

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

**FY 2009  
(July 1, 2008 – June 30, 2009)**

**DRAFT**

*Prepared by the*

**Fairfax County Department of  
Housing and Community Development**  
3700 Pender Drive, Suite 300  
Fairfax, Virginia 22030

*Paula C. Sampson, Director*



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**Fairfax County, VA**  
**Consolidated Annual Performance Evaluation Report (CAPER)**  
**2008-2009**  
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# Fourth 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 throughout the fourth year of the Five-Year Consolidated Plan for Fairfax County Fiscal Years 2006-2010. This report covers the period from July 1, 2008 through June 30, 2009, which is Fairfax County's Fiscal Year (FY) 2009 and the Federal Government's Fiscal Year 2008.

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

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

A One-Year Action Plan is required for each of the five years of the Consolidated Plan. The One-Year Action Plan For FY 2009 covers the period July 1, 2008, through June 30, 2009, the period covered by this Consolidated Annual Performance Report (CAPER), and contains a description of how Fairfax County intended to utilize funds from the programs included in the Consolidated Plan in order to meet the needs identified. This Action Plan incorporates recommendations for the use of the Community Development Block Grant (CDBG), the Home Investment Partnerships Program (HOME) funds, Emergency Shelter Grants (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) funds. The Action Plan lists the projects and activities planned, including the proposed use of HUD program funds by the Fairfax County Redevelopment and Housing Authority (FCRHA) for FY 2009. The goals and objectives that are being addressed through the use of funds are also indicated in this Action Plan.

The Fairfax County Board of Supervisors has designated the Consolidated Community Funding Advisory Committee (CCFAC) as the citizen advisory group charged with overseeing the Consolidated Plan process. The CCFAC is also charged with oversight and developing funding priorities for the Consolidated Community Funding Pool (CCFP),

a competitive funding process for community-based organizations. The CCFAC oversees all aspects of the CCFP including policies, priorities, and planning and development of evaluation criteria for proposals. Part of the funding for the CCFP comes from Fairfax County's annual CDBG allocation.

During FY 2009 (July 1, 2008 – June 30, 2009), Fairfax County received funding from the following federal programs administered by HUD:

Community Development Block Grant (CDBG)	\$5,928,982
Home Investment Partnerships Program (HOME)	\$2,448,682
Emergency Shelter Grant (ESG)	\$ 265,518
<b>Total</b>	<b>\$8,643,182</b>

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 2009 Program Highlights

#### Affordable Housing Preservation

In FY 2009, the Fairfax County Department of Housing and Community Development (DHCD) and the Fairfax County Redevelopment and Housing Authority (FCRHA) used HOME, CDBG and County-funding sources to preserve a total of 150 units via direct purchase and the financing of purchases by nonprofit affordable housing providers. All units preserved during FY 2009 have affordability periods of a minimum of 30 years. Highlights of the FCRHA's preservation and other affordable housing activities in FY 2009 include:

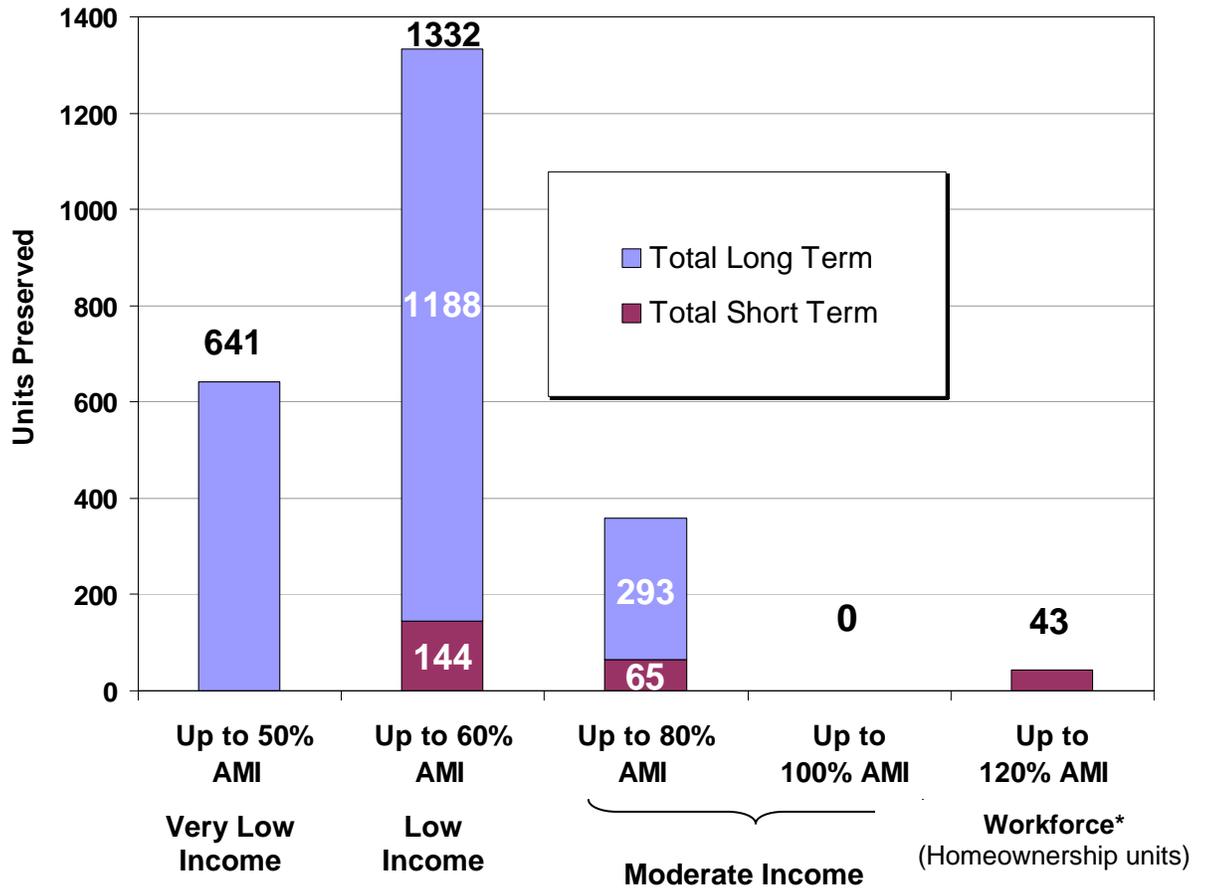
1. *Strawbridge Square, 128 units; Mason District:* The FCRHA provided \$5,040,000 in federal CDBG funds to Wesley Strawbridge, L.P. for the acquisition and rehabilitation of the 128-unit Strawbridge Square Apartments. The project, located in the Mason District, will provide 127 affordable units for households with incomes up to 50 percent and 60 percent of the Area Median Income. And as part of the rehabilitation of Strawbridge Square, the new owner is committed to: 1) upgrading the existing six accessible units to meet federal Section 504 requirements; and 2) incorporating "Universal Design" elements into the property to the extent feasible. When completed, the property will feature upgrades in kitchens, bathrooms, Heating Ventilating and Air Conditioning (HVAC) systems, energy efficient appliances and other interior and exterior improvements. The Virginia Housing Development Authority (VHDA) provided \$10.1 million in debt financing for the project and \$7.9 million in low income housing tax credits.
2. *Northampton, 4 units; Lee District:* The FCRHA purchased four units at Northampton for a total of \$581,566, including \$214,000 from the county's "Penny for Affordable Housing" Fund. The units at Northampton are rented under the Fairfax County Rental Program (FCRP), and are affordable to households earning up to 50 percent of AMI.
3. *Charleston Square, 1 unit; Springfield District:* The FCRHA purchased one unit at Charleston Square for a total of \$153,582, including an investment of \$109,206 from the county's Housing Trust Fund. This unit is rented under the county's Magnet

Housing Program; which provides affordable rental housing to for teachers, police and fire cadets, and health care professionals providing critical patient care. The unit at Charleston Square is affordable to households earning up to 50 percent of AMI.

4. *Good Shepherd Housing; scattered sites; 3 units; Mount Vernon and Lee Districts:* The FCRHA provided financing from CDBG totaling \$366,245 for the acquisition of two condominiums and one townhouse unit for rent to households earning 60 percent of AMI and below.
5. *New Hope Housing:*
  - a. *“Samaritan House”, 8 beds; Mount Vernon District:* The FCRHA provided financing from CDBG in the amount of \$446,242 to New Hope Housing for the purchase of a house to be operated as permanent supportive housing for eight chronically homeless persons.
  - b. *Scattered sites; 4 units; Mount Vernon and Lee Districts:* The FCRHA provided loans totaling \$325,404 from CDBG to New Hope Housing for the purchase of three condominiums and one townhouse in FY 2009. These units are being used to provide long-term supportive housing for homeless individuals and families with disabilities.
6. *Reston Interfaith:*
  - a. *Scattered sites; 1 unit; Dranesville District:* The FCRHA provided a loan of \$144,358 in federal HOME Community Housing Development Organization (CHDO) funds to Reston Interfaith Housing Corporation for the purchase of a townhouse in the Herndon area. This unit is rented to households participating in Reston Interfaith’s Housing Opportunities Strengthen Everyone (HOUSE) Transitional Housing Program.
  - b. *Scattered sites; 1 unit; Hunter Mill District:* The FCRHA provided a loan of \$156,000 from CDBG to Reston Interfaith, to provide long-term supportive housing for households earning 50 percent of AMI and below.

A total of 2,374 units was preserved through the Fairfax County Affordable Housing Preservation Initiative through the end of FY 2009. The affordability of units preserved is shown in the chart below:

**Table 1 – 1: Affordability of Units Preserved, April 2004 through FY 2009  
By Percentage of Area Median Income (AMI)  
All Funding Sources**



\*Per the definition of “workforce housing” in the Fairfax County Comprehensive Plan.

**Affordable Housing Production**

The FCRHA also continued to invest in the production of new affordable housing, particularly for seniors and persons with special needs, and workforce housing. Activities in FY 2009 included the following:

The main focus in FY 2009 was initiating the construction of Olley Glen, a new 90-unit active senior development on the FCRHA’s Glens at Little River senior housing campus in the Braddock District. The total development cost for the project is \$24,037,998, including \$17,033,859 in non-county funds, as well as \$704,129 from the Housing Trust Fund and the \$6,300,000 FY 2009 Penny for Affordable Housing Fund investment. The project is now under construction and is expected to be completed in FY 2011.

The \$6.3 million Penny Fund investment in Olley Glen was replaced by a portion of an \$8.35 million Section 108 CDBG loan. Per the Board’s action on July 13, 2009 (Action –

4), \$1.6 million of the original \$6.3 million Penny Fund investment in Olley Glen was repaid with a portion of the Section 108 loan and reallocated to the permanent financing of Wedgewood. A total of \$2,050,000 from the loan will be used to purchase the land for Olley Glen from the FCRHA-controlled limited partnership which owns that parcel and the adjacent Braddock Glen assisted living facility. (The majority of the proceeds of this loan were used for the preservation of 128 additional affordable rental units at Strawbridge Square in the Mason District.)

### **FY 2009 Action Plan Amendments**

An annual Action Plan is required by HUD for four federal programs. These programs include CDBG, HOME, ESG, and HOPWA. In FY 2009, there were three amendments to HCD's Consolidated Plan activities. The amendments include applications for funding for the Neighborhood Stabilization Program (NSP), the CDBG Homelessness Prevention and Rapid Re-housing Program (HPRP), and the CDBG Recovery (CDBG-R) funds.

### **Neighborhood Stabilization Program (NSP)**

The first amendment to the Fairfax County Consolidated Plan One-Year Action Plan for FY 2009 includes the implementation of NSP activities.

The Housing and Economic Recovery Act of 2008 (HERA) (Public Law 110-289, approved July 30, 2008) appropriates \$3.93 billion nationwide for emergency assistance for the acquisition of abandoned and foreclosed homes, and provides that the grants are to be considered CDBG funds. The grant program under Title III is commonly referred to as the Neighborhood Stabilization Program (NSP). Fairfax County received \$2,807,300 from HUD under the program.

Towards the end of FY 2009, HUD made available stimulus funding allocated under the NSP, known as NSP-2. Fairfax County joined six neighboring jurisdictions in Maryland and Virginia under the leadership of the Metropolitan Washington Council of Governments to submit a regional application for approximately \$30.9 million for NSP activities. HCD will be notified of the award in December 2009.

### **Homelessness Prevention and Rapid Re-Housing Program (HPRP)**

The second amendment to the Consolidated Plan One-Year Action Plan for FY 2009 includes the implementation of HPRP activities and contains the proposed uses of HPRP funded programs to be implemented in the fourth year of the Five-Year Consolidated Plan for FY 2006 to 2010.

Under Title XII of the American Recovery and Reinvestment Act of 2009 (Recovery Act), Congress designated \$1.5 billion for communities nationwide to provide financial assistance and services to prevent individuals and families from becoming homeless or help those who are experiencing homelessness to be quickly re-housed and stabilized. The grant program under Title XII is commonly referred to as the Homelessness Prevention and Rapid Re-Housing Program (HPRP). Fairfax County received \$2,462,398 from HUD under the program.

In accordance with federal requirements, the proposed amendment to the Consolidated Plan One-Year Action Plan for FY 2009 for the implementation of HPRP activities contains several certifications, including drug-free workplace, affirmatively furthering fair

housing, and lobbying restrictions, which will be signed by the County Executive following Board approval of the Plan Amendment.

**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 will receive \$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.

Additional information about each respective Action Plan amendment and related activities is available in Section IV – Community Development.

**FY 2009 Home Improvement Loan Program (HILP)**

Funding was provided for 16 Home Improvement Loan Program projects during FY 2009. Funding sources budgeted for this program included \$238,976 in CDBG funds and \$3,179,775 from the County General Fund. These included fourteen (14) CDBG-Funded projects, committing \$197,818 in CDBG funds and \$60,822 in other public funds for two (2) additional projects.

HILP Assisted Households by Race:

- African American: 2
- White: 12
- Asian: 1
- Hispanic: 0
- Other: 1
  
- HILP Income Targeting:
- 0 – 30% AMI: 8
- 30 – 50% AMI: 3
- 50 – 80% AMI: 5

10 of the 16 assisted households, or 63%, were Female Head of Household.

**FY 2009 Home Repair for the Elderly Program (HREP)**

Repairs were completed on 120 homes through the Home Repair for the Elderly Program. Funding sources budgeted for this program included \$230,507 in CDBG funds and \$69,782 from the County General Fund.

HREP Assisted Households by Race:

- African American: 17
- White: 73
- Asian: 21
- Hispanic: 0
- Other: 9

HREP Income Targeting:

- 0 – 30% AMI: 89
- 30 – 50% AMI: 30
- 50 – 80% AMI: 1

**Blight Abatement Program**

As of July 1, 2009 the county's Blight Abatement Program has been re-assigned to the Fairfax County Strike Teams. The teams bring together 15 different county agencies. Zoning, building, fire and health code inspectors belong to the teams. These inspectors are also supported by police officers, sheriff's deputies, attorneys, and others. It was determined that the programs objectives were more in line with the goals of the Strike Team. Fairfax County did not use CDBG funds for blight abatement activities during FY 2009.

**Highlights of Program Achievements for FY 2009 Community Development Block Grant Funded Nonprofits**

- **Acquisitions and Rehabilitations of Affordable Housing**
  - CDBG funds assisted the acquisitions of 10 units to be used as affordable housing and in the renovation of a five-unit group home to be used as accessible affordable supportive housing.
  - *Good Shepherd Housing & Family Services, Inc.* (*Good Shepherd* acquired 3 of the units as a part of its Mount Vernon Village V scattered site housing program.
  - *New Hope Housing, Inc.* acquired 6 units as a part of its Housing First for Homeless Women and Expanding Supportive Housing for Homeless Families programs.
  - *Reston Interfaith Housing Corporation (RIHC)* acquired 1 unit as a part of its Resources for Moving Ahead – Townhouse Acquisition and Rental program.
  - *Robert Pierre Johnson (RPJ) Housing Development Corporation* completed the rehabilitation of 5 units acquired in FY 2008 in the Lee District of Fairfax County.
- **Prevention of 651 evictions.**
  - Through the Emergency Services – Keeping Families Together Program operated by *Good Shepherd*, CDBG funds were used to provide small financial grants, and counseling to allow 651 families in short-term crisis to maintain their homes.
- **Transitional Housing.**
  - CDBG funds assisted 37 homeless households through the Homeless Transitional Housing program operated by *Christian Relief Services*.
  - Ninety-seven (97) households were assisted through the Transitional Housing program operated by *Homestretch, Inc.* Seventy-three (73) of the homeless households received transitional housing.
  - Eighty-five (85) homeless households received transitional housing through the Homes for the Working Poor Disabled and Elderly program operated by *Good Shepherd*.

- Through the Transitional and Supportive Housing program operated by *RPJ*, 27 households which included persons with disabilities received transitional housing.
- **Accessible Affordable Housing**
  - Through the Transitional and Supportive Housing Program operated by the *RPJ Housing Development Corporation*, CDBG funds made affordable accessible and supportive housing units available to 27 individuals with severe disabilities. An additional 5 units of such housing was made available through the Affordable Rental and Supportive Housing Program, which also is operated by *RPJ*.
  - CDBG funds also assisted the acquisition of 4 units for use as accessible affordable housing for the benefit of homeless women with disabilities through the Housing First for Homeless Women program operated by *New Hope Housing, Inc. (New Hope)*. These units for single women are scheduled for occupancy in early FY 2010.
  - *New Hope Housing* acquired 2 additional units with the assistance of CDBG funds, as a part of its Expanding Supportive Housing for Homeless Families program. Each of the additional units will be used for accessible affordable housing for families in which one or more parent has a disability. One of the units is occupied by an extremely low income single mother with a mental disability and her 3 children. The remaining unit is scheduled for occupancy in early FY 2010.

### **Highlights of Program Achievements for FY 2009 HOME Funded Nonprofits**

Under the FY 2008 CHDO set-aside, \$402,624 was advertised under an RFP in September 2008. Set-aside funds were awarded as follows:

#### **The Brain Foundation (TBF):**

- An award of \$229,992 for the acquisition of a six-bedroom single family unit to be used as a group home for extremely low-income men with brain injuries and mental illness. Supportive services will be provided to the group home residents through the Brain Foundation's project partner, Pathways Homes.

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

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

Generally, progress was made toward meeting the goals and objectives. One area, neighborhood revitalization strategy areas (NRSAs), was impacted by a county reorganization. The Office of Revitalization was moved to a new agency, the Fairfax County Office of Community Revitalization and Reinvestment (OCRR) in the Office of the County Executive, as part of a reorganization strategy. Subsequently, NRSAs have been phased out as activities managed by the FCRHA and HCD. In addition, blight abatement activities are no longer carried out by the FCRHA and HCD. Blight abatement activities are currently managed by the Fairfax County Strike Team.

A major responsibility of the Consolidated Community Funding Advisory Committee is to develop funding priorities for the Consolidated Community Funding Pool, a pool of funds that includes Community Development Block Grant funds. On April 28, 2008, the Board approved the following CCFP funding priorities for FY 2009.

	<b>Target Funding %</b>
<b>PREVENTION</b> Goal: Families and individuals remain independent and have the tools and resources to prevent dependence	<b>15 – 25%</b>
<b>CRISIS INTERVENTION</b> Goal: Individuals and Families in crisis receive sufficient help to move quickly back to self-sufficiency	<b>5 – 15%</b>
<b>SELF-SUFFICIENCY</b> Goal: Individuals and Families attain self-sufficiency.	<b>55 – 65%</b>
<b>ONGOING ASSISTANCE FOR INDEPENDENT LIVING</b> Goal: People who have continuing and long-term needs achieve or maintain healthy, safe and independent lives to the maximum extent feasible.	<b>5 – 15%</b>

**Table 1 – 2: FY 2008 and FY 2009 CCFP Funding Priorities Summary**

**Table 1 – 3: FY 2009 Consolidated Plan Accomplishments**

[Table under development]



### **FY 2009 CDBG**

For FY 2009, specific amounts of CDBG funding were designated by the Board for contractual commitments (such as payments on outstanding Section 108 loans), program administration, relocation assistance and on-going home improvement loan and home repair programs that address the Vision and Mission statements incorporated in the Five-Year Plan. Specific funding amounts were also approved by the Board of Supervisors for affordable housing programs and projects and for public services that are targeted to the priorities adopted by the Board of Supervisors.

For the FY 2009 One-Year Action Plan, the Affordable Housing Fund was allocated \$1,113,445 for affordable housing projects recommended for funding through the nonprofit competitive solicitation process. The Board of Supervisors also approved project awards totaling \$889,347 for Targeted Public Services based on the projects recommended for funding through the CCFP Request for Proposals process. Public improvement work was completed in one target area – namely, the Jefferson Manor Conservation Area. Phase II-B of the Jefferson Manor Public Improvement project consists of road, storm drainage and sidewalk improvements as well as utility upgrades on Fort Drive. Phase II-B was funded through a combination of a Section 108 Loan and county general funds.

### **FY 2009 HOME**

Fairfax County received \$2,430,601 in HOME funds in FY 2009. The county uses its HOME funds to provide direct affordable housing assistance to low-income homebuyers and tenants. Program accomplishments for FY 2009 include:

- Homebuyer Equity Loan Program (HELP): Six loans issued during FY 2009. Approximately \$460,000 of \$1.2 million budget committed and expended.
- Senior TBRA: 10 senior households provided with TBRA vouchers during FY 2009.
- Partnership for Permanent Housing (PPH): During FY 2009, 22 households successfully leased rental units with their TBRA vouchers. Of these, two exited the program to become successful homebuyers. Three additional households were accepted into the program in FY 2009 and by the end of the Fiscal Year they were either completing the voucher intake process or searching for suitable rental housing with their TBRA voucher.
- Homeless TBRA: Four homeless individuals successfully leased rental units with their TBRA vouchers during FY 2009.

Information regarding the FY 2009 expenditure of CDBG and HOME funds is contained in Attachment I, Financial Summary Reports. Maps showing geographic distribution and location of selected projects are presented in Attachment VIII, Project Maps for CDBG, and HOME.

### **FY 2009 ESG**

Emergency Shelter Grant funds in the amount of \$265,518 were received through the Consolidated Plan Action Plan and were utilized to support a portion of the cost of the five emergency shelters operated by the County through contracts with nonprofit agencies. The emergency shelters provide full services, engaging the homeless person in development of a service plan which includes comprehensive case management, assessment, referrals, training, and ongoing support toward achieving self-sufficiency. For those with special physical or mental health needs, nurse practitioners and mental

health staff are deployed to the shelters to provide on-site assessment, education, immunizations, crisis intervention, and referrals. More information about the use of FY 2009 ESG funds is available under Section III/Homeless.

### **FY 2009 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 2009 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. XX – XX, above), FY 2009 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 programs described in the Consolidated Plan leveraged substantial additional funding. For FY 2009, CDBG expenditures were leveraged by additional resources from community based organizations, county funds and other federal resources. From the data gathered to date, it appears that every dollar of CDBG funding in FY 2009 was leveraged with \$4.47 of Fairfax County funding and \$4.06 of other resources. The \$8,141,866 in non-county leveraging resources included \$5,213,954 (65%) in cash

contributions and \$2,927,912 (35%) in volunteer services and other in-kind donations. The \$8,141,866 of nonprofit leveraging resources in FY 2009 was a 94% increase over FY 2008 non-profit leveraging resources of \$4,177,077. The increase was particularly significant in light of expectations of a decline based on the economic downturn.

### **HOME Leveraging**

The FCRHA issued six (6) HOME and ADDI-funded Homebuyer Equity Loan Program (HELP) loans during FY 2009.

#### FY 2009 HELP Activity and Leveraging

- Total HOME/ADDI Acquisition Expenditures: \$458,403
- Total Other Federal Leveraged: \$0.00
- Total First Trust Funding Leveraged: \$1,095,703
- Total State/Local Public Funds Leveraged: \$0.00
- Total Owner Equity Leveraged: \$111,372.84
- **TOTAL LEVERAGED: \$1,207,075.84**

### **Managing the Process**

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

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

### **Citizen Participation**

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

### **Fairfax County Consolidated Community Funding Advisory Committee**

On December 11, 2007, the Consolidated Community Funding Advisory Committee (CCFAC) held a public hearing to receive public comment on housing, community development and human services needs for FY 2009 and on Fairfax County's

Consolidated Plan performance. Citizens were given the opportunity at that hearing to express their views on housing, community development and community service, as well as on the need for housing unit set asides for persons with disabilities and the need to improve access to services and housing for persons with disabilities through better ways to match needs with availability, and on fair housing needs.

On March 31, 2009, the Fairfax County Board of Supervisors held a hearing to receive public comment on the proposed Consolidated Plan One Year Action Plan for FY 2009. In addition to comments on the proposed use of funds, citizens were given the opportunity to comment on Fairfax County housing and community services needs, including housing for persons with disabilities.

## **Institutional Structure**

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

Fairfax County is committed to enhancing the organizational capacity of community-based nonprofit organizations operating in the County. Nonprofit capacity-building trainings, including but not limited to such topics as client-focused outcomes, strategic planning, financial management, engaging board members, organizational assessment, reducing costs, collaborations and mergers and program budgeting were provided during the program year.

To facilitate the reporting of CDBG accomplishments by Fairfax County nonprofit subrecipients, the County has utilized a web-based reporting system known as Web-R. During FY 2009, technical assistance was provided to the nonprofits on how they are to provide reports which contain expenditure information and the mechanism for the nonprofits to request their CDBG funding.

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

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

The Grants Management division provides program technical assistance to the various divisions within HCD that use county HOME funds in support of these program activities.

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

## **Monitoring**

1. Describe how and the frequency with which you monitored your activities.
2. Describe the results of your monitoring including any improvements.
3. Self Evaluation

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

### **CDBG Monitoring**

In FY 2009, HCD monitored each CDBG subrecipient through desk monitoring, on-going communications via telephone, e-mail and the Web-R system, as well as site visits. Through these means of monitoring, staff has generally found that subrecipients are in compliance with contract requirements. Identified areas of improvement were primarily related to the submission of financial reports and requests for funding advancements. Where the need for improvement was identified, staff has provided technical assistance to the subrecipient for required adjustments.

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

For all CCFP-funded activities, including some of the County's CDBG-funded nonprofit activities, impacts are tracked by race/ethnic group, income levels and outcomes. For Statistics for all CCFP-funded activities are compiled annually and will be available later in the year for FY 2009. FY 2008 CCFP activity highlights include:

- Participant diversity by race/ethnic group included 38% Hispanic, 16% African American, 7% Asian/Pacific Islander, 14% White, 2% Middle Eastern and 23% Other. (Statistics are based on Heads of Household Data.)
- Participant income levels included Low, Very Low, Extremely Low or Not Reported. The specific breakdown was 12% Low; 4% Very Low; 36% Extremely Low Income and 48% not reported. (Statistics are based on Heads of Household Data.)
- 45,699 individuals in 40,303 households were received services and/or resources needed to maintain self-sufficiency; 5,679 individuals in 2,384 households received affordable housing; 6,853 youth in 5,738 households participated in programs to improve responsible decision-making; and 47,875 individuals in 16,341 households received services to address emergency basic needs.
- For every \$1 provided through the CCFP in FY 2008, another \$4.02 in cash, donated goods, services and volunteer time was leveraged by community-based

organizations to support the CCFP-funded projects. Over 30,000 persons provided more than 417,000 volunteer service hours.

FY 2008 and FY 2009 CDBG-funded nonprofit activity highlights include:

- In FY 2008, participant diversity by race/ethnic group included 31% Hispanic, 35% African American, 11% Asian/Pacific Islander, 13% White and 9% Other. (Statistics are based on Heads of Household Data for 100 % of programs reporting to date. Some participants do not report racial demographic information.)
- In FY 2009, participant diversity by race/ethnic group included 21% Hispanic, 43% African American, 13% Asian/Pacific Islander, 13% White and 1% Other. (Statistics are based on Heads of Household Data for 100 % of programs reporting to date. Some participants do not report racial demographic information.)
- In FY 2008, participant income levels included 94% Extremely Low Income, Low/Moderate Income or Moderate Income. The specific breakdown was 69% Extremely Low Income, 18% Low or 13% Low/Moderate Income. (Statistics are based on Heads of Household Data for 100 % of programs reporting to date).
- In FY 2009, participant income levels included 99% Extremely Low Income, Low Income or Low/Moderate Income. The specific breakdown was 61% Extremely Low Income, 21% Low, or 17% Low/Moderate Income. (Statistics are based on Heads of Household Data for 100 % of programs reporting to date).

### **HOME Monitoring**

HCD has implemented an annual regimen of monitoring that includes both desk monitoring and on-site inspections of HOME tenant files. In FY 2009 HCD conducted four on-site tenant file audits. The following is a summary of the HOME requirements reviewed as a part of each rental site visit:

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

On-site file inspections were conducted at the following properties:

- Gum Springs Glen;
- Herndon Harbor House;
- Morris Glen; and
- Lincolnia.

HCD conducted desk monitoring for CHDO rental housing, as well as for HCD's Fairfax County Rental Program, Senior Housing Program projects and Island Walk, a privately-owned affordable rental housing property:

Fairfax County CHDOs:

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

Fairfax County Rental Program, Senior Housing and Island Walk:

- Birmingham Green Senior Housing;
- Castellani Meadows;
- East Market, Holly Acres, Lorton Arms and Willow Oaks Affordable Dwelling Units;
- Tavenner Lane; and
- Island Walk.

In addition to monitoring its HOME rental housing properties, HCD staff conducted audits of Senior TBRA tenant files and Homebuyer Equity Loan Program (HELP) homebuyer files during FY 2009. No program compliance issues were identified as a result of these inspections.

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. Overall, the HOME compliance monitoring activities were successful for FY 2009. Staff generally found CHDO units and those HOME units owned by the FCRHA to be in compliance with HOME Program affordable rental housing requirements.

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

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

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

## Lead-based Paint

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

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

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

Because of the nature of the program, the County's Home Improvement Loan Program (HILP) staff annually submits several Environmental Review Project Abstracts for properties receiving loan funds for rehabilitation of privately-owned homeowner-occupied properties. In FY 2009 no lead-based paint mitigation was required on HILP projects, both CDBG and County funded.

## SECTION II – HOUSING

### Housing Needs

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

See pp. 2 – 5, Section I, FY 2009 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 2009, five (5) affordable housing and 12 targeted public services projects operated by nonprofits received CDBG funding under the Fairfax County Consolidated Community Funding Pool. The objective through the nonprofit affordable housing programs was to acquire and rent 14 new units of affordable rental housing, 7 of which were to be accessible units for persons with disabilities. An additional objective was to provide technical assistance for the rehabilitation of 25 units of housing owned by low/moderate income individuals.

The nonprofits achieved 67% of the acquisition goal by acquiring 10 units of new affordable housing, 6 of which are to be made accessible for persons with disabilities. Two (2) of the acquired units were rented as affordable housing by the nonprofits, which is 14% of the rental goal. One (1) of the units was rented to a very low income household and 1 rented to a low income household.

The remaining 8 new units to be rented include 4 units for homeless women with disabilities, 2 units for families which include an adult with disabilities and 2 units for low income households. The 6 units for persons with disabilities and 1 of the other acquired units that have not yet been rented were acquired in the final quarter of the fiscal year. These 7 units that have not been rented require accessibility modifications and/or other repairs and upgrades which delayed rental until after the end of the fiscal year.

The nonprofits achieved 80% of their technical assistance goals by assisting 20 households with rehabilitation for code violations and other upgrades. All of the homeowners who were assisted were low/moderate income households.

In addition, through targeted public services operated by the nonprofits, the objectives were to provide transitional housing for 138 households. Nonprofit programs exceeded

the objectives by providing transitional housing for 185 households in FY 2009, including 27 households which included persons with disabilities. The households receiving transitional housing were 162% extremely low-income, 20% low-income and 13% low/moderate income households.

The County continues to provide funding to experienced nonprofits for the acquisition and renovation of housing units that are accessible to persons with disabilities. In FY 2009, \$479,500 was awarded for the acquisition and modification of 7 units of supportive housing for persons with disabilities. County funding is provided for housing projects in which there are planned supportive services funded from other sources.

### **HOME Housing Objectives**

During FY 2009 (July 1, 2008 – June 30, 2009), Fairfax County HOME funds were used to provide both rental housing and homebuyer assistance to low-income tenants and first-time homebuyers.

At the end of FY 2008, the Fairfax County Board of Supervisors approved a three-pronged strategy to address the foreclosure crisis in Fairfax County. The strategy included the Silver Lining Initiative, through which the FCRHA provided first-time homebuyers with assistance to acquire foreclosed properties. A portion of the loans issued through the Silver Lining Initiative were HOME- and ADDI-funded Homebuyer Equity Loan Program (HELP) loans. This component of the Silver Lining Initiative is modeled upon the HELP Program requirements and guidelines. Eligible homebuyer units are limited to foreclosed townhouses and single-family homes. Low-cost first mortgages through institutions like the Virginia Housing Development Authority's (VHDA) (e.g., Sponsoring Partnerships and Revitalizing Communities (SPARC) program) and other private lenders were used for qualifying households.

Specific affordable housing outcomes are described below by program area and household income level.

- Homebuyer Equity Loan Program (HELP)/Silver Lining: FY 2009 Goal=12-to-15 Loans
  - 30 – 50% AMI= 2 Households
  - 50 – 60% AMI= 2 Households
  - 60 – 80% AMI= 2 Households
  - **FY 2008 TOTAL: 6**
  
- Partnership for Permanent Housing (PPH): FY 2009 Goal=25 Active Vouchers
  - 0 – 30% AMI= 6 Households
  - 30 – 50% AMI= 11 Households
  - 50 – 60% AMI= 4 Households
  - **FY 2008 TOTAL: 22**

- Senior Tenant Based Rental Assistance: FY 2009 Goal=48 Active Vouchers
  - 0 -30% AMI= 10 Households
  - **FY 2008 TOTAL: 10 Households**
  
- Homeless Tenant Based Rental Assistance: FY 2009 Goal=5 Active Vouchers
  - 30 – 50% AMI= 4 Households
  - **FY 2008 TOTAL: 4**

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

- Fairfax County Rental Program (FCFP)
  - 0 – 30% AMI= 7 Households
  - 30 – 50% AMI= 23 Households
  - 50 – 60% AMI= 9 Households
  - 60 – 80% AMI= 1 Household
  
- Island Walk Apartments:
  - 0 – 30% AMI= 6 Households
  - 30 – 50% AMI= 1 Households
  - 50 – 60% AMI= 1 Households
  
- Fairfax County Senior Housing:
  - 0 – 30% AMI= 145 Households
  - 30 – 50% AMI= 61 Households
  - 50 – 60% AMI= 4 Households
  - 60 – 80% AMI= 1 Household
  
- CHDO Rental and Transitional Housing:
  - 0 – 30% AMI= 42 Households
  - 30 – 50% AMI= 24 Households
  - 50 – 60% AMI= 7 Households
  - 60 – 80% AMI= 0 Households

### **Section 215 Definition of Affordable Housing**

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

## **Persons with Disabilities**

During the 2009 Program Year, CHDO set-aside funds were reserved for the Brain Foundation, a Fairfax County CHDO, to acquire an 6-bedroom single-family unit. This unit will be used as a group home to provide affordable rental housing to extremely low-income men with brain injuries and mental illness.

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

## **Public Housing Strategy**

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

## **Public Housing Improvements**

DHCD performed the following rehabilitation work on Fairfax County public housing units between July 1, 2008 and June 30, 2009:

- The Park: Kitchen rehabilitation work in 24 townhouse units.
- Shadowood: Kitchen rehabilitation work in 16 garden apartments.
- Robinson Square: Kitchen rehabilitation and floor repair work in 46 townhouse units.
- West Glade, West Ford III, Old Mill and Greenwood: Completed the design of property community centers and offices.

## **Resident Participation Initiatives**

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

## **Family Self Sufficiency Initiatives**

The FCRHA coordinates, promotes and provides the following programs to enhance the economic and social self-sufficiency of Fairfax County public housing residents, including the following outcomes during FY 2009:

1. **Developing Partnerships and Program Resources**
  - Development of community partnerships with two lenders for delivery of credit education;
  - Arrangement to have Money Management International speak on credit repair;

- Identification of Federal and State resources for matching funds: ROSS Grant, Federal Home Loan Bank of Atlanta; Virginia Individual Development Accounts (VIDA);
- Arrangement of specialist from Fairfax County CASH (Creating Assets, Savings and Hope) to promote the Volunteer Income Tax Assistance (VITA) to speak at meeting;
- Access Language Translation services 11 times for meetings as matched funds;
- Resident Assistants assemble materials and assist at meetings; and
- Matching resources for food at meetings.

## **2. Group Counseling**

- Delivery of final six homeownership and credit education modules twice monthly at two different areas of Fairfax County. There were 14 modules given in each area (40 program participants completed the credit education sessions);
- Delivery of two classes on Home Maintenance by Home Improvement Loan Program;
- Presentation by Habitat for Humanity on housing options;
- Advise of matching fund down payment program (Federal Home Loan Bank of Atlanta);
- Advise participants of \$8,000 federal tax credit for first-time homebuyers;
- Referrals to the Employment Resource Center for training and jobs;
- Special presentation of the First-Time Homebuyers Program orientation and the Application session for ROSS participants, as well as the Silver Lining program;
- Marketing of Fairfax County Affordable Dwelling Units and First-Time Homebuyer properties; and
- Referring of families to the First-Time Homebuyers Program.

## **3. One-on-One Counseling**

- ROSS Program Participant Handbook reviewed in one-on-one meetings;
- Budgets reviewed during one-on-one counseling sessions with participants;
- Path to Homeownership plans developed at one-on-one sessions;
- Referrals made to Federal matching fund down payment assistance program;
- Counseling and enrollment of 16 clients in First-Time Homebuyers Program;
- Counseling and referral of 14 ROSS clients to the Silver Lining Initiative Loan Program;
- Counseling two families who purchased homes;
- Referral of five families to Habitat for Humanity;
- ROSS Program Participant Handbook reviewed in case management meetings; and
- 7 Referrals to NOVACO Housing and Services for Earned Income Tax program and VIDA.

<b>Services and Programs</b>				
<b>Program Name &amp; Description (including location, if appropriate)</b>	<b>Estimated Size</b>	<b>Allocation Method (waiting list/random selection/ specific criteria/other)</b>	<b>Access (development office / PHA main office / other provider name)</b>	<b>Eligibility (public housing or HCV participants or both)</b>
Resident Management Aides	3	Employer Interview	PHA (Main Office and South County office)  On-site Community Centers	Public Housing
Section 8 Housing Choice Voucher Homeownership	23 (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	43	ROSS Grant program participants	PHA Main Office and Fairfax County Government Centers	Public Housing
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 Employment Opportunities; Girl Power; Women's Group; Summer Camp; Computer Lab.	Varies upon program	Walk-In, restricted to property residents	PHA Main Office  On-Site Community Center	Public Housing

**Table 2 – 1: FCRHA Public Housing Services and Programs**

The Fairfax County Resident Opportunities for Self Sufficiency (ROSS) program has three (3) resident assistants working in the program. The program has 61 households enrolled. Of these, 45 have completed the 14 months of credit and homeownership education offered through the program. In addition to group instruction, one-on-one counseling was provided to the program participants to work on budgeting and credit issues. Referrals to available resources to reach the goal of homeownership included the Fairfax County DHCD First-Time Homebuyer program, the Silver Lining program, Habitat for Humanity, the Federal Home Loan Bank of Atlanta, and VIDA.

The FCRHA currently has 50 families enrolled under its Family Self-Sufficiency (FSS) program. Of these, 34 households have escrowed savings balances, and 25 are actively escrowing savings at this time.

## **Barriers to Affordable Housing**

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

In June 1997, the Fairfax County Board of Supervisors adopted the Fairfax County Fair Housing Analysis of Impediments. The Board designated the Fairfax County Human Rights Commission as the agency responsible for implementation and oversight of fair housing activities initiated by Fairfax County. On July 23, 2007, the Board of Supervisors endorsed an updated *Fairfax County Fair Housing Analysis of Impediments (Amended for 2006-2010) (Proposed Local Plan)*, and authorized county staff to forward the Local Plan to the Human Rights Commission for implementation, and endorsed the Proposed Local Plan as an attachment to the County's Fiscal Year 2008 Consolidated Plan. Actions conducted in Fiscal Year 2009 (July 1, 2008 – June 30, 2009) to overcome the effects of impediments identified in the Analysis adopted in 2007 are described as follows:

### **Testing**

The Human Rights Commission conducted 120 paired fair housing rental tests based on race and ethnicity during FY 2008. All of the tests have now been analyzed by Commission staff and the testing report is near completion. The agency is currently in the process of determining the scope and type of tests to conduct for its next testing cycle and selecting a contractor to do the tests.

### **Enforcement Activities**

The Fairfax County Human Rights Commission (HRC) is a U.S. Department of Housing and Urban Development (HUD) certified substantially equivalent agency and, therefore, eligible to file and investigate complaints under Fairfax County jurisdiction that are dual-filed with HUD. The Commission received twenty (26) fair housing complaints between July 1, 2008 and June 30, 2009, twenty-four (24) of which were dual-filed with HUD. Ten (10) complaints were closed as "No Cause," four (4) complaints were resolved either through conciliation or settlement agreements or withdrawal with benefits, and one (1) complaint was closed because the complaint was found to be non-jurisdictional. Eleven (11) of the twenty-six (26) cases received during that time period were still under investigation as of June 30, 2009.

### **Education and Outreach Events and Materials**

#### ***Resource Fairs***

Agency staff attended and managed information booths at a number of resource fairs throughout the county. Staff distributed fair housing and other brochures, answered questions, and described the work that the agency conducts and the services it provides to individuals who stopped by the booth. Resource fairs attended are given below:

- September 20, 2008: "Save the Block" Foreclosure Prevention/Loan Modification fair organized by the National Community Reinvestment Coalition (NCRC).
- October 21, 2008: Foreclosure financial literacy workshop, Reston, VA.
- February 21, 2009: Tzu Chi Foundation - resource fair for elderly Asian residents.
- March 28, 2009: Fairfax County Mega Job Fair.
- April 4, 2009: Western Fairfax Community Day.

- April 4, 2009: Vietnamese-American Resource Fair.
- April 18, 2009: Herndon Senior Center Resource Fair.
- May 16, 2009: Herndon Senior Center Resource Fair.
- June 13, 2009: Sacramento Center Fair (agency staff provided the Riverside Elementary School parent liaison with brochures for distribution at the fair).
- June 20, 2009: Gum Springs Community Day.

### ***Community Groups***

Agency staff developed a list of community-based/multi-cultural organizations and agencies working with target populations in the County. Staff contacted and met with representatives at many of the organizations identified to provide information about fair housing and other forms of discrimination; to discuss the agency's enforcement role and the education and outreach services it provides; and to explore opportunities to partner on future forums, workshops, and other events. Below is a list of agencies staff visited during the year:

- Somali Family Care Network.
- Northern Virginia Urban League.
- Ethiopian Community Development Council.
- Hispanic Committee of Northern Virginia.
- Korean Family Counseling Center.
- Progreso Hispano.
- Hogar Hispano.
- Liberty's Promise.
- Korean Community Services Center.
- Christian Relief Services Charities.
- Faith Communities in Action.
- Fairfax County Department of Family Services.
- Northern Virginia Family Services.
- MAPVAI (MAPVAI works with immigrant families).
- Fairfax Branch of the NAACP.
- Catholic Charities-Family Services.
- St. Martin de Porres Elderly Services-Catholic Charities.
- Senior Employment Resources.
- ENDependence Center of Northern Virginia, Inc.
- Hispanic Committee of Northern Virginia.
- Culmore Partners
- McLean Community Connections Dialogue group

### ***Presentations***

Human Rights Commission staff made presentations about fair housing and other services and activities the agency provides to several area real estate groups, community-based organizations, and county agencies. Agency staff also distributed fair housing brochures and other materials to participants. The names of some of the groups and organizations involved are listed below:

- **March 12, 2009:** Staff made a presentation to ESL students as part of the Hogan Hispano's Personal Empowerment Speakers Series. Material presented included an overview of the role of the agency and the services and activities it

provides. Informational materials, including fair housing brochures, were also distributed.

- **April 7, 2009:** The fair housing coordinator gave a fair housing presentation to seniors at the Korean Senior Center in Annandale. The information was presented in both English and Korean; an interpreter simultaneously translated the information into Korean for non-English speaking participants. Informational materials in both Korean and English were also distributed at the presentation. Approximately One-hundred and twenty-five seniors attended the session.
- **April 14, 2009:** Agency staff presented information about the agency at a meeting of the Liberty's Promise group. Liberty's Promise supports young immigrants in need while encouraging them to be active and conscientious American citizens. Twelve members of the group attended.
- **April 20, 2009:** Agency staff gave a presentation about the role of the agency and the services available at a meeting of the South County Skillsource Partners. The presentation included information about fair housing issues. Service providers from various county agencies and community based organizations attended the meeting.
- **April 22, 2009:** The fair housing coordinator conducted fair housing training at the Center for Housing Counseling Training. Participants included human service professionals who help clients to access housing. Approximately ten individuals attended the presentation.
- **April 22, 2009:** Agency staff appeared in a vignette: "Living in America: A Look at Housing Discrimination" at Poe Middle School in Fairfax County. The vignette depicted various fair housing scenarios designed to educate the students on how to recognize fair housing violations, and the consequences for violating fair housing laws. The agency conducted the event in cooperation with the DC HUD field office and its staff. Over four-hundred students attended the performance.
- **April 30, 2009:** The agency sponsored a fair housing conference/luncheon for real estate professionals, housing counselors, and others working in the housing field. The event featured two nationally recognized speakers. In addition, the video "Housing Discrimination...Who Should Ever Have to Get Used to That?" was shown. Re-enactments of discriminatory fair housing scenarios were also performed. These were followed by a discussion of the fair housing issues raised. One-hundred and forty people attended the event.
- **May 14, 2009:** Agency staff presented information to residents of the Tyson Towers Senior Housing complex about the work of the agency, including fair housing issues, and the services the agency provides. A discussion followed the presentation. Approximately twenty seniors attended the session.
- **May 28, 2009:** Agency staff presented information describing the role of the agency and the activities and services provided. The presentation was conducted as part of the Hogar Hispano Personal Empowerment Speaker Series. Hogar Hispano offers immigrants from all ethnic and religious backgrounds a wide range of services. Approximately thirty ESL students attended the presentation.
- **June 11, 2009:** Agency staff gave a presentation to employees of the Self-Sufficiency program at the Department of Family Services. Information was presented on a variety of issues, including fair housing discrimination. Approximately twenty-five staff members attended the presentation.

***Other Outreach and Related Activities***

- **July 23, 2008:** The Fair Housing coordinator met with the President/CEO and the Director of a fair housing organization in Virginia to explore a possible future collaboration on testing for disability discrimination in the housing market.
- **August 20, 2008:** The fair housing coordinator met with a Fairfax County Board Supervisor and a senior aide to discuss fair housing issues, and the role of the agency and the services it provides. The meeting included a discussion on the importance of educating staff at BOS offices about how to recognize and refer calls from constituents involving fair housing discrimination issues to the Human Rights Commission, and the availability of Commission staff to provide fair housing training, and future workshops. In addition, agency staff provided the Supervisor's aide with several copies of the agency's fair housing and fair lending brochures to distribute to staff and constituents.
- **August, 2008-March, 2009:** Fair housing staff met on several occasions with the Director of Planning for the Fairfax-Falls Church Community Services Board (CSB) about future collaborations regarding fair housing training. On several occasions, the fair housing coordinator also met with and responded to questions from the director and other staff members involving group homes and fair housing disability rights. Information about the fair housing implications on specific issues confronting the agency was also provided.
- **February 24, March 31, and April 28, 2009:** Fair housing staff attended three "Culmore Partners" meetings, a coalition of individuals from various agencies and organizations that meet to discuss issues affecting the neighborhood and identify and share information. The agency hopes to have an opportunity to address the group in the future.
- **February 26, 2009:** Staff attended a meeting of the McLean Community Connections Dialogue group. The group holds monthly dialogues on a variety of topics. The agency hopes to have an opportunity to address the group in the future.
- **April, 2009:** The Human Rights Commission arranged for a Fair Housing Proclamation to be issued designating April as Fair Housing Month in Fairfax County. The proclamation was issued and read by members of the Fairfax County Board of Supervisors. The proclamation recognizes the importance of expanding equal housing within Fairfax County and reaffirms the commitment to fair housing by the leadership in the county. Over 100 people attended the proclamation ceremony, which was also broadcast live on the county's local cable TV channel.
- **April 2009:** During the first week in April, the Human Rights Commission erected a Fair Housing Display, and distributed literature in the lobby of the Fairfax County Government Center. Over 1,000 display items were distributed to county employees, clients, members of the public, and other visitors to the Government Center.
- **April 2, 2009:** The fair housing coordinator attended/participated in a Webinar session to share information and learn about how other localities are addressing the foreclosure crisis. Panelists featured leading experts from around the country. The discussion included an overview of the U.S. housing foreclosure crisis, examples of prevention measures communities have implemented to assist citizens who are on the brink of foreclosing, steps localities are taking to reduce neighborhood blight, and community partnerships formed to assist with

- community housing needs. Information about new funding opportunities available through HUD to address local housing problems was also provided.
- **June 18, 2009:** Agency staff attended a meeting of the Fairfax County Multicultural Outreach Advisory Committee to learn more about the Chinese Ambassador Program, a pilot program designed to develop more effective ways to provide outreach to the Asian populations. The meeting provided agency staff an opportunity to network with leaders in the Chinese and other ethnic and minority communities.
  - **June 2009:** The Director and a staff member met with representatives of the Fairfax County Public School System to discuss the creation of a Student Human Rights Commission. The idea was enthusiastically received. The parties agreed to share documents and to meet again to discuss the idea.

## Media

### ***Predatory Lending***

- **August 2008:** On August 1, 2008, the agency's video on subprime/predatory lending "No Place Like Home: The Foreclosure Crisis and Predatory Loans" began airing on Fairfax County's Cable TV Channel 16, as a public service announcement. The program will air twice a week. Staff members worked closely with the producers at Channel 16 to develop the script and recruit individuals to interview. The program is designed to educate members of the public about discriminatory mortgage lending practices. It provides valuable information for borrowers who are delinquent on their mortgage payments or who are facing foreclosure proceedings. The program also presents information about the enforcement activities and educational services provided by the Commission. In addition, the video is a valuable education and training tool for Commission staff, and for other agencies and groups engaged in fair housing activities. The agency arranged for DVD copies of the video to be delivered to several fair housing agencies in the metro area for their use. Feedback on the program has been very positive, and it was entered for an nomination for an Emmy. The program continues to air at various times throughout the year. It will also be available on the agency's Web site and through other appropriate media outlets.

### ***Cable TV Magazine Segment***

- **April 2009:** Staff members helped to develop a script and worked closely with the county's Department of Cable Communications and Consumer Protection to produce a public service fair housing segment. The program includes information about the protected classes covered under Fairfax County fair housing law, describes fair housing protections accorded all persons, and gives examples. The director of the agency and chairperson of the Fairfax County Human Rights Commission are featured in the program. The program was first broadcast in April, Fair Housing Month; it will continue to appear at various times throughout the year as part of the station's Magazine Segment. In addition, the program will be available to view on the agency's Web site and through other appropriate media outlets. The video can also be used for training purposes.

### ***Interview: VATA: Vietnamese American Television***

- **May 29, 2009:** The Director of the agency taped two program sessions with VATV (Vietnamese American Television) for broadcast. The first session provides a general overview of the agency, including all of the areas covered under the Fairfax County Human Rights Ordinance; the second deals primarily with fair housing issues.

#### ***Group Homes (County Cable TV Program)***

- Channel 16 continues to air “A Place Called Home” approximately twice a week throughout the year. The video, which the Human Rights Commission previously helped create, focuses on housing issues in the context of accessible/affordable housing for the disabled, and group homes.

#### ***Elderly Disabled (in production)***

- In June, 2009, the agency submitted a “Request for Video Production Services” to Channel 16 to produce and air a program about fair housing for seniors and persons with disabilities. The program is scheduled to be produced in July/August, 2009.

#### ***Brochures (Translations/Distribution)***

- **April 2009:** The agency translated its new fair housing brochure into seven foreign languages: Amharic, Arabic, Chinese, Korean, Somali, Spanish, and Vietnamese. In addition to hard copies, the brochures will also be available on the agency’s Web site.
- **July 2008-June 2009:** Staff distributed hundreds of brochures to attendees at the numerous resource fairs attended, to representatives at the various organizations contacted and visited, and to participants attending presentations. In addition, staff responded to several requests for brochures from other organizations and groups for use at upcoming events and distribution to their constituencies.
- **July 16, 2008:** Staff provided fair housing, fair lending, and sexual harassment brochures in both English and Spanish (100 each) to a local community services organization.
- **October 6, 2008:** The fair housing coordinator met with two realtors from a large realty company in the area to answer questions on fair housing discrimination, and provided them with several fair housing and fair lending brochures for distribution to their colleagues and clients.
- **September 2008:** The agency provided staff of the county’s Homeownership Program with two hundred copies of its fair lending brochure to distribute at an upcoming event.
- **March 4, 2009:** Staff provided the Director of Planning for the Community Services Board with sixty fair housing brochures for distribution at an upcoming event.

#### **Fair Housing Training/Conferences Attended**

Between July 1, 2008 and June 30, 2009, the fair housing coordinator and agency investigators and staff participated in several fair-housing related training conferences and meetings, some of which appear below.

- **September 29, 2008:** The fair housing coordinator and several fair housing investigators attended training on discrimination and the American with Disabilities Act (ADA).
- **October 2, 2008:** The Fair Housing Coordinator, fair housing investigators and staff attended a training workshop on discrimination and Aids/HIV.
- **October 9, 2008:** The Fair Housing Coordinator and several of the fair housing investigators attended a training session on sexual harassment discrimination.
- **November 14, 2008:** The fair housing coordinator and investigators attend a training session to update participants on the new ADA Amendments.
- **December 9, 2008:** The fair housing coordinator attended a press conference featuring the release of a report by the National Fair Housing Alliance. The report contains information about the nature and extent of illegal housing discrimination and its impact on communities.
- **April 25, 2009:** The fair housing coordinator attended a fair housing conference, “Open the Door to Fair Housing.” Topics covered in the sessions included mobility and access to affordable housing, segregation and the subprime lending crisis, implications of the foreclosure crisis, and current challenges in fair housing.
- **June 6-9, 2009:** The fair housing coordinator attended the 2009 National Conference of the National Fair Housing Alliance. The theme of the conference was “Fair Housing in the 21st Century.”
- **June 20, 2009:** The fair housing coordinator represented the agency on the Planning committee for the Virginia Association of Human Rights (VAHR) Annual Training Conference and Awards Dinner. The director, the human rights division director, and the chairperson of the Commission attended and participated in training sessions and workshops. All three, along with the fair-housing coordinator, also attended the evening event. The division director and the chairperson of the Commission received awards recognizing their contributions to the agency and human rights and discrimination issues.

### **HOME/American Dream Down Payment Initiative (ADDI)**

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

Fairfax County budgeted \$2,448,682 for projects during the FY 2009 Reporting Period. All of the HOME projects and activities address the Consolidated Plan goal of increasing or preserving the county’s stock of affordable housing units. A description of the households served is provided on pp. 21 – 22, above. HOME funds have been instrumental in meeting the county’s goals with regard to providing affordable housing to the elderly and disabled, to homeless households, as well as to low-income tenants and homebuyers. Further details are available under **Table 1 – 3 on pp. XX – XX**, above.

The FCRHA successfully achieved the following HOME affordable housing outcomes for FY 2009.

- Homebuyer Equity Loan Program (HELP): Six loans issued during FY 2009. Approximately \$460,000 of \$1.2 million budget committed and expended.
- Senior TBRA: 10 senior households provided with TBRA vouchers during FY 2009.
- Partnership for Permanent Housing (PPH): During FY 2009, 22 households successfully leased rental units with their TBRA vouchers. Of these, two exited the program to become successful homebuyers. Three additional households were accepted into the program in FY 2009 and by the end of the Fiscal Year they were either completing the voucher intake process or searching for suitable rental housing with their TBRA voucher.
- CHDO Set-Aside: FY 2009 program funds totaling \$229,992 were awarded to one Fairfax County CHDO, the Brain Foundation.

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 inspections of HOME-assisted rental housing are conducted to ensure that housing quality standards are maintained. Tenant income limits and rent limits for HOME projects are verified at the time of project completion. Income and rent limits are reviewed annually.

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

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

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

**Reston Interfaith Housing Corporation (RIHC)**

- Reston Interfaith Housing Corporation (RIHC), one of Fairfax County's Community Housing Development Organizations (CHDO's), has received HOME Program funds to acquire townhomes and condominium units for use in its

transitional housing program. RIHC staff conducts formal inspections twice annually. Additionally, RIHC policy requires that contractors inspect the units periodically and report on conditions. Any need for repairs are taken care of immediately and units are reinspected to document that any needed repairs or maintenance has been performed satisfactorily and the units pass inspection. Any calls for service are responded to within a few days or immediately if the repair requires such attention. All units have been inspected by RIHC staff within the past year. There are presently no outstanding job orders.

- All but three of RIHC's 15 HOME-funded units utilize the Housing Choice Voucher program and are inspected annually by Fairfax County Department of Housing and Community Development (HCD) staff during their annual recertification process. The property is evaluated using the County Housing Quality Standards. County inspectors regularly compliment the quality of the units and their good repair. The occasional citation is corrected immediately with notification to HCD of the repair. There are presently no outstanding citations.
- All of RIHC's HOME-funded units, with the exception of four more recently acquired properties, were refinanced through the Virginia Housing Development Authority and are inspected under its standards every two years. Very positive inspection reports have been received from VHDA each year.
- The Housing Corporation received a national award in 2008 from Enterprise/MetLife Foundation for property and asset management for the townhouse program.

#### **Circle Properties (Wesley Housing)**

HiddenBrooke: Inspection reports were provided on six different units. All of the reports indicated that the items inspected were in proper working order. Only minor repair work was needed, and was scheduled by Wesley property management staff; no major deficiencies were found.

#### **RPJ Housing Development Corporation**

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

#### **Good Shepherd Housing and Family Services**

Good Shepherd Housing owns four HOME-assisted rental housing units. All four units were inspected by Good Shepherd Property Management staff. The units were found to be in satisfactory condition with minor repairs needed. All such basic repairs were attended to and fixed.

#### **Homestretch**

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

#### **Christian Relief Services (CRS)**

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

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

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

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

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

## SECTION III – HOMELESS

### Homeless Needs

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

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

In FY 2009 the Fairfax County Continuum of Care (CoC) was successful in obtaining funding for all projects requested in the 2008 CoC competition, including 24 renewals and funding for one new project. The county has continued to support the renewal of grants under the CoC to provide:

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

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

The Fairfax-Falls Church Continuum of Care has maintained a significant inventory of both transitional and permanent supportive housing to help people move from homelessness to independent living, to the greatest extent possible. The CoC housing inventory in January 2009 identified 282 units of transitional housing and 32 units of permanent supportive housing for families, plus 129 transitional beds and 306 permanent supportive beds for single individuals. As part of the county's Housing First strategy, one of the family shelters has a staff member who works as a housing broker to find housing units in the community and assist with expediting the move of a family into the unit. In addition, case managers in this program continue to work with clients following placement in permanent housing to ensure that stability is maintained

and any issues that arise are resolved. This approach, a combination of rapid re-housing and community case management, will be implemented throughout the county through the HOST approach, and is a key component for the use of the HPRP funding that the county will receive under the American Recovery and Reinvestment Act.

Fairfax County also uses federal HOME funds to provide up to 25 homeless families with tenant based rental assistance (TBRA) through the Partnership for Permanent Housing (PPH). PPH is a county initiative designed to help homeless families transition from homelessness to stable, permanent housing, secure case management and other supportive services, and work toward achieving the goals of self-sufficiency and homeownership. One of the unique aspects of PPH is that the management structure consists of five separate agencies that share responsibility for program oversight and policies. These include two county agencies (Housing and Family Services), and three county nonprofits (Northern Virginia Family Service, Reston Interfaith, and New Hope Housing).

3. Identify new Federal resources obtained from Homeless SuperNOFA.

Through the 2008 HUD Continuum of Care Homeless Assistance competition, organizations in the Fairfax-Falls Church CoC received renewal funding for 24 grants, including 20 Supportive Housing Program projects and 4 Shelter Plus Care grants, plus \$305,890 in new SHP funding for a permanent supportive housing program to serve nine chronically homeless single individuals who have mental health and/or substance abuse disabilities.

### **Specific Homeless Prevention Elements**

1. Identify actions taken to prevent homelessness.

The Fairfax County Implementation Plan to Prevent and End Homelessness in the Fairfax-Falls Church Community was approved by the Fairfax County Board of Supervisors on March 31, 2008, and work began to implement the strategies and actions identified in the approved Plan. The new Office to Prevent and End Homelessness was inaugurated in March 2009 with the hiring of the Director, and the Governing Board for the Community Partnership held its first meeting in June 2009. Ten work groups were formed to develop detailed action plans to implement the Housing Opportunity Support Team (HOST) strategy of the Plan, as well as related strategies. The application for the federal stimulus funding under the Homelessness Prevention and Rapid Re-housing Program is being directed toward implementation of the HOST strategy, and will significantly increase the resources and staff capacity to address prevention of homelessness.

The Coordinated Services Planning (CSP) function in the County, which provides access to a wide range of human services through a single phone number receiving thousands of requests for assistance annually, adjusted its staffing patterns in order to respond to a second year of record high levels of calls. Calls for assistance in the top 11 categories increased by 20 percent in the first half of FY 2009 compared to the first half of FY 2008, and by 61 percent overall since January 2006. During that time, requests for emergency rental assistance increased by 81 percent, requests for emergency food assistance increased by 125 percent, requests for job search assistance increased by 79 percent, and requests for subsidized housing assistance increased by 88 percent. The average

number of new cases opened each month by CSP increased from 450 in FY 2008 to 527 in the first half of FY 2009, and has grown by 40 percent overall since FY 2006.

Fairfax County has also implemented a new initiative outside of the Consolidated Plan to increase the potential resources for basic needs through the formation of a foundation to accept funding donations county-wide in support of the emergency assistance provided by faith communities that work with the County in providing direct assistance for basic needs emergencies.

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

- Construction of six units of transitional rental housing for homeless families (in progress); and
- The provision of tenant-based rental assistance (TBRA) to homeless families participating in a self-sufficiency program and to other homeless households.

### **Emergency Shelter Grants (ESG)**

1. Identify actions to address emergency shelter and transitional housing needs of homeless individuals and families (including significant subpopulations such as those living on the streets).

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

Fairfax County operates five full-service 24-hour emergency shelters with a combined bed capacity of 125 for homeless families and 136 for homeless single adults. Thirty additional beds are made available in overflow space during the months of November through March under an Emergency Cold Weather Program. A total of 11 beds are available as year-round overflow without additional services. **Accomplishments for FY 2009 are described under Table 1 – 3, pp. XX – XX (Section I- General).**

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

2. Assessment of Relationship of ESG Funds to Goals and Objectives
  - a. Evaluate progress made in using ESG funds to address homeless and homeless prevention needs, goals, and specific objectives established in the Consolidated Plan.
  - b. Detail how ESG projects are related to implementation of comprehensive homeless planning strategy, including the number and types of individuals and persons in households served with ESG funds.

See Table 1 – 3, pp. XX-XX, Section I- General.

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.

The County's emergency shelter services are funded by the County's General Fund. In FY 2009 (July 1, 2008 – June 30, 2009), approximately \$5.058 million of local discretionary funding was expended on emergency shelter services, of which \$265,518 in ESG funds was used as a revenue offset.

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.

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

5. Activity and Beneficiary Data
  - a. Completion of attached Emergency Shelter Grant Program Performance Chart or other reports showing ESGP expenditures by type of activity. Also describe any problems in collecting, reporting, and evaluating the reliability of this information.

<b>FY 09 Shelter Data</b>								
	Kennedy & Mondloch I	Bailey's	Rucker*		Mondloch II	Shelter House	<b>TOTAL</b>	
<b>Single Adults</b>								
Unaccompanied Men	625	371	366				1,362	
Unaccompanied Women	230	65	109				404	
<b>Total Single Adults**</b>	<b>855</b>	<b>436</b>	<b>475</b>				<b>1,766</b>	
<b>Persons in Families</b>								
Male Headed Households					2	1	3	
Female Headed Households			39		31	16	86	
Number of 2-parent Families			14		11	16	41	
Other Adults (not the parents) in Families					3	5	8	
Total Adults (parents only) in Families***			71		55	49	175	
Number of Children			99		69	118	286	
<b>Total Persons in Families</b>			<b>170</b>		<b>127</b>	<b>172</b>	<b>469</b>	
<b>Demographic Data</b>	<b>Singles</b>	<b>Singles</b>	<b>Singles</b>	<b>Families</b>	<b>Families</b>	<b>Families</b>		
Adults 18 – 61	818	419	453	71	58	53	1,690	182
Elderly 62+	37	17	22	0	0	1	76	1
White	331	119	200	5	4	10	650	19
Black	458	196	165	46	34	18	819	98
Asian	19	15	12	1	3	1	46	5
Other Race	47	106	98	10	3	4	251	17
Veterans	59	23	46	0	0	0	128	0
Chronic Homeless	186	114	209				509	
Seriously Mentally Ill	372	245	195		5	2	819	
Substance Abuse	488	203	264		6	1	962	
HIV/AIDS	31	24	12		2	0	69	
Domestic Violence	84	28	121		42	47	322	
Other Disability	304	190	217		39	43	793	

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

- \* The Rucker shelter serves both unaccompanied adults and families.
- \*\* All unaccompanied single adults served are 18 years of age or older.
- \*\*\* All families in shelters have dependent children; all adults without children are treated as unaccompanied adults.

- b. Homeless Discharge Coordination
  - i. As part of the government developing and implementing a homeless discharge coordination policy, ESG homeless prevention funds may be used to assist very-low income individuals and families at risk of becoming homeless after being released from publicly funded institutions such as health care facilities, foster care or other youth facilities, or corrections institutions or programs.
- c. Explain how your government is instituting a homeless discharge coordination policy, and how ESG homeless prevention funds are being used in this effort.

### **Fairfax County 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 staff of the Intensive Community Services unit of the Adult 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 from the ADC as part of the jail diversion program. Limited intensive case management services are provided to individuals that require community partnering to link with services post discharge.

The Jail Diversion program provides pre- and post-booking diversion services, intensive case management, forensic discharge planning, linking and collaboration services for adults with a serious mental illness that interface with the criminal justice system.

Intensive case management services provide community-based outreach, partnering and support to adult individuals with a serious mental illness to assist with community stabilization and enhanced quality of life.

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

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

foster care placement and to continue to receive services that will help them become self-sufficient.

While Fairfax County does not have any publicly funded hospitals, the Health Department works with private and nonprofit medical facilities to prevent people from being discharged into homelessness. A medically fragile respite program has been established to provide respite care not to exceed 30 days to homeless individuals in need of 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. Additionally, a program team has developed procedures to work closely with shelters, hospitals, assisted living facilities, and adult foster care residences to identify appropriate clients. The Health Department developed a Homeless Services Resource Guide which was distributed by hospital representatives to case management and discharge planning staff. The guide is intended to provide staff with supplemental information in order to make appropriate discharge planning decisions. The Health Department also coordinates, with other county agencies, an annual training to provide updates to hospital case managers and discharge planners regarding homeless resources. 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 are currently in development and will provide and/or coordinate all 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.

**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 2009**

Funding priorities for the FY 2008 – 2009 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 dependence. In FY 2009, the following nonprofit targeted public services and affordable housing projects were funded under **Prevention**:

ORGANIZATION	PROJECT TITLE	CDBG FUNDING
Homestretch, Inc.	Aggressive Dynamic Debt Reduction Elimination & Savings Strategies	\$23,600
Town of Herndon	Bilingual Housing Rehabilitation Specialist	\$86,000
Wesley Housing Development Corporation	Supportive Services	\$63,000

The Crisis Intervention outcome area assisted individuals and families in crisis receive sufficient help to move quickly back to self-sufficiency. In FY 2009, the following nonprofit targeted public service project was funded under **Crisis Intervention**:

ORGANIZATION	PROJECT TITLE	CDBG FUNDING
God Shepherd Housing and Family Services, Inc. Services, Inc.	Emergency Services – Keeping Families at Home	\$39,900

The goal of the Self-Sufficiency outcome area was to help families and individuals attain self-sufficiency. In FY 2009, the following nonprofit targeted public services and affordable housing projects were funded under **Self-Sufficiency**:

ORGANIZATION	PROJECT TITLE	CDBG FUNDING
Christian Relief Services	Homeless Transitional Housing	\$113,164
Ethiopian Community Development Council Enterprise Development Group	Micro Enterprise Development Program	\$77,000
Fairfax Area Christian Emergency and Transitional Services	Family Enrichment Services	\$140,833
Fairfax Area Christian Emergency and Transitional Services	Homeless Intervention Services	\$127,158
Good Shepherd Housing and Family Services, Inc	Mount Vernon Village V	\$305,000
Homestretch, Inc.	English as a Second Language	\$34,000
Homestretch, Inc	Transitional Housing	\$380,000
Newcomer Community Service Center	Newcomer Self-Sufficiency Program	\$67,127
Reston Interfaith, Inc.	Cedar Ridge Community Center Program	\$63,000
Reston Interfaith, Inc.	Reston Interfaith Resources for Moving Ahead Townhouse Acquisition and Rental program	311,875

The Ongoing Assistance for Independent Living outcome area provided assistance to families and individuals with continuing and long-term needs achieve or maintain healthy, safe and independent lives to the maximum extent feasible. In FY 2009, the following nonprofit affordable housing and targeted public services projects were funded under ***Ongoing Assistance for Independent Living***:

ORGANIZATION	PROJECT TITLE	CDBG FUNDING
New Hope Housing, Inc.	Expanding Supportive Housing for Homeless Families	\$333,000
New Hope Housing, Inc.	Housing First for Homeless Women	\$136,500
Robert Pierre Johnson Housing Development Corporation	Transitional and Supportive Housing Program	\$54,668

All FY 2009 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.

The downturn of the economy and the federal remedy to stimulate the economy through additional funding opportunities, including recovery funds, has modified the method of which Fairfax's program objectives are achieved. Providing affordable housing for persons with low income, disabilities, the homeless and the elderly still remains the core of our purpose and mission. However, with the national focus on foreclosure prevention and abandoned housing stock reduction, HCD has taken advantage of new funding opportunities to further the core mission.

An annual Action Plan is required by HUD for four federal programs. These programs include CDBG, HOME, ESG, and HOPWA. In FY 2009, there were three amendments to HCD's Consolidated Plan activities. The amendments include applications for funding for the Neighborhood Stabilization Program (NSP), the CDBG Homelessness Prevention and Rapid Re-housing Program (HPRP), and the CDBG Recovery (CDBG-R) funds.

### **Neighborhood Stabilization Program (NSP)**

The first amendment to the Consolidated Plan One-Year Action Plan for FY 2009 includes the implementation of NSP activities.

The Housing and Economic Recovery Act of 2008 (HERA) (Public Law 110-289, approved July 30, 2008) appropriates \$3.93 billion nationwide for emergency assistance for the acquisition of abandoned and foreclosed homes, and provides that the grants are to be considered CDBG funds. The grant program under Title III is commonly referred to as the Neighborhood Stabilization Program (NSP). Fairfax County will receive \$2,807,300 from HUD under the program. The following are the proposed methods to incorporate the \$2,807,300 federal NSP funds to be called the "Silver Lining Plus" Program:

*First-time Homebuyers:* Fifty-four percent or \$1,526,570 Silver Lining Plus (NSP) funds will be available for equity-share second trusts for first-time homebuyers purchasing foreclosed single family homes or townhouses in Fairfax County. The shared equity loan will include closing cost and down payment costs. All shared equity loans will be limited to households with income up to 100 percent AMI. An affordability period of 30 years will be applied by way of FCRHA Promissory Note and Deed of Trust.

*Non-profit Organizations:* Thirty-six percent or \$1 million Silver Lining Plus funds will be provided to non-profits through no-interest, deferred share equity loans to purchase foreclosed properties for rental housing. Non-profit organizations may purchase any housing type, including condominiums, for use as rental properties to households that have incomes strictly at or below 50 percent AMI. An FCHRA Deed of Trust will be required for an affordability period of 30 years.

HCD also was awarded \$1 million for the non-profit portion of the program from the State of Virginia's \$36 million allocation of NSP funds.

Towards the end of FY 2009, HUD made available stimulus funding allocated under the NSP, known as NSP-2. Fairfax County joined six other neighboring jurisdictions in Maryland and Virginia under the leadership of the Metropolitan Washington Council of Governments to submit a regional application for approximately \$30.9 million for NSP activities. HCD will be notified of the award in December 2009.

### **Homelessness Prevention and Rapid Re-Housing Program (HPRP)**

The second amendment to the Consolidated Plan One-Year Action Plan for FY 2009 includes the implementation of HPRP activities and contains the proposed uses of HPRP funded programs to be implemented in the fourth year of the Five-Year Consolidated Plan for FY 2006 to 2010.

Under Title XII of the American Recovery and Reinvestment Act of 2009 (Recovery Act), Congress designated \$1.5 billion for communities nationwide to provide financial assistance and services to prevent individuals and families from becoming homeless or help those who are experiencing homelessness to be quickly re-housed and stabilized. The grant program under Title XII is commonly referred to as the Homelessness Prevention and Rapid Re-Housing Program (HPRP). Fairfax County received \$2,462,398 from HUD under the program.

In accordance with federal requirements, the proposed amendment to the Consolidated Plan One-Year Action Plan for FY 2009 for the implementation of HPRP activities contains several certifications, including drug-free workplace, affirmatively furthering fair housing, and lobbying restrictions, which have been signed by the County Executive.

The Recovery Act called for allocating funds to grantees, such as Fairfax County, that are eligible under the federal Emergency Shelter Grant program based on a formula allocation. The HPRP, however, is considered to be a new program. The intent of the HPRP funds is to provide funding for housing expenses to persons at or below 50 percent of Area Median Income (AMI), who are homeless or who would be homeless if not for this assistance, expenses such as child care, employment training, payment of credit card bills or other consumer debt, food, medical or dental care, and medicines are not eligible. There are also some housing costs determined to be ineligible such as financial assistance to pay for mortgage costs; construction or rehabilitation costs; and home furnishings.

On April 1, 2009, Fairfax County held a meeting of community partners involved in preventing and ending homelessness, Continuum of Care grantees, partners, and advocates to obtain input on the use of these funds. As a result of this feedback and feedback obtained during the public comment period on the proposed amendment, the following are the proposed uses of the \$2,462,398 federal HPRP funds:

**Rapid Re-Housing Services:** 55 percent, or \$1,350,000 of HPRP funds, will be available for moving people who have become homeless back into housing as quickly as possible.

**Prevention Services:** 37 percent, or \$910,000 of HPRP funds, will be available for financial assistance targeted toward preserving the housing of households with incomes below 50 percent of AMI.

**Administration:** 5 percent, or \$123,119 of HPRP funds, will be allocated for the general administration of the HPRP. Funding provides for administration of the grant, preparation of reports for submission to HUD, financial management, compliance monitoring for use of the grant funds, and administrative and professional support associated with these administrative costs.

**Data Collection and Reporting:** 3 percent, or \$79,279 of HPRP funds, will be allocated for data collection involved with the program and the HMIS as well as other HPRP reporting activities.

### **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 will receive \$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 proposed uses of the \$1,610,504 federal CDBG-R funds:

#### **Rehabilitation of Affordable Housing by Nonprofit Organizations - \$600,000:**

\$300,000 would be made available for nonprofit organizations to rehabilitate foreclosed properties that they will buy for the provision of affordable housing. The remaining \$300,000 would be provided to nonprofit organizations for the rehabilitation of housing units in general that the nonprofit owns and is providing as affordable housing.

#### **Rehabilitation of Little River Glen Senior Housing Development - \$370,000:**

Funds would be used for rehabilitation of units at this senior housing development, particularly the replacement siding that has deteriorated and caused damage to some of the interior walls.

#### **Universal Design and Accessibility Modifications at Sunrise House - \$200,000:**

Funds would be used for Universal Design plus actual modifications to the West Ox Group Homes, potentially providing affordable housing for disabled veterans and other persons with disabilities.

#### **Rehabilitation of Fairfax County Redevelopment and Housing Authority**

**Properties - \$200,000:** Funds would be used for needed rehabilitation work at the following Fairfax County Redevelopment and Housing Authority properties: Little River Square, Penderbrook, Murraygate, and McLean Hills.

**Rehabilitation of Mondloch House - \$79,454:** Funds would be utilized for architectural and engineering work involved with the substantial rehabilitation and conversion to Housing First of Mondloch House, an emergency shelter located near the Route One Corridor in Alexandria (Fairfax County), Virginia, serving families and disabled individuals. The property is owned by the FCRHA but operated by New Hope Housing, a nonprofit under contract with the Department of Family Services.

**General Administration and Planning - \$161,050:** 10 percent, or \$161,050, of CDBG-R funds would be 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.

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

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 2009, 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 2009:

- i. During the initial planning stages, each acquisition, rehabilitation and demolition is evaluated by DHCD 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 DHCD 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 2009. HCD performed relocation reviews for 54 projects to determine if relocation under URA or Section 104(d) apply. Relocation requirements under the Fairfax County Voluntary Relocation Guidelines were also reviewed for these projects.

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

No actual relocation activities under either URA or Section 104(d) during FY 2009. Under the Fairfax County Relocation Guidelines, 40 families were assisted with moving expenses.

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 funds through the Fairfax County Community Business Partnership in FY 2009.

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 sub-recipients continued to undertake activities serving very low, low and moderate income clientele. Either (1) the clientele served by the activities either met the criteria for being presumed very low, low and moderate income, (2) the clientele were required to provide information on family size and income to establish that at least 51% of the clientele were not exceeding the benefit limits, (3) the programs income

eligibility requirements limited participation exclusively to low and moderate income clientele, or (4) the activities were of such a nature or in such a location that it could be concluded that the clientele were low and moderate income.

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

Programs which were of such a nature and in such a location as to be presumed to serve predominantly very low, low to moderate income clientele included the Family Enrichment Services, Transitional Housing and Cedar Ridge Community Center programs. The Family Enrichment Services are provided at public housing complexes. The Cedar Ridge Community Center Program is operated at an assisted living complex. The Transitional Housing Program serves clientele who are formerly homeless residents of transitional housing.

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 IV.

Fairfax County HCD has no float-funded activity to report on for FY 2009.

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 2009 Home Improvement Loan Program (HILP)**

Funding was provided for 16 Home Improvement Loan Program projects during FY 2009. Funding sources budgeted for this program included \$238,976 in CDBG funds and \$3,179,775 from the County General Fund. These included fourteen (14) CDBG-Funded projects, committing \$197,818 in CDBG funds and \$60,822 in other public funds

for two (2) additional projects.

HILP Assisted Households by Race:

- o African American: 2
- o White: 12
- o Asian: 1
- o Hispanic: 0
- o Other: 1

HILP Income Targeting:

- o 0 – 30% AMI: 8
- o 30 – 50% AMI: 3
- o 50 – 80% AMI: 5

10 of the 16 assisted households, or 63%, were Female Head of Household.

**FY 2009 Home Repair for the Elderly Program (HREP)**

Repairs were completed on 120 homes through the Home Repair for the Elderly Program. Funding sources budgeted for this program included \$230,507 in CDBG funds and \$69,782 from the County General Fund.

HREP Assisted Households by Race:

- o African American: 17
- o White: 73
- o Asian: 21
- o Hispanic: 0
- o Other: 9

HREP Income Targeting:

- o 0 – 30% AMI: 89
- o 30 – 50% AMI: 30
- o 50 – 80% AMI: 1

**Blight Abatement Program**

As of July 1, 2009 the county's Blight Abatement Program has been re-assigned to the Fairfax County Strike Teams. The teams bring together 15 different county agencies. Zoning, building, fire and health code inspectors belong to the teams. These inspectors are also supported by police officers, sheriff's deputies, attorneys, and others. It was determined that the programs objectives were more in line with the goals of the Strike Team. Fairfax County did not use CDBG funds for blight abatement activities during FY 2009.

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.

### **HUD-Approved Neighborhood Revitalization Strategies**

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

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

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

### **Antipoverty Strategy**

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) recommended funding for several projects that met the priority to provide supports that assist individuals and families in achieving self-sufficiency. Programs funded through the CCFP with Community Service Block Grant (CSBG) funds were specifically targeted towards households with incomes at or below the poverty program guidelines of 125% or below the federal poverty guideline. FY 2009 CSBG funds totaling \$ 762,019 were used for the following types of projects:

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

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

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

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

## 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 non-profits are creating models and innovative strategies to serve the housing and related supportive service needs of persons living with HIV/AIDS and their families;
  - d. That through community-wide strategies Federal, State, local, and other resources are matched with HOPWA funding to create comprehensive housing strategies;
  - e. That community strategies produce and support actual units of housing for persons living with HIV/AIDS; and finally,
  - f. That community strategies identify and supply related supportive services in conjunction with housing to ensure the needs of persons living with HIV/AIDS and their families are met.
2. This should be accomplished by providing an executive summary (1-5 pages) that includes:
  - a. Grantee Narrative
    - i. Grantee and Community Overview
      - (1) A brief description of your organization, the area of service, the name of each project sponsor and a broad overview of the range/type of housing activities and related services.
      - (2) How grant management oversight of project sponsor activities is conducted and how project sponsors are selected.
      - (3) A description of the local jurisdiction, its need, and the estimated number of persons living with HIV/AIDS.
      - (4) A brief description of the planning and public consultations involved in the use of HOPWA funds including reference to any appropriate planning document or advisory body.
      - (5) What other resources were used in conjunction with HOPWA funded activities, including cash resources and in-kind contributions, such as the value of services or materials provided by volunteers or by other individuals or organizations.
      - (6) Collaborative efforts with related programs including coordination and planning with clients, advocates, Ryan White CARE Act planning bodies, AIDS Drug Assistance Programs, homeless assistance

programs, or other efforts that assist persons living with HIV/AIDS and their families.

ii. Project Accomplishment Overview

- (1) A brief summary of all housing activities broken down by three types: emergency or short-term rent, mortgage or utility payments to prevent homelessness; rental assistance; facility based housing, including development cost, operating cost for those facilities and community residences.

## **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 Administration (DC DOH/HAA), 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/HAA. NVRC is a council of local governments serving a number of Virginia localities that are a part of the Washington D.C. eligible metropolitan area.

The 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% of Virginia's HIV/AIDS cases are found within the Suburban Virginia HOPWA service area.

Established in 1924, Northern Virginia Family Service is a private, non-profit community service resource dedicated to helping individuals and families find develop supports to aid with self-sufficiency and brighter futures. Each year, NVFS assists individuals/families prevent homelessness or maintain stable housing through NVFS various housing programs. NVFS offers housing programs consists of Housing Opportunities Person With AIDS (HOPWA) which includes TBRA (Tenant-Based Rental Assistance) and STRMU (Short-Term Rent, Mortgage, and Utilities), Homeless Intervention Program (HIP), Arlington Housing Counseling Program, and Transitional Housing Programs. Participants enrolled in any of the housing program are eligible for other support services that are offered through the organization.

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

### **Grant Management**

NVRC manages the HOPWA grant and distributes funds to program sponsors (subcontractors) through either competitive application 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**

Centers for Disease Control and Prevention-confirmed epidemiology data reported by the Virginia Department of Health as of December 31, 2007 indicates there were about 6,300 living HIV or AIDS cases diagnosed in the Virginia side of the Washington DC EMSA. Of those, 2,043 cases were located in Fairfax County.

The entire service region is quite varied in its make-up, and includes major urban population centers – Alexandria, Arlington, Tysons' Corner; extremely rural areas where case counts may not reach 25 cases for an entire county; and areas affected by infection rates much higher than the norm – Alexandria, Arlington, and Fairfax City.

As administrative agent for Ryan White Part A, Part B, and Minority AIDS Initiative funding for the Virginia side of metro Washington, NVRC estimates about 1,300 Ryan White eligible people with HIV/AIDS (PWAs) receive medical care from this program annually, and roughly 2,000 receive case management or other support services. About 370 PWAs in the service area receive medical care through the Virginia Medicaid program. There is no good source for estimating the numbers of insured HIV/AIDS patients in the region who receive their medical care from private sources.

NVRC's strongest indicator of need for housing among PWAs is the regional HOPWA Waiting List, which currently includes the names of 170 PWAs who are seeking ongoing assistance or permanent housing placement in the Suburban Virginia service area.

### **HOPWA Planning and Public Consultations**

Needs and preferences for the use of the current round of HOPWA funds were received via two public comment opportunities in December 2008 -- one sponsored by NVRC and a public hearing designed to receive comments on the Consolidated Plan for the District of Columbia. Other information sharing activities were held with concerned groups in the service area, including the 125 member Northern Virginia HIV Consortium, a group of consumers, providers and advocates that advises NVRC on HIV/AIDS priorities and trends. Information is also received from HOPWA clients who provide personal information on successes and challenges as they interact with the HIV Resources Project.

### **Other Resources**

During the last program year, the Suburban Virginia HOPWA program leveraged approximately \$64,000 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		✓	✓	✓
Limited Term Units	✓	✓	✓	✓
Transitional Units	✓	✓	✓	✓

**Table 5 – 1: HOPWA and Leveraged Resources**

### Collaborative Efforts

Planning for the use of HOPWA dollars in Suburban Virginia is coordinated with the available Ryan White funding to ensure the widest array of services is provided, without duplication among funding sources. NVRC staff expects to convene representatives of local government housing offices and local nonprofit housing developers in the coming grant period to determine what new collaborative efforts can be undertaken with HOPWA and other available funding sources.

### Project Accomplishment Overview

#### NVRC-Funded Services: FY 2009 Outcomes

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

Service Area	Performance during last contract period	Service Delivery Unit
Housing Information & Referral	5,697	website hits/ telephone inquiries
Operating Support	12	households assisted
Tenant-Based Rental Assistance (TBRA)	78	households assisted
Short-term Rent, Mortgage & Utilities (STRMU)	58	households assisted
Support Services (including: legal services, entitlements counseling, transportation, and tenant services)	626	households assisted
Limited-term Units (Project-based rental asst. for 3-5 year terms)	7	households assisted
Transitional Housing Units	2	households assisted

**Table 5 – 2: NVRC HOPWA Services**

## Project Sponsors

Suburban Virginia HOPWA funds the following services and subcontract providers:

- Northern Virginia Family Service (NVFS) provides tenant-based rental assistance (TBRA) and Short Term Mortgage and Utility Assistance (STRMU) to HOPWA eligible clients.
- Arlington County Department of Human Services, Section 8 Office administers the TBRA program for HIV+ residents of Arlington County.
- Prince William County Department of Housing and Community Development provides TBRA program for HIV-positive residents of Prince William County.
- Robert Pierre Johnson Housing Development Corporation (RPJ) receives funding to make seven (7) housing units from its rental portfolio available for use by HOPWA clients who have had difficulty in obtaining housing either because of poor credit or past blemishes on their rental record. Assistance lasts three to five years.
- 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 PWA 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.

## **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 can also apply to use TBRA if they are in need of financial assistance for security deposit payments and the first month's rent. Clients receive help finding affordable housing through continued support from case managers that constantly collaborate with current and new landlords. A total of 30 HOPWA clients received TBRA in FY 2009.

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 17 HOPWA clients received STRMU assistance in FY 2009.

## **Creation of HOPWA Units**

No HOPWA units were created with FY 2009 funds.

## **Supportive Services**

HOPWA case managers continue to support their clients and their families 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 client's intangible items for them and their families.

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

Special programs that have assisted HOPWA clients are the Back to School Drive and the Holiday Drive Programs. 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 order to meet the needs of the clients, HOPWA case managers continually collaborate with others in the community as well being informed with 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 2009, HOPWA faced various challenges and barriers in both the TBRA and STRMU programs. One such barrier is the issue of clients, landlords, and referring workers returning the necessary documentation needed to process cases in a timely manner. For both the TBRA and STRMU programs this issue prolongs the application process and causes much distress for all participating parties. Due to this issue, NVFS has assigned a supervisor to manage these HOPWA programs to ensure that difficult situations are resolved, and that service delivery of the HOPWA programs is carried out efficiently and effectively.

### **Housing Affordability**

In Northern Virginia, the cost of rental housing is increasingly high and approval standards are becoming more stringent. It is very difficult for HOPWA clients to obtain affordable housing, as most are on a fixed income. Clients are being turned down for various reasons, such as not meeting the income requirements, having poor credit, and landlords that are not willing to work with the HOPWA program. To remedy this issue HOPWA case managers have reached out to landlords that have and have not accepted our clients, through letters and publications, to educate them on the types of services HOPWA provides for our clients. Case managers have also compiled a list of rental properties that have worked with current HOPWA clients in the past as well as information resources regarding housing options for our new clients. The goal is to provide as much information regarding affordable housing opportunities so that clients can secure decent, affordable housing and stabilize their health.

### **Lack of Employment**

An issue that seems to be increasing between both the TBRA and STRMU clients is the lack of available employment. Clients are losing their jobs for various reasons and it is becoming more and more difficult for the clients to regain employment. The direct negative impact on household income has serious repercussions for the clients' ability to remain healthy and independent.

### **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. Clients must be aggressive in finding these and have to compete on the open market for these properties.

### **Trends**

It is assumed that the current crisis in the housing market will contribute to the continued hardship of finding affordable housing for our 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 client 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 subsidizing on fixed incomes. They will need to budget adequately in order to remain financially stable. 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**

Fairfax County HOPWA was able to leverage approximately \$1,120 in funds from a variety of sources which served to bolster provision of the TBRA program, STRMU, and administrative oversight.

#### **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 30 Fairfax County clients during FY 2009. A total of \$297,769.00 in HOPWA funds was expended on this activity in FY 2009.

The FY 2009 TBRA client population consisted of:

<b>Race/Ethnicity</b>	<b>July 08 – June 09</b>
White	5
Black/African American	22
Asian	1
Hispanic	2
African	0
<b>TOTAL</b>	<b>30</b>
<b>Gender</b>	<b>July 08 – June 09</b>
Males 18-30	0
Males 31-50	8
Males over 50	7
Females 18-30	1
Females 31-50	9
Females over 50	5
<b>TOTAL</b>	<b>30</b>
<b>Monthly Household Income</b>	<b>July 08 – June 09</b>
\$0-250	2
\$251-500	2
\$501-1000	15
\$1001-1500	5
\$1501-2000	1
Over \$2000	5
<b>TOTAL</b>	<b>30</b>

**Table 5 – 3: HOPWA TBRA Client Demographics**

### **TBRA – Security Deposit and First Months Rent**

TBRA also provides financial assistance in the form of a security deposit and first months rent. Clients receive help finding affordable housing through continued support from the HOPWA case managers that constantly collaborate with current and new landlords. TBRA assistance was provided to 15 clients in FY 2009. A total of \$15,474.10 in HOPWA funds was expended on this activity in FY 2009.

The FY 2009 TBRA security deposit client population consisted of:

<b>Ethnicity</b>	<b>July 08 – June 09</b>
White	0
Black/African American	14
Asian	0
Hispanic	1
African	0
<b>TOTAL</b>	<b>15</b>
<b>Gender</b>	<b>July 08 – April 09</b>
Males 18-30	1
Males 31-50	4
Males over 50	1
Females 18-30	0
Females 31-50	5
Females over 50	4
<b>TOTAL</b>	<b>15</b>
<b>Monthly Household Income</b>	<b>July 08 – June 09</b>
\$0-250	2
\$251-500	1
\$501-1000	6
\$1001-1500	3
\$1501-2000	1
Over \$2000	2
<b>TOTAL</b>	<b>15</b>

**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 17 households, 10 received assistance during FY 2008 and 2 received assistance during FY 2009. 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 \$46,947.27 in HOPWA funds that was expended on this activity. Overall, there were a total of 42 requests for assistance. There were 26 requests for rental assistance, 12 for utilities, and 1 for mortgage assistance. There were a total of 4 clients who received a combination of assistance; i.e. rent/mortgage and utilities.

The FY 2009 STRMU client population consisted of:

<b>Race/Ethnicity</b>	<b>July 08 – June 09</b>
White	5
Black/African American	10
Asian	0
Hispanic	0
African	2
<b>TOTAL</b>	<b>17</b>
<b>Gender</b>	<b>July 08 – June 09</b>
Males 18-30	1
Males 31-50	3
Males over 50	3
Females 18-30	0
Females 31-50	8
Females over 50	2
<b>TOTAL</b>	<b>17</b>
<b>Monthly Household Income</b>	<b>July 08 – June 09</b>
\$0-250	5
\$251-500	4
\$501-1000	1
\$1001-1500	0
\$1501-2000	5
Over \$2000	2
<b>TOTAL</b>	<b>17</b>

**Table 5 – 5: HOPWA STRMU Client Demographics**

## SECTION VI – OTHER NARRATIVE

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

### **CAPER Other Narrative Response**

N/A.

## **ATTACHMENT I – FINANCIAL SUMMARY REPORTS**

These reports provide CDBG, HOME, and Section 108 Loan Program expenditure information, as well as income information for CDBG/Section 108 loans. This data is extracted from the County's financial reports for County Fiscal Year 2009, 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 2009 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 2009.

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

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

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

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

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

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

## **ATTACHMENT VI – SUMMARY OF CONSOLIDATED PLAN PROJECTS FOR PLAN YEAR 2009 (IDIS PR 06)**

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

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

**ATTACHMENT VII – COPY OF FY 2009 CAPER PUBLIC  
NOTICE AS PRINTED IN LOCAL NEWSPAPER**

**COUNTY OF FAIRFAX, VIRGINIA  
AVAILABILITY OF CONSOLIDATED ANNUAL PERFORMANCE AND  
EVALUATION REPORT (CAPER), FISCAL YEAR 2009**

The Fairfax County Department of Housing and Community Development has prepared a Consolidated Annual Performance and Evaluation Report (CAPER) for Fiscal Year 2009. The FY 2009 CAPER evaluates the county's use of Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) program funds for the period from July 1, 2008, through June 30, 2009. Members of the public are invited to review the draft report and provide comments before the final draft is submitted to the U.S. Department of Housing and Urban Development (HUD). Copies of the draft FY 2009 CAPER will be available, and public comments will be received beginning Tuesday, September 8<sup>th</sup>, 2009, through Tuesday, September 22<sup>nd</sup>, 2009, at the Fairfax County Department of Housing and Community Development, 3700 Pender Drive, Fairfax, Virginia, 22030, between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday. The report will also be available for this same period of time at the following Fairfax County Public Libraries: Reston Regional, Centerville Regional, Sherwood Regional, and Patrick Henry Regional. The document will also be available online at <http://www.fairfaxcounty.gov/rha/fy2009caper>. Written comments may be submitted to the attention of Doug Lynott, either at the address given above or by email: [Douglass.Lynott@fairfaxcounty.gov](mailto:Douglass.Lynott@fairfaxcounty.gov).

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



**ATTACHMENT VIII – PROJECT MAPS FOR FY 2009  
(CDBG AND HOME)**

## **ATTACHMENT IX – FY 2009 SECTION 108 ACCOMPLISHMENTS REPORT**

**ATTACHMENT X – FY 2009 PROGRAM INCOME  
REPORTS (HOME and CDBG)**

## **ATTACHMENT XI – Consolidated Plan Goals and Objectives**

## **ATTACHMENT XII – CDBG Performance Measures Report (IDIS PR 83)**

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

## **ATTACHMENT XIV – HOME Performance Report (IDIS PR 85)**

## **ATTACHMENT XV – ESG Performance Measures Report (IDIS PR 81)**

## **ATTACHMENT XVI – HOPWA Measuring Housing Stability Outcomes (IDIS PR 80)**

## **ATTACHMENT XVII – HOPWA Units/Households and Funds Expended (IDIS PR 82)**