goal: Families and individuals remain independent and have the tools and resources to prevent future or ongoing dependence	**10 – 20%**
CRISIS INTERVENTION Goal: Individuals and Families in crisis receive sufficient help to overcome short-term problems and quickly move back to independence	**15 – 25%**
SELF-SUFFICIENCY Goal: Families, individuals, neighborhoods and communities receive comprehensive services to attain self-sufficiency.	**45 – 55%**
ONGOING ASSISTANCE FOR INDEPENDENT LIVING Goal: People, neighborhoods and communities that have continuing and long-term needs achieve or maintain healthy, safe and independent lives to the maximum extent feasible.	**10 – 20%**

Table 1 – 2: FY 2013 and FY 2014 CCFP Funding Priorities Summary

The Fairfax County Consolidated Plan for Fiscal Years 2011–2015 (adopted April 15, 2010) contains the county's housing and community development strategic plan (Five-Year Plan) identifying long-range housing and community development priorities for all federal funds, including the CDBG funds allocated to the CCFP. The priorities were broad and general in order to encompass all of the possible activities that could advance the objectives. A summary of the Consolidated Plan goals and objectives is provided under Attachment XIV.

Table 1 – 3 (pp. 12-23, below) provides a summary of accomplishments in relation to the goals and objectives and the grant funds spent on affordable housing and community development activities. It should be noted that several grant activities address more than one goal and/or objective. Substantial progress was made toward meeting the goals and objectives.

Table 1 – 3: FY 2013 Consolidated Plan Accomplishments

Consolidated Plan Project/Activity	Goals & Objectives	FY 2013 Accomplishments
Project ID - #1 Payment on Section 108 Loans: - Annual payments on six loans under Section 108 of the Housing and Community Development Act of 1974, as amended. Funding through five of the loans has been used by the FCRHA for affordable housing development and preservation, and for the reconstruction of Washington Plaza in Reston, and the payment amount includes a portion for a loan to fund affordable housing preservation and Olley Glen. The sixth loan, to the County, was used for road and storm drainage improvements in five Conservation Areas: Bailey's, Fairhaven, Gum Springs, James Lee, and Jefferson Manor. Loan applications were approved by the Board of Supervisors, who pledged future CDBG funds for the payment of annual interest and principal premiums due on the notes. **Priority Need – Other** **Performance Indicator - N/A** **CDBG Citation – 570.703 (c)** **CDBG National Objective - LMH** **Start Date – 07/01/12** **Completion Date – 06/30/13** **Other Resources: N/A** **Matrix Code: 19F** **Purpose: N/A**	Housing Objective 1, 2, 3 Neighborhood Preservation, Residential and Commercial Revitalization 3.1, 3.2	Met the obligation of the County and Fairfax County Redevelopment and Housing Authority for scheduled payments on Section 108 Loans. The loans have been used for projects which support affordable housing, community development, and neighborhood preservation goals.
Project ID - #2 Fair Housing: Carried over funds of $99,634 will be used by the County's Human Rights Commission to contract for fair housing testing, to conduct fair housing outreach and education activities in the housing market and to investigate fair housing complaints. In addition funds will be used for activities that affirmatively further fair housing for FCRHA clients and at FCRHA properties. **Priority Need – Planning/Administration**	Housing Objective 1, 2, 3, 8	The Office of Human Rights and Equity Programs, Human Rights Division, conducted 170 fair housing rental tests; processed fair complaints; prepared education and outreach materials; conducted fair housing presentations; managed booths, provided information and assistance, and distributed materials at resource fairs, community meetings and other venues; organized and attended fair housing conferences and training sessions; and arranged and participated in efforts to promote and deliver information about fair housing through media coverage (see Activities Section for details).

Consolidated Plan Project/Activity	Goals & Objectives	FY 2013 Accomplishments
Performance Indicator – Number of fair housing tests; number of individuals trained; number of cases remedied **CDBG Citation - 570.206 (e) CDBG National Objective – N/A** **Start Date – 07/01/12 Completion Date – 06/30/13** **Other Resources: N/A** **Matrix Code: 21D Purpose: N/A**		
<u>Project ID - #3 Planning (Programs and Compliance)</u>: Continued funding to provide for planning and implementation of the County's housing and community development programs. Funding is required to meet CDBG and HOME regulations, local procedures, to prepare and process the County's Consolidated Plan and related citizen participation and public input processes, prepare community plans and implement housing and community development projects, as well as identifying and pursuing other non-entitlement funding to implement projects. Planning will include FCRHA activities that will affirmatively further fair housing. Funding provides for salaries and fringe benefits for six full-time positions, plus related operating costs. **Priority Need – Planning/Administration** **Performance Indicator – N/A** **CDBG Citation - 570.205 (a) CDBG National Objective – N/A** **Start Date – 07/01/12 Completion Date – 06/30/13** **Other Resources: N/A** **Matrix Code: 20 Purpose: N/A**	Institutional Objective	Planning and implementation of the County's Housing and Community Programs including preparation of the Consolidated Plan One-Year Action Plan and related citizen participation and public input process.
<u>Project ID - #4 General Administration</u>: Continued funding for the general administration of the County's CDBG, NSP, and HOME-funded programs and projects, as well as projects funded under the Section 108 and Economic Development Initiative. Funding provides for administration of housing and community development programs and projects, including contract management for projects and programs funded through the Consolidated Community Funding Pool, required local, state, and federal reports and preparation of documents, provision of technical assistance, financial management, and administrative and professional support to the CCFAC and	Institutional Objective	Administration of the Community Development Program by the Department of Housing and Community Development, including staff costs related to contract management, preparation of documents, monitoring of the Community Development Program and undertaking affordable housing projects, including planning, financing and development.

Consolidated Plan Project/Activity	Goals & Objectives	FY 2013 Accomplishments
various citizen participation processes. General Administration will include FCRHA activities that will affirmatively further fair housing. Funding provides for salaries and fringe benefits for six full-time positions, plus related operating costs. **Priority Need – Planning/Administration** **Performance Indicator – N/A** **CDBG Citation - 570.206 (a) CDBG National Objective – LMMH(NSP)** **Start Date – 07/01/12 Completion Date – 06/30/13** **Other Resources: N/A** **Matrix Code: 21A Purpose: N/A**		
<u>Project ID - #5 HOME Administration</u>: Under the HOME Program, local jurisdictions may designate 10% of the HOME grant for administrative costs. 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 two full-time positions, plus related operating and equipment costs and eligible preliminary costs related to the planning and design of housing development proposed by the FCRHA. **Priority Need – Planning/Administration** **Performance Indicator – N/A** **HOME Citation – 92.207 CDBG National Objective – N/A** **Start Date – 07/01/12 Completion Date – 06/30/13** **Other Resources: N/A** **Matrix Code:19A Purpose: N/A**	Institutional Objective	Administration of the HOME Investment Partnerships Program (HOME) by the Department of Housing and Community Development, including staff costs related to contract management, preparation of documents, and monitoring of the HOME Program.

Consolidated Plan Project/Activity	Goals & Objectives	FY 2013 Accomplishments
<u>Project ID - #6 Affordable Housing Fund</u>: An allocation to the Consolidated Community Funding Pool (CCFP) to provide funding to eligible nonprofit corporations or CDBG Participating Jurisdictions (Towns of Clifton, Herndon, and Vienna, and the City of Fairfax) for the provision, development and preservation of affordable housing in accordance with CDBG eligibility criteria and priorities and the CCFP priorities adopted by the Board of Supervisors. Funding for specific programs and projects are subject to appropriations by the Board of Supervisors. **Priority Need – Rental Housing** **Performance Indicator – Number of Households Assisted** **CDBG Citation – To be determined based on allocations to CCFP projects** **CDBG National Objective - To be determined based on allocations to CCFP projects** **Start Date – 07/01/12 Completion Date – 06/30/13** **Other Resources: County General Funds and CSBG funds for the CCFP and Private Funds through nonprofits** **Matrix Code: To be determined based on allocations to CCFP projects** **Purpose: To be determined based on allocations to CCFP projects**	Housing Objective 1, 2, 3, 8	Funds were used to support the following accomplishments through nonprofit housing providers: *Good Shepherd Housing and Family Services, Inc.:* $222,000 in CDBG funds to acquire 1 unit. *Reston Interfaith Housing:* $445,363 in CDBG funds to acquire 2 units for the benefit of 2 households. *The Brain Foundation:* $402,191 in CDBG funds to acquire 1 unit providing 3 group home beds for extremely low income individuals with disabilities.
<u>Project ID - #7 Targeted Public Services</u>: An allocation to the Consolidated Community Funding Pool (CCFP), determined by a HUD-required limit of 15% of CDBG award, to be used for Targeted Public Services. Funds are provided for CCFP awards to eligible nonprofit corporations or CDBG Participating Jurisdictions (Towns of Clifton, Herndon, and Vienna, and the City of Fairfax) for the delivery of public services in accordance with CDBG eligibility criteria and priorities and the CCFP priorities adopted by the Board of Supervisors. Funding for specific programs and projects are subject to appropriations by the Board of Supervisors. **Priority Need – Public Services** **Performance Indicator – Number of Households Assisted** **CDBG Citation - 570.201 (e)**	Housing Objective 7, 8 Community Services 1.1, 1.2, 1.3, 1.4, 1.5	Funds were used to support the following accomplishments through nonprofit public service providers: *Christian Relief Services, Inc.* used $111,323 to provide case management, counseling, advocacy and other support services for the benefit of 187 clients in 85 homeless households as part of its *Homeless Transitional Housing Program.* *Good Shepherd Housing and Family Services, Inc.* used $59,900 for housing counseling, financial assistance and referral services to 766 clients in 246 households facing evictions or utility disconnections as a part of its *Emergency Services – Keeping Families at Home Program.* *Good Shepherd Housing and Family Services, Inc.* also used $283,714, to provide housing location and personal financial management education to 72

Consolidated Plan Project/Activity	Goals & Objectives	FY 2013 Accomplishments
CDBG National Objective - To be determined based on allocations to CCFP projects **Start Date – 07/01/12 Completion Date – 06/30/13** **Other Resources: County General Funds and CSBG funds for the CCFP and Private Funds through nonprofits** **Matrix Code: To be determined based on allocations to CCFP projects** **Purpose: To be determined based on allocations to CCFP projects**		clients in 27 households as a part of its *Homes for the Working Poor, Elderly & Disabled Housing Program.* *New Hope Housing, Inc.* used $81,323 to provide case management services to help stabilize housing for 38 client households as a part of its *Housing First Services for Chronically Homeless Adults Program.* *Town of Herndon* used $88,823 to promote housing rehabilitation for code compliance, disseminate loan program information and provide technical assistance for low-income households and communities for the benefit of 52 clients in 19 households as a part of its *Bilingual Housing Rehabilitation Specialist Program.* A small portion of funds ($2,000) was utilized from Project ID #6, Affordable Housing Fund, for the *Bilingual Housing Rehabilitation Specialist Program.* *Wesley Housing Development Corporation* used $65,000 to provide crisis intervention, resource referrals, educational and community services to support independent living for 5,204 seniors and/or clients with disabilities in 132 households as a part of its *Supportive Services Program.*
Project ID - #8 Home Repair for the Elderly Program: Continued funding of the Home Repair for the Elderly Program (HREP) which provides minor repairs at no cost to the homeowner for an estimated 100 homes of eligible low-income elderly or disabled persons. The HREP provides up to about one week of work and $500 in material expenses by the HREP crew. Proposed funding provides for salaries and fringe benefits for five full-time positions (HREP crew and clerical support), plus related operating and equipment costs. These funds are supplemented by County funds generated from payments on loans through the Home Improvement Loan Program for the costs of outside contracting and materials. **Priority Need – Owner – Occupied Housing** **Performance Indicator - Number of homes repaired for**	Housing Objective 3	82 unduplicated households were served by the Home Repair for the Elderly Program in FY 2013. The average household income served in FY 2013 was $20,444, or approximately 20 percent of the Area Median Income (AMI) for a one-person household; this meets the HUD definition of "extremely low income".

Consolidated Plan Project/Activity	Goals & Objectives	FY 2013 Accomplishments
elderly/disabled **Outcome - 100 households have sustained affordable housing through minor home repairs for the purpose of providing decent affordable housing.** **CDBG Citation - 570.202 (a) CDBG National Objective - LMH** **Start Date – 07/01/12 Completion Date – 06/30/13** **Other Resources: N/A** **Matrix Code: 14A Purpose: N/A**		
<u>Project ID - #9 Tenant Based Rental Assistance – Homeless Prevention, Partnership for Permanent Housing, Non-elderly and Elderly Disabled</u>: Rental assistance to prevent families/individuals from becoming homeless and rental assistance for non-elderly and elderly disabled households. Non-elderly disabled households includes, but is not limited to, disabled households that meet the Commonwealth of Virginia DMAS definition of being at risk of institutionalization or who want to return to the community from institutions. Also, to fund the program to provide rental assistance to help families/individuals to transition from homelessness and transitional housing to permanent housing. Funds will also be used to serve clients through the HCD Progress Center. **Priority Need – Rental Housing** **Performance Indicator – Number of households assisted** **Outcome – 40-50 households have affordable housing through rental assistance programs for the purpose of providing decent affordable housing.** **HOME Citation – 92.209 CDBG National Objective - N/A** **Start Date – 07/01/12 Completion Date – 06/30/13** **Other Resources: N/A** **Matrix Code: 31F Purpose: Homeless Rental Housing**	Housing Objective 1, 2, 3, 8	Sixteen new families entered the TBRA Program in FY 2013 and leased units paid for in part with this HOME rental subsidy. HOME funding in FY 2013 served 53 households.
<u>Project ID - #10 FCRHA Properties- Rehabilitation and/or Acquisition</u>: Funding will be used to rehab FCRP residential properties and group homes to maintain safety and quality of life. A portion of the funding will also have the flexibility to also be used to purchase Affordable Dwelling Units (ADU's) for rental, preferably	Housing Objective 1,2,3, Community Services	**Rehabilitation of FCRHA FCRP Properties:** • *Little River Glen; 120 units:* HVAC replacement • *Morris Glen; 60 units:* HVAC replacement • *Wedgewood Apartments; 672 units:* 2nd floor community center renovations; pool renovations

Consolidated Plan Project/Activity	Goals & Objectives	FY 2013 Accomplishments
serving persons with mental and physical disabilities. **Priority Need – Rental Housing** **Performance Indicator – Number of units rehabbed; number households with improved housing** **Outcome - 285 households have sustained affordable housing through rehabilitation of housing for the purpose of providing decent affordable housing.** **CDBG Citation - 570.202 (b) CDBG National Objective - LMH** **Start Date – 07/01/12 Completion Date – 06/30/13** **Other Resources:** **Matrix Code: 14D Purpose: N/A**	1.1, 1.2, 1.3, 1.4, 1.5	In addition, seven Physical Needs Assessment studies (PNAs) were completed for: • *McLean Hills; 25 units* • *Little River Square; 45 units* • *Morris Glen; 60 units* • *Stonegate Village; 240 units* • *Little River Glen; 120 units* • *Murraygate; 199 units* • *Pender Drive (headquarters)* **Capital Fund Program/Public Housing Rehabilitation and Modernization:** • *Belle View; 40 units:* Bathroom exhaust fans • *Reston Town Center; 30 units:* Roof and roof valleys replacement • *Greenwood Apartments; 138 units:* Replacement of two roofs In FY 2013, the FCRHA continued to increase the availability of accessible units in both its federal Public Housing portfolio and the local Fairfax County Rental Program (FCRP). The following units have been retrofitted to conform to Section 504 accessibility standards: • One (1) unit at *Old Mill Gardens; 47 units* • Two (2) units at *The Atrium; 37 units* • Four (4) units at *Wedgewood Apartments; 672 units* Staff will continue to make accessibility modifications consistent with implementation of the Section 504 Plan for accessibility in Public Housing.
<u>Project ID - #11 Homeownership Program</u>: Proposed funding provides for salaries and fringe benefits to support three full-time and one full-time limited-term positions involved in homeownership activities. The positions provide support to the First-Time Homebuyer and the Moderate Income Direct Sales Programs. Duties include	Housing Objective 5	During FY 2013, forty-two (42) families became homeowners through the Fairfax County Homeownership Program. Assistance was provided through: • The sale and resale of Affordable Dwelling Units and the resale of Moderate Direct Sales (MIDS) units under the First-Time Homebuyers Program;

Consolidated Plan Project/Activity	Goals & Objectives	FY 2013 Accomplishments
application intake/data entry, waiting list maintenance, application processing, certifying applicant eligibility, marketing and conducting lotteries for new and resale units, establishing resale prices, monitoring second trust loans, conducting required annual occupancy certifications, dissemination of program information, providing educational programs and/or counseling for applicants/homeowners and assistance to homebuyers and builder sales staff. This program will enable assistance to families in approximately 100 homes and 300-400 families on the waiting list of certified eligible applicants. The number of households anticipated to be served through orientations and other marketing activities is 2,400. **Priority Need – Owner-Occupied Housing** **Performance Indicator – Number of households Assisted** **Outcome - 100 households have new access to homeownership through homebuyer programs for the purpose of creating decent affordable housing.** **CDBG Citation - 570.201 (k) CDBG National Objective - LMH** **Start Date – 07/01/12 Completion Date – 06/30/13** **Other Resources: State Programs, County ADU and MIDs Programs, & CDBG Program (Prior Years)** **Matrix Code: 05R Purpose: N/A**		• 5,662 households were served through orientations, application sessions, contract signings, the Homeownership Resource Center, calls, emails, walk-up services, and yearly housing fairs and events.
Project ID - #12 Relocation Program: Proposed funding provides for salaries and fringe benefits to support two full-time and one full-time limited term positions to provide federally mandated relocation and advisory services to approximately 1000 persons affected by the County and FCRHA programs. Also, continued support for staff to develop and implement FCRHA homeownership initiatives. Relocation reviews will be completed as required on CDBG, HOME and Section 108 loan funded projects and relocation activity performed by nonprofit organizations. Technical assistance may be given to landlords, developers, and tenants of preservation projects and rehabilitation projects. Ongoing activities will also include the Homeownership Education Counseling for First Time Homebuyers, the Housing Choice Voucher Homeownership Program, the	Housing Objective 1, 2 ,3 5	During FY 2013, staff conducted 44 reviews of projects for compliance with the federal Uniform Relocation Act (URA) and the Fairfax County Voluntary Relocation Assistance Guidelines. 156 households had access to relocation services under the URA due to acquisition or rehabilitation. Services included one or more of the following: proper and timely notification of relocation activities, advisory services, identification of comparable replacement housing and financial assistance. Two hundred and eighty-five (285) households received pre- and post-homebuyer counseling.

Consolidated Plan Project/Activity	Goals & Objectives	FY 2013 Accomplishments
Homebuyer Equity Loan Program, and a County Affordable Dwelling Unit Foreclosure Program. **Priority Need – Other** **Performance Indicator – Number of Households Assisted** **Outcome - 1000 persons have access to sustained affordable housing through relocation and advisory services for the purpose of providing decent affordable housing. 240-360 persons per year have new or sustained access to homeownership through pre- and post-homebuyer counseling and homebuyer programs for the purpose of creating decent affordable housing.** **CDBG Citation - 570.201 (i) CDBG National Objective - LMH** **Start Date – 07/01/12 Completion Date – 06/30/13** **Other Resources: Private Owners** **Matrix Code: 08 Purpose: N/A**		
Project ID - #13 CHDO Set-Aside: The federal HOME regulations require that a minimum of 15% of the total HOME grant be set-aside for investment in housing to be developed, sponsored, or owned by nonprofit groups, which have been certified as Community Housing Development Organizations (CHDOs). In recognition of limited resources, as well as the value of collaboration, the FCRHA will act as a catalyst and facilitator, and will pool resources to encourage partnerships with nonprofits in FY 2013 for the development and preservation of affordable housing, that could range from multifamily to homeownership to senior housing. CHDO set-aside activities will serve to either preserve existing affordable housing or develop additional affordable housing units for low-income homebuyers and renters. The total number of households to be served will be determined through the review of the FY 2013 CHDO Request For Proposals submissions. **Priority Need – Rental Housing** **Performance Indicator – Number of Households Assisted** **Outcome: Housing affordability for the purpose of providing decent affordable housing for low- and moderate-income households. (Number of households to be determined based on**	Housing Objective 1, 2, 3, 8	On December 6, 2012 the FCHRA approved a CHDO award of $310,805 to Reston Interfaith Housing Corporation for the acquisition of two 2-bedroom condominium units. Reston Interfaith completed the acquisition of the two (2) units in FY 2013. It should also be noted that Reston Interfaith and the Brain Foundation acquired two (2) additional units in FY 2013 using prior years' CHDO funds, more fully described on page 9 of this document.

Consolidated Plan Project/Activity	Goals & Objectives	FY 2013 Accomplishments
proposals.) **CDBG Citation – 92.300 CDBG National Objective – N/A** **Start Date – 07/01/12 Completion Date – 06/30/13** **Other resources: N/A** **Matrix Code: N/A Purpose: N/A**		
<u>Project ID - #14 Senior/Homeless/Persons w/Disabilities</u>: Development/acquisition and modifications of housing and facilities to design specifically for persons with physical and/or mental disabilities, persons/families who are homeless (to include at risk) and persons who are seniors. (Number to be determined dependent upon project). **Priority Need – Rental Housing** **Performance Indicator – Number of individuals/households assisted** **Outcome - Households will have affordable housing through affordable housing preservation and/or development for the purpose of providing decent affordable housing. Number of households to be determined based on proposals.** **CDBG Citation - 570.201 (a) 570.201 (c) CDBG National Objective – LMH** **Start Date – 07/01/12 Completion Date – 06/30/13** **Other Resources: Private Investment** **Matrix Code: 01 Purpose: Persons w/ Disabilities (and Seniors)**	Housing Objective 1, 2, 3 Community Services 1.1, 1.2, 1.3, 1.4	In FY 2012, the FCRHA initiated a collaborative effort with the Fairfax-Falls Church Community Services Board (CSB) to expand the availability of affordable housing options for persons with severe mental illness needing residential care and comprehensive services; persons with autism and other developmental disabilities; and persons with disabilities who are homeless or at-risk of homelessness. The FCRHA authorized the purchase of seven (7) scattered-site group homes under this collaborative effort; these properties were transferred to nonprofit organizations serving CSB clients through a competitive process in FY 2013. At the conclusion of FY 2013, 2 of the 7 units were occupied and serving 7 individuals. Additional barrier-free rehabilitation was underway in 3 units and 2 units were in lease up phase. It is anticipated that all 7 units will be fully leased by fall of 2013. In December 2012, the FCRHA provided a $3.9 million loan to MVH Partners, LP, for the acquisition, preservation and rehabilitation of Mount Vernon House, a 130 unit affordable senior apartment community in the Mount Vernon District. Mount Vernon House will receive interior, exterior and security upgrades, will include eight fully accessible units with Universal Design features. The acquisition of this property assists in meeting multiple Housing Blueprint goals. The property will serve households at or below 30 percent, 50 percent, and 60 percent of the Area Median Income; it will provide eight handicapped accessible units which will meet federal Section 504 requirements; and it will incorporate Universal Design features consistent with FCRHA policy. The FCRHA also provided loan financing to *Community Havens, Inc.* in the amount of $300,000 from CDBG for the acquisition of land in the *Springfield District* to be used as affordable housing providing *6 group home beds* for extremely low income individuals with disabilities.

Consolidated Plan Project/Activity	Goals & Objectives	FY 2013 Accomplishments
<u>Project ID #15 Emergency Solutions Grant</u>: The Emergency Solutions Grant program under the HEARTH Act has a greater emphasis on using funding to prevent homelessness and to rapidly re-house persons and families who become homeless. Funds will be used to support prevention and rapid re-housing activities in the community. A total of $140,767 in federal ESG funds is budgeted for rapid re-housing services for people who are homeless. This amount includes a total of $19,707 for housing relocation and stabilization services in the form of financial assistance and $121,059 for ESG tenant-based rental assistance. A total of $328,455 of federal ESG funds is budgeted for homelessness prevention services. This amount includes a total of $45,984 for housing relocation and stabilization services in the form of financial assistance and $282,472 for ESG tenant-based rental assistance. **Priority Need – Homeless** **Performance Indicator – Number of households Assisted** **Outcome – ESG-funded rapid re-housing programs will ensure availability and accessibility of housing and are expected to help a total of 45 homeless households move quickly into permanent housing and achieve stability for the purpose of providing decent affordable housing. ESG-funded homelessness prevention programs will sustain housing for families and individuals and are expected to help a total of 104 households remain in permanent housing options for the purpose of providing decent affordable housing.** **CDBG Citation - N/A CDBG National Objective - N/A** **Start Date – 10/01/12 Completion Date – 09/30/13**	Housing Objective 1, 8	Emergency Solutions Grant (ESG) funds were utilized to provide rapid re-housing and homelessness prevention assistance via housing relocation and stabilization services and rental assistance. In FY 2013 ESG funds specifically assisted 110 households move quickly from homelessness to permanent housing and achieve stability. A total of $26,122 was spent in FY 2013 for rapid re-housing services with $19,885 for housing relocation and stabilization services in the form of financial assistance and $6,237 for ESG tenant-based rental assistance. ESG funds also assisted 63 households so they could remain in permanent housing and avoid homelessness. A total of $20,965 was spent in FY 2013 for homelessness prevention services with $6,574 for housing relocation and stabilization services in the form of financial assistance and $14,391 for ESG tenant-based rental assistance. New policies and procedures are being implemented in the ESG-funded program to ensure that the full amount of the ESG funds will be expended within the 24 months allowed by the regulations.

Consolidated Plan Project/Activity	Goals & Objectives	FY 2013 Accomplishments			
Other Resources: Local funds appropriated to support homelessness prevention and rapid re-housing activities **Matrix Code: Not Applicable Purpose: Homeless**					
<u>Project ID - #16 HOPWA</u>: Under federal regulations for the Consolidated Plan, the District of Columbia receives funds through the Housing Opportunities for Persons with AIDS (HOPWA) Program for the entire eligible metropolitan statistical area (EMSA). The funds are sub-allocated to Northern Virginia jurisdictions through the Northern Virginia Regional Commission and administered locally by Northern Virginia Family Service. These funds provide rental assistance and short-term rent, mortgage, and/or utility payments for approximately 27-28 households with persons who are living with AIDS. **Priority Need – HIV/AIDS** **Performance Indicator - Number of individuals/households Assisted** **Outcome - 27-28 households have access to a sustained affordable housing through rental assistance and short-term rent, mortgage, and/or utility payments for the purpose of providing decent affordable housing.** **CDBG Citation - N/A CDBG National Objective – N/A** **Start Date – 07/01/12 Completion Date – 06/30/13** **Other Resources: N/A Matrix Code: 31F Purpose: HIV/AIDS**	Housing Objective 2, 8	41 households with persons who are living with AIDS received rental assistance. 18 households with persons living with AIDS received rental and mortgage utility payment assistance. 11 households with persons living with AIDS received rental security deposit assistance.			
TOTAL FY 2013 ENTITLEMENT FUNDING FOR FEDERAL PROGRAMS		**$4,414,224** **CDBG**	**$1,418,376** **HOME**	**$469,222** **ESG**	**$438,386** **HOPWA**
ADDITIONAL CARRYOVER AMOUNT FROM PRIOR YEARS		**$891,106** **CDBG**	**$335,796** **HOME**		
TOTAL FY 2013 BUDGET ALLOCATIONS (Excluding Program Income)		**$5,305,330** **CDBG**	**$1,754,172** **HOME**	**$469,222** **ESG**	**$438,386** **HOPWA**

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FY 2013 CDBG

For FY 2013, 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 an on-going home repair program 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 2013 One-Year Action Plan, the Affordable Housing Fund was allocated $1,113,446 for affordable housing projects recommended for funding through the nonprofit competitive solicitation process for nonprofit service providers. The Board of Supervisors also approved project awards totaling $662,133 for Targeted Public Services based on the projects recommended for funding through the CCFP Request for Proposals process for nonprofit service providers.

FY 2013 HOME

Fairfax County received $1,418,376 in HOME funds in FY 2013. The county uses its HOME funds to provide direct affordable housing assistance to low income homebuyers and tenants. Program accomplishments for FY 2013 include:

- CHDO's acquired five (5) new housing units providing affordable housing to four (4) families plus three (3) group home beds.

- New or continuing TBRA assistance was provided to 53 families serving 121 beneficiaries.

- Rehabilitation or construction of FCRHA-owned multifamily units was completed on 281 units.

- HOME funding provided to a nonprofit through the Housing Blueprint preserved eleven (11) affordable units while leveraging an additional $21 million in Low-Income Housing Tax Credits (LIHTC) and other sources in the acquisition of 130-unit elderly apartment complex.

- During FY 2012 two (2) housing units and during FY 2013 seven (7) housing units were acquired by the FCRHA as part of a Fairfax-Falls Church Community Services Board (CSB)-FCRHA group homes partnership. Critical to this partnership was the involvement of several nonprofit housing organizations. The FCRHA transferred these properties to the nonprofits, selected under a competitive proposal process. In turn, the nonprofits utilized the properties as group homes for CSB program participants, with the CSB or the nonprofits themselves providing support services to the residents of the homes. The result of this collaborative effort is the provision of a total of 23 beds for individuals with disabilities, and one family unit.

- Partnership for Permanent Housing (PPH): During FY 2013, 4 families successfully leased rental units with their TBRA vouchers as a part of the Partnership for Permanent Housing. Two families purchased homes and four are currently on the county's First-Time Homebuyers Eligibility list as of June 30, 2013, positioned to purchase in the future. (See, Table 1-3, *Project ID 9: Tenant Based Rental Assistance – Homeless Prevention, Partnership for Permanent Housing, Non-elderly and Elderly Disabled*, data herein above at pages 12-23.)

Information regarding the FY 2013 expenditure of CDBG and HOME funds is contained in Attachment I, Financial Summary Reports.

A map showing geographic distribution and location of selected projects is presented in Attachment IX, Project Map for CDBG and HOME.

FY 2013 ESG

Emergency Solutions Grant funds in the amount of $469,222 were received through the Consolidated Plan Action Plan and were utilized for housing relocation and support services, as financial assistance, and as tenant-based rental assistance. The funds were essential to preventing homelessness for many families as well as rapidly re-housing many families who were already homeless.

More information about the use of FY 2013 ESG funds is available under Section III/Homeless.

FY 2013 HOPWA

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

The HOPWA Grant is an annual award that provides tenant-based rental assistance (TBRA) rent and security deposit subsidies, as well as short-term rent mortgage utility (STRMU) assistance for eligible households. Funds were used to provide TBRA vouchers; security deposit subsidies; and STRMU assistance. More information about the use of FY 2013 HOPWA funds is available under Section V/Non-Homeless Special Needs.

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

N/A.

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

See Section II/Housing, Barriers to Affordable Housing.

4. Describe Other Actions in Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.

See Table 1-3 (pp. 12-23, above), FY 2013 Consolidated Plan Accomplishments.

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.

CDBG Leveraging

The FY 2013 CDBG-funded public services and affordable housing activities described in the Consolidated Plan leveraged a total of $4.95 for every $1 of CDBG expenditure, as reflected on the following charts:

FY 2013 Public Services Activity and Leveraging

- Total CDBG Public Services Expenditures: $ 690,083
- **TOTAL LEVERAGED: $ 6,581,095.62**
- **RATIO= $9.54 OF LEVERAGED FUNDS TO EVERY $1 OF CDBG EXPENDITURES FOR PUBLIC SERVICES ACTIVITIES**

FY 2013 Affordable Housing Activity and Leveraging

- Total CDBG Affordable Housing Expenditures: $669,364
- **TOTAL LEVERAGED: $ 154,630.48**
- **RATIO= $0.23 OF LEVERAGED FUNDS TO EVERY $1 OF CDBG EXPENDITURES FOR AFFORDABLE HOUSING ACTIVITIES**

HOME CHDO Leveraging

In FY 2013, the FCRHA issued five (5) HOME Community Housing Development Organization (HOME CHDO) funded acquisition loans to The Brain Foundation and Reston Interfaith Housing Corporation for the acquisition of housing units to be used as affordable rental housing.

FY 2013 CHDO Activity and Leveraging

- Total HOME Acquisition Expenditures: $867,302
- Total Other Federal Funds Leveraged: $354,888
- Total State/Local Public Funds Leveraged: $0
- Total Owner Equity Leveraged: $23,900
- **TOTAL LEVERAGED: $378,788**

Managing the Process

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

The Fairfax County Department of Housing and Community Development (HCD) provides limited neighborhood revitalization services to neighborhood Conservation Areas upon request. HCD coordinates zoning amendment and Comprehensive Plan amendment requests within the Conservation Areas at the request of the Fairfax County Department of Planning and Zoning and neighborhood organizations.

Citizen Participation

1. Provide a summary of citizen comments.

Fairfax County Consolidated Community Funding Advisory Committee

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 of and developing funding priorities for the Consolidated Community Funding Pool (CCFP), a pool of funds for nonprofit service providers that includes CDBG funds. CCFP funding is awarded to community-based organizations through a competitive process. The CCFAC oversees all aspects of the CCFP including policies, priorities, and planning and development of evaluation criteria for proposals. In carrying out its responsibilities, the CCFAC receives public input from various sources, including the following:

On November 15, 2011, the CCFAC held a public hearing to receive citizen input on human services issues for FY 2013. The hearing provided citizens with the opportunity to express their views on housing, community development and human services needs; fair housing needs; Fairfax County's consolidated plan performance; the impact of a tight budget on programs and services; how they foresaw the needs of the community changing; how they and/or their organizations planned to shift their emphasis in response to the changing conditions, needs, and resources; and how they would address the balance between immediate needs and long-term needs in terms of program areas such as prevention.

On March 6, 2012, the Fairfax County Board of Supervisors authorized the advertising of a public hearing on the Consolidated Plan One Year Action Plan for FY 2013 which was made available for public review and comment. The public hearing was held on March 20, 2012, at which the public was provided the opportunity to comment on the proposed use of funds as described in the *Proposed One-Year Action Plan for FY 2013* in accordance with U.S. Department of Housing and Urban Development (HUD) regulations and guidelines. Citizens also were invited to comment on housing and community service needs in the county as well as to provide information concerning changes in housing and community service trends since the last Board public hearing on the Consolidated Plan in 2011.

The Fairfax County Board of Supervisors held the public hearing on March 20, 2012, and received testimony from four speakers. At its meeting on April 19, 2013, the CCFAC

considered all comments received and forwarded its recommended proposed Consolidated Plan One-Year Action Plan for FY 2013 to the Board of Supervisors for approval.

This performance report was made available to citizens, and the county received no citizen comments during the period September 5, 2013 through September 20, 2013. A copy of the public notice that was printed in local newspapers is provided as Attachment VIII. In addition, the draft Consolidated Annual Performance and Evaluation Report was posted on the Fairfax County government web site during the public comment period.

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.

The total amount of Federal funds made available for furthering the objectives of the Consolidated Plan are identified at the end of Table 1-3. The total amount of funds expended during the reporting period is identified in Attachment I.

A Project Map for the largest FY 2013 expenditures of CDBG and HOME for affordable housing and/or public services activities in furtherance of the Consolidated Plan is included as Attachment IX. Maps showing minority concentrations in Fairfax County are included as Attachment X.

Institutional Structure

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

Fairfax County is committed to enhancing the organizational capacity of community-based nonprofit organizations operating in the county. In September 2012, the county hosted a Non-Profit Dialogue. The goal of the dialogue was to provide information to the nonprofits about upcoming funding opportunities including HOME/CDBG funding for Group Homes, Bridging Affordability, Affordable Housing Partnership Program and Project- Based Vouchers. The event was well attended and resulted in multiple new nonprofits applying for and receiving county funds to undertake a variety of affordable housing projects in FY 2013.

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

- Rehabilitation of FCRHA Properties;

- Tenant Based Rental Assistance;
- Senior/Homeless and Persons with Disabilities
- Affordable Housing Blueprint; and
- Annual CHDO Set-Aside.

The Real Estate Finance and Grants Management Division provides program technical assistance to the various divisions within HCD that use county HOME funds in support of these program activities. In addition, it should be noted that the community-based nonprofit organizations operating in the county actively participate in the development of policies and programs related to the provision of affordable housing and public services.

Monitoring

1. Describe how and the frequency with which you monitored your activities.

2. Describe the results of your monitoring including any improvements.

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

CDBG Monitoring

For FY 2013, Fairfax County funded 6 targeted public services programs and 5 affordable housing programs by 8 CDBG subrecipients through the Consolidated Community Funding Pool (CCFP). Monitoring of the CDBG subrecipient activities was carried out by on-site and remote methods. Each program was monitored on-site. During the on-site monitoring visits, Fairfax County staff reviewed subrecipient program and client files for compliance with CDBG program requirements, CCFP contractual terms and consistency with reports submitted through a web-based reporting system. By contractual agreement, subrecipients are required to submit monthly and quarterly reports on services, outcomes, clients, demographics and expenditures through a web-based reporting system known as Web-R. The submission of Web-R reports by subrecipients and approval by Fairfax County staff was a pre-requisite for additional funding disbursements to the subrecipients during the fiscal year.

HOME Monitoring

HCD has an annual monitoring regimen, which includes both desk monitoring and on-site inspections of HOME funded projects. The following program records and files are monitored to ensure compliance with the HOME requirements:

- tenant leases;
- income eligibility calculations (HUD Part 5 definition of Annual Income);
- compliance with HOME Rent Limits;
- tenant selection processes; and
- property standards.

HCD continues to use specific HOME affordable rental housing requirements checklists to conduct on-site monitoring of its rental projects for ongoing compliance with HOME affordable rental requirements. The checklists provide thorough information pertaining to household income, household size, income source documentation, and tenant lease information. Each monitoring site visit consists of a short introductory meeting, review of the tenant files, closing meeting, and visual assessment of a unit. Staff generally found CHDO units to be in compliance with HOME Program affordable rental housing requirements and issued corrective actions accordingly.

In FY 2013, HCD monitored three (3) FCRHA-owned senior housing properties and two (2) nonprofit owned affordable rental housing programs. The senior properties were Gum Springs Glen, Morris Glen and Herndon Harbor. The nonprofit programs were RPJ-Orrington Court and Willow Oaks.

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

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

Lead-based Paint

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

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

Lead-based paint hazards review is part of the county's Environmental Review process for all federally-funded projects. Project managers fill out Environmental Review

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

Because of the nature of the program, the county's Home Improvement Loan Program (HILP) staff submits Environmental Review Project Abstracts for properties receiving loan funds for rehabilitation of privately-owned homeowner-occupied properties. In FY 2013, there was no lead-based paint mitigation required on any CDBG or county-funded HILP projects.

SECTION II – HOUSING

Housing Needs

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

See pp. 2 – 7, Section I, FY 2013 Program Highlights.

Specific Housing Objectives

1. Evaluate progress in meeting specific objective of providing affordable housing, including the number of extremely low-income, low-income, and moderate-income renter and owner households comparing actual accomplishments with proposed goals during the reporting period.

2. Evaluate progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households comparing actual accomplishments with proposed goals during the reporting period.

3. Describe efforts to address "worst-case" housing needs and housing needs of persons with disabilities.

CDBG Housing Objectives

In FY 2013, (July 1, 2012 – June 30, 2013), five (5) affordable housing and six (6) targeted public services projects operated by eight (8) nonprofits were awarded CDBG funding under the Fairfax County Consolidated Community Funding Pool. The objectives through the nonprofit affordable housing programs were to acquire 8 units (including 2 units, each to be used as 4-unit group homes) for use as 14 units of affordable rental housing in Fairfax County and to provide technical assistance for the rehabilitation and preservation of 21 units of housing owned by low/moderate income individuals in the Town of Herndon.

Consistent with the county's Housing Blueprint, the nonprofits acquired 4 units of new affordable housing which benefitted 3 households and provided 3 group home beds and achieved 43 percent of the affordable housing goal for acquisitions. Of the acquired units, 3 were rented as affordable housing by the nonprofits to low-income families

earning at or below 50 percent AMI, and the 3 group home beds were rented to extremely low income individuals with disabilities.

The Town of Herndon Bilingual Housing Rehabilitation Specialist program provided technical assistance for the renovation of 19 homes owned by low/moderate income individuals, achieving 90% of goal for affordable housing preservation. Technical assistance also was provided for the adoption and promotion of rehabilitation specifications and standards applicable to 602 housing units in low/moderate income communities.

The Homeownership Assistance Program provided homeownership assistance to 42 low-moderate income families as indicated below:

Homeownership Assistance July 1, 2012 – June 30 2013):

- 0 – 30% AMI= 1 Households
- 30 – 50% AMI= 15 Households
- 50 – 60% AMI= 16 Households
- 60 – 80% AMI= 0 Households
- 80 – above AMI 10 Households

In addition, through targeted public services operated by the nonprofits, 1,115 clients in 414 households were able to obtain or maintain affordable transitional housing in FY 2013.

As part of the collaborative effort initiated by the FCRHA in FY 2012 with the Fairfax-Falls Church Community Services Board (CSB) to expand the availability of affordable housing options for persons with severe mental illness needing residential care and comprehensive services; persons with autism and other developmental disabilities; and persons with disabilities who are homeless or at-risk of homelessness, the FCRHA authorized the purchase of seven (7) scattered-site group homes under this collaborative effort, which will provide a total of 23 beds for individuals with disabilities, and one family unit. In FY 2013, all seven (7) properties purchased under this initiative were transferred to the FCRHA's nonprofit partners. The family unit was transferred to Reston Interfaith Housing Corporation, (renamed Cornerstones in FY 2014) for the purpose of providing housing and support services to low-income homeless families at or below 50 percent of AMI, who reside in a shelter or are on housing waitlists currently managed by the FCRHA and the Office to Prevent and End Homelessness. Both CDBG and HOME funds were utilized in the acquisition of this property.

HOME Housing Objectives

During FY 2013, Fairfax County HOME funds were used to acquire, rehabilitate and construct rental housing for low-income beneficiaries. Fairfax County used HOME funds to initiate a new joint effort between the FCRHA and the Fairfax-Falls Church Community Services Board to increase the availability of affordable group homes to serve the homeless and person with disabilities. Eight (8) units were targeted in FY 2012, with the acquisition being completed on three (3) units. Four additional units were placed under contract and closed in early FY 2013. All seven (7) units were transferred via a competitive process to nonprofits in FY 2013 to provide a total of 23 beds for

individuals with disabilities, and one family unit. A total of 18 of the beds are for individuals with disabilities at or below 30 percent AMI, and 5 beds are for individuals with disabilities at or below 50 percent AMI. The one family unit is for a low-income homeless family at or below 50 percent of AMI. As was mentioned under CDBG Housing Objectives, both CDBG and HOME funds were utilized in the acquisition of this property that was transferred to Reston Interfaith Housing Corporation.

HOME funds were utilized to create or continue fifty-three (53) TBRA vouchers.

- Partnership for Permanent Housing (PPH): FY 2013 = 4 Active Vouchers
  - 0 – 30% AMI = 2 Households
  - 30 – 50% AMI = 1 Households
  - 50 – 60% AMI = 1 Households
  - **FY 2013 TOTAL: 4**

- Non-Elderly Disabled (NEDs): FY 2013 = 18 Active Vouchers
  - 0 - 30 % AMI = 18 Households
  - 30-50% AMI = 0 Households
  - 50-60% AMI = 0 Households
  - **FY 2013 TOTAL: 18**

- Homeless Tenant Based Rental Assistance: FY 2013 = 21 Active Vouchers
  - 0 - 30 % AMI = 11 Households
  - 30-50% AMI = 9 Households
  - 50-60% AMI = 1 Household
  - **FY 2013 TOTAL: 21**

- Tenant Based Rental Assistance – PROGRESS Center Reasonable Accommodations and Emergencies: = 8 Active Vouchers

  - 0 – 30% AMI= 7 Households
  - 30 – 50% AMI= 1 Household
  - 50 – 60% AMI= 0 Households
  - **FY 2013 TOTAL: 8**

- Elderly Disabled: FY 2013 = 2 Active Vouchers
  - 0 – 30% AMI= 2 Households
  - 30 – 50% AMI= 0 Households
  - 50 – 60% AMI= 0 Households
  - **FY 2013 TOTAL: 2**

Additionally, HOME funds were expended on the construction or rehabilitation of 3 FCRHA owned properties in FY 2013 and the creation of five (5) new nonprofit-owned rental units. Among those five (5) rental units, two (2) were acquired by Reston Interfaith Housing Corporation to be used as affordable rental housing for homeless families at or below 30 percent of AMI.

Section 215 Definition of Affordable Housing

During FY 2013, Fairfax County successfully used HOME funds to meet the affordable rental and homebuyer housing needs of the county's low-income residents. All HOME rental units were leased within the applicable HOME rent limits. Tenant applicants were required to provide all applicable documentation pertaining to household income in order to document their eligibility under the applicable HOME income limits. The affordability of all HOME-assisted rental units purchased by nonprofits and homebuyer units is secured by Fairfax County under a recorded deed restriction.

Persons with Disabilities

In FY 2013, Fairfax County used CDBG and HOME funds to provide affordable housing as well as supportive services for persons with disabilities. CDBG Public Services funding was used by New Hope Housing, Inc. to provide supportive services to assist 38 renters with disabilities obtain and maintain 38 independent housing units.

On April 19, 2012, the FCRHA approved the acquisition of up to eight (8) housing units in partnership with the Fairfax- Falls Church Community Services Board (CSB) to be transferred to nonprofit partners to increase the availability of affordable group homes for the homeless and persons with disabilities. Over the course of three meetings, held on May 30, 2012, June 14, 2012 and July 19, 2012, the FCRHA approved the acquisition of a total of seven (7) units with CDBG and HOME funding totaling $2,571,183.

Following the acquisition of the seven (7) units, the Fairfax County Department of Housing and Community Development (HCD) completed minor rehabilitation on each unit. On October 26, 2012, HCD issued a Request for Proposals (RFP) advertising the availability of the properties, to be transferred to and operated by nonprofits as group homes for persons with disabilities, including persons who are homeless or at-risk of homelessness. The units are intended to serve, to the greatest extent possible, participants in programs operated by the CSB, persons on CSB waiting lists, and persons with CSB service eligible disabilities. Responses were due on November 30, 2012; applications were received from six (6) nonprofits.

All proposals were evaluated by an HCD Selection Advisory Committee (SAC) based on five criteria, including: 1) Housing Blueprint priorities and targeted populations; 2) client services; 3) nonprofit capacity and real estate experience; 4) performance on current capital projects; and 5) capacity for project financing and leveraging.

The SAC recommended awarding the Right to Purchase of the seven (7) units to six (6) nonprofits. Transfer of the units to these nonprofits occurred in FY 2013. Details regarding the awards and the accomplishments of the nonprofits can be found in the Affordable Housing Preservation and Production section of this CAPER, beginning on page 3.

The FCRHA continued to increase the availability of accessible units in both its federal Public Housing portfolio and the local Fairfax County Rental Program (FCRP). The following units have been retrofitted in FY 2013 to conform to Section 504 accessibility standards:

- One (1) unit at *Old Mill Gardens; 47 units*
- Two (2) units at *The Atrium; 37 units*
- Four (4) units at *Wedgewood Apartments; 672 units*

Staff will continue to make accessibility modifications consistent with implementation of the Section 504 Plan for accessibility in Public Housing.

The FCRHA has a Universal Design Policy which incorporates a policy supporting universal and accessible design and the construction of affordable housing for persons with disabilities. By stipulating that universal design features, to the extent feasible, be incorporated into the construction and rehabilitation of units owned or financed by the FCRHA, the accessibility needs of persons with disabilities are addressed.

It should be noted that the Mount Vernon House project, detailed above, demonstrates the FCRHA's commitment to increasing housing accessibility, as expressed in its Universal Design policy. Mount Vernon House, which was financed in part with HOME funds, will include eight fully accessible units and have Universal Design features throughout.

Public Housing Strategy

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

Public Housing Improvements

The FCRHA performed the following rehabilitation work on its federal Public Housing portfolio between July 1, 2012 and June 30, 2013:

- *Belle View (40 units, Mount Vernon District):* Bathroom exhaust fans.
- *Reston Town Center (30 units, Hunter Mill District):* Roof and roof valleys replacement.
- *Greenwood Apartments (138 units, Mason District):* Replacement of two roofs.

In FY 2013, the FCRHA continued to increase the availability of accessible units in its federal Public Housing portfolio. The following units have been retrofitted to conform to Section 504 accessibility standards:

- One (1) unit *at Old Mill Gardens (Mount Vernon District)*
- Two (2) units at *The Atrium (Lee District)*

Staff will continue to make accessibility modifications consistent with implementation of the FCRHA's Section 504 Plan for accessibility in Public Housing.

Resident Participation Initiatives

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

In FY 2012, the FCRHA submitted an application to HUD to be designated as a Moving to Work (MTW) agency and in December 2012 (FY 2013) was notified that it had been selected to become an MTW agency. The MTW designation will play a critical role in the FCRHA's **T**otal **H**ousing **R**einvention for **I**ndividual Success, **V**ital Services and **E**conomic Empowerment (THRIVE) initiative, enabling the FCRHA to link its housing programs into a continuum, allowing staff to spend less time on paperwork and more time on people, and assisting families in achieving self-sufficiency. Throughout the preparation of the MTW application, the FCRHA offered numerous opportunities for resident participation, including:

- Meetings with the Resident Advisory Council;
- Mailings to all Housing Choice Voucher participants and Public Housing residents;
- An MTW page on the FCRHA's website;
- Educational materials such as an MTW flyer, brochure, and frequently asked questions (FAQs);
- An MTW phone number and email address;
- A public hearing; and
- Community meetings at Public Housing properties

As the FCRHA continues its implementation of THRIVE in FY 2014, the Resident Advisory Council will be engaged in the development of an annual MTW Plan (replacing the PHA Plan) and HCD will continue to offer opportunities for broader resident participation.

Family Self Sufficiency Initiatives

In FY 2012, the FCRHA began operation of the new PROGRESS (Partnership for Resident Opportunities, Growth, Resources and Economic Self-Sufficiency) Center to link public housing residents with county resources to prevent eviction, assist with family crises, meet lease obligations, access mental health services and participate in economic self-sufficiency programs. The PROGRESS Center coordinates, promotes and provides the following programs to enhance the economic and social self-sufficiency of Fairfax County public housing residents, including the following outcomes during FY 2013:

- Over 75 new cases from Public Housing were opened by PROGRESS Center service coordinators to assist residents facing a crisis or needing additional assistance.

- Partnerships with county agencies, including the Fairfax County Department of Neighborhood and Community Services were enhanced to bring programs into our Public Housing community centers.
- Residents were linked with a variety of services, predominantly mental health services, adult and aging services, and basic needs.
- Training for HCD staff was held to provide them with information to help residents including training regarding mental health and public benefits.
- Residents were invited regularly to job fairs and provided with information regarding job openings, scholarships, and starting a business.

Other family self-sufficiency initiatives included group counseling and:

- Ongoing Marketing of Fairfax County Affordable Dwelling Units and First-Time Homebuyer properties throughout FY 2013; and
- Referring of families to the First-Time Homebuyers Program.

Services and Programs				
Program Name & Description (including location, if appropriate)	**Estimated Size**	**Allocation Method (waiting list/random selection/ specific criteria/other)**	**Access (development office / PHA main office / other provider name)**	**Eligibility (public housing or HCV participants or both)**
Resident Management Aides	15 (13 Public Housing and 2 FCRP)	Employer Interview	Assist HCD staff at all Public Housing and FCRP properties	Public Housing and FCRP
Section 8 Housing Choice Voucher Homeownership	15 (Current Program Enrollment)	Applicant List (Pilot Program closed during FY 2009)	Agency outreach to HCV tenants who have been in the program for a minimum of one year	Program assistance is available to HCV tenants who have been in the program for a minimum of one year
Sponsor-Education Homeownership Seminars- First Time Homebuyer's Program & Moderate Income Direct Sales Program-Homeownership Education	24	Self-select to become eligible for First Time Homebuyer Program	PHA Main Office and Fairfax County Government Centers	Both Public Housing and HCV
Fairfax Area Christian Emergency and Transitional Services (FACETS), Inc. <u>Public Housing Properties Served</u>: Robinson Square, Barros Circle, Kingsley Square and Ragan Oaks <u>Programs/Services:</u> Pre-employment Program; Household Mgmt.; ESL; Parent/Child Enrichment Program; Resident	Varies upon program	Walk-In, restricted to property residents	PHA Main Office On-Site Community Center	Public Housing

Employment Opportunities; Girl Power; Women's Group; Summer Camp; Computer Lab.				

Table 2 – 1: FCRHA Public Housing Services and Programs

The Fairfax County Redevelopment and Housing Authority (FCRHA) as of June 2013 had 44 households enrolled under its Family Self-Sufficiency (FSS) program. Of these households:

- 30 have escrowed savings balances greater than zero;
- 24 are actively escrowing an average monthly credit of $137.00.

In addition, the FCRHA Public Housing FSS program has achieved the following Outcomes during FY2013:

- Only 2 of the 44 total households are currently receiving TANF (cash welfare) assistance;
- 6 households became employed;
- 20 households increased their earned income or received promotion;
- 97 percent of households participated in some type of training or education (financial literacy, parenting, GED, technical/ trade/ workforce, or college level education).

Affirmatively Furthering Fair Housing

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

In June 1997, the Fairfax County Board of Supervisors adopted the Fairfax County Fair Housing Analysis of Impediments. The Board designated the Fairfax County Human Rights Commission, comprised of members of the Commission served by staff of the Office of Human Rights, as the entity responsible for implementation and oversight of fair housing activities initiated by Fairfax County. (In 2009, the Human Rights Commission merged with the Office of Equity Programs to create the Office of Human Rights and Equity Programs (OHREP).)

On July 23, 2007, the Board of Supervisors endorsed an updated *Fairfax County Fair Housing Analysis of Impediments (Amended for 2006-2011) (Proposed Local Plan),* and authorized county staff to forward the Local Plan to the Human Rights Commission for implementation. The Board also endorsed the Proposed Local Plan as an attachment to the county's Fiscal Year 2008 Consolidated Plan.

Fairfax County's Consolidated Plan for FY 2011-2015 has been approved by HUD. On July 12, 2011, a new *Fairfax County Fair Housing Analysis of Impediments Five-Year Fair Housing Planning Document (2011-2015)* was submitted to the Board of Supervisors, and the county directed staff to utilize the Local Plan to continue to ensure that the impediments to fair housing in the county are fully addressed to the extent feasible. The Analysis of Impediments for this Plan, prepared by an outside contractor, included the following recommendations for Fairfax County:

- Continue to develop opportunities to create more safe, decent and affordable housing for low- and middle-income families;

- Increase the number of accessible dwellings for low-income, disabled and elderly residents; and expand sustainable homeownership opportunities;

- More broadly disseminate and better communicate information about fair housing programs, fair housing laws and the enforcement process to members of the public, housing providers, and others;

- Explore ways to more effectively identify and investigate instances of discrimination, and where warranted, litigate fair housing complaints and enforce related compliance agreements;

- Conduct research to determine the extent to which protections and practices not currently covered under fair housing laws (for example, source of income, sexual orientation, occupancy limits and certain advertising practices) may serve to limit housing choice for certain groups in Fairfax County, and explore ways to educate housing providers about the misconceptions surrounding such practices and consider developing incentives to encourage them to adopt more open policies; and

- If warranted and permissible under state law, support legislation to strengthen the Ordinance to include added protections to eliminate barriers.

Testing

A series of fair housing tests were conducted on behalf of the Fairfax County Office of Human Rights and Equity Programs (OHREP). In total, 170 fair housing tests were conducted at rental properties located throughout the county. All of the testing projects were funded by HUD, 120 under a Partnership Agreement with the Equal Rights Center. The testing involved completion of tests associated with disability, including telephone requests for reasonable accommodations and modifications related to seeing and hearing impairments (25 telephone tests conducted in each category), as well as in-person surveys of apartment complexes for compliance with the Fair Housing Act Accessibility Requirements (20 surveys conducted). Twenty-five (25) matched pair, in-person rental tests based on National Origin (Latino) and 25 Familial Status telephone tests also were conducted. In addition, 20 matched pair, in-person tests were performed based on race (African-American), 15 based on National Origin (Asian), and 15 based on National Origin/Religion (Muslim) intersection. All of the tests conducted have been analyzed and preliminary results reported; final results and related actions are forthcoming.

Enforcement Activities

The Fairfax County Office of Human Rights and Equity Programs (OHREP) is a U.S. Department of Housing and Urban Development (HUD) certified substantially equivalent agency and, therefore, eligible to file and investigate complaints under Fairfax County jurisdiction that are dual-filed with HUD. The agency's Human Rights Division received twenty (20) fair housing complaints between July 1, 2012 and June 30, 2013. Seventeen (17) complaints were dual-filed with HUD. In total, thirty

three (33) cases were investigated by staff between July 1, 2012 and June 30, 2013. Twenty-one (21) complaints were closed as "No Cause", two (2) closed as "Cause", one (1) closed as "No Jurisdiction", one (1) closed as a private settlement, and two (2) cases were successfully conciliated. Six (6) cases remained under investigation as of June 30, 2013.

As part of its enforcement procedures, the Fairfax County Office of Human Rights and Equity Programs (OHREP) formalized in writing a policy for monitoring fair housing compliance agreements.

Education and Outreach Events and Materials

Presentations:

A list and brief description of presentations conducted/organized or facilitated by OHREP are given below:

- **August 14, 2012: Real Estate.** OHREP staff conducted a fair housing training session for a local real estate agent and client. In addition to information on fair housing law, the session focused on marital status as a protected class, exempt properties and related issues.

- **September 17, 2012: Good Shepherd Housing & Family Services**. OHREP staff conducted a fair housing presentation as part of a series of courses that Good Shepherd Housing & Family Services incorporates into its Emergency & Permanent Housing Training courses. The audience was comprised primarily of case managers and housing counselors working with residents in transitional housing and shelters who help clients acquire permanent housing. Eleven people attended the session.

- **October 7, 2012: B'nai Brith – Uriah P. Levy Lodge**. OHREP staff gave a presentation to members of the Lodge. The presentation included an overview of the role of the agency and the services provided. Thirty members attended.

- **January 8, 2013: Springfield Family Resource Center, Springfield, VA.** OHREP staff worked with the county's Department of Family Services to organize and facilitate a fair housing presentation "Know Your Fair Housing Rights." OHREP staff collaborated with staff from the Equal Rights Center, who conducted the session, to offer the program. The presentation was conducted primarily in Spanish. The audience comprised Spanish-speaking residents of the Springfield area with Limited English Proficiency (LEP). Twenty members of the LEP community attended the presentation.

- **February 11, 2013: Fairfax County Disabilities Services Board (DSB).** OHREP staff organized and facilitated a fair housing presentation to members of the DSB. The presentation was offered as part of a collaborative effort between OHREP and the Equal Rights Center (ERC). OHREP staff addressed the audience about the role of the agency and answered questions, and ERC staff conducted the presentation. Information was presented on fair housing law; the fair housing testing process, particularly as it relates to testing for compliance with building accessibility requirements; and the various

resources available to members of the disability community through both OHREP and ERC. Twenty individuals attended the meeting.

- **February 21, 2013: Fairfax County Tenant/Landlord Commission.** OHREP organized and facilitated a fair housing presentation on fair housing laws and related issues at a meeting of the Landlord/Tenant Commission. OHREP staff addressed the commissioners about the role of the agency, and staff from ERC conducted the presentation. Both OHREP and ERC provided resource materials and answered questions. Six individuals attended the session.

- **February 23, 2013: Workshop-Limited English Proficiency Community.** OHREP staff worked with staff at Reston Interfaith to organize and facilitate a fair housing presentation at the Herndon Resources Center in Herndon, VA to individuals with LEP. OHREP partnered with staff from the Equal Rights Center, who conducted the session, "Know Your Fair Housing Rights," entirely in Spanish. Twenty-three members of the LEP community attended the session.

- **February 28, 2013: Workshop-Fair Housing Accessibility Requirements.** OHREP staff worked with the Fairfax Building for All Committee (BFAC), the Disability Services Board (DSB), and Disability Awareness and Action Network (DAAN) to organize and facilitate a workshop to be offered in collaboration with the Equal Rights Center (ERC). Staff from ERC conducted the workshop, "Fair Housing Act Accessibility Requirements". Detailed information about accessibility and design requirements as they pertain to newly constructed multifamily buildings under the Fair Housing Act were provided. Examples of best practices as well as potential common violations and issues associated with accessibility compliance were also presented, along with ideas and suggestions on how to incorporate accessible design and construction practices into new housing developments. Attendees included building/housing professionals, architects, designers, contractors, disability rights advocates, real estate professionals, persons with disabilities, advocates for the elderly, and others. Thirty-seven individuals attended the session**.**

- **February 28, 2013: Pakistani American Business Association (PABA).** OHREP staff conducted a presentation, "Fair Housing: Your Rights & Obligations", and answered related questions at a meeting of PABA in Springfield, VA. Approximately thirty-five people attended the presentation.

- **April 11, 2013: Workshop-Fair Housing Accessibility Requirements.** OHREP organized and facilitated a workshop offered in collaboration with the Equal Rights Center (ERC) at OHREP's Annual Fair Housing Month Event. Staff from ERC conducted the workshop titled, "Fair Housing Act Accessibility Requirements". The training session included detailed information about accessibility and design requirements as they pertain to newly constructed multifamily buildings under the Fair Housing Act. Attendees comprised a wide audience including building/housing professionals; disability rights advocates; real estate professionals; persons with disabilities; advocates for the elderly; housing service providers from the nonprofit, public and private sectors; and the leadership and staff from various multicultural groups, community-based

organizations, and county agencies. Approximately 120 people attended the fair housing training session of the program.

- **May 15, 2013: Virginia Bar Association.** OHREP's director made a presentation to the State Bar Association in which he discussed all aspects of the work of the agency. The role of the agency in fair housing enforcement and related services and resources provided were included in the director's remarks. Approximately 150 people attended the event.

***Resource Festivals*:**

Agency staff hosted and managed information booths at various resource fairs throughout the County. Staff members distributed fair housing brochures and related materials, described the work that the agency conducts and the services it provides, and answered questions from individuals who stopped by the resource table. A list of the resource fairs managed by OHREP staff is given below:

- **July 21, 2012: Hispanic Committee's Adelante Familias Festival 2012**. OHREP hosted a resource table and provided information and materials at the event.

- **September 8-9, 2012: Burke Festival 2012**. OHREP hosted a resource table at this two-day event. Approximately 50 persons stopped by the table and received information and materials about the services the agency provides.

- **September 22, 2012: Reston Multicultural Festival**. OHREP hosted a resource table at this event and provided information and handed out materials about the services and resources the agency offers. In addition, coloring pages and bookmarks promoting fair housing and diversity were made available to children attending the event. Approximately 100 persons stopped by the booth and received OHREP materials

- **September 29-30, 2012: Fall For Fairfax**. OHREP hosted a resource table at this two-day event. In addition to providing information and resource materials to Fairfax County residents attending the event, staff hosted a "Fair Housing" Playhouse for children to play in and to color. Coloring pages and bookmarks promoting fair housing and diversity were also distributed. Approximately 250 people visited the OHREP table.

- **September 30, 2012**: **Festival Panamerican**. OHREP's director represented the agency at this event.

- **October 13, 2012: Feria de la Salud**. OHREP hosted a resource table at this event. Approximately 200 persons were in attendance.

- **October 20, 2012: Chinese Health Fair**. OHREP hosted a resource table and gave an overview presentation on the services provided by the office to fair attendees.

- **November 14, 2012: Third Annual Falls Church Pyramid Resource Fair**. OHREP hosted a resource table at this event.

- **January 26, 2013: Chinese New Year Festival.** OHREP managed a resource table at the festival. Staff members distributed fair housing brochures and related materials, described the work that the agency conducts and the services it provides, and answered questions. Approximately 300 individuals attended the festival, a steady stream of whom stopped by the booth.

- **April 13, 2013**: **Culmore Community Day.** OHREP managed a resource table at the festival. Staff distributed agency materials, answered questions and described the role of the agency and services provided. Approximately 150 people attended the festival, a steady stream of whom stopped by the resource table for information and materials.

- **May 11, 2013: Celebrate Communications 2013:** OHREP managed a resource table at the festival. Staff distributed agency materials, answered questions and described the role of the agency and services provided. Approximately 200 people attended the event, a steady stream of whom stopped by the resource table for information and materials.

- **June 8, 2013: Feria de la Mujer (Women's Health Fair) Seven Corners, Northern VA.** OHREP staff hosted a resource table at the fair. Staff described the work that the agency conducts and the services it provides, answered questions and distributed informational materials about the agency to attendees. Approximately 200 people attended the fair, a steady stream of whom stopped by the OHREP resources table.

Brochures/Publications:

- **September 18, 2012: Housing and Community Services (HCS), City of Falls Church**. OHREP provided fair housing brochures (30-English, 15-Spanish, and 10-Vietnamese) for distribution to the Manager of HCS, who also serves as the liaison to the City's Human Services Advisory Council (HSAC).

- **September 20, 2012: Foro Comunitario (Community Forum).** A number of brochures were made available for attendees at this "Know Your Rights" Forum.

- **April 30, 2013: JEB Stuart High School.** Sixty brochures were provided to the parent liaison at the high school (20 copies of each brochure were provided in English, Spanish and Arabic).

- **April 30, 2013: Dar Al Hijrah Islamic Center.** Brochures were provided to a social worker with the Center (approximately 20 copies of each brochure were provided in English and Arabic).

- **June 19, 2013: Virginia Housing Development Authority (VHDA) Homebuyer Education Class.** OHREP provided a total of 160 of its fair housing brochures in various languages (50-English, 50-Spanish, 20-Chinese,

20-Vietnamese, and 20-Somali) to a representative of the Fairfax County Consumer Affairs Branch for distribution to individuals attending a VHDA Homebuyer Education class conducted that evening.

- **July 1, 2012-June 30, 2013: Equal Rights Center (ERC).** OHREP entered into a HUD funded Partnership Agreement with the Equal Rights Center to develop three fair housing publications for Fairfax County: A disability toolkit, "Fair Housing: Know Your Rights, Fairfax County Office of Human Rights and Equity Programs Reasonable Accommodations and Modifications Self-Advocacy Toolkit"; an informational sheet, "Fair Housing for People with Disabilities"; and a brochure "Harassment Free Housing It's Your Right". The publications are designed to educate and empower individuals about their fair housing rights, and to promote self-advocacy. One thousand copies of each publication were printed, all of which have been distributed by OHREP to a variety of county agencies, nonprofit groups and other organizations that work closely and interact with the communities and individuals who might benefit from the information. In addition, all of the publications are available for download on the agency's web site.

Media

- **July 1, 2012-May 14, 2013: Channel 16, the Fairfax County Government Cable TV station.** During this period, the station aired, on a regular basis, several programs designed to educate the public, housing providers, those seeking housing, real-estate professionals, housing counselors and others about fair housing laws and related issues. The programs, produced in collaboration with the agency, included the following: a public service announcement titled "The Human Rights Commission" describing the role of the agency, protected classes covered under fair housing laws, and how to file a complaint - shown four times a week; "Fair Housing for Seniors and Persons with Disabilities" - aired three times a week; "Know Your Rights "Vea Conozca Sus Derechos", an interview on fair housing issues conducted entirely in Spanish - shown four times a week; and "No Place Like Home: The Foreclosure Crisis and Predatory Loans" - aired three times a week. In addition to being shown on TV, the above programs are available on computer via live video streaming at air time. The programs are also available for viewing anytime with video on demand. In addition, these and other fair housing videos are featured and available to view on the agency's web site.

- **May 28, 2013: Rotary Times TV Program.** OHREP's director was interviewed for a segment on the Rotary Times TV Program. The enforcement role of the agency and the information and resources available were among the topics discussed. The show is shown several times a week in Fairfax.

- **June, 2013:** OHREP collaborated with Channel 16 to produce a short PSA on fair housing disability related issues. The program will be broadcast regularly and available for viewing anytime with video on demand and via the agency's web site.

Other Outreach Related Activities:

- **September 11, 2012: Fairfax County Fair Housing Taskforce.** The OHREP staff convened and attended a meeting of the Fairfax County Fair Housing Taskforce. Taskforce members include stakeholders from the housing industry, and representatives from community associations, nonprofit groups, the public sector, and the general public. The taskforce ensures that regular contact and working arrangements are created and maintained with those with an interest in fair housing, and provides a forum for discussion and clarification of the fair housing needs of various communities in the county. Twenty members attended the meeting.

- **December 4, 2012. Fairfax County Fair Housing Taskforce.** OHREP staff distributed and discussed the new HUD LGBT Fact Sheet on fair housing to members of the taskforce. A video "A Place to Call Home: Fair Housing for Persons with Disabilities" dealing with NIMBY (Not In My Back Yard) issues was shown at the meeting and plans to update the production and develop an accompanying brochure on NIMBY issues were discussed. A variety of other fair housing related issues, including strategies for expanding the agency's education and outreach efforts, were also discussed. Twenty-one members attended the meeting.

- **January 14, 2013: Fairfax Building for All Committee (BFAC) Meeting.** BFAC comprises a coalition of county agencies and groups that advocate for all homes in the County (renovations as well as new construction) to be comfortable, safe and convenient and that enhance the independence of residents of all ages, sizes and abilities. An OHREP staff member spoke before representatives for the group to briefly discuss fair housing design and construction requirements, to inform committee members about an upcoming workshop on accessibility requirements for new multi-family buildings under the Fair Housing Act the agency was organizing in collaboration with the Equal Rights Center, and to petition the group to help to promote the workshop to interested parties through their networks.

- **February 27, 2013: Fairfax County Fair Housing Taskforce.** OHREP staff facilitated and attended the meeting. A number of fair housing and related issues were discussed, including how to more effectively work together to address impediments to providing housing for the homeless and people with disabilities, raise awareness about affordable housing issues affecting different populations, and support legislative efforts to expand coverage of fair housing laws to include source of income and sexual orientation as protected classes. At the meeting, taskforce members were also provided with a press release and copy of a final rule issued by HUD on February 8, 2013 "24 CFR Part 100 Implementation of the Fair Housing Act's Discriminatory Effects Standard; Final Rule" formalizing the national standard for determining whether a housing practice violates the Fair Housing Act as the result of a discriminatory effect. Information on how to access "Paths to Homeownership for Low-Income and Minority Households," an article published in the fall 2012 issue of Evidence Matters, a HUD publication, also was referenced. Twenty-six individuals attended the meeting.

- **March 19, 2013: Fair Housing Month Proclamation.** The Fairfax County Board of Supervisors issued a proclamation acknowledging April 11, 2013 as

the 45th anniversary of the Fair Housing Act, and proclaiming April, 2013 as Fair Housing Month in Fairfax County. The Chair of the Fairfax County Human Rights Commission attended, along with a fellow Commissioner, and took the opportunity on behalf of the Commission and Office of Human Rights and Equity Programs to honor and thank individuals and others working in the community on fair housing and related issues for their contributions. OHREP's director also attended along with staff and others working on housing issues in the county.

- **March 19, 2013: Culmore Partners Meeting.** OHREP staff attended a meeting of the Culmore Partners. The topic of the meeting was child protective services. The role that unemployment and a lack of housing can play in contributing to abuse in the home was raised. OHREP staff encouraged staff members from protective services and other agencies aware of situations in which clients have experienced housing discrimination to contact the agency. Thirty-five general OHREP brochures were distributed describing the role of the agency and the services provided. Twenty-five Spanish language fair housing brochures were also distributed. Approximately 25 people representing various social service agencies and the community attended the meeting.

- **April 1-5, 2013: Fair Housing Display.** Agency staff exhibited a fair housing display with materials for distribution during the work week in the main lobby of the Fairfax County Government Center. The display featured fair housing posters, brochures, pens and other materials related to fair housing issues, over 500 of which were disseminated to visitors. The display is designed to provide information about fair housing and to promote the fair housing services the agency provides. The display is viewed by employees and visitors to the Government Center, including employees from a wide range of agencies, county residents and other visitors to government agencies located in the building (government officials, employees at various agencies, their clients, and the public).

- **April 2013: Fair Housing Month Art/Poster and Essay Contest.** The Fairfax County Student Human Rights Commission (SHRC) sponsored a Fair Housing Art/Poster and Essay Contest for high school students in Fairfax County. OHREP staff worked closely with students on the SHRC who promoted the contest at various high schools throughout the county. Both winners were honored at the agency's fair housing month event. Framed copies of the winning entries were presented to the keynote speaker, Jane C.W. Vincent, Regional Administrator for the Mid-Atlantic Region, U.S. Department of Housing and Urban Development; and Christine Todd, CEO, Northern Virginia Association of Realtors (NVAR).

- **May 13, 2013: The Human Rights Commission (HRC) Annual Awards Ceremony.** The HRC held its 35th annual Human Rights Awards Ceremony. The event celebrates the diversity of Fairfax County and the Commission's and the agency's efforts to make the area a home for all people. Joan Trumpauer Mulholland was the featured speaker. Ms. Mulholland, who lives in Virginia, participated in the 1961 Freedom Rides; was one of the first whites to integrate Tougaloo College in Jackson, Mississippi; participated in the May 1963 sit-in at the Woolworth's lunch counter in downtown Jackson, Mississippi; and was a Freedom Summer organizer in 1964. Conrad Egan,

Co-Chair, Affordable Housing Advisory Committee, was awarded the Virginia Peters Housing Award for his many years of work and volunteer service in support of housing as a basic human right for all Americans, activities on behalf of fair housing, and efforts to expand housing opportunities to those historically underserved. Other awardees included Erica Brouillette for her work and volunteerism in support of the rights of the mentally challenged and the poor; and Crisis Link, a provider of crisis prevention and intervention services to individuals facing serious life challenges. Approximately 80 people attended the event.

- **May 21, 2013: Student Human Rights Commission (SHRC).** The SHRC hosted a Holocaust Survivor Guest Speaker Presentation at which two holocaust survivors shared their stories. The event was open to high school students throughout Fairfax County. Approximately 30 persons attended the event.

- **June 11, 2013: Latino Connection Luncheon.** OHREP's director attended the luncheon and networked with service providers who serve the Latino community.

- **June 11, 2013: Northern Virginia Family Service.** OHREP staff met with a coordinator at the Northern Virginia Family Service, a private nonprofit service organization, to discuss the various resources and services OHREP provides. The agency's role in fair housing enforcement and its related education and outreach services were among the topics discussed.

- **During FY 2013:** Fairfax County Department of Housing and Community Development (HCD) staff participated in an intra/interagency task force to develop a web site to make easier the search for housing that meets specific needs of persons with disabilities.

Fair Housing Training Opportunities, Conferences, and Meetings Attended:

- **July 30, 2012: "Amplifying Fair Housing in Your Community: Participating in the Analysis of Impediments to Fair Housing Choice Process."** OHREP's division director, fair housing complaint supervisor, and fair housing coordinator attended the above Webinar offered by the National Fair Housing Alliance (NFHA).

- **September 7-8, 2012: "From Foreclosure to Fair Lending: Advocacy, Organizing, and the Pursuit of Equitable Access to Credit," John Marshall Law School.** Presentations were delivered by several leading experts on fair lending issues. The Assistant Secretary for Fair Housing and Equal Opportunity (FHEO) at HUD gave the keynote address. OHREP's fair housing coordinator attended the program.

- **September 10, 2012: "Promoting Diverse Communities and Communicating Fair Housing," National Fair Housing Alliance.** The Webinar discussed strategies for framing fair housing issues to engage allies

and decision-makers about the importance of fair housing. OHREP's division director, fair housing complaint supervisor, and fair housing coordinator attended the Webinar.

- **October 14, 2012: Tester Training, Equal Rights Center (ERC).** OHREP staff facilitated and attended a tester-training session conducted by ERC. The agency's fair housing complaint supervisor and fair housing coordinator attended the training. Sixteen (16) potential testers also attended the session.

- **October 17, 2012: "*BASIC HAMP: Obtaining a Making Home Affordable Loan Modification,*" *National Fair Housing Alliance (NFHA).*** The Webinar, part of a series of Webinars offered by NFHA, covered HAMP Basics and the application of fair lending laws to loan servicing. The discussion included an overview of the federal Fair Housing Act and the Equal Credit Opportunity Act in regards to loan servicing, how to identify HAMP participating servicers and determine the borrower's baseline eligibility for review, and the importance of identifying the investor and determining the current fair market value of the property. OHREP's division director, fair housing complaint supervisor, and fair housing coordinator attended the above Fair Lending Webinar.

- **February 22, 2013: Fair Housing Update Training.** HCD Public Housing staff attended the annual Fair Housing update training.

- **March 20-21, 2013: "Supporting Inclusive Communities through Fair Housing Planning," National Community Reinvestment Coalition (NCRC) Symposium and Annual Conference.** The symposium, offered in conjunction with NCRC's annual conference, covered the obligations that all recipients of HUD funding have to understand and fulfill requirements to affirmatively further fair housing, and promote inclusive communities and equal housing opportunity. OHREP staff attended two other sessions offered as part of NCRC's annual conference. The first session, "Combating Redlining and Reverse Redlining: A Primer" included information about the origins of and impact redlining and reverse redline have on communities, suggestions on how to prevent residents from becoming targets, and ways to help victims. The discussion involved a review of the Community Reinvestment Act and Fair Housing Act protections, enforcement strategies, relevant legal cases and best practice initiatives. The second session, "How Special Needs Housing Is Driving Community Development" included information, strategies and resources to provide special needs housing for older adults, people with disabilities, veterans and ex-offenders. The OHREP fair housing complaint supervisor and fair housing coordinator attended the symposium and conference.

- **April 2, 2012: Fair Housing Accessibility First Training: Baltimore Neighborhoods, Inc. & HUD.** The training covered a variety of issues related to accessibility and modification requirements for multi-family housing (requirements, enforcement, accommodations and modifications). The full-day training was substantive, specific and practical, and the accompanying

materials helpful for others in the agency. OHREP's division director attended the training.

- **April 12, 2013: Symposium: Fair Housing Law Matters, University of Maryland Francis King Carey School of Law.** The symposium featured nationally recognized experts addressing a variety of emerging and current fair housing topics. Panelists included academics currently immersed in the analysis of the socio-economic patterns affecting housing opportunity in the Baltimore Region, advocates fighting to increase housing opportunity, and enforcers of fair housing law. Topics covered included: The FHA Requirements to "Affirmatively Further Fair Housing"; Current Legal Developments in Fair Housing Law; Furthering Fair Housing in the Region: Regional Cooperation in Fair Housing; Fair Housing Enforcement; Furthering Fair Housing in the Region: Fostering Sustainable Inclusive Communities; and Fair Housing and Assistance Animals. David Rusk, a noted urban policy consultant and author of Baltimore Unbound and Cities without Suburbs, gave the keynote luncheon address. The OHREP fair housing complaint supervisor and fair housing coordinator attended the symposium.

- **April 18, 2013: Fair Housing Symposium – Laying the Blueprint for Advocacy, Equal Rights Center, D.C Office of Human Rights, and D.C. Department of Housing and Community Development**. The symposium included a plenary session, two breakout sessions and a neighborhood tour. The program also included a video, "What is Fair Housing". The plenary, "Blueprint for Fair Housing Advocacy", included a discussion of what fair housing encompasses and how a lack of fair housing can impact the quality of life for individuals, families and communities. One of the breakout sessions "Framework for Fair Housing", explored policy issues and laws that govern fair housing. A second session, "Fair Housing Toolbox", provided tools and strategies to help apply fair housing education and combat housing discrimination. The neighborhood tour, "A Window into the Mt. Vernon Neighborhood", was designed to show the real effects of fair housing on a neighborhood that has undergone many transitions. The conference featured a number of prominent speakers, including the Assistant Secretary of Fair Housing and Equal Opportunity at HUD, and the Mayor of the District of Columbia. The OHREP director, fair housing complaint supervisor and an investigator attended the program.

- **May 15, 2013: Updated Fair Housing and Refresher Training.** HCD staff from the Rental Services Division attended updated Fair Housing and refresher training regarding Section 504 and reasonable accommodations.

- **June 6-7, 2013: National Fair Housing Training Academy (NFHTA).** OHREP staff attended a week-long fair housing training course offered by NFHTA. The course, the first of five week-long courses, included the following sessions: Fair Housing Law and Ethics, Effective Fair Housing Intake, Critical Thinking and Investigation including Interviewing Techniques. Five OHREP investigators attended the course.

- **June 23-25, 2013: National Fair Housing Alliance 2013 National Conference.** The OHREP fair housing coordinator attended the conference.

Among the topics included were sessions highlighting recent key fair housing cases; fair lending and access to credit strategies for promoting inclusive communities; fair housing enforcement by the U.S. Department of Justice, U.S. Department of Housing and Urban Development, and the Consumer Financial Protection Bureau; and the intersection of fair housing and key civil rights issues.

Requests for Information:

- **July 1, 2012-June 30, 2013:** Throughout the period, staff members responded on a regular basis to a number of calls and requests for information on a variety of topics related to fair housing laws and associated issues.

HOME

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

Fairfax County received $1,418,376 for projects during the FY 2013 reporting period. All of the HOME projects and activities address the Consolidated Plan goal of increasing or preserving the county's stock of affordable housing units. HOME funds have been instrumental in meeting the county's goals with regard to providing direct affordable housing assistance to low-income homebuyers and tenants, including elderly, disabled and homeless households. Further details are available under Table 1 – 3 on pp. 12-23, above.

2. HOME Match Report.
   a. Use HOME Match Report HUD-40107-A to report on match contributions for the period covered by the Consolidated Plan program year.

See Attachment II, HOME Match Report

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

See Attachment III.

4. Assessments

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

Housing that is constructed or rehabilitated with HOME funds must meet all applicable local codes, rehabilitation standards, and ordinances at the time of project completion. Annual, biennial and triennial inspections of HOME-assisted rental housing are conducted based on number of units in the specific project 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.

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.

The following HOME-assisted properties were inspected and tenant files reviewed in FY 2013:

Morris Glen
Gum Spring Glen
Herndon Harbor House
Orrington Court
Willow Oaks

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

Vacant rental units are marketed in accordance with a written affirmative marketing plan.

c. Describe outreach to minority and women owned businesses.

Minority and women-owned businesses are encouraged to participate in HOME projects. A Small, Minority and Women-Owned 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-owned subcontractors through advertising to increase the likelihood of participation by minority and women-owned businesses in the available contracts.

Fairfax County holds monthly meetings for the public called Selling to Fairfax County: http://www.fairfaxcounty.gov/dpsm/osb/workshop.htm. During the workshops Department of Purchasing & Supply Management staff spend a considerable amount of time addressing the certification process MBE/WMBE. The county web site includes a link to additional resources for minority and women owned businesses: http://www.fairfaxcounty.gov/business/services/.

The Small Business Commission (SBC) was created by the Fairfax County Board of Supervisors to advise and assist the Board, County Executive, and county purchasing agent on any matter that will enhance the capability of small, minority and women-owned businesses, and those owned by service-disabled veterans, to succeed. Fairfax County holds a vendor forum annually (in which the Department of Housing and Community Development participates) which includes workshops related to small and minority and women-owned businesses. The 2013 Vendor Forum is scheduled for September 26, 2013.

Fairfax County also has a Supplier Diversity program which assists small and minority and women-owned businesses. Supplier diversity is the **proactive** business **process** of **sourcing** products and services from diverse business owners. These processes promote the inclusion of diverse suppliers into the supply chain to develop new sources

of supply for all types of products and services. It is a **key business strategy** and a **sustainable** process.

Attachment IV relates to the results of Fairfax County's affirmative marketing actions to Minority and Women Business Enterprises. The most recent document available is the report for County Fiscal Year 2011, excerpts of which are attached. It shows total dollars spent by the county in that fiscal year and shows figures for amounts spent by small, women-owned, and minority-owned enterprises.

SECTION III – HOMELESS

Homeless Needs

1. Identify actions taken to address needs of homeless persons.

In February 2007, the Fairfax County Board of Supervisors endorsed the Blueprint for Success: Strategic Directions for the Plan to Prevent and End Homelessness in the Fairfax-Falls Church Community. This strategic road map was created by the Planning Committee to End Homelessness, in partnership with the cities of Fairfax and Falls Church, local government agencies, nonprofit organizations, faith-based communities and businesses.

In April 2007, the Board of Supervisors appointed a 95-member Implementation Committee to develop the Plan to Prevent and End Homelessness based on the strategies outlined in the Blueprint for Success. The Implementation Committee included representatives from housing development organizations, business and financial institutions, health care and mental health providers, faith-based communities, employment services, nonprofit service providers and public agencies – the broad range of community partners that prevent and end homelessness. On March 31, 2008, the Board of Supervisors officially adopted the plan.

The Fairfax-Falls Church community adopted a new approach to ending homelessness, called Housing First. What makes this approach different from traditional emergency shelter or transitional models is that people who are homeless are placed into permanent housing. Once in housing, people receive services according to their needs. Receiving these services is voluntary. They are provided by community-based Housing Opportunity Support Teams (HOST). These teams maintain contact with people who are placed into housing, even if they are not receiving services, to make sure that everything is going smoothly for the resident and the neighborhood.

Preserving and increasing the supply of affordable, permanent housing resources is necessary to implement the Housing First approach. This involves working with landlords; dedicating some housing resources, such as assistance with rent, to individuals who are homeless; developing new housing types, such as small efficiency apartments; and increasing the supply of housing targeted to people with special needs. Changes also will need to be made to land use, zoning and tax incentive policies.

Ending homelessness is also one of the four goals identified in the Fairfax County Blueprint for Affordable Housing as adopted by the Fairfax County Board of Supervisors in 2010. This Blueprint identifies the need for the creation of 2,650 additional units of

permanent housing for homeless individuals and families over ten years. The Blueprint targets the use of existing resources, such as Housing Choice and Family Unification Vouchers, as well as newly created resources, such as the locally-funded Bridging Affordability Program, towards the goal of ending homelessness.

Homelessness prevention is also high priority in the Ten Year Plan. In FY 2013 community partners redesigned the intake system for homeless services to ensure more effective and efficient homelessness prevention and shelter diversion. A fifteen-year old wait list for shelter was eliminated in the redesign process. Prior to the redesign, all individuals in need of homeless assistance were placed on a wait list for shelter, which would typically require four months of waiting before being served or sheltered. Under the redesigned system, literally homeless families were ensured to receive immediate access to emergency shelter from where they would be rapidly re-housed and families who were at risk of homelessness would receive housing relocation and stabilization services and rental assistance. These activities were initially supported with the Stimulus-funded Homelessness Prevention and Rapid Re-Housing Program (HPRP) but were ultimately replaced with a combination of federal Emergency Solutions Grant (ESG) and local dollars.

While emergency shelters remain an important component of homeless assistance the change in priorities for homeless services in the Fairfax-Falls Church community has meant that the new ESG funds have been entirely dedicated to homelessness prevention and rapid re-housing services. Emergency shelters are therefore funded entirely from local county dollars, along with the funds raised by nonprofit organizations operating the facilities. All of the shelters are now acting under the Housing First philosophy and working to rapidly re-house every individual or family residing in their facility. Shelter staff has been trained to facilitate residents' return to housing stability as quickly as possible and new resources have been used to facilitate the process through financial and rental assistance. Some shelter programs have been substantially redesigned to look and work in new ways. The Mondloch II single-site family shelter was converted to scattered-site units where literally homeless families are sheltered in regular apartments located in the general community. The new shelter units are conducive to teaching homeless families basic life skills around housing stability in an environment that is more similar to what they will experience once returning to more stable housing.

As per the Ten Year Plan, the community partnership has also moved forward with converting traditional transitional housing programs into new permanent supportive housing programs. Two years ago the Continuum of Care (COC)-funded RISE program was converted from transitional to permanent supportive housing. In FY 2013 planning has proceeded in converting another COC-funded program, CHRP, from transitional to permanent supportive housing. Local nonprofit service providers have also converted transitional housing units into permanent ones in an effort to meet the Ten Year Plan and Blueprint goals. These new permanent units provide new housing opportunities for families who have been chronically homeless and in need of intense supportive services. It is anticipated that additional transitional housing units will be converted in future years to provide additional permanent supportive housing opportunities, while a limited number of transitional housing units will be maintained for special populations where appropriate.

The creation and preservation of affordable, permanent housing opportunities for homeless individuals and families is an essential part of the Ten Year Plan and Housing

Blueprint. Mainstream resources, such as public housing and Housing Choice Vouchers, are being utilized where possible and new specially-designated homeless programs are being developed when possible. Nonprofit partner organizations have applied for, and been awarded, special bonus projects through the COC grant process in recent years with a focus on serving chronically homeless individuals. In addition, new properties are being constructed by Fairfax County government to create permanent supportive housing opportunities for chronically homeless individuals and families. In FY 2013 specifically, the partnership has planned for, contracted and nearly finished construction on "Mondloch Place", a new permanent supportive housing residential studio property for 19 individuals in the southern part of the county. "Kate's Place", six units of permanent supportive housing for families with children, is expected to begin construction within the next year.

The Fairfax-Falls Church community partnership has also joined the national, Community Solutions-led "100k Homes" campaign to house 100,000 chronically homeless, vulnerable individuals. In February 2013 the partnership held the community's first ever "Registry Week". Over 200 volunteers administered a Vulnerability Index survey to over 460 of the most chronically homeless individuals while out on the streets, in the woods and in the shelters in the early morning hours. A total of 157 individuals were identified as "vulnerable", or at high risk of mortality, while homeless and having specific health conditions. These vulnerable individuals are now being prioritized for new housing opportunities and supportive services created through the partnership.

One important component of the homeless assistance system is the HUD funded programs. In FY 2013 the Fairfax County CoC was successful in obtaining funding for all 27 renewal projects requested in the 2012 CoC Program competition for a total of $6,265,823. The projects include transitional and permanent supportive housing for both families and singles as well as one Safe Haven for vulnerable singles with a severe mental illness.

2. Identify actions to help homeless persons make the transition to permanent housing and independent living.

The Housing Opportunity Support Teams (HOST), which started in FY 2010 using the Homelessness Prevention and Rapid Re-Housing Program (HPRP) funding under the American Recovery and Reinvestment Act, were continued in FY 2011, FY 2012, and FY 2013. Four community case manager positions were established to prevent individuals and families from becoming homeless and to continue to work with clients following placement in permanent housing to ensure that stability is maintained and any issues that arise are resolved. Two additional case managers were added using other grant funds. In addition, the Housing Locator network became fully operational to work with homeless clients to more rapidly locate and obtain adequate affordable housing. The coordination of this program and development of a housing locator network was also supported with HPRP funding. Use of housing locators contributes to decreased length of stay in the county's homeless services programs.

The allocation of new resources under the Emergency Solutions Grant, which replaced the old Emergency Shelter Grant program, provided an opportunity to enhance the community case management capacity. All of the new ESG program resources are allocated to prevention and rapid re-housing assistance. This change was incorporated into the FY 2013 One-Year Action Plan.

The Fairfax-Falls Church Partnership to Prevent and End Homelessness has made significant steps forward in shortening the period of time that individuals and families experience homelessness. Homelessness prevention efforts have diverted many individuals and families, who would have become homeless in the past, from shelter and helped them remain in stable housing through direct financial assistance, community case management, housing location and landlord mediation services. Individuals and families who do become homeless are placed on a track to return to permanent housing as quickly as possible. The great majority of homeless individuals and families receive rapid re-housing services in shelter with housing relocation and stabilization services. Those homeless individuals and families who are not determined to be appropriate for rapid re-housing are prioritized to more appropriate housing opportunities, such as supportive housing. Another important effort to shorten the length of homelessness in the Fairfax-Falls Church community has been the conversion of traditional two-year transitional housing programs to permanent housing. Multiple transitional programs have made this conversion in the past few years therefore ensuring that more homeless families had access to permanent housing opportunities in a shorter amount of time. In addition, some transitional housing program funds have been reallocated to other community needs.

The Fairfax-Falls Church Partnership to Prevent and End Homelessness has taken numerous steps to facilitate access for homeless individuals and families to affordable housing units. The partnership has established a county-wide housing locator program that has created new successful partnerships with private property owners and opened the doors to new housing options. Federal, state and local funding has been directed to provide more short- and medium term rental assistance to homeless individuals and families. The partnership has also become more coordinated in the referrals of homeless individuals and families. Access, assessment and assignment have become more streamlined and consistent in its implementation across the community. Designated housing units and local preferences for homeless households have been established for federal resources, as well as local resources.

The HOST model, referred to above, promotes homelessness prevention, as well as housing retention for formerly homeless individuals and families. In each of the four human service regions there are locally-based HOST teams of homeless service providers, centering on a community case manager and housing locator. These teams provide both prevention and rehousing services. For individuals and families making the transition from homelessness to housing, the HOST teams connect them to mainstream community resources that will provide support while they remain in housing. However, for those individuals and families who do experience a housing crisis again, they will call a centralized, telephone-based information and referral hotline for help. In such cases the same local HOST team is then mobilized again to provide the appropriate intervention to prevent that individual's or family's return to homelessness.

3. Identify new Federal resources obtained from Homeless SuperNOFA

The Fairfax-Falls Church CoC 2012 collaborative application included a proposal for a new permanent supportive housing program in the amount of $287,359. On July 31, 2013 HUD announced the awards for new projects, of which this was one. This grant will fund housing and supportive services for 18 formerly chronically homeless single adults in scattered site apartments. The plan is for all of these new tenants to come from the 100,000 Homes Fairfax campaign's vulnerability registry. In addition, a proposal in the

amount of $34,510 for funding to assist the CoC with implementation of the HEARTH Act regulations was also funded.

Specific Homeless Prevention Elements

1. Identify actions taken to prevent homelessness.

Homelessness prevention is a high priority in the Fairfax-Falls Church community's Ten Year Plan. Coordinated intake and assessment systems have been enhanced to ensure that families in need of assistance are assigned to the most appropriate programs. As a result of these efforts the number of literally homeless families has declined and more families are receiving homelessness prevention services in a more efficient manner. Community Case Managers coordinate the use of financial and rental assistance provided through the use of ESG funds and supplemented by local dollars to help many households at risk of homelessness sustain stable housing.

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

- Construction of six units of transitional rental housing for homeless families (in progress);
- The provision of tenant-based rental assistance (TBRA) to homeless families participating in a self-sufficiency program and to other homeless households; and
- The initiation of a joint effort between the FCRHA and the CSB to increase the availability of affordable group homes for the homeless and persons with disabilities, through the acquisition of housing units.

The Fairfax-Falls Church Partnership to Prevent and End Homelessness' Housing Opportunity Support Team (HOST) model promotes homelessness prevention. Discharge policies from public institutions are in place to ensure appropriate housing placements at discharge. For the most part they are successful; but if not our homeless services system responds in an appropriate manner. The regionally-based HOST team is centered on primary homeless service providers, a community case manager and housing locator, and then enhanced by additional service providers when appropriate. In cases where an individual is discharged from an institution or system of care, service providers from that institution or system are then brought onboard to assist. For example, individuals who have been discharged from a mental health institution will often receive assistance from a HOST team consisting of a community case manager, housing locator, and local Community Services Board outreach work or member of an Intensive Community Treatment Team. Individuals discharged from a criminal justice institution will also be assisted by local nonprofits that specialize in creating employment and housing opportunities for ex-offenders. Those individuals exiting a hospital or other physical healthcare setting may be assisted by the HOST team enhanced by a nurse from the Homeless Healthcare Program or a social worker in one of the local, private hospitals. In every scenario the focus of the intervention from the HOST team's perspective is to either prevent the individual's homelessness or return them to housing stability as quickly as possible.

As mentioned above, the HOST model is essential to the Fairfax-Falls Church community in terms of providing homelessness prevention and rapid re-housing services. The regionally-based HOST teams are an integrated part of the larger human services support network of public and private agencies that address housing, health, social services, employment, education and youth needs. Many nonprofit agencies that provide community-based services are also employers of the primary members of the local HOST team. When one of their clients experiences a housing crisis then they are connected to the local team expeditiously. Individuals or families experiencing a housing crisis are also connected to regionally-based HOST teams via a centralized, coordinated services planning team of social workers employed by local government.

Emergency Solutions 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).

As of FY 2013 Emergency Solutions Grant (ESG) funds are no longer used to support emergency shelters. Instead, all of the funds are being used to support housing relocation and stabilization services, as well as rental assistance.

Emergency shelter services remain an important component of homeless assistance programming. 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 Neighborhood and Community Services/Coordinated Services Planning (CSP). CSP conducts an initial assessment and, if appropriate, refers the family to one of four 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.

Through its nonprofit partners, Fairfax County operates six full-service 24-hour emergency shelters for homeless single adults and families with children. One family shelter has recently converted from a facility-based program to an apartment based program. An additional shelter is available through a nonprofit with county support for victims of domestic violence, and another nonprofit used private funding to provide additional shelter space for families and single women fleeing domestic abuse. During the months of November through March under a Winter Seasonal/Hypothermia Prevention Program, additional shelter beds are made available to single adults and are provided through nonprofit, faith community and local government partnership without use of ESG funding.

Emergency shelter programming includes assessment, comprehensive case management and housing location services to assist homeless households in returning to housing stability as quickly as possible. Additional support services often include employment and training services, mental health and substance abuse services, financial management and life skills education, specialized services for children, medical care, and transportation.

Homeless families and individuals with specific needs that cannot be resolved in short shelter stays are sometimes referred to transitional housing programs for more intensive, specialized services. Special populations that commonly access transitional housing services include families fleeing domestic abuse and recent immigrants such as refugees and asylees. Both populations have particular service needs, focused on addressing unique safety and long-term self-sufficiency challenges that have been shown to be served effectively in some transitional programs.

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.

Emergency Solutions Grant (ESG) funds were utilized by Fairfax County in FY 2013 to provide rapid re-housing and homelessness prevention assistance via housing relocation and stabilization services and rental assistance as established in the Consolidated Plan. ESG funds have been an important resource in furthering the homeless planning strategy as outlined in the Fairfax-Falls Church community's Ten Year Plan to Prevent and End Homelessness.

The use of ESG funds has been a significant component in reducing the number of literally homeless families and individuals in the community. The numbers in the annual point in time count of homeless persons in the community indicates the success in this effort. The 2013 point in time count shows that the number of persons who were literally homeless in the Fairfax-Falls Church community decreased by twelve percent compared to the 2012 count. Overall the number of persons counted as homeless on that day decreased by 184 people, from 1,534 in 2012 to 1,350 in 2013. Since 2007 there has been a twenty-six percent reduction in the number of people counted as homeless, from 1,813 people in 2007 to 1,350 in 2013.

   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.

The reduction in the number of homeless people in the Fairfax-Falls Church community has been significantly assisted with ESG funds in the areas of shelter operations in previous fiscal years, and in FY 2013 (July 1, 2012 – June 30, 2013) the ESG funds provided the majority of support for homelessness prevention and rapid re-housing assistance in the form of financial assistance and rental assistance.

In FY 2013 ESG funds specifically assisted 110 households move quickly from homelessness to permanent housing and achieve stability. A total of $26,122 was spent in FY 2013 for rapid re-housing services with $19,885 for housing relocation and stabilization services in the form of financial assistance and $6,237 for ESG tenant-based rental assistance.

ESG funds also assisted 63 households so they could remain in permanent housing and avoid homelessness. A total of $20,965 was spent in FY 2013 for homelessness

prevention services with $6,574 for housing relocation and stabilization services in the form of financial assistance and $14,391 for ESG tenant-based rental assistance.

It is expected that the full amount of the ESG funds will be expended within the 24 months allowed by the regulations.

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.

Emergency Solutions Grant (ESG) matching funds come from Fairfax County's General Fund appropriations. In FY 2013 (July 1, 2012 – June 30, 2013), $47,087 in local funding was expended on housing relocation and stabilization services and rental assistance for the dollar for dollar match of expended ESG funds in the project.

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.

N/A

5. Activity and Beneficiary Data
   a. Include the number of persons assisted, the types of assistance provided, and the project or program outcome data measured under the performance standards developed in consultation with the Continuum(s) of Care.
   b. Completion of ESG Program Performance reports showing ESGP expenditures by type of activity. Also describe any problems in collecting, reporting, and evaluating the reliability of this information.

See Attachment XI – Emergency Solutions Grant Activity and Beneficiary Data

6. Chronic Homelessness
   a. Describe action steps taken to address chronic homelessness.

Chronically homeless individuals are a highly prioritized subpopulation. As mentioned in Section III-1 above, the partnership has recently joined the national 100k Homes campaign to house the most chronically homeless and vulnerable individuals. As a result of the community's first-ever Registry Week, 157 individuals have been identified as vulnerable, or at high risk of mortality, with many of them being chronically homeless. New housing and homeless resources, such as the new ESG funds are being prioritized to this population to assist them in moving to stable housing as quickly as possible.

7. Homeless Discharge Coordination
   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.

a. Explain how your government is instituting a homeless discharge coordination policy, and how ESG homeless prevention funds are being used in this effort.

Fairfax County Homeless Discharge Policies

The Fairfax-Falls Church Community Services Board (CSB) abides by the Commonwealth of Virginia State Psychiatric Discharge Planning Protocol. CSB's specific discharge policies and procedures have been developed to support appropriate and safe community re-entry. Discharge planning services are provided by the Discharge Planning team which is part of the Intensive Community Services Division.

Discharge planners provide services to individuals who are hospitalized in state-funded psychiatric hospitals in the Commonwealth of Virginia, Local Inpatient Purchase of Services (LIPOS) state-funded private bed purchase program and the Adult Detention Center (ADC). The discharge planning team works in collaboration with individuals and other treatment providers to develop a comprehensive recovery-focused plan of care upon discharge. Forensic discharge planning services are provided to individuals hospitalized at a state facility from the ADC. Limited case management services are provided to individuals who require community partnering to link with services post discharge.

The Jail Diversion program provides pre- and post-booking diversion services to individuals with serious mental illness and co-occurring disorders who interface with the criminal justice system. The services include intensive case management, mental health support, psychiatric and medication management as well as linkage to other services. The program has and continued to show a marked reduction in re-incarceration and hospitalization for individuals who fully utilize the services offered.

The ICTT (Intensive Community Treatment Team) provides community-based services to homeless individuals with serious mental illness and co-occurring disorders. The team's goal is to work collaboratively with the individual to develop, implement and achieve goals that are meaningful and important, working with the family and the community support network to maximize success. This model decreases the number of hospitalizations and provides community support while improving stabilization. These services also extend to continue support after placement in housing.

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

State guidelines are also followed for individuals being discharged from foster care. In accordance with State policy, all foster care youth, age 16 and older, have a transitional independent living plan which describes the services that will be provided to prepare and

assist youth in transitioning from foster care to independence. Foster Care social workers support and encourage youth to participate in their transitional independence plan and take responsibility for achieving independence, with a designated Independent Living Coordinator to implement independent living services and initiatives. At age 18, when foster care youth legally become adults, they are strongly encouraged to remain in foster care placement and to continue to receive services that will help them become self-sufficient.

While Fairfax County does not have any publicly-funded hospitals, the Health Department works with private and nonprofit medical facilities to prevent people from being discharged into homelessness. A medically fragile respite program has been established to provide respite care not to exceed 30 days to homeless individuals in need of acute medical care. The medical respite program is limited by the number of beds available – four beds for male patients and one additional bed for females and one for families. The Health Department developed a Homeless Services Resource Guide which was distributed by hospital representatives to case management and discharge planning staff. The guide is intended to provide staff with supplemental information in order to make appropriate discharge planning decisions. In the past the Health Department coordinated, with other county agencies, an annual training to provide updates to hospital case managers and discharge planners regarding homeless resources, and plans to reinstitute this training in the future. The overall medical, mental health and corrections discharge planning process is being evaluated and streamlined and incorporated into the county's 10 Year Plan to End Homelessness. Individuals being discharged from a hospital, mental health facility or jail will be connected with the community-based Housing Opportunities Support Teams (HOST) that have been established and will provide and/or coordinate pertinent housing and support services for persons who are homeless or at risk of becoming homeless.

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

8. Required ESG Supplemental Information

Per HUD instructions, the following additional information also appears as a separate document in Attachment XXII.

a. Persons Assisted Data for Street Outreach Component

N/A. No ESG funds were used for the Street Outreach Component.

b. ESG recipients are required to report their project or program outcomes data measured under the performance standards developed in consultation with the CoC(s).

The following table contains program performance numbers for the county's ESG-funded projects.

Activity	Number of Persons in Households Served by ESG-funded Programs	Households Served by ESG-funded Programs	Pct. Exiting to Permanent Destinations
Rapid Re-housing (Total)	**117**	**50**	**100%**
Housing Relocation and Stabilization Services	117	50	
EST Tenant Based Rental Assistance	69	32	
Prevention (Total)	**74**	**25**	**78%**
Housing Relocation and Stabilization Services	74	25	
EST Tenant Based Rental Assistance	66	24	

Many households received both Financial and Rental Assistance.
Percent is Percentage of Households exiting the program which exited to Permanent Housing.

c. To the extent that this information is available, recipients are required to report on the racial and ethnic status of families assisted by ESG. Racial and ethnic data are captured in screen CR-10 for the ESG, CDBG, HOME, and HOPWA programs.

The following is the racial and ethnic status of families assisted by ESG.

		ESG Prevention	ESG Rapid Rehousing	Grand Total
Primary Race				
	Asian (HUD)		6	6
	Black or African American (HUD)	48	88	136
	White (HUD)	26	23	49
	Grand Total	74	117	191
Ethnicity				
	Don't Know (HUD)	1		1
	Hispanic/Latino (HUD)	16	11	27
	Non-Hispanic/Non-Latino (HUD)	57	106	163
	Grand Total	74	117	191

SECTION IV – COMMUNITY DEVELOPMENT

1. Assessment of Relationship of CDBG Funds to Goals and Objectives
   a. Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.
   b. Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.
   c. Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.

CDBG Priorities, Goals and Beneficiaries, FY 2013

Funding priorities for the FY 2012 – 2013 CCFP funding process were organized according to four outcome areas which related to the priorities, needs, goals and specific objectives identified in the Consolidated Plan. All CDBG-funded activities benefited low and low/moderate income persons. The outcome area funding priorities were Prevention, Crisis Intervention, Self-Sufficiency and Ongoing Assistance for Independent Living.

The ***Prevention*** outcome was designed to help families and individuals remain independent by providing the tools and resources necessary to prevent future and ongoing dependence. In FY 2013, the following nonprofit targeted public service project was funded under the ***Prevention*** priority area:

ORGANIZATION	PROJECT TITLE	CDBG FUNDING
Wesley Housing Development Corporation	Building for the Future	$65,000

The ***Crisis Intervention*** outcome area assisted individuals and families in crisis in receiving sufficient help to overcome short-term problems and move quickly back to independence. In FY 2013, the following nonprofit targeted public service project was funded under the ***Crisis Intervention*** priority area:

ORGANIZATION	PROJECT TITLE	CDBG FUNDING
Good Shepherd Housing and Family Services, Inc. S	Emergency Services – Keeping Families at Home	$59,900

The goal of the ***Self-Sufficiency*** outcome area was to help families, individuals, neighborhoods and communities receive comprehensive services to attain self-sufficiency. In FY 2013, the following nonprofit targeted public services and affordable housing projects were funded under the ***Self-Sufficiency*** priority area:

ORGANIZATION	PROJECT TITLE	CDBG FUNDING
The Brain Foundation	Laura's House	$300,000
Christian Relief Services, Inc.	Homeless Transitional Housing	$111,323

Community Havens, Inc.	Community Havens Affordable Housing Program	$120,446
Good Shepherd Housing and Family Services, Inc.	Homes For the Working Poor, Elderly & Disabled	$283,714
Reston Interfaith Housing Corporation	RIHC Affordable Housing Acquisition	$481,000
Town of Herndon	Bilingual Housing Rehabilitation Specialist	$90,823

The ***Ongoing Assistance for Independent Living*** outcome area provided assistance to people, neighborhoods and communities that have continuing and long-term needs to achieve or maintain healthy, safe and independent lives to the maximum extent feasible. In FY 2013, the following nonprofit targeted public services project was funded under the ***Ongoing Assistance for Independent Living*** priority area:

ORGANIZATION	PROJECT TITLE	CDBG FUNDING
New Hope Housing, Inc.	Stable Long-Term Housing for Chronically Homeless Adults	$81,323

All FY 2013 projects funded by CDBG provided services or activities that benefited low- and moderate-income persons and addressed outcome area funding priorities.

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.

Homelessness Prevention and Rapid Re-Housing Program (HPRP)

The Consolidated Plan One-Year Action Plan for FY 2009 was amended to include implementation of HPRP activities under Title XII of the American Recovery and Reinvestment Act of 2009 (Recovery Act). Fairfax County received $2,462,398 from HUD under the Homelessness Prevention and Rapid Re-Housing Program (HPRP). The Plan amendment was approved by HUD in July 2009 and was implemented through FY 2012. As of the beginning of FY 2013 all of the HPRP funds were expended.

Due to the success of the HPRP funds in preventing and ending homelessness, the Fairfax County Board of Supervisors approved the use of funds to continue providing HPRP-like financial and rental assistance. Fairfax County is using all of the new Emergency Solutions Grants (ESG) funds in FY 2013 to provide financial and rental assistance. These funds will allow the community to sustain the programs and services established with the use HPRP funds that have proven to be so effective.

CDBG-R

Under Title XII of Division A of the Recovery Act, Congress designated $1 billion for communities nationwide to carry out eligible activities under the CDBG program on an

expedited basis. This grant program under Title XII is a supplemental appropriation and is commonly referred to as the CDBG Recovery (CDBG-R) Program. Fairfax County received $1,610,504 from HUD under the program. Activities eligible under the CDBG program are eligible under the CDBG-R Program, such as acquisition and rehabilitation of housing units; improvements of public facilities; and provision of public services, limited to 15 percent of the CDBG-R grant.

The following are the uses of the federal CDBG-R funds by Fairfax County in FY 2013:

Rehabilitation of Affordable Housing by Nonprofit Organizations - $600,000: A total of $86,629 was made available for nonprofit organizations to rehabilitate foreclosed properties that they would buy for the provision of affordable housing. The remaining $513,371 was provided to nonprofit organizations for the rehabilitation of housing units in general that the nonprofit owns and is providing as affordable housing. This project involved the development of contracts for five (5) nonprofit projects, totaling 68 units. The rehabilitation of the last of these units was completed in FY 2013.

Reston Interfaith Housing Corporation (RIHC) was one of the funded-nonprofit organizations. RIHC and the Buzzuto Group share as general and managing limited partners in the ownership of the Apartments at North Point which is a 48-unit tax credit property located in Reston. The Equal Rights Commission (ERC) cited the property with accessibility violations. The ERC citations were remediated with 100% of the project costs funded with CDBG-R funding. The scope of work included redefining curb slopes, creating curb ramps, correcting protruding standpipes from the walls and correcting sliding glass door thresholds to accommodate wheelchairs on the bottom floor units. In addition, interior work to twelve (12) ground floor units included readjusting kitchen clearances and bathroom lavatories to make them accessible. Families that qualify for affordable housing are currently living in the units.

Universal Design and Accessibility Modifications at West Ox Homes (formerly Sunrise House) Property 1 - $100,519: Rehabilitation work was completed. The property was turned over from the FCRHA to the county Board of Supervisors for use by the county's Department of Family Services and Office to Prevent and End Homelessness consistent with the county's Housing Blueprint.

Universal Design and Accessibility Modifications at West Ox Homes (Formerly Sunrise House) Property 2 - $99,481: Rehabilitation work was completed. The property was turned over from the FCRHA to the county Board of Supervisors for use by the county's Department of Family Services and Office to Prevent and End Homelessness consistent with the county's Housing Blueprint.

Rehabilitation of Mondloch House - $79,454: Construction was underway during FY 2013. Completion of the rehabilitation is expected in summer 2013 with occupancy expected late summer.

General Administration and Planning - $161,050: 10 percent, or $161,050, of CDBG-R funds is allocated for general administration and planning costs including contract management, preparation of reports and documents, technical assistance, financial management, administrative and professional support for various citizen participation processes, preparation of information for the County's Consolidated Plan,

preparation of community plans, and compliance monitoring. Administration and planning work was carried out with CDBG-R funds drawn down regularly.

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.

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

The county was also successful in pursuing homeless assistance activities and projects under its Continuum of Care (CoC) process, as discussed in the "Homeless Needs" section of this document. The Fairfax County Board of Supervisors certified that all projects included in the CoC Program collaborative application were consistent with the Consolidated Plan.

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.

During FY 2013, grantee funds were used exclusively for one national objective, and Fairfax County was in compliance with the overall benefit certification. The national objective for which funds were used is: Activities benefiting low and moderate income persons.

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.

Consistent with the goals and objectives of activities assisted under the Uniform Act, the County through the Fairfax County Redevelopment and Housing Authority (FCRHA) took the following applicable steps to minimize the displacement of persons from their homes during FY 2013:

   i. During the initial planning stages, each acquisition, rehabilitation and demolition is evaluated by HCD to determine the impact on persons occupying the project.
   ii. During the planning stages, consideration is given to the needs of the existing residents.
   iii. Rehabilitation of existing occupied structures is considered before demolition activity was undertaken.
   iv. Rehabilitation of structures is geared toward assisting present occupants of the project to remain in the project.
   v. If necessary, enlargement of units to accommodate overcrowded project residents is considered during rehabilitation phases.

vi. If possible, projects are planned so that replacement units are available at the time they are needed.
vii. Whenever possible, vacant dwellings are selected for acquisition in place of occupied units.
viii. When possible, projects are phased to reduce permanent displacement.
ix. Residents are kept informed of projects and are re-surveyed by HCD periodically to determine changes in family composition and income.
x. If temporary relocations are necessary, priority consideration is given to onsite temporary moves.

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.

The Fairfax County Department of Housing and Community Development (HCD) provided technical assistance and information to sub-recipients involved in the relocation, acquisition, demolition or rehabilitation, conversion or demolition with CDBG, HOME, or Section 108 loans during FY 2013. HCD performed relocation reviews for 44 projects to determine if relocation under URA or Section 104(d) applies. Relocation requirements under the Fairfax County Voluntary Relocation Guidelines were also reviewed for these projects.

c. Describe steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.

One hundred fifty-six (156) households received relocation assistance due to acquisition or rehabilitation with the use of federal funds. Assistance and advisory services consisted of one or more of the following activities: Timely notification, advisory services, comparable housing referrals, and financial assistance.

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.

No low-mod jobs were created with county CDBG in FY 2013.

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.

Fairfax County and its subrecipients continued to undertake activities serving very low, low and moderate income clientele. Either (1) the clientele served by the activities either

met the criteria for being presumed very low, low and moderate income, (2) the clientele were required to provide information on family size and income to establish that at least 51% of the clientele were not exceeding the benefit limits, (3) the programs income eligibility requirements limited participation exclusively to low and moderate income clientele, or (4) the activities were of such a nature or in such a location that it could be concluded that the clientele were low and moderate income.

Examples of activities serving clientele who were presumed to be very low, low or moderate income included the *Homeless Transitional Housing Program* operated by Christian Relief Services and the *Stable Long-Term Housing for Chronically Homeless Adults* program operated by New Hope Housing, Inc. Each of these programs served homeless households, which are presumed to be primarily very low, low and moderate income.

Examples of activities for which program income eligibility requirements limited participation exclusively to low and moderate income clientele include the *Emergency Services – Keeping Families at Home* Program and the *Homes for the Working Poor, Elderly & Disabled Housing Program,* each operated by Good Shepherd Housing and Family Services, Inc. *Emergency Services Program* provided emergency financial assistance for housing related expenses to prevent homelessness to low-income clients. The *Homes for the Working Poor, Elderly & Disabled Housing Program* provided counseling, financial assistance and referrals for affordable housing to low-income clients.

Examples of activities for which clientele were required to provide information on family size and income to establish that at least 51% of the clientele were not exceeding the benefit limit included the *Bilingual Housing Rehabilitation Specialist Program* operated by the Town of Herndon and the *Laura's House Program* operated by The Brain Foundation. The *Bilingual Housing Rehabilitation Specialist Program* provided technical assistance and referrals to home owners for housing preservation rehabilitation activities. The *Laura's House Program* provided accessible supportive housing for adults with serious mental illness or brain disease.

Programs which were of such a nature and in such a location as to be presumed to serve predominantly very low, low to moderate income clientele included the *Building for the Future Program* operated by Wesley Housing Development Corporation. The *Building for the Future Program* is provided at two subsidized rental housing complexes.

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.

See Attachment XIII.

Fairfax County HCD has no float-funded activity to report on for FY 2013.

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.

N/A.

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.

N/A.

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.

N/A.

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.

FY 2013 Home Improvement Loan Program

There was no local funding provided to Home Improvement Loan Program (HILP) projects during FY 2013. A total of $130,556 in personnel costs was expended. The

FCRHA approved and authorized a temporary suspension of accepting new HILP applications from the general public effective February 1, 2010. On June 17, 2010, the FCRHA approved amending the policy to authorize HCD to accept new HILP applications at the request of the Fairfax County Department of Public Works and Environmental Services for critical sanitary sewer related projects, the Fairfax County Health Department for code violations, and as requested by the County Executive. Staff worked on servicing 264 HILP projects during FY 2013.

FY 2013 Home Repair for the Elderly Program

The Home Repair for the Elderly Program served 82 unduplicated households in FY 2013 using a total of $12,983 in local funds. A total of $149,811 in CDBG funds was expended on HREP for personnel and operating costs. The average household income served in FY 2013 was $20,444, or approximately 20 percent of the Area Median Income (AMI) for a one-person household; this meets the HUD definition of "extremely low income".

HREP Assisted Households by Race:

- African American: 5
- White: 50
- Asian: 21
- Asian and White 1
- Other-Hispanic: 5

HREP Income Targeting:

- 0 – 30% AMI: 55
- 30 – 50% AMI: 17
- 50 – 80% AMI: 10

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.

N/A

Antipoverty Strategy

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

The Fairfax County Consolidated Community Funding Pool (CCFP) is a competitive grant process for funding human services through community based organizations. Begun in 1997, the CCFP combines Fairfax County General Fund dollars along with the Community Development Block Grant (CDBG) and the Community Services Block Grant (CSBG). The CCFP provided funding for several projects that met the priority to provide

supports that assist individuals and families in achieving self-sufficiency. Programs funded through the CCFP with CSBG funds are targeted towards households with incomes at or below 125% of the Federal Poverty Program Guidelines. In FY 2013 CSBG funds totaling $614,719, were used for the following types of projects, based on the funding priorities of the Community Action Advisory Board (CAAB) which oversees the disbursements of the CSBG funds:

- Childcare 30%
- Housing 25%
- Employment 20%
- Emergency Services 15%
- Education 10%

Ten Community-Based Organizations received a total of eleven contracts partially or fully funded with CSBG. These organizations report quarterly to the CAAB on the success of their programs. They are:

ACE Foundation – Education for Independence - Education for Independence (EFI) is a workforce development program that provides education, job training, counseling and support leading to employment and increased marketability, self-sufficiency and independence for low-income single parents with custody of their children, single pregnant women and displaced homemakers (widowed, separated, divorced) residing in Fairfax County.

Alternative House – Assisting Young Mothers (AYM) - AYM provides counseling and support for pregnant and parenting teens through residential and community-based programs. Young women receive counseling, shelter, life skills training, parenting education, and job readiness training to help them become nurturing parents and successful members of the community.

Alternative House – Annandale Safe Youth Project - The Annandale Safe Youth Project provides a drop in youth center for at-risk/low income youth (in grades 4th through 6th) in the areas of counseling, homework assistance, supervised recreation, job training and community service opportunities in an effort to help youth gain the knowledge, skills and abilities to make sound decisions. The activities are designed to prevent youth from joining gangs and create opportunities that will promote positive self-esteem, academic success, build character and teach youth problem solving skills.

Food For Others - Food for Others (FFO) provides food to needy residents throughout Fairfax County. FFO obtains and distributes free food to the hungry of Northern Virginia and supports food programs of other community-based organizations. Activities include the provision of emergency food distributions each month to 130 low-income families; the provision of supplementary food 3-5 nights each week for 150 low-income families; and the provision of bulk food distributions to support 22 other Fairfax County community-based organizations in their feeding of needy families and individuals.

Infant/Toddler Day Care – Family Child Care Teacher Training & Workforce Development - The Family Child Care Teacher Training & Workforce Development program provides training and support services to low and

moderate income individuals and/or immigrants to help them become skilled, professional early child care teachers that allows them to reach sustainable economic self-sufficiency.

Beth El House - Beth El House provides transitional housing and support services to single mothers and their children for up to two years. The family is placed in apartments and provided with a cadre of support services including case management, clinical counseling, skills development and budgeting assistance.

Bethany House of Northern Virginia – Family Assistance Project - Bethany House of Northern Virginia (BHNV) provides emergency housing and supportive services to women and children who are victims of Domestic Violence. Services include individualized case management, food assistance, clothing assistance, legal assistance, information and referrals, and community outreach.

Community Preservation Development Corporation – Island Walk After School Program - The Island Walk After School Support Program (IWP) provides intensive literacy support, English language support, and academic and homework assistance to the residents of the Island Walk Affordable Housing Community located at 1701 Torrey Pines Courts, Reston, VA.

Our Daily Bread – Family Assistance Program - The Our Daily Bread Family Assistance Program serves to identify and address the unmet fundamental needs of Fairfax County residents while also empowering the community to help its neighbors remain self-sufficient. The program encompasses three core programs: Food, Financial Assistance and Financial Literacy. The programs serve families living in Fairfax County, providing emergency food and financial assistance as well as financial literacy training to working families and singles at or below 200% of the federal poverty level.

Residential Youth Services, Inc. – LIFT One and LIFT Two - The Living Independently for Tomorrow Program (LIFT One and LIFT Two) provides transitional living and support services to homeless youth and foster care youth, ages 17-21, countywide. LIFT One (homeless youth) and LIFT Two (foster care youth) focus on 5 key areas: housing, vocational/educational services, life skills preparation, therapeutic services, and the development of a community network of services including health providers, employers, and community mental health agencies.

The SkillSource Group – Sheriff Employment Center - The SkillSource Group provides employment counseling to inmates that are incarcerated at the Fairfax County Jail who are preparing to re-enter the community and the workforce. The organization assists inmates with job search, resume development, GED preparation and other supportive services. Additionally, the program works with area employers to identify and place inmates into various employment opportunities.

United Community Ministries – Bryant Early Learning Center - The Bryant Early Learning Center (BEL) provides childcare services to low income children ages 6 weeks to 5 years. The program implements the High Scope Curriculum

into the classroom activities and administers the Denver II screening to determine the children's' developmental level of functioning; the Early Learning Accomplishment Profile (ELAP) is used to assess the children's developmental progress.

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

- **Housing Choice Voucher**: HCD, DFS and (Office to Prevent and End Homelessness) OPEH agencies administer three special programs for homeless families which are designed to enhance their self-sufficiency; families receive supportive services from nonprofit partners during their participation.
- **Partnership for Permanent Housing:** HCD and DFS operated the Partnership for Permanent Housing, in cooperation with three Fairfax County nonprofit organizations (Northern Virginia Family Service, Reston Interfaith, and New Hope Housing). PPH provided stabilized, affordable rental housing and intensive case management and supportive services to homeless and formerly homeless families. The primary goal of the program was for families to achieve self-sufficiency and homeownership. The contract services with the participating nonprofit agencies were discontinued in FY 2012 when the program completed its fifth and final year. However, the nonprofit agencies have been continuing to work with a few remaining families who are still receiving tenant-based rental housing assistance through federal funding administered by HCD.
- **Transitional Housing**: DFS /OPEH also operate transitional housing which provides intensive case management and temporary housing for up to 24 months for 36 families.
- **Permanent Supportive Housing:** DFS/OPEH recently converted one of its transitional housing programs into permanent supportive housing; 19 high risk families with a history of chronic homelessness, documented child welfare involvement, and a head of household who is disabled will be served. HCD collaborates with the Fairfax-Falls Church Community Services Board (CSB) to provide supportive housing units at several FCRHA-owned Public Housing and Fairfax County Rental Program properties. The CSB makes referrals to HCD, considers appropriate roommate matches, and provides ongoing case management services for this special population.
- **Unification Program:** HCD administers 175 Family Unification Vouchers (housing choice vouchers) that were awarded from HUD for youth who have aged out of foster care. Family Unification Vouchers are made available to families for whom the lack of adequate housing is a primary factor in the separation, or threat of imminent separation, of the children from their families or in the prevention of reunifying the children with their families. DFS screens and refers these youth and the families and provides follow up case management for them for at least one year after they receive their voucher. FACETS is also

providing the follow up case management if the family no longer needs DFS services.

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

SECTION V – NON-HOMELESS SPECIAL NEEDS

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

Specific HOPWA Objectives

1. Overall Assessment of Relationship of HOPWA Funds to Goals and Objectives
   Grantees should demonstrate through the CAPER and related IDIS reports the progress they are making at accomplishing identified goals and objectives with HOPWA funding. Grantees should demonstrate:
   a. That progress is being made toward meeting the HOPWA goal for providing affordable housing using HOPWA funds and other resources for persons with HIV/AIDS and their families through a comprehensive community plan;
   b. That community-wide HIV/AIDS housing strategies are meeting HUD's national goal of increasing the availability of decent, safe, and affordable housing for low-income persons living with HIV/AIDS;
   c. That community partnerships between State and local governments and community-based nonprofits are creating models and innovative strategies to serve the housing and related supportive service needs of persons living with HIV/AIDS and their families;
   d. That through community-wide strategies Federal, State, local, and other resources are matched with HOPWA funding to create comprehensive housing strategies;
   e. That community strategies produce and support actual units of housing for persons living with HIV/AIDS; and finally,
   f. Those 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.

Grantee Narrative

Organizational Description

Funding for the federal Housing Opportunities for Persons with AIDS (HOPWA) program throughout Metro Washington comes from HUD to the Washington DC Department of Health, HIV/AIDS, Hepatitis, STD and Tuberculosis Administration (DC DOH/HAHSTA), acting as the regional grantee. Northern Virginia Regional Commission (NVRC) administers the Virginia portion of Metro Washington HOPWA under an Intergovernmental Agreement with DC DOH/HAHSTA. NVRC is a council of local governments serving a number of Virginia localities that are a part of the Washington D.C. eligible metropolitan statistical area (EMSA).

The Suburban Virginia HOPWA service area consists of 15 cities and counties, including: Alexandria, Arlington, Clarke, Fairfax City, Fairfax County, Falls Church, Fauquier, Fredericksburg, Loudoun, Manassas, Manassas Park, Prince William, Spotsylvania, Stafford, and Warren. About one-third of the state's population and nearly 30 percent of Virginia's HIV/AIDS cases are found within the Suburban Virginia HOPWA service area.

Many of the HOPWA services available to Fairfax County residents are provided by Northern Virginia Family Service. Established in 1924, Northern Virginia Family Service is a private, nonprofit community service resource dedicated to helping individuals and families find and develop supports to aid with self-sufficiency and brighter futures. Each year, NVFS assists individuals/families to prevent homelessness or maintain stable housing through various NVFS housing programs. NVFS offers housing programs which consist of three HOPWA services -- TBRA (Tenant-Based Rental Assistance), STRMU

(Short-Term Rent, Mortgage, and Utilities), and Permanent Housing Placement (security deposits and first month's rent). Additionally, NVFS administers a Homeless Intervention Program (HIP), Arlington Housing Counseling Program, and Transitional Housing Programs. Participants enrolled in any of the housing programs are eligible for other support services that are offered through the organization.

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

Grant Management

NVRC manages the HOPWA grant and distributes funds to program sponsors (subcontractors) through either competitive application processes or contract renewal of existing contracted agencies with satisfactory performance. NVRC monitors the activities of its HOPWA subcontractors through site visits, report review, and meetings to assess progress on program activities and determine the need for adjustments to contract awards. A number of technical assistance activities are offered to subcontractors each year.

Washington, DC Metropolitan HOPWA Service Area

Epidemiological data collected by the Virginia Department of Health (VDH) and reported in the *Virginia HIV Surveillance Quarterly Report*, indicates as of December 31, 2011 there were approximately 7,329 people living with HIV or AIDS in the Virginia portion of the Metro Washington EMSA. This represents 31 percent of all HIV/AIDS cases in the state of Virginia. Of these, 1,915 cases were located in Fairfax County.

The Virginia side of the Washington, DC Metropolitan HOPWA service area is vast in size and diversity. The service area includes fifteen jurisdictions showing great variation in the number of PLWHA. As an example, the number of cases of PLWHA range from 4,966 within the urban core of Alexandria, Arlington and Fairfax, to only 19 cases in rural Clarke County. About 415 PLWHA live in the southern suburban area around Fredericksburg (i.e., City of Fredericksburg, and Spotsylvania and Stafford Counties).

NVRC also serves as the administrative agent in Northern Virginia for the Ryan White Part A and Minority AIDS Initiative funding, as well as the Northern Virginia HIV Consortium's (the Consortium) fiduciary agent to receive and disburse Ryan White Part B funds from VDH. A vastly improved patient information system implemented in the region last year shows that 1,995 unduplicated Ryan White eligible PLWHA receive medical care and support services from this program annually. About 475 PLWHA in the service area receive medical care through the Virginia Medicaid program. Using national methodology, VDH estimates the total number of PLWHA in suburban Virginia to be around 9,256.

NVRC's strongest indicator of need for housing among PLWHA is the regional HOPWA Waiting List, which currently includes the names of 297 PLWHA who are seeking ongoing assistance or permanent housing placement in the Suburban Virginia service

area. Further, patient data on Ryan White clients served in the region shows the predominance of this group to live at or near the federal poverty level.

HOPWA Planning and Public Consultations

Needs and preferences for the use of the current round of HOPWA funds were solicited via several public comment opportunities. On July 12, 2012 Washington, DC Department of Housing and Community Development released the draft of its 2013 Consolidated Annual Action Plan. This plan sought public comment on the general categories of services (TBRA, STRMU, etc.) to be funded by HOPWA in metro Washington. It did not break out by state how many units of each service were proposed.

NVRC also undertook a series of activities to gather public comment on HOPWA priorities for 2012-13. An information session was held at the July 16, 2012 Consortium Meeting to familiarize participants with HOPWA services, last year's spending and service delivery trends, as well as housing needs and issues among the region's PLWHA. Following this meeting a draft HOPWA Allocations Plan – describing suggested dollar values to be assigned to each HOPWA service type -- was posted on NVRC's website for public comment. At a subsequent Consortium Meeting on August 20, 2012, participants adopted the final allocations plan. The Consortium is a 125-member group of consumers, providers and advocates that has advised NVRC on HIV/AIDS priorities and trends for over 25 years.

Other Resources

During the last program year, the Suburban Virginia HOPWA program leveraged approximately $723,631 dollars in additional funds from state, federal, or local government funds; private fundraising; and/or in-kind contributions (such as uncompensated staff time on grant activities).

Types of leveraged funds available are summarized in the chart that follows:

Service Type	State/Federal Funds (non-HOPWA)	Local Government Funds	Private Fundraising	In-Kind Contributions
Housing Info & Referral				✓
Operating Support	✓		✓	✓
TBRA				✓
STRMU				✓
Support Services		✓	✓	✓
Transitional Units		✓	✓	✓

Table 5 – 1: HOPWA and Leveraged Resources

Collaborative Efforts

Planning for the use of HOPWA dollars in concert with Ryan White has become much more systematic consistent with the intent of the *National AIDS Strategy* and recent

technical assistance from HUD and HRSA's HIV/AIDS Bureau. During the current HOPWA contract period supportive services moved to HOPWA in previous years to ease Virginia's sudden AIDS Drug Assistance Program (ADAP) budget shortfall were moved back to Ryan White. This allows HOPWA resources to re-focus on addressing unmet housing demands. The Consortium, as the advisory body to NVRC on Ryan White and HOPWA funding considers these resource streams together to ensure their efficient use and complementary operation.

Project Accomplishment Overview

NVRC-Funded Services: FY 2013 Outcomes

A subset of allowable HOPWA services is funded in Suburban Virginia. These services are summarized below.

Table 5 – 2: NVRC HOPWA Services

Service Area	Performance during last contract period	Service Delivery Unit
Housing Information & Referral	22,899	website visits/ telephone inquiries
Operating Support	12	households assisted
Tenant-Based Rental Assistance *(TBRA)*	97	households assisted
Short-Term Rent, Mortgage & Utilities *(STRMU)*	60	households assisted
Permanent Housing Placement	31	households assisted
Support Services *(including: legal services, entitlements counseling, transportation, and tenant services)*	392	households assisted
Transitional Housing Units	2	households assisted

Project Sponsors

Suburban Virginia HOPWA funds the following services and subcontract providers:

- Northern Virginia Family Service (NVFS) provides tenant-based rental assistance (TBRA), Short Term Rent Mortgage and Utility Assistance (STRMU), housing-focused case management, and Permanent Housing Placement to HOPWA eligible clients.

- Arlington County Department of Human Services, Section 8 Office administers the TBRA program for HIV-positive residents of Arlington County.

- Prince William County Department of Housing and Community Development provides TBRA program for HIV-positive residents of Prince William County.

- Food and Friends (F&F) provides food and meals to persons living with HIV AIDS. This service is provided by individual home delivered meals, home delivered groceries and through individual nutritional counseling.

- Fredericksburg Area HIV/AIDS Support Services (FAHASS) provides housing-focused case management, permanent housing placement, and STRMU to residents in the outer suburbs.

- Legal Services of Northern Virginia (LSNV) provides HOPWA clients with legal services and entitlements counseling. Clients are assisted in areas of: housing, family issues, employment, and assistance in receiving other public benefits.

- Northern Virginia AIDS Ministry (NOVAM) assists HOPWA clients with transportation to medical and related appointments, such as mental health or substance abuse treatment. Transportation may take the form of van rides, fare for Metro public transit, other bus services, and emergency taxi vouchers.

- Wesley Housing Development Corporation (Wesley) owns and operates a HUD 811 project in Fairfax County that has eight one-bedroom and four two-bedroom units available exclusively for persons with HIV/AIDS. HOPWA funds provide partial support for maintaining the physical plant of the facility and supportive services for tenants.

- Homestretch purchased two units of transitional housing with a previous year's HOPWA award. These units are available to PLWHA families for a two-year term. Homestretch provides an intensive, wraparound complement of supportive services to ready participants for successful, independent living.

- NVRC operates the HIV Resources Project, a web-based information and referral portal for persons affected by HIV and AIDS and their caregivers. The site includes information on HOPWA services available in the region, local lists for affordable housing resources and homeless shelters, housing search assistance, as well as information on HIV treatment, support groups, and related services. Activities of the Northern Virginia HIV Consortium are also publicized on this website. Limited telephone assistance is also available as part of this service.

- Wholistic Family Agape Ministries provides housing-focused case management and related services to persons living with HIV AIDs.

NVFS Housing Activities Summary

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

The TBRA program provides ongoing housing assistance in the form of a rent subsidy paid directly to participating landlords on behalf of program clients. This program enables low-income clients to pay their rent and utilities and maintain housing stability until there is no longer a need or until they are able to secure other housing options. Clients receive help finding affordable housing through continued support from case managers that constantly collaborate with current and new landlords. A total of 41 HOPWA clients received TBRA in FY 2013.

The STRMU program provides short-term rent, mortgage, and utility payments to clients that are in danger of becoming homeless. Clients are eligible for a maximum of 21 weeks of financial assistance in a 52-week period. Eligible clients must be experiencing an unforeseen circumstance to meet the criteria for financial assistance. A total of 18 HOPWA clients received STRMU assistance in FY 2013.

Creation of HOPWA Units

No HOPWA units were created with FY 2013 funds.

Supportive Services

HOPWA case managers continue to support their clients and their families to maintain self-sufficiency. When a need is communicated by the client to their case manager the client is referred for services either internally or externally to resolve any issue that has manifested. HOPWA case managers participate in NVFS' unique support services in order to give their clients intangible items for them and their families.

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

Special programs that have assisted HOPWA clients are the Back to School Drive and the Holiday Drive Programs. Through the Back to School Drive, clients with school-aged children would receive backpacks full of school supplies to assist their children with their education during the school year. The Holiday Programs, called Gifting for Families, provide clients with Grocery Gift Cards for Thanksgiving and gift cards and/or toys for clients and their children during Christmas. In addition, NVFS has offered free financial education workshops to any clients who are interested, with topics that have included Financial Institutions, Budgeting, Credit Repair and Bankruptcy.

In order to meet the needs of the clients, HOPWA case managers continually collaborate with others in the community as well as keeping them informed of NVFS special programs. Clients benefit from these programs as a way to incorporate a sense of normalcy during difficult periods.

Other Accomplishments

N/A.

Barriers or Trends Overview

Eligibility

During FY 2013, HOPWA continued to face challenges and barriers in both the TBRA and STRMU programs. Referring case workers, clients, and landlords are often slow to return the required documents which are needed to process requests. For both the

TBRA and STRMU programs, this issue prolongs the application procedure. Case managers strive to maintain close contact with the participants to insure that all parties are aware of the process and to answer questions as they arise.

Housing Affordability

The cost of rental housing is increasingly high and approval standards are becoming more stringent. HOPWA clients are often hampered by poor credit, low income, and in some cases criminal records. Some landlords are reluctant to rent to voucher holders. Clients are encouraged to have prospective landlords contact their case manager to explain the program and answer the landlords' questions. In addition, clients often have to use public transportation, which is costly and makes searching for housing more difficult. To overcome these difficulties, HOPWA case managers provide information to clients on affordable rental properties which have accepted HOPWA clients in the past and resources on the internet. In some cases clients have used private rental agents to locate units. HOPWA case managers have joined Fairfax Housing Locators and have attended the fall 2012 Emergency and Permanent Housing Training Course to increase awareness of techniques and resources which can help clients find affordable housing.

Lack of Employment

Both the TBRA and STRMU clients still struggle with lack of available employment opportunities and the current economic environment continues to make finding employment very difficult. The direct negative impact on household income has serious repercussions for the clients' ability to remain healthy and independent. This ultimately increases the cost of the programs as client subsidies are higher.

Credit History

Credit issues continue to be an issue for clients trying to find housing and, as a result, many clients are being denied access to rental housing. Access to private landlords who do not check a credit history is limited as there is no way to identify or keep a comprehensive list of units available. An increasing number of landlords are now asking for credit reports and using realtors to help find tenants. Realtors almost always conduct a credit check which means even fewer units available for clients with credit problems. This past year, NVFS administered a series of financial literacy seminars in partnership with Capital One and TD Bank. NVFS has also begun a financial education course that was designed in collaboration with Freddie Mac to help make clients aware of different budgeting and credit issues.

Trends

It is assumed that the current crisis in the housing market will contribute to the continued hardship of finding affordable housing for county clients. While it is anticipated that there will be more houses on the market for rent resulting from an influx of military and civilian personnel moving to the area due to the Base Closing and Realignment (BRAC) project, it is also anticipated that many landlords will be more selective in who they rent to.

The availability of affordable housing units will be an issue that will continue to impact HOPWA clients for years to come. One possible method to address the shortage of affordable housing options in Fairfax County for this population will involve the conversion of HOPWA TBRA vouchers to a more permanent housing option. HIV/AIDS clients are continuing to survive longer due to improved medical care and drugs and will continue to need housing support over the next ten years.

Another trend appears to be that the clients are continually having the same crisis and need for assistance month after month. These clients are exhausting their entire 21 weeks of eligibility upfront and do not have clear plans for once their weeks have run out. Fewer clients are in a situation that would only require assistance one time.

Lastly, another obstacle to the self-sufficiency goals of this population is the need to increase financial literacy skills, e.g., managing monthly budgets while subsiding on fixed incomes. They will need to budget adequately in order to remain financially stable. Although classes on these topics have been offered free of charge, clients are not taking advantage of these opportunities. It may be useful to require that clients enroll in financial literacy classes/training. It would also be helpful for service agencies to share information among themselves about the clients they are providing services to.

Other Information

N/A.

Accomplishment Data

Leveraging

The portion of NVFS's HOPWA program serving Fairfax County residents was able to leverage approximately $37,788.00 in funds from a variety of sources which served several HOPWA clients with additional financial assistance in holiday, back to school, rental and utility assistance.

HOPWA Tenant Based Rental Assistance (TBRA)

TBRA provides ongoing monthly financial assistance to landlords on behalf of tenants/clients who are enrolled in the program. This program enables low-income clients to pay their rent and utilities and maintain housing stability until there is no longer a need or until they are able to secure other affordable housing options. Northern Virginia Family Service served 41 Fairfax County clients during FY 2013. A total of $532,299.35 in HOPWA funds was expended on this activity in FY 2013.

The FY 2013 TBRA client population consisted of:

Race/Ethnicity	July 10 – June 11
White	5
Black/African American	28
Asian	2
Hispanic	1

African	5
TOTAL	**41**
Gender	**July 10 – June 11**
Males 18-30	1
Males 31-50	13
Males over 50	5
Females 18-30	2
Females 31-50	11
Females over 50	9
TOTAL	**41**
Monthly Household Income	**July 10 – June 11**
$0-250	4
$251-500	2
$501-1000	13
$1001-1500	11
$1501-2000	7
Over $2000	4
TOTAL	**41**

Table 5 – 3: HOPWA TBRA Client Demographics

Permanent Housing Placement – Security Deposit and First Month's Rent

Permanent Housing Placement financial assistance was provided in the form of a security deposit and first month's rent. Clients receive help finding affordable housing through continued support from the HOPWA case managers that constantly collaborate with current and new landlords. Assistance was provided to 11 clients in FY 2013. A total of $17,593.72 in HOPWA funds was expended on this activity in FY 2013.

The FY 2013 security deposit client population consisted of:

Ethnicity	July 10 – June 11
White	1
Black/African American	8
Asian	0
Hispanic	1
African	1
TOTAL	**11**
Gender	**July 10 – June 11**
Males 18-30	0
Males 31-50	2
Males over 50	0
Females 18-30	1
Females 31-50	8
Females over 50	0
TOTAL	**11**

Monthly Household Income	July 10 – June 11
$0-250	1
$251-500	0
$501-1000	4
$1001-1500	5
$1501-2000	0
Over $2000	1
TOTAL	**11**

Table 5 – 4: HOPWA Security Deposit Client Demographics

STRMU

STRMU provides households with short-term rent, mortgage, and/or utility payments to clients that are in danger of becoming homeless or to maintain a current housing situation. Clients are eligible for a maximum of 21 weeks of financial assistance in a 52-week period. Eligible clients must be experiencing an unforeseen circumstance to meet the criteria for financial assistance. This program operates on an emergency basis to assist in stabilizing the household.

STRMU provided financial assistance to 18 households. With all requests, clients and case managers complete an application for request of assistance. If approved, funds were paid directly to vendors. There was a total of $35,059.36 in HOPWA funds that was expended on this activity. Overall, there were a total of 18 requests for assistance. There were 8 requests for rental assistance, 3 for utilities, and 1 for mortgage assistance. There were a total of 6 clients who received a combination of assistance; i.e. rent/mortgage and utilities.

The FY 2013 STRMU client population consisted of:

Race/Ethnicity	July 10 – June 11
White	3
Black/African American	12
Asian	0
Hispanic	2
African	1
TOTAL	**18**

Gender	July 10 – June 11
Males 18-30	2
Males 31-50	8
Males over 50	1
Females 18-30	0
Females 31-50	6
Females over 50	1
TOTAL	**18**

Monthly Household Income	July 10 – June 11
$0-250	6
$251-500	0
$501-1000	5
$1001-1500	6
$1501-2000	1
Over $2000	0

SECTION VI – OTHER NARRATIVE

CAPER Other Narrative Response

N/A.

ATTACHMENT I – FINANCIAL SUMMARY REPORTS

These reports provide CDBG and HOME expenditure information, as well as income information for CDBG. This data is extracted from the county's financial reports for County Fiscal Year 2013, as well as IDIS PR 26.

ATTACHMENT II – HOME MATCH REPORT

This report provides information on match contributions made for the county's Fiscal Year 2013 HOME Projects.

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

This report provides information on contracts and subcontracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs) in HOME projects during the county's FY 2013.

ATTACHMENT IV – INFORMATION RELATING TO THE RESULTS OF FAIRFAX COUNTY'S AFFIRMATIVE MARKETING ACTIONS TO MINORITY AND WOMEN BUSINESS ENTERPRISES

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

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

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

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

ATTACHMENT VII – SUMMARY OF CONSOLIDATED PLAN PROJECTS FOR PLAN YEAR 2012 (IDIS PR 06)

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

ATTACHMENT VIII – COPY OF FY 2013 CAPER PUBLIC NOTICE AS PRINTED IN LOCAL NEWSPAPER

ATTACHMENT IX – PROJECT MAP FOR FY 2013 (CDBG AND HOME)

ATTACHMENT X – MAPS OF MINORITY CONCENTRATIONS IN FAIRFAX COUNTY

ATTACHMENT XI – EMERGENCY SOLUTIONS GRANT ACTIVITY AND BENEFICIARY DATA

ATTACHMENT XII – FY 2013 SECTION 108 ACCOMPLISHMENTS REPORT

ATTACHMENT XIII – FY 2013 PROGRAM INCOME REPORTS (HOME and CDBG)

ATTACHMENT XIV – Consolidated Plan Goals and Objectives

ATTACHMENT XV – CDBG Performance Measures Report (IDIS PR 83)

ATTACHMENT XVI – CDBG Strategy Area, CDFI and Local Target Area (IDIS PR 84)

ATTACHMENT XVII – HOME Performance Report (IDIS PR 85)

ATTACHMENT XVIII – ESG Performance Measures Report (IDIS PR 81)

ATTACHMENT XIX – HOPWA Measuring Housing Stability Outcomes (IDIS PR 80)

ATTACHMENT XX – HOPWA Units/Households and Funds Expended (IDIS PR 82)

ATTACHMENT XXI – Section 3 Compliance Information

ATTACHMENT XXII – Required Emergency Solutions Grants Supplemental Information