FIVE-YEAR CONSOLIDATED PLAN FOR FY 2016-2020

AND

CONSOLIDATED PLAN ONE-YEAR ACTION PLAN FOR FY 2016 (July 1, 2015 – June 30, 2016)

A Publication of Fairfax County, VA

Fairfax County, Virginia

Approved by the
Fairfax County Board of Supervisors
On April 28, 2015

Table of Contents

Five-Year Consolidated Plan for FY 2016-2020

Executive Summary (ES)

ES-05 Executive Summary…… 1

The Process (PR)

PR-05 Lead & Responsible Agencies…… 22

PR-10 Consultation…… 24

PR-15 Citizen Participation…… 52

Needs Assessment (NA)

NA-05 Overview…… 58

NA-10 Housing Needs Assessment…… 60

NA-15 Disproportionately Greater Need: Housing Problems…… 73

NA-20 Disproportionately Greater Need: Severe Housing Problems…… 76

NA-25 Disproportionately Greater Need: Housing Cost Burdens…… 79

NA-30 Disproportionately Greater Need: Discussion…… 80

NA-35 Public Housing ……81

NA-40 Homeless Needs Assessment…… 87

NA-45 Non-Homeless Special Needs Assessment…… 90

NA-50 Non-Housing Community Development Needs…… 93

Market Analysis (MA)

MA-05 Overview…… 98

MA-10 Number of Housing Units …… 99

MA-15 Cost of Housing……102

MA-20 Condition of Housing…… 107

MA-25 Public and Assisted Housing…… 112

MA-30 Homeless Facilities…… 115

MA-35 Special Needs Facilities and Services…… 119

MA-40 Barriers to Affordable Housing…… 124

MA-45 Non-Housing Community Development Assets…… 125

MA-50 Needs and Market Analysis Discussion…… 133

Strategic Plan (SP)

SP-05 Overview…… 136

SP-10 Geographic Priorities…… 139

SP-25 Priority Needs…… 141

SP-30 Influence of Market Conditions…… 147

SP-35 Anticipated Resources…… 149

SP-40 Institutional Delivery Structure…… 154

SP-45 Goals…… 162

SP-50 Public Housing Accessibility and Involvement…… 170

SP-55 Barriers to Affordable Housing…… 171

SP-60 Homelessness Strategy …… 179

SP-65 Lead Based Paint Hazards…… 182

SP-70 Anti-Poverty Strategy…… 184

SP-80 Monitoring…… 186

Consolidated Plan One-Year Action Plan for FY 2016

Annual Action Plan (AP)

AP-15 Expected Resources…… 187

AP-20 Annual Goals and Objectives…… 193

AP-35 Projects……201

AP-38 Project Summary…… 203

AP-50 Geographic Distribution…… 216

AP-55 Affordable Housing…… 217

AP-60 Public Housing……218

AP-65 Homeless and Other Special Needs Activities…… 220

AP-75 Barriers to Affordable Housing…… 223

AP-85 Other Actions…… 225

AP-90 Program Specific Requirements…… 230

Attachments

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Executive Summary of the Fairfax County Five-Year Consolidated Plan for FY 2016-2020 is intended to help facilitate citizen review and comment. The Executive Summary includes a brief background review of the Plan process, a demographic profile summary, and a description of the current Plan contents. In addition, the Executive Summary provides the county's Vision and Mission statements for the funds governed by the Consolidated Plan, the broad objectives and outcomes identified in the Plan, and an evaluation of past performance. The Five-Year Consolidated Plan for FY 2016-2020 replaces Fairfax County's Five-Year Consolidated Plan for FY 2011-2015, which expires on June 30, 2015.

Background and Overview

In 1994, the federal regulations which govern the planning and application aspects of four federal programs of the U.S. Department of Housing and Urban Development (HUD) were revised to require the consolidated planning and submission of applications and reports. The Consolidated Plan combines the broad planning requirements of the National Affordable Housing Act of 1990 with the annual applications and reporting for the following three HUD programs administered locally by Fairfax County:

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships Program (HOME)
- Emergency Solutions Grants (ESG)

Consolidated Plan Contents: The Five-Year Consolidated Plan for FY 2016-2020 identifies a wide range of needs, current programs and strategies, and gaps and priorities for housing, community service, homelessness, community development, neighborhood preservation and revitalization, employment and economic opportunity programs and services in the county. The Five-Year Plan also includes broad goals and objectives to address priority needs with the use of resources available through the Consolidated Plan, as well as other public and private sources.

In addition to the *Executive Summary* section, the Plan for FY 2016-2020 is divided into the following sections:

1) *The Process (PR):* Describes the process for developing the plan and describes the process for citizen participation.

OMB Control No: 2506-0117 (exp. 07/31/2015)

2) *Needs Assessment (NA):* Addresses the housing needs of various categories of persons affected (housing needs are examined for different types of households falling within a range of income categories), homeless and other special populations.

3) *Market Analysis (MA):* Addresses housing stock supply and demand for Public Housing and assisted housing, homeless facilities, special needs facilities and services, and assesses barriers to providing affordable housing units. The section also addresses non-housing community development assets.

4) *Strategic Plan (SP):* Describes the need priorities established through the Consolidated Plan process for the populations evaluated in the needs sections. The Strategic Plan section also provides the planned actions for addressing the needs identified. This section summarizes the non-housing priority needs of the county, describes the goals that address those needs, identifies other efforts that the county will undertake to improve livability for its citizens, and discusses the process by which the county will monitor the actions described in the Plan.

5) *Action Plan (AP):* This is the *Consolidated Plan One-Year Action Plan for FY 2016 (July 1, 2015-June 30, 2016)* and describes how Fairfax County intends to utilize funds from the programs included in the Consolidated Plan in order to meet the needs identified.

Programs Included in the Consolidated Plan: The Fairfax County Five-Year Plan for FY 2016-2020 includes the three HUD programs mentioned above – CDBG, HOME, and ESG. The Plan also includes Fairfax County's Consolidated Community Funding Pool (CCFP), which is the combined funding process for local funds and CDBG funds under the Consolidated Plan. A citizen advisory group, the Consolidated Community Funding Advisory Committee (CCFAC), oversees the CCFP and guides the overall Consolidated Plan process. In addition, the Plan also includes a description of the Continuum of Care for homeless services and programs.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The Consolidated Community Funding Advisory Committee (CCFAC) is appointed by the County Executive to oversee the development of the Consolidated Plan and to recommend priorities for the funds governed by the Plan. The CCFAC has reviewed and reaffirmed the following vision elements and mission statement, which were included in the previous Five-Year Plan.

Vision

- A community that cares about its children, the elderly, persons with physical or mental disabilities and those less able to meet their basic needs.
- A community that values creative endeavors, arts and diversity which creates a strong, diverse and vibrant community that cares about the strengths and needs of its residents, where all can live to the best of their abilities in thriving, supportive neighborhoods.

- A community which adequately supports its human services system to ensure optimal service delivery.
- A community which actively participates in the planning, needs assessment, priority setting and decision-making processes to allocate community resources to meet the needs of its citizens.
- A community which addresses these needs by building dynamic, flexible partnerships among the public, private, and non-profit sectors, and community volunteers.

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.

Current Plan Objectives and Activities

On January 26, 2010, the Fairfax County Board of Supervisors adopted a **"Housing Blueprint"**, which established the county's affordable housing policy direction for FY 2011 and beyond. The Housing Blueprint reflects the philosophy of the Board that affordable housing is a continuum ranging from the needs of people experiencing homelessness to first-time homebuyers. The goals and priority needs set forth in the Housing Blueprint are revised and updated each year, and have evolved over time as a product of ongoing input from the community.

The **housing goals** established in the Housing Blueprint drive the Consolidated Plan for FY 2016-2020 and are as follows:

- **Goal 1:** To end homelessness in 10 years (by 2018)
- **Goal 2:** To provide affordable housing options to those with special needs
- **Goal 3:** To meet the affordable housing needs of low-income working families; and
- **Goal 4:** To produce workforce housing sufficient to accommodate projected job growth

This Consolidated Plan reflects the overarching goals of the Housing Blueprint, and is the product of the input gathered through the process of bringing together county officials and staff, representatives from the non-profit community and for-profit development sector, and the citizens of Fairfax County and supplemented by data compiled from local sources, HUD, and the U.S. Census Bureau. To accomplish these goals, Fairfax County will draw upon the community and private sector to leverage resources through partnerships. The county will complete projects already in the pipeline as well as embark on new initiatives.

As reflected in the Housing Blueprint, the **philosophy** driving the priority needs in this Five-Year Plan is that affordable housing is a continuum ranging from the needs of people experiencing homelessness to first-time buyers. Included in this range are the diverse housing needs of hard-working, but low paid

families; senior citizens; persons with physical or mental disabilities; and the workforce across Fairfax County.

THRIVE Housing Continuum

Consistent with that philosophy, the goals and objectives in the Housing Blueprint and this Consolidated Plan are organized around Fairfax County's new **THRIVE Housing Continuum.** The Housing Continuum is the central component of the Fairfax County Redevelopment and Housing Authority's (FCRHA) designation as a HUD Moving to Work (MTW) agency. The THRIVE (**T**otal **H**ousing **R**einvention for **I**ndividual Success, **V**ital Services and Economic **E**mpowerment) concept is that participants will move through the various tiers of the Housing Continuum, supported by appropriate services, to achieve the highest level of self-sufficiency of which they are capable. The THRIVE Housing Continuum tiers, and the Housing Blueprint goals and populations they serve, are presented in the Grantee Unique Appendices section.

Proposed Outcomes/Activities

The following goals are presented in light of the challenge Fairfax County has in facing an affordable housing gap. *The total affordable housing **gap** for low- and moderate-income **renters** (earning 80 percent of AMI and below) is approximately **31,630 units**. For low- and moderate income **owners**, the gap is approximately **27,900 units**.*

Goal: To End Homelessness in 10 Years (by 2018) -The County will address the 10-year need for 2,650 additional units/permanent housing opportunities for homeless individuals and families. Examples of the activities planned to achieve this goal starting in FY 2016 include:

- *Sustaining and bolstering the existing resources*, including providing housing opportunities funded with re-targeted and additional federal resources (such as Continuum of Care units, Family Unification Program (FUP) vouchers, Veterans Affairs Supportive Housing (VASH) vouchers, and Project-Based Vouchers), the conversion of non--profit-owned transitional housing and capital for additional non-profit and other private partner acquisitions, as well as the use of FCRHA-owned housing.
- *Initiating other efforts to house and serve homeless persons,* including new construction, federal vouchers, and private sector partnerships.
- *Using local resources, as appropriated,* to fund non-profit rental subsidy programs, short-term emergency assistance, and non-profit and other private partner affordable housing acquisition.

Goal: To Provide Affordable Options to Special Needs Populations- The county will provide affordable housing options to special needs populations including low to extremely-low income households, seniors, and persons with physical or mental disabilities through several means. Examples of the activities planned to achieve this goal starting in FY 2016 include:

- *Sustaining and bolstering the existing resources,* by renovating existing FCRHA housing stock, the purchase/development of accessible units, project-based vouchers and developing a new affordable senior housing community in the underserved western portion of Fairfax County.
- *Initiate other efforts to house and serve seniors and persons with physical or mental disabilities,* including identifying county surplus land for future affordable housing development, continued incorporation of Universal Design in FCRHA new construction/rehabilitation, and require projects financed by the FCRHA to provide accessibility where economically feasible.
- *Provide additional resources to address the needs of extremely-low income households, seniors, large-families, and persons with physical or mental disabilities.* Planned activities include those described above, and the renovation and expansion of an existing senior housing and services facility.

Additional Proposed Outcomes/Activities

Goal: To meet the affordable housing needs of low-income working families -The county will work to address the need for affordable housing among low-income working families via a variety of means. Examples of the activities planned to achieve this goal starting in FY 2016 include:

- *Sustaining and bolstering the existing resources,* by ensuring maximum lease-up in FCRHA programs and properties, renovating FCRHA properties, facilitating conversions by privately-owned properties under the HUD Rental Assistance Demonstration (RAD) while preparing for the potential RAD conversion of the FCRHA's Public Housing stock; and non-profit acquisitions using federal resources such as the HOME Community Housing Development Organization (CHDO) set-aside.
- *Initiate other efforts to reduce waiting lists,* completion of FCRHA pipeline projects, and the use of voluntary cash contributions received from developers via the land use rezoning process to develop additional affordable units.
- *Provide additional resources,* including potentially using local funds to complete the FCRHA development pipeline, fund local rental subsidy programs and affordable housing development.

Goal: To Increase Workforce Housing through Creative Partnerships and Public Policy – The county will address the need for nearly 50,000 net new housing units affordable to households earning up to 120 percent of Area Median Income (AMI) based on projected job growth through 2032 (source: George Mason University) through bolstering existing resources and initiating other efforts. Examples of the activities planned to achieve this goal starting in FY 2016 include:

- *Bolstering the existing resources* through units delivered by private developers under the county's Workforce Housing Policy and the county's Affordable Dwelling Unit (ADU) program, as well as the county's homeownership programs, the development of affordable housing on county-owned land and the renovation of aging FCRHA properties that serve low and moderate income working families.

- *Initiate other efforts to increase workforce housing* via county land use policy and other means, and focus on critical redevelopment of rapidly urbanizing, transit oriented areas in the county. Promote and explore creative housing solutions in all Fairfax County-sponsored projects. A full spectrum of housing types, densities and prices are essential to provide choices not otherwise provided by the market. Explore greater use of land use incentives and regulations to encourage a variety of urban infill. Continue to implement and refine when necessary, the county's Workforce Dwelling Unit Rental Program (WDU) and Affordable Dwelling Unit Program (ADU).

Non-Housing Objectives

Goal: Maintain and strengthen a safe, healthy and vibrant community through a human service system that is responsive to all populations and their diverse needs including children, the elderly, persons with disabilities, or those with other special needs, with emphasis on benefiting low and moderate income persons and families.

Examples of the activities planned to achieve this goal starting in FY 2016 include:

- Promote healthy, positive child and youth development through a community support system that meets the diverse needs of all children and provides positive alternatives that help in the prevention of gang activity.
- Identify gaps and develop strategies to meet critical current and emerging service needs in the community.
- Encourage and support a coordinated public and private network of community services that fosters stability and maximizes independence of individuals and families.
- Promote a human service system that ensures residents are able to meet basic and emergency human needs, that emphasizes prevention and early intervention to minimize crises and that preserves individual and family stability.
- Encourage best practices, sensitivity to cultural differences and enhanced performances in service delivery to ensure residents receive high quality services as needed.

Goal: Reduce poverty and foster self-sufficiency by using public and private resources to provide essential training and support services, and by encouraging employment opportunities and development of business.

Examples of the activities planned to achieve this goal starting in FY 2016 include:

- Strengthen current job skill training and employment programs to prepare potential workers for better job opportunities and strengthen communication and partnerships with employers to remove barriers and to improve access to and increase the number of job placements in enhanced employment, especially for families with low income.

- Promote training and educational opportunities for workers to gain skills necessary for jobs that provide wages for individuals and families to be self-sufficient and that support family stability.
- Strengthen the provision and flexibility of supportive services for individuals to begin new jobs or continue in existing jobs by ensuring they have access to affordable child care, disabled adult and elderly care, transportation, English as a Second Language programs and/or other needed support.
- Support community efforts in the development and assistance to micro-enterprises and small businesses to reduce small business failures and to retain and create more jobs.
- Ensure that the commercial revitalization program serves as a resource to achieve a portion of these objectives.

Additional Non-Housing Objective

Goal: Facilitate reinvestment, encourage business development, promote public and private investment and reinvestment, preserve affordable housing and prevent or eliminate the negative effects of disinvestment in commercial and residential areas that are vulnerable to instability.

Examples of the activities planned to achieve this goal starting in FY 2016 include:

- Implement the Strategic Plan to Facilitate Economic Success of Fairfax County, which focuses on four fundamentals – people, places, employment and governance. In terms of places, Fairfax County will focus on infrastructure, mobility, redevelopment and fostering the retails sector and industrial and other emerging uses.
- Develop strategies of prevention and early intervention in communities in danger of deterioration to reduce the need for greater community investment and improvements in the future.
- Review existing plans for Conservation Areas, Redevelopment Areas, residential Revitalization Areas, Commercial Revitalization Districts, Commercial Revitalization Areas and Neighborhood Strategy Areas to promote a comprehensive and coordinated approach to meeting community development needs while maintaining the affordable housing stock and the unique character of each community.
- Build on community strengths and involve the residents in decision making on needs, priorities, plans, improvements, and solutions to community concerns; in cooperation with the County's Department of Code Compliance.

Institutional Objective

Goal: Ensure broad community input throughout the development and implementation of the Consolidated Plan, build public/private partnerships to implement the Plan, and monitor and evaluate the goals, strategies and program outcomes.

Examples of the activities planned to achieve this goal starting in FY 2016 include:

- Implement the Citizen Participation Plan and monitor and evaluate the effectiveness of community outreach and education on community needs, plans and priorities, funded programs and results, and the effectiveness of the citizen participation process under the Consolidated Plan.
- Identify and pursue new resources and partnerships within the community and continue to strengthen capacity and coordination among county agencies and service programs to support the Consolidated Plan goals, objectives, strategies and annual action plans.
- Emphasize expanding the capacity of private non-profit agencies to meet community needs through the provision and identification of training, technical assistance, mentoring and leveraging of resources provided by the county.
- Promote broad assessment, awareness and understanding of community needs. Emphasize outreach efforts to those who may be neediest in the population and least able to access community services. Monitor changes in the community and associated service needs and alter service delivery as warranted.
- Monitor the performance of programs and projects funded through the Consolidated Community Funding Pool, as well as the overall community impact. Develop and implement strategies for enhanced performance and benefit to the community, such as projects that may not be refunded in subsequent years if performance objectives are not achieved.

3. Evaluation of past performance

The five-year period since the last Fairfax County Consolidated Plan presented numerous housing challenges, many of which will continue through the upcoming years. The previous plan period began in the midst of a foreclosure crisis and the deepest and most sustained economic downturn since the Great Depression. Throughout this period, a variety of other challenges arose which had a direct bearing on Fairfax County's ability to sustain and grow its affordable housing programs. Most notable was the reduction in federal resources to support affordable housing at the local level.

The advent of federal budget "sequestration" in March 2013 forced the FCRHA to cease leasing in the Housing Choice Voucher program for more than a year. Continued federal cuts in the Community Development Block Grant (CDBG) and HOME Investment Partnerships programs had a significant impact on Fairfax County's ability to provide new affordable housing opportunities. Not adjusted for inflation, between FY 2005 and FY 2015, Fairfax County's CDBG entitlement was reduced by nearly 34 percent, and the HOME entitlement decreased by almost 49 percent.

With the onset of the financial and housing crisis, housing problems increased for residents struggling financially. Rental costs through the period stayed fairly stable, but many low-income renters experienced income loss or additional financial difficulties making housing less affordable. Low vacancy and turnover rates added pressure on the rental market. Home values declined significantly, leaving some financially distressed owners with little choice other than foreclosure. However, in spite of the slow pace of the economic recovery since, Fairfax County has remained one of the highest cost areas for housing in the nation in 2014.

During this difficult period, Fairfax County and the FCRHA continued to make strategic investments of both federal and local resources to address emerging challenges.

One critical achievement was the FCRHA's designation by HUD as a Moving to Work agency in 2012. This prestigious designation not only gave the FCRHA the opportunity to design and implement the THRIVE Housing Continuum, it also gave the FCRHA the flexibility it needed to successfully respond to sequestration and retool the Public Housing and Housing Choice Voucher programs to be more sustainable in the post-sequestration environment. The FCRHA continued to meet its mission of providing affordable housing to low and moderate-income households across the continuum of need. During the previous plan period, the FCRHA completed and opened Olley Glen, a 90-unit senior housing community, and Mondloch Place, a 20 unit residential studio community providing permanent supportive housing for formerly homeless individuals. In the FCRHA's major rental subsidy and rental housing programs – Public Housing, Housing Choice Voucher and the local Fairfax County Rental Program (FCRP), the overall average income served has consistently been less than 30 percent of the Area Median Income (AMI) – which meets the federal definition of "extremely low income."

Bridging Affordability and Affordable Housing Preservation Initiative

The Board of Supervisors continued making critical investments of local funds to address the need for affordable housing. For example, the Board created "Bridging Affordability," an innovative, locally-funded rent subsidy program which is operated by a consortium of non-profit organizations under contract with the county. Bridging Affordability operates in a manner similar to the Housing Choice Voucher program, and serves as a gateway into the rest of the FCRHA's THRIVE Housing Continuum. Since its inception in FY 2010, a total of 385 households have been served in the Bridging Affordability program.

The Board's Affordable Housing Preservation Initiative continued to feature partnerships with the private sector and direct County investments of federal resources, such as CDBG and HOME funds, coupled with an unprecedented investment of local dollars. The Affordable Housing Preservation Initiative, started in mid-2004, has now preserved over 2,700 units of affordable housing which otherwise would have been lost repositioning in the rental market, and rising rents. The Consolidated Community Funding Pool has continued to assist community organizations in their mission to provide services to those in need.

Despite Fairfax County meeting or exceeding the goals of the Five-Year Consolidated Plan FY 2011-2015, in terms of addressing the housing needs of its citizens, the housing affordability gap has increased. Based on the average of 2005-2007 data from CHAS 2009 as analyzed in preparation of the Five-Year Consolidated Plan FY 2011-2015:

- Over two-thirds of Fairfax County renter households and nearly three-fourths of owner households with incomes less than 30 percent of Area Median Family Income (AMFI) had severe

cost burdens. A household is considered to have severe cost burden if they pay more than 50 percent of their income for housing.

- More than 40 percent of renters and nearly 50 percent of owners with incomes below 80 percent of AMI had severe costs burdens.
- A total of 62 percent of households that include one or more persons with a disability with incomes less than 30 percent of AMI were severely cost burdened.
- Nearly half of renting households that include one or more persons with a disability and nearly 40 percent of owners with incomes less than 80 percent of AMI were severely cost burdened.
- The elderly are the fastest growing age segment in Fairfax County and are projected to comprise 21.6 percent of the County's population by the year 2020. There were approximately 3,085 elderly renters and 4,845 owners with incomes less than 80 percent AMI paying 50 percent or more of their incomes for housing in 2011.
- Household formation rate has recovered some since the great recession took a toll and with the housing demand. The number of households increased 21.3 percent between 2010 and 2013, compared to 8.9 percent from 2000-2010.

Other Key Data Points

· Fairfax County's 2014 Continuum of Care point-in-time survey counted 1,225 homeless persons (including 530 unaccompanied individuals, and 695 persons in 211 families with 288 adults and 407 children).

· There are approximately 9,800 people on waiting lists for public or assisted housing or residential human services. There were 321 individuals with mental illness on waitlists for assisted living or affordable housing with supervised or supportive services or identified as needing affordable housing between April and May 2014. There were 889 individuals with intellectual disabilities identified as needing either an intermediate care facility, a group home, a supervised residence, or affordable housing as of April 2014.

· A George Mason University study shows a need for over 50,000 additional housing units by 2032 to meet increased job growth.

While the economic picture seems to be slowly improving, the effects of the housing crisis will be felt for some time. Looking to the next five years, Virginia Tech Center for Housing Research projections show that housing demand will grow, but at a slower pace than pre-recession. The timing and amount of growth will remain uncertain until macroeconomic conditions recover from recession level, but a rebound in demand and housing construction is expected by 2020.

4. Summary of citizen participation process and consultation process

A Citizen Participation Plan was adopted by the Fairfax County Board of Supervisors December 8, 1997 and most recently revised and amended by the Board of Supervisors on April 30, 2007. The purpose of

the Citizen Participation Plan is to serve as a guide for public input and participation in the Consolidated Plan process. The full Citizen Participation Plan may be found in the Grantee Unique Appendices section.

Per the Citizen Participation Plan, the county provided for and encouraged citizen participation from all sectors of the community in developing this Five-Year Plan. Particular emphasis was placed on participation by persons below the federal poverty line, low and moderate income residents of blighted areas and of areas in which federal funds are used or are proposed to be used; and the participation of minority and non-English speaking residents, as well as persons with mobility, visual, speech or hearing impairments.

The county provided citizens, public agencies, and other interested parties with reasonable and timely access to information and records relating to the county's Consolidated Plan, and the use of assistance provided by federal funding sources included in the Plan for the preceding five (5) years.

Citizens had an opportunity to comment on housing, community development, public service needs, and population and program priority needs identified to be addressed by community-based organizations and the proposed Consolidated Plan prior to its submission to HUD at public hearings, meetings, or by directly contacting the appropriate county agency.

Information on the Consolidated Plan schedule was disseminated to local agencies and nonprofit organizations working with minority, non-English speaking, and physically impaired residents to afford as many people as possible the opportunity for full citizen participation.

The county worked closely with the Fairfax County Redevelopment and Housing Authority (FCRHA) to encourage the participation of residents of public and assisted housing developments in the development and implementation of the Consolidated Plan. The county apprised the FCRHA of housing and community development activities related to its developments and surrounding communities so the FCRHA can make such information available at the annual public hearing on the Comprehensive Grant program.

Citizen input on housing, community development, and needs for services to be provided by community-based organizations was also received at a public hearing held by the Consolidated Community Funding Advisory Committee (CCFAC) on October 14, 2014 as well as at public forums conducted on October 8, 14, and 20, 2014 . The CCFAC is composed of representatives from a variety of boards, authorities and commissions. Membership may also include representation from human services provider groups, and consumer and community organizations which relate to the Human Services Community, as appropriate. Members are appointed by the County Executive and serve for a term of three years.

5. Summary of public comments

Summary of Public Hearing Testimony from Doris Ray, ENDependence Center of Northern Virginia, October 14, 2014

Ms. Ray spoke of services that her organization provides and issues it would like to see addressed in the Five-Year Plan: 1) Production of affordable, accessible housing through new construction; recommends bonus points for developers who bid for projects that increase the number of accessible units beyond 2 percent or 5 percent (would like to see 10 percent of units as accessible); and units with roll-in showers; 2) Home modifications – program like Alexandria's renter program that allows person who finds rental unit that's marginally accessible to make it accessible and move; could be leveraged with Consolidated Community Funding Pool (CCFP) funds; 3) Housing Choice Voucher (HCV) and HOME Investment Partnerships Program Tenant-Based Rental Assistance (TBRA) – recommends revision to benefit persons with disabilities and persons transitioning from institutional living; 4) Prioritizing using Community Development Block Grant (CDBG) funds for making bus stops and public areas accessible; 5) Regarding the Americans with Disabilities Act (ADA), have providers get funding from CCFP or other sources to improve ADA activities; 6) Strengthen Fair Housing testing program – to ensure compliance with requirements for persons with disabilities; test for accessibility and for discrimination on the basis of disability and have this done regularly; 7) General: Fairfax County should utilize some more of the tools that certain areas like Arlington and urban areas use.

Summary of Public Hearing Testimony from Patti Klein, Rebuilding Together, October 14, 2014

Ms. Klein spoke of services that her organization provides and issues it would like to see addressed in the Five-Year Plan: 1) Rebuilding Together-Arlington/Fairfax/Falls Church (Rebuilding Together-AFF) mobilizes volunteer teams and skilled professionals to make critical housing repairs, assuring that low-income homeowners live in warmth, safety and independence. Repair services are provided at no cost to low-income homeowners and to non-profit organizations that operate group homes and shelters serving low income and at-risk populations. Rebuilding Together-AFF gives priority to seniors, persons with disabilities, vulnerable families with children and veterans. Each scope of work is tailored to meet each home's specific needs, with repairs generally falling into four categories: a) accessibility modifications, b) correction of health and safety hazards, c) energy efficiency improvements, and d) structural repairs. 2) Rebuilding Together-AFF is not alone in its efforts to improve the housing conditions of low-income homeowners. Homeowners are also able to apply for assistance through the Weatherization Program, but the list is long and the criteria for receiving help are stringent. Fairfax County's Home Repair for the Elderly program provides services at no charge to seniors and persons with disabilities. When appropriate the two programs are able to layer their services. Unfortunately, the demand for the services far outweighs the combined current capacity to help. For every household Rebuilding Together-AFF helps, there are three that they don't. To address this demand Rebuilding Together-AFF is currently developing a new program called "Safe and Healthy at Home" that will provide them with a vehicle to assist more homeowners in Fairfax County. 3) The need for home repair services in Fairfax County is great. The number of seniors in the community is increasing and there is a growing

need for services that allow seniors to "age in place." As people age, the design of their home plays an increasingly important role in how they manage their daily activities. Homes that were perfectly convenient at age 55 can pose significant barriers in later years and diminishing physical abilities can make daily routines more difficult. Many homes were built in earlier decades, when there was less awareness of the need to ensure physical accessibility for older adults and persons with disabilities. For disabled individuals who are low-income, the options are so limited that many are literally confined to their homes. Rebuilding Together-AFF receives countless calls from people needing ramps and other accessibility modifications. There are very few resources in our community that address this need. Not surprisingly, routine home maintenance is often a casualty of tight household budgets. With insufficient funds for maintenance, the physical condition of homes of low-income households steadily deteriorates - and the cost of fixing unattended repairs often increases dramatically over time. Deferred maintenance can also create a host of health problems for occupants, including moisture and mold and pest infestation, which can cause asthma and other respiratory diseases. Making targeted repairs to maintain the existing stock of low-income, owner-occupied housing in safe, healthy and sound condition is an extremely cost-effective strategy and avoids the loss of affordable housing units.

Summary of Public Hearing Testimony from Lauren W. Sterling, WFCM, October 14, 2014

Ms. Sterling spoke of services that her organization provides and issues it would like to see addressed in the Five-Year Plan: 1) Housing needs, rent and utility assistance: Residents of the Western Fairfax Christian Ministries (WFCM) service area continue to struggle with the high cost of rent in this region. Assistance with gas and electric bills is another area of great need. Last fiscal year (July 2013-June 2014) WFCM provided financial assistance to 352 households. Rent assistance totaled $105,677 and utility assistance totaled $47,984. These numbers do not convey the full demand for assistance. There are many more households WFCM is not able to help once their monthly funding for assistance is exhausted, typically within the first few days of the month. 2) Food: Food insecurity is a problem for many of WFCM's clients who struggle to cover their monthly expenses for basic needs. Last fiscal year in WFCM's Food Pantry, they provided 28,279 bags of food to 807 unique households (2,477 individuals). Clients can shop up to once every 30 days. WFCM has served 58 more households in July-September 2014 compared to the same time period last year. 3) Transportation: Transportation is a challenge for many of WFCM's clients, especially those residing in Centreville. In order to get to their Food Pantry/Client Services Office via public transportation, clients must take the bus to the Vienna Metro Station and then west to Chantilly. What would be a 10 minute car ride is a 90 minute bus ride. In addition, many of their senior clients need assistance with transportation to medical and other appointments.

Summary of Public Hearing Testimony from Dipti Pidikiti-Smith, LSNV, October 14, 2014

Ms. Pidikiti-Smith described the services of Legal Services of Northern Virginia (LSNV) and identified issues it would like to see addressed in the Five-Year Plan: 1) Need for Civil Legal Services: Develop workable plans for affordable housing preservation; this should include services to protect families from illegal evictions, poor housing conditions, wrongful denial of housing and discrimination in housing;

should consider impact of housing needs on other aspects of a person's life, including maintaining safety and preserving the family unit. 2) 2012 US Census Bureau American Comm. Survey (ACS) statistics highlight need for affordable housing & affordable housing preservation. Although Fairfax is 3rd largest wealthiest county in US, ACS indicates that 5.8% of residents/64,600 people are living in poverty; 7.8% of those living in poverty are children under 18, 11.9% are Hispanics and 9.9% are African American residents. The poverty rate increased from 4.5% in 2000 to 5.8% in 2012 (ACS); the growth is more likely the result of lower income persons losing economic ground and slipping into poverty. Report from National Low Income Housing Coalition, Out of Reach 2013: "in Virginia, minimum wage-earners need to work 114 hours per week, 52 weeks per year, in order to afford a Fair Market rent of $1,078." 3) Domestic violence is a leading cause of homelessness for women and their children (National Network to End Domestic Violence). In 2005, Congress found almost 150 "documented eviction cases in the previous year where the tenant was evicted because of the domestic violence crimes committed against her," and nearly 100 persons were "denied housing because of their status as victims of domestic violence." A 2008 study found 65% of the test applicants looking for housing on behalf of a domestic violence survivor, were either refused housing entirely, or were offered more unfavorable lease terms and conditions than a non-victim. 4) Inadequate supply of affordable housing. Low income residents have few options; average monthly rent for one-bedroom apartment is $1,134, a family must earn $22.25 an hour to afford one bedroom apartment (Preventing and Ending Homelessness, Fairfax-Falls Church Community Partnership). Once affordable housing is secured, possible loss of housing through unlawful evictions and housing code violations is a significant communitywide problem. On 1/29/14, there were 1,225 homeless people in the County; 33% of all persons in families were homeless due to domestic violence (2014 Point-in-Time Count of Homeless Persons in the Metropolitan Washington Region, 5/14/14). 5) LSNV helps build strong communities as civil justice for low-income people produces social and economic impacts. Preventing eviction is crucial for a number of reasons, not the least of which is that the alternative is so expensive; costs about $13,500 per year for a bed in a County shelter (Fairfax County Preventing and Ending Homelessness Partnership plan); costs beyond those associated with supplying emergency shelter resulting from eviction including court and law enforcement costs associated with forcible eviction and the social service cost associated with caring for and rehabilitating a family after they have become homeless. As a result of LSNV FY2013 legal work, program clients obtained $465,723 in direct financial benefits. The lives of hundreds of low-income County residents are directly affected by the LSNV assistance. Without this mechanism for access to the judicial system, many of these people would be unable to resolve very difficult legal issues. The legal assistance obtained can be life-altering for the individuals involved as demonstrated by case stories.

Summary of Public Hearing Testimony from Gail Coleman, ACCA, October 14, 2014

Ms. Coleman spoke of services Annandale Christian Community for Action (ACCA) provides and issues it would like to see addressed in the Five-Year Plan: 1) CCFP funding assists several ACCA programs: Emergency Financial Assistance (EFA) ministry provides financial assistance for rent/security deposits, utilities, prescription drugs, dental care, medical/dental needs, & miscellaneous purposes; Pantry ministry provides emergency food & other essentials; Furniture ministry provides basic furniture, bedding, linens for people moving into empty apartments. Majority of referrals are from Fairfax Co.

Coordinated Services Planning. ACCA could not have responded to these legitimate requests for immediate assistance w/o CCFP funding. Even w/ increased CCFP funding, its member churches, individuals, and grantors, ACCA's resources have been stretched tight. Often has had to ration assistance to stay within monthly ACCA budget for emergency financial assistance; nor has ACCA been able to return to former policy of providing two weeks of food in one emergency food delivery. 2) Strongly Supports Increased Community Needs Assessment. Region 2, where ACCA provides its services, contains two of the largest pockets of low-income individuals/families in the County and unemployment remains high. ACCA also receives requests for assistance from the working poor, especially when faced with illness or other emergencies. ACCA focuses on how best to help families get out of the cycle of need and gain self-sufficiency. 3) ACCA believes collaboration among providers is invaluable & important to provide effective service delivery. ACCA participates in bimonthly Food Providers Network; meets regularly with other furniture providers (FCS, CHO, Share, others); and has vast array of partners who assist in obtaining donations & providing services. 4) Adjusting priorities & contracting requirements is essential to meeting changing needs, evolving nature of community-based providers, and increasing legal requirements. Complexity in CCFP proposals & funding reporting requirements creates obstacles for small nonprofits like ACCA, whose Human Services Ministries are staffed entirely by volunteers. With technical support from Dept. of Mgmt. Services staff, ACCA volunteers developed an IT tool to electronically transfer and store data for EFA ministry. ACCA has met w/ County staff & other service providers to share their experience with the IT Tool to encourage increased use of similar technology throughout the County and intends to adapt it for use by Pantry & Furniture ministries. 5) ACCA supports increasing emphasis on outcomes as a measure of effectiveness. However, ACCA most often is first responder in emergency situations affecting a mobile and transient group of clients, many of whom do not speak English. ACCA has no caseworkers and does not perform any follow-up with clients, so it is almost impossible for ACCA to determine intermediate or long-term effects of assistance in the lives of its clients or their progress toward self-sufficiency. ACCA continues to encourage the County to provide more than professional development & advice about measuring outcomes. It would help ACCA & other nonprofits if the County developed models & provided support for longitudinal evaluation (e.g., sampling, follow-up surveys, other data analysis). 6) Almost all assistance provided by ACCA with CCFP funding helps families in crisis overcome short-term problems to avoid falling more deeply into despair and dependency on public support. ACCA's collaboration with County & Schools social workers & other partners multiplies the value of the funds, goods, & services provided in the short-term by ACCA volunteers. ACCA supports maintaining a CCFP reserve to be tapped if a loss of federal funding for crisis intervention exacerbates local needs.

Summary of Public Hearing Testimony from Jim Edwards-Hewitt, CCFAC Chair, March 24, 2015

Jim Edwards-Hewitt, Chair of the Consolidated Community Funding Advisory Committee (CCFAC), spoke in support of the FY 2016 Action Plan and thanked the Board of Supervisors for their support of the Consolidated Community Funding Pool and the Housing Blueprint. Mr. Edwards-Hewitt pointed out that Fairfax County's FY 2016 allocation of HOME funds was 8% lower than the amount the County received in 1992 and approximately $1.2m less than the average pre-sequestration grant awards.

Summary of Public Hearing Testimony from Ji-Young Cho, Executive Director, KCSC, March 24, 2015

Ms. Cho thanked the Board of Supervisors for their support of the Korean community. Ms. Cho indicated that KCSC was an organization that tries to be a bridge between the Korean culture and the community and she spoke of a client who received KCSC's help and was able to improve her life. Ms. Cho indicated that KCSC needs continued support of the county and council/Board members.

Summary of Public Hearing Testimony from Jina Kim, Board Member, KCSC, March 24, 2015

Ms. Kim thanked the Board of Supervisors for their support of the Korean community. Ms. Kim shared a personal story of her family's immigration to America and the role of the social support provided by KCSC in bridging the gap for the Korean community in Fairfax County.

Summary of Public Hearing Testimony from William Crowder, President, Marian Homes, March 24, 2015

Mr. Crowder thanked the Board of Supervisors for their recent support for a Marian Homes acquisition and ADA conversion to a single family home to provide community-based housing for individuals with intellectual disabilities. Mr. Crowder expressed a willingness to continuing partnering with the Board to address the affordable housing needs of the disabled.

Summary of Public Hearing Testimony from Doris Ray, ENDependence Center, March 24, 2015

Ms. Ray spoke on behalf of the ENDependence Center and thanked the Board of Supervisors, the Consolidated Community Funding Advisory Committee, and staff. Ms. Ray made a request for a set-aside of approximately 6-10 TBRA vouchers for those individuals seeking to transition out of nursing homes. Ms. Ray also asked that the county consider providing incentives in new construction and rehabilitation projects to provide fully accessible units with roll-in showers and to establish a 10% accessible unit goal in all newly constructed multi-family housing.

Summary of Public Hearing Testimony from Patti Klein, Director, Rebuilding Together, March 24, 2015

Ms. Klein thanked the Board of Supervisors for their support of Rebuilding Together through the CCFP Process. Ms. Klein focused on the great need for housing rehabilitation efforts for low-to extremely-low income seniors and persons with disabilities and the continued and increased funding needed to accomplish meeting this growing need.

Summary of Written Testimony from Tapan Banerjee, Chair, FA-DSB, March 24, 2015

Tapan Banerjee, Chair of the Fairfax Area Disability Services Board (FA-DSB), wrote on behalf of the FA-DSB and advocates for (1) support for the allocation of rental subsidy vouchers for individuals transitioning from nursing facilities to community living, (2) establishment of incentives for federally funded housing projects which include 10% barrier free units, and 3) expanded rehabilitation and home modification programs for owners and renters similar to the work done by Rebuilding Together.

Summary of Written Testimony from Robert H. Schwaninger, Chair, FCRHA, March 24, 2015

Mr. Schwaninger wrote on behalf of the FCRHA and drew attention to the affordable housing gap for low – and moderate-income renters in the county which stands at approximately 31,600 units. Mr. Schwaninger thanked the board for their continued commitment to affordable housing.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments were reviewed and included in the final version of the Consolidated Plan approved by the CCFAC for Board of Supervisors action on April 28, 2015.

Comments and Response to Disability Services Board

Comment from Fairfax Area Disability Services Board; Doris Ray, ENDependence Center:

Create an additional 6-10 Tenant-Based Rental Assistance (TBRA) vouchers, annually, for individuals transitioning out of nursing facilities and other institutions. Per Ms. Ray, create a TBRA preference for these individuals.

Response:

Fairfax County will continue to serve clients transitioning from nursing homes as vouchers become available. No expansion in the TBRA program is planned or sustainable given the current size of the program and budget constraints, including a reduction in FY 2016 to the County's HOME funding allocation. Set-asides or preferences for any particular population are not possible given current funding and program constraints.

Comment from Fairfax Area Disability Services Board:

Establish a Housing Choice Voucher (HCV) preference for people wanting to transition from nursing homes; mention the benefit of such preference in the Consolidated Plan.

Response:

HUD has established a specific HCV category of vouchers to enable non-elderly persons with disabilities currently residing in nursing homes or other healthcare institutions to transition into the community. HUD would need to announce a Notice of Funding Availability (NOFA) and the County be awarded funding for this category of vouchers to designate specific vouchers to this population group.

Comment from Fairfax Area Disability Services Board:

CCFAC should collaborate with HCD and other decision makers to create additional incentives in its new construction and rehabilitation programs to promote the development of fully accessible units that include roll in showers; using VHDA 9% tax credit model, have 10 percent of project units be fully accessible with roll-in showers for County-funded housing projects.

Response:

County staff can investigate to see if the FCRHA should make 10 percent of its newly constructed and rehabilitated units fully accessible with roll-in showers.

Current RFP scoring criteria for HOME CHDO and CDBG development opportunities provide a preference and scoring incentive in projects which, "results in affordable housing that is accessible to persons with disabilities."

Current scoring preferences do favor projects providing accessible housing and will continue to do so as the County seeks to address a broad set of community development goals with the limited resources available.

Comment from Fairfax Area Disability Services Board:

Funding programs covered by the Consolidated Plan should also focus on expanding home modifications for owners and renters with disabilities so that they can remain successfully mobile and safe in their own homes.

Response:

CDBG funding of the Home Repair for the Elderly Program (HREP), which includes accessibility modifications, is included in the FY 2016 One-Year Action Plan. HREP is for owner-occupied units, not rental units. Initiating a rental rehabilitation program would require more investigation to determine the program's feasibility. Regarding the FCRHA's own rental properties, the FCRHA does make accessibility modifications and the federal Section 504 reasonable accommodations process is followed.

Comments and Response to Doris Ray, ENDependence Center

Comment from Doris Ray, ENDependence Center:

Increase the number of fully accessible multi-family units.

Response:

Covered in Plan. Conversion of FCRHA units to accessible units is a component of the Housing Blueprint and is incorporated into the Five-Year Consolidated Plan; No further action necessary.

Comment from Doris Ray, ENDependence Center:

Have a goal of 10 percent of all newly-constructed multi-family housing be fully accessible.

Response:

It is beyond the scope of the Consolidated Plan to impose this requirement on non-FCRHA properties. County staff can investigate to see if the FCRHA should make 10 percent of its newly constructed and rehabilitated units fully accessible, including an analysis of the cost impact.

Comment from Doris Ray, ENDependence Center:

Ensure enforcement of Fair Housing Act for all multifamily units.

Response:

No change to Consolidated Plan is needed as it includes funding for Fair Housing activities.

Comment from Doris Ray, ENDependence Center:

Increase funding for accessibility modifications and emphasize modifications to rental units.

Response:

The comment is similar to one from the Fairfax Area Disability Services Board and the response is listed above. Regarding the FCRHA's own rental properties, the FCRHA does make accessibility modifications and the federal Section 504 reasonable accommodations process is followed.

Comment from Doris Ray, ENDependence Center:

She would like to see data on need and support for persons transitioning from institutions and nursing homes.

Response:

There is data and narrative information currently in the Plan. In section MA-25, Table 37 provides data on the number of vouchers being used by households with a person with a disability. The data category includes persons in nursing home transition. Section MA-35 includes data and narrative on the needs of elderly, frail elderly, and persons with disabilities, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

Comment from Doris Ray, ENDependence Center:

Would like to see enhancement of Consolidated Plan to see full participation for people with disabilities.

Response:

No change; Activities/Housing for Persons with Special Needs is a Housing Blueprint Goal incorporated in the Consolidated Plan.

Comments and Response to KCSC, Marian Homes and Rebuilding Together

Comment from Dr. Ji-Young Cho, Korean Community Service Center (KCSC):

Spoke of KCSC needing continued support of Fairfax County to continue their works.

Response:

No change; County support for KCSC has come through Consolidated Community Funding Pool (CCFP). The CCFP process is expected to continue in FY 2016 and beyond.

Comment from Jina H. Kim, KCSC:

Asked Board to continue to support KCSC.

Response:

No change; County support for KCSC has come through Consolidated Community Funding Pool (CCFP). The CCFP process is expected to continue in FY 2016 and beyond.

Comment from William Crowder, Marian Homes:

Supports housing for persons who are intellectually disabled.

Response:

No change; Housing for Persons with Special Needs is a Housing Blueprint Goal incorporated in the Consolidated Plan.

Comment from Patti Klein, Rebuilding Together:

Suggested placing high priority on owner-occupied housing that needs to be improved. Cited the needs of seniors in this regard.

Response:

No change; Homeownership Access and Rehabilitation is in the Consolidated Plan as a Priority Need, High Priority Level.

Comments and Response to CCFAC and FCRHA Chair

Comments from CCFAC Chair; FCRHA Chair:

Supportive of Consolidated Plan

Response:

No action necessary

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	FAIRFAX COUNTY	Department of Housing and Community Development
HOME Administrator	FAIRFAX COUNTY	Department of Housing and Community Development
ESG Administrator	FAIRFAX COUNTY	Office to Prevent and End Homelessness

Table 1 – Responsible Agencies

Narrative

About the Lead Agency: Fairfax County's affordable housing and community development programs are administered by the Department of Housing and Community Development (HCD). In addition to its role as a department of county government, reporting to the County Executive and the Board of Supervisors, HCD also serves as the staff for the Fairfax County Redevelopment and Housing Authority (FCRHA). The FCRHA is a separate political body whose members are appointed by the Board of Supervisors and which possesses specific powers granted by state code.

Every five years, the Board of Supervisors adopts a Consolidated Plan describing the county's needs, gaps in service and priorities for affordable housing, community service, homeless assistance, community development, neighborhood preservation and revitalization, employment and economic opportunity services, as well as the resources and strategies to be used to meet these needs. Each year, the Board also approves a Consolidated Plan - One Year Action Plan that sets forth how it will utilize several large federal grants, including the Community Development Block Grant and the HOME Investment Partnerships Program grant, to meet the needs and priorities in the Consolidated Plan. These grants are administered by HCD. The Consolidated Plan and One Year Action Plan are prepared by HCD through an intensive citizen involvement process under the leadership of the Consolidated Community Funding Advisory Committee (CCFAC). Annually, a Consolidated Annual Performance Report is submitted to the U.S. Department of Housing and Urban Development (HUD) detailing how these funds have been spent.

OMB Control No: 2506-0117 (exp. 07/31/2015)

Consolidated Plan Public Contact Information

Fairfax County Department of Housing and Community Development

3700 Pender Drive, Suite 300 Fairfax, Virginia 22030

Kurt Creager, Director

Telephone: (703) 246-5100 or TTY: (703) 385-3578

FCRHA Policy, Reporting and Communications Division, Thomas Fleetwood, Director

(703) 246-5103

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The Bridging Affordability program's goal is to establish and sustain innovative solutions which provide Fairfax County's most in-need citizens with a "bridge" to stable housing, greater self-sufficiency and coordinated services to promote recovery. The county provides local funding to harness the creative power of non-profit organizations to better meet the affordable housing needs of homeless families and individuals, those at-risk of homelessness, persons with extremely low incomes (at or below 30 percent of AMI), persons with disabilities and low-income seniors. The county prioritizes proposals that leverage private, federal, and state funding and proposals that involve the community. The county has a goal of providing 10 percent of the Bridging Affordability residents with Community Services Board (CSB) services. This will provide a better mechanism for coordinating services and sorting people with needs most suited for each service.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The County worked closely with the Fairfax County Redevelopment and Housing Authority (FCRHA) to solicit the input of the area's housing and service providers through a variety of means. Examples include:

- **Housing Blueprint:** The County and the FCRHA coordinated the development of the Housing Blueprint with the interagency Housing Options Group, which is comprised of a variety of county agencies and non-profit organizations, focused on developing housing opportunities for people experiencing homelessness. The main body overseeing the development of the Housing Blueprint is the Affordable Housing Advisory Committee, which includes representatives of the FCRHA, the Community Services Board, the Disability Services Board, the county's Homelessness Governing Board, representatives of a number of non-profit housing providers, the business community and others.
- **Moving to Work/THRIVE Initiative:** The FCRHA has convened a THRIVE Advisory Committee, which assists in the development and implementation of activities related to the FCRHA's Moving to Work designation. Most recently, the THRIVE Advisory Committee was instrumental in creating the strategic framework for the FCRHA's response to federal budget sequestration in the Housing Choice Voucher and Public Housing programs.
- **Consolidated Community Funding Pool (CCFP) Steering Committee:** In response to concerns about the responsiveness of the CCFP process which governs the award of CDBG and other funds to community service programs - the county convened a steering committee to develop recommendations for process improvements. This committee was a cross-cutting group of

OMB Control No: 2506-0117 (exp. 07/31/2015)

representatives from community service providers, members of the Consolidated Community Funding Advisory Committee (CCFAC), county staff and others.

These three venues, and numerous others like them, provided opportunities for input into the development of this Consolidated Plan.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The Fairfax County Office to Prevent and End Homelessness (OPEH) was administratively established within Fairfax County government to manage, coordinate, and monitor day-to-day implementation of the plan to end homelessness. As part of this responsibility, OPEH assures coordinated execution of the work of the Continuum of Care (CoC) and the many interagency workgroups functioning within the CoC. Workgroups have specifically been formed to address the specific needs of families and individuals who are chronically homeless, families with children, veterans and unaccompanied youth. These workgroups typically consist of professional and volunteer staff from relevant organizations across all sectors, including government, nonprofit, businesses and faith communities. Significant initiatives have been implemented by these workgroups, including the local 100k Homes campaign and the redesign of the intake and assessment system for families with children. Most recently, Fairfax County has signed on to the national Mayors Challenge to End Veteran Homelessness by the end of 2015.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

As stated above, the Fairfax County Office to Prevent and End Homelessness (OPEH) was established to manage, coordinate, and monitor day-to-day implementation of the plan to end homelessness. As part of this responsibility, OPEH assures coordinated execution of the work of the Continuum of Care (CoC) and leads collaborative decision-making efforts in the use of federal homeless assistance funding, including the Emergency Solutions Grant (ESG). Important partners in the process of using ESG funds, include the Fairfax County Department of Housing and Community Development and a number of community-based nonprofit organizations that provide emergency shelter, homelessness prevention and rapid rehousing assistance. Through collaborative discussions this partnership makes important decisions around the type of programs to be supported, the organizations that will utilize the funding and what policies and procedures must be developed in line with federal regulations to ensure effective and efficient use of ESG funding. Performance standards and evaluation outcomes are developed by OPEH and community partners to support and complement homeless system performance measures as defined by HUD.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	Fairfax County Redevelopment and Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy Services-Housing and Services-Victims
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
2	**Agency/Group/Organization**	Fairfax County Community Action Advisory Board
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims

OMB Control No: 2506-0117 (exp. 07/31/2015)

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
3	**Agency/Group/Organization**	Fairfax County Public Schools/PTA/Schools Community
	Agency/Group/Organization Type	Child Welfare Agency Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy

OMB Control No: 2506-0117 (exp. 07/31/2015)

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
4	**Agency/Group/Organization**	Fairfax-Falls Church Community Partnership on Ending Homelessness
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
5	**Agency/Group/Organization**	Fairfax County Health Care Advisory Board
	Agency/Group/Organization Type	Services-Health Health Agency

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
6	**Agency/Group/Organization**	Fairfax-Falls Church Community Services Board
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities Health Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy

OMB Control No: 2506-0117 (exp. 07/31/2015)

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
7	**Agency/Group/Organization**	Fairfax County Alliance for Human Services
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	

OMB Control No: 2506-0117 (exp. 07/31/2015)

8	**Agency/Group/Organization**	Fairfax County Human Services Council
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
9	**Agency/Group/Organization**	Fairfax Area Disability Services Board
	Agency/Group/Organization Type	Services-Persons with Disabilities

OMB Control No: 2506-0117 (exp. 07/31/2015)

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
10	**Agency/Group/Organization**	Fairfax Area Commission on Aging
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	

OMB Control No: 2506-0117 (exp. 07/31/2015)

11	**Agency/Group/Organization**	FCRHA Resident Advisory Council
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
12	**Agency/Group/Organization**	SkillSource Group, Inc.
	Agency/Group/Organization Type	Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
13	**Agency/Group/Organization**	Northern Virginia Affordable Housing Alliance
	Agency/Group/Organization Type	Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	

OMB Control No: 2506-0117 (exp. 07/31/2015)

14	**Agency/Group/Organization**	Cornerstones
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
15	**Agency/Group/Organization**	GOOD SHEPHERD HOUSING AND FAMILY SERVICES, INC.
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
16	**Agency/Group/Organization**	Shelter House, Inc.
	Agency/Group/Organization Type	Housing Services - Housing Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	

17	**Agency/Group/Organization**	FAIRFAX AREA CHRISTIAN EMERGENCY AND TRANSITIONAL SERVICES, INC.
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
18	**Agency/Group/Organization**	New Hope Housing, Inc.
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless

OMB Control No: 2506-0117 (exp. 07/31/2015)

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
19	**Agency/Group/Organization**	Madison Homes, Inc.
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
20	**Agency/Group/Organization**	Wesley Housing Development Corporation
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

OMB Control No: 2506-0117 (exp. 07/31/2015)

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
21	**Agency/Group/Organization**	Insight Property Group LLC
	Agency/Group/Organization Type	Housing Business Leaders Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
22	**Agency/Group/Organization**	Inova Health System
	Agency/Group/Organization Type	Services-Health Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
23	**Agency/Group/Organization**	Federal Home Loan Mortgage Corporation
	Agency/Group/Organization Type	Housing Private Sector Banking / Financing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	

24	**Agency/Group/Organization**	Advisory Social Services Board
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
25	**Agency/Group/Organization**	Fairfax County School Board
	Agency/Group/Organization Type	Services-Education Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
26	**Agency/Group/Organization**	Fairfax County Professional Fire Fighters and Paramedics, IAFF Local 2068
	Agency/Group/Organization Type	Employee Member Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	

27	**Agency/Group/Organization**	Northern Virginia Association of REALTORS
	Agency/Group/Organization Type	Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
28	**Agency/Group/Organization**	Tetra Partnerships
	Agency/Group/Organization Type	Commercial Real Estate
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
29	**Agency/Group/Organization**	Fairfax County Federation of Citizens Associations
	Agency/Group/Organization Type	Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
30	**Agency/Group/Organization**	AHOME
	Agency/Group/Organization Type	Housing Business Leaders Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	

31	**Agency/Group/Organization**	HABITAT FOR HUMANITY OF NORTHERN VIRGINIA
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
32	**Agency/Group/Organization**	Northern Virginia Regional Commission
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
33	**Agency/Group/Organization**	Virginia Housing Development Authority (VHDA)
	Agency/Group/Organization Type	Housing Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
34	**Agency/Group/Organization**	U.S. Department of Housing and Urban Development
	Agency/Group/Organization Type	Housing Other government - Federal
	What section of the Plan was addressed by Consultation?	Logistical Matters Concerning the Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	

35	**Agency/Group/Organization**	City of Alexandria, Virginia
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
36	**Agency/Group/Organization**	Arlington County, Virginia
	Agency/Group/Organization Type	Other government - County Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy

OMB Control No: 2506-0117 (exp. 07/31/2015)

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
37	**Agency/Group/Organization**	Prince William County Department of Housing and Community Development
	Agency/Group/Organization Type	Other government - County Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
38	**Agency/Group/Organization**	LOUDOUN COUNTY
	Agency/Group/Organization Type	Other government - County Other government - Local

OMB Control No: 2506-0117 (exp. 07/31/2015)

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
39	**Agency/Group/Organization**	MONTGOMERY COUNTY GOVERNMENT
	Agency/Group/Organization Type	Other government - County Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy

OMB Control No: 2506-0117 (exp. 07/31/2015)

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
40	**Agency/Group/Organization**	PRINCE GEORGE'S COUNTY-DHCD
	Agency/Group/Organization Type	Other government - County Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
41	**Agency/Group/Organization**	DISTRICT OF COLUMBIA DEPT OF HOUSING AND COMMUNITY DEV
	Agency/Group/Organization Type	Other government - Local

OMB Control No: 2506-0117 (exp. 07/31/2015)

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
42	**Agency/Group/Organization**	City of Falls Church
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	

OMB Control No: 2506-0117 (exp. 07/31/2015)

44	**Agency/Group/Organization**	TOWN OF VIENNA
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
46	**Agency/Group/Organization**	TOWN OF HERNDON
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy

OMB Control No: 2506-0117 (exp. 07/31/2015)

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
47	**Agency/Group/Organization**	Metropolitan Washington Council of Governments
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
48	**Agency/Group/Organization**	Virginia Department of Housing and Community Development
	Agency/Group/Organization Type	Housing Other government - State

OMB Control No: 2506-0117 (exp. 07/31/2015)

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	

Identify any Agency Types not consulted and provide rationale for not consulting

Not applicable

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Fairfax County Office to Prevent and End Homelessness	The metrics set forth in the county's homelessness plan are tied directly to the Housing Blueprint and are reflected in this Consolidated Plan.
Housing Blueprint (local)	FCRHA/Department of Housing and Community Development	The Strategic Plan goals are directly driven by the goals and metrics identified in the Housing Blueprint.
Moving to Work (federal)	FCRHA/Department of Housing and Community Development	The Strategic Plan is consistent with the THRIVE Housing Continuum, which is the central concept behind the FCRHA's Moving to Work program.
FCRHA Strategic Plan/Action Plan (local)	FCRHA/Department of Housing and Community Development	The activities described in the FCRHA's annual Strategic Plan/Action Plan are largely derived from the Housing Blueprint, and serve as a yearly work plan for the agency.

OMB Control No: 2506-0117 (exp. 07/31/2015)

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
10-Year Plan to Prevent & End Homelessness (local)	Fairfax County Office to Prevent and End Homelessness	The metrics set forth in the county's homelessness plan are tied directly to the Housing Blueprint and are reflected in this Consolidated Plan.
Fairfax County Comprehensive Plan/Zoning Ordinance	Fairfax County Department of Planning and Zoning	The Comprehensive Plan and Zoning Ordinance provide, respectively, the policy and regulatory underpinnings for land use issues related to affordable housing, as described in this Consolidated Plan. This includes elements such as the Affordable Dwelling Unit and Workforce Housing programs.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The Proposed Consolidated Plan was sent to representatives from adjacent jurisdictions for their review and comment.

Narrative (optional):

In addition to the entities identified in Table 2, Fairfax County funds, consults and otherwise interacts with many other non-profit organizations, including the 72 organizations funded under the Consolidated Community Funding Pool; the ongoing collaboration with and feedback from these groups contributed to the Consolidated Plan preparation process.

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting

The Fairfax County Department of Housing and Community Development and the Fairfax County Consolidated Community Funding Advisory Committee (CCFAC) conducted a range of outreach activities to encourage citizen participation in the county's FY 2016-2020 Five-Year Consolidated Plan. The goal was to provide the county, local service agencies, and the general public an opportunity to discuss and provide input on current priority needs for the county regarding affordable housing, homeless needs, special needs populations and community and economic development.

There were several ways that members of the public could participate in the plan development. These included an October 14, 2014 public hearing and three public forums (October 8, October 14, and October 20, 2014), and language interpretation services were offered for all three public forums and the hearing. Notices about the public hearing and public forums were distributed via news release, posted on the county website, and published in a newspaper of general circulation as well as minority and non-English speaking publications. In addition, the notice was distributed to county agencies, boards, commissions and advisory groups and potentially affected stakeholder organizations in the county. These groups were also encouraged to share the notice with clients, other agencies, and community groups in the county. Input provided via email, fax, letter, telephone, and in-person meetings also were welcomed as part of the county's outreach efforts.

A facilitator's discussion guide for each of the public forums was developed based on the study's research questions and the input that was received in turn was incorporated into the draft FY 2016-2020 Five-Year Consolidated Plan. Comments received in writing and orally at the public hearing also were considered in the development of the Consolidated Plan.

OMB Control No: 2506-0117 (exp. 07/31/2015)

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	10/8/14 – Public Forum	Minorities Non-English Speaking - Specify other language: Spanish, Vietnamese Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Representatives of the CCFAC, the FCRHA, and the public attended.	See Citizen Participation Comments Attachment.		

OMB Control No: 2506-0117 (exp. 07/31/2015)

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish, Vietnamese Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Representatives of the CCFAC, the FCRHA, and the public attended public hearing held on 10/14/14.	See Executive Summary, section 5.		

OMB Control No: 2506-0117 (exp. 07/31/2015)

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	10/14/14 – Public Forum	Minorities Non-English Speaking - Specify other language: Spanish, Vietnamese Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Representatives of the CCFAC, the FCRHA, and the public attended.	See Citizen Participation Comments Attachment.		

OMB Control No: 2506-0117 (exp. 07/31/2015)

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	10/20/14 – Public Forum	Minorities Non-English Speaking - Specify other language: Spanish, Vietnamese Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Representative of the public attended.	See Citizen Participation Comments Attachment.		

OMB Control No: 2506-0117 (exp. 07/31/2015)

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish, Vietnamese Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Six individuals spoke at public hearing held on 3/24/15; two additional individuals/organizations submitted written testimony.	See Executive Summary, section 5.	See Executive Summary, section 6.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The most prevalent housing problem for Fairfax County households making less than 100 percent of AMI is housing costs. Since incomes in general have not increased in proportion to housing costs, the number of cost burdened households is increasing. Among renter and owner households making less than the AMI, more households are severely cost burdened, spending more than 50 percent of the household's income on housing, than are cost burdened, spending between 30 percent and 50 percent of household income on housing. Nearly the same number of households experience severe cost burden (owner and renter) as households experiencing all other housing problems combined.

Persons with extremely-low incomes have a high incidence of housing problems. Households with incomes less than 30 percent of the AMI are more often severely cost burdened than other populations. The Virginia Center for Housing Research (VCHR) estimates that the number of low income households will increase approximately 22 percent from 2012 to 2030, a marginally faster rate than the projected increase of households in general. Therefore, the number of severely cost burdened households can also be expected to increase.

The greatest need for more affordable housing is among small family households and singles (living alone or with roommates). However, a larger proportion of large households and families with one or more children age 6 years or younger have household incomes less than 50 percent of AMI, compared to the distribution of incomes among all households, although to a lesser extent than in the case of households with at least one person who is 75 or older. Therefore, the need for affordable housing may be disproportionally great among large households and households with young children and/or individuals who are 75 and older.

Compared to the income distribution of all households, a larger proportion of households with at least one person who is 75 or older has a household income that is less than 50 percent of AMI. Elderly households present the second greatest need for more affordable housing. As housing costs increase, more senior households will likely become cost burdened or more cost burdened, since many elderly households have relatively fixed incomes. VCHR expects the number of householders 65 and older to increase much faster than households over all, more than 75 percent from 2012 to 2030. This projected increase suggests that housing for seniors should be a very important consideration for Fairfax County over the next 15 years.

Finally, a disproportionately high number of minority, non-white households pay more than 30 percent of their household income for housing (with the exception of Pacific Islander households). This

disproportionality is greatest among Asian and Hispanic households. Hispanic households experience cost burdens most frequently; approximately 48 percent of Hispanic households are cost burdened.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The number of households in Fairfax County increased 9 percent from 2000 to 2011. In 2011, 273,783 housing units were owner occupied and 111,787 were renter occupied. Compared to the income distribution of all households, a larger proportion of households with at least one person who is 75 or older, at least one person 6 years old or younger and large family households have an extremely low or very low household income.

The most prevalent housing problem for Fairfax County households making less than the AMI is housing costs. More households experience cost burden (owner and renter) than all other housing problems combined. A total of 39,450 households making less than AMI, representing 10 percent of all households, pay more than 50 percent of their household income for housing, which meets the federal definition of "severe cost burden". The second most prevalent housing problem, behind cost burden, is overcrowding, which may be seen as an unfortunate market response to high housing costs. A total of 4,640 households have 1.01-1.5 people per room and 56 percent of these households are making 50 percent of the AMI or less.

There are 46,810 households with one or more of the severe housing problems (lacks complete kitchen or complete plumbing, severely overcrowded and severely cost burdened) in Fairfax County making less than AMI. These households account for 12 percent of total households. Since cost burden is, by far, the most prevalent housing problem among households making less than 100 percent AMI, the number of households without any of the four severe housing problems increases, as household income increases.

The greatest need for more affordable housing is among small family households and singles (living alone or with roommates). Elderly households present the second greatest need. As housing costs increase, more elderly persons will likely become newly cost burdened or more cost burdened, since many elderly households have relatively fixed incomes. The same conclusion can be drawn for the general population, because incomes in general have not increased in proportion to housing costs.

From 2000 to 2011 the population of Fairfax County has increased by 73,488 residents. The total number of households increased by 34,856 households and the median income increased by $27,389, or 25 percent.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	991,247	1,064,735	7%
Households	350,714	385,570	10%
Median Income	$81,050.00	$108,439.00	34%

Table 5 - Housing Needs Assessment Demographics

Alternate Data Source Name:
2000 Census (Base Yr),ACS 2007-2011 (Recent Yr)

Data Source Comments: For more information, see Appendix.

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	29,170	28,410	26,595	29,755	271,645
Small Family Households *	10,320	12,045	11,280	12,280	147,195
Large Family Households *	2,820	3,905	2,905	3,650	24,455
Household contains at least one person 62-74 years of age	5,050	4,600	4,415	4,925	45,670
Household contains at least one person age 75 or older	5,065	3,785	2,625	2,885	15,830
Households with one or more children 6 years old or younger *	6,390	7,350	5,319	5,995	44,855
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Alternate Data Source Name:
CHAS, 2007-2011

Data Source Comments: For more information, see Appendix.

Number of Households Narrative

Note: The numbers in the table above are from CHAS data.

Definitions

HAMFI: HUD Area Median Family Income. This acronym is interchangeable with AMI (Area Median Income).

Total Households: All households by income levels. Note that the five categories (small family, large family, etc.) do not add up to the number of total households because these values include different compilations of household types.

Small Family Households: A small family is defined as a family with two to four members. Such a household has either two persons, with neither person 62 years or over, or three or four persons.

Large Family Households: A large family is defined as a family with five or more members.

In Fairfax County, there are a total of 385,570 households. In 2011, 271,645 households made more than 100 percent of the AMI for Fairfax County. Households that made more than the AMI, account for 70 percent of the total households in the county. The number of households in the 0-30% AMI, >30-50% AMI, >50-80% AMI and >80-100% AMI categories are evenly distributed with between 26,000 and

30,000 households in each category. Within each income category, the majority of the households are small families, families with two to four members. In total, small family households account for about half of the households in the county. There are 94,850 households with at least one person 62 years of age or older compared to 69,909 households with one or more children 6 years old or younger. This comparison highlights the aging population of Fairfax County.

Compared to the income distribution of all households, a larger proportion of households with at least one person who is 75 or older has a household income that is less than 50 percent of AMI. Approximately 29 percent of households with at least one person who is 75 or older make less than 50 percent of AMI. A larger proportion of large family households and families with one or more children who are 6 years old or younger has household income less than 50 percent of AMI, compared to the distribution of incomes among all households, although to a lesser extent than in the case of households with at least one person who is 75 or older. Approximately 19 percent of families with one or more children who are 6 years old or younger make less than 50 percent of AMI. Approximately 17 percent of large family households make less than 50 percent of AMI.

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	220	250	125	75	670	20	55	70	40	185
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	420	595	245	265	1,525	70	90	115	60	335
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	930	1,045	655	525	3,155	245	360	455	425	1,485
Housing cost burden greater than 50% of income (and none of the above problems)	10,855	5,275	1,135	370	17,635	7,835	6,460	4,435	3,085	21,815
Housing cost burden greater than 30% of income (and none of the above problems)	1,820	5,080	6,685	5,865	19,450	1,120	3,100	4,245	5,410	13,875

OMB Control No: 2506-0117 (exp. 07/31/2015)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	1,250	0	0	0	1,250	950	0	0	0	950

Table 7 – Housing Problems Table

Alternate Data Source Name:
CHAS, 2007-2011

Data Source Comments: For more information, see Appendix.

Housing Problems - Households With a Listed Need Narrative

Definitions

Substandard housing: lacking complete plumbing or kitchen facilities: Households without hot and cold piped water, a flush toilet and a bathtub or shower; or kitchen facilities that lack a sink with piped water, a range or stove, or a refrigerator.

Severely Overcrowded: With greater than 1.51 people per room (and complete kitchen and plumbing): Households by income level having complete kitchens and bathrooms but housing more than 1.51 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms.

Overcrowded: With 1.01-1.5 people per room (and none of the above problems): Households by income level having complete kitchens and bathrooms but housing more than 1.01 to 1.5 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms.

Housing cost burden greater than 50% of income (and none of the above problems): Cost burden is a fraction of a household's total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities. Households by income level whose housing cost burden is greater than 50 percent of household income (and none of the above problems).

Housing cost burden greater than 30% of income (and none of the above problems): Households by income level whose housing cost burden is greater than 30 percent of household income (and none of the above problems), but *less than 50 percent of income*.

Zero/negative income (and none of the housing problems): Households with zero/negative income (and none of the above problems).

The most prevalent housing problem for Fairfax County households making less than 100 percent of AMI is housing costs. Among renter and owner households making less than the AMI, more households are severely cost burdened, spending more than 50 percent of the household's income on housing, than are cost burdened, spending between 30 percent and 50 percent of household income on housing. Nearly the same number of households experience severe cost burden (owner and renter) as households experiencing all other housing problems combined. Of the severely cost burdened renter households, 62 percent are making 30 percent of the AMI or less. A household of four in this extremely low income category (30 percent of the AMI) makes $31,850 or less per year.

The second most prevalent housing problem in the county is overcrowding. A total of 4,640 households have 1.01-1.5 people per room and 56 percent of these households are making 50 percent of the AMI or less. A household of four in the very low income category (50 percent of the AMI) make $53,050 or less. The majority of households with overcrowding and severely overcrowding problems are renters. A total of 1,860 households are severely overcrowded with more than 1.51 people per room. A total of 82 percent of these severely overcrowded households are renters.

The least prevalent housing problem among households making less than 100 percent of AMI in Fairfax County is housing that lacks complete plumbing or kitchen facilities. There are a total of 855 households in this category, 78 percent of those households are renters. Note that residents of units that lack complete plumbing of kitchen facilities may have access to both plumbing and kitchen facilities, but these facilitates are not located *within* the rented or owned unit. For example, American Community Survey respondents who rent a room would likely report incomplete kitchen facilities.

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	12,425	7,165	2,160	1,235	22,985	8,170	6,970	5,075	3,610	23,825
Having none of four housing problems	4,360	7,500	10,095	11,710	33,665	2,110	6,775	9,265	13,200	31,350

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Cost burden not computed, none of the other housing problems	1,180	0	0	0	1,180	920	0	0	0	920

Table 8 – Housing Problems 2

Alternate Data Source Name:
CHAS, 2007-2011

Data Source Comments: The numbers for the category, "Household has negative income, but none of the other housing problems", are numbers that are categorized as "Cost burden not computed, none of the other housing problems".

Housing Problems - Households with a Severe Housing Problem

There are 46,810 households making less than AMI with one or more of the severe housing problems (lacks complete kitchen or complete plumbing, severely overcrowded and severely cost burdened) in Fairfax County. These households account for 12 percent of total households. Of the households making less than the AMI, there are 65,015 with no severe housing problems. Since cost burden is the most prevalent housing problem among households making less than 100 percent AMI, the number of households free from the four severe housing problems increases, as household income increases.

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	5,635	5,630	3,340	14,605	3,125	3,850	4,335	11,310
Large Related	1,720	1,635	475	3,830	810	1,620	1,395	3,825
Elderly	2,930	1,250	865	5,045	3,500	2,830	1,540	7,870
Other	3,785	3,465	3,365	10,615	1,795	1,590	1,825	5,210
Total need by income	14,070	11,980	8,045	34,095	9,230	9,890	9,095	28,215

Table 9 – Cost Burden > 30%

Alternate Data Source Name:
CHAS, 2007-2011

Data Source Comments: For more information, see Appendix.

Definitions

Small Related: The number of family households with two to four related members.

Large Related: The number of family households with five or more related members.

Elderly: A household whose head, spouse, or sole member is a person who is at least 62 years of age.

Other: All other households.

Total Need by Income: The total number of cost burdened households for each numeric column for both owner and renter.

Cost Burden >30% and >30%-50% Narrative

A total of 62,310 households with income less than 80 percent of AMI in Fairfax County are cost burdened.

A total of 15,265 renter households with a household income of less than 80 percent of the AMI spend between 30 and 50 percent of their household income on housing costs. These households represent approximately 26 percent of renting households with incomes less than 80 percent of AMI, 14 percent of all renting households. The number of owner households in the same income category, 9,020 households, represents 23 percent of owning households with incomes less than 80 percent of AMI, 3 percent of all owning households. The largest number of households spending between 30 percent and 50 percent of household income on housing are making between 50-80 percent of the area median income. Fewer extremely low and very low income households pay between 30 percent and 50 percent of their income for housing because households in these income categories are more often *severely* cost burdened, paying more than 50 percent of household income for housing (see table 10).

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**Total**
NUMBER OF HOUSEHOLDS								
Small Related	4,970	2,410	495	7,875	2,840	2,690	2,345	7,875
Large Related	1,440	605	50	2,095	770	1,195	625	2,590
Elderly	2,245	530	310	3,085	2,740	1,540	565	4,845
Other	3,410	2,040	325	5,775	1,710	1,200	975	3,885
Total need by income	12,065	5,585	1,180	18,830	8,060	6,625	4,510	19,195

Table 10 – Cost Burden > 50%

Alternate Data Source Name:
CHAS, 2007-2011

Data Source Comments: For more information, see Appendix.

Cost Burden >50% Narrative

The number of renter households making less than 80 percent of the AMI and spending more than 50 percent of their income on housing costs in Fairfax County is 18,830, approximately 42 percent of renting households with incomes less than 80 percent of AMI and 16 percent of all renting households. The number of owner households in the same category is higher, 19,195 households, representing 49 percent of owning households with incomes less than 80 percent of AMI and 7 percent of all owning households.

The greatest need for more affordable housing is among small family households and singles (living alone or with roommates). Elderly households present the second greatest need. The higher number of small family households that are severely cost burdened correlates to the high percentage of small family households in the county. Aside from small family households, elderly households make up the next highest amount of severely cost burdened *owner* households. Elderly households account for 25 percent of the severely cost burdened owner households. The "Other" category represents households that are non-elderly and non-family. Following small family households, this category of households which is made up of one or more singles accounts for the second largest number of the severely cost burdened *renter* households making less than 80 percent of the AMI.

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**
NUMBER OF HOUSEHOLDS										
Single family households	1,347	1,099	601	1,050	4,097	171	369	561	896	1,997
Multiple, unrelated family households	1,026	278	21	294	1,619	115	219	30	215	579
Other, non-family households	53	102	85	41	281	0	0	0	0	0
Total need by income	2,426	1,479	707	1,385	5,997	286	588	591	1,111	2,576

Table 11 – Crowding Information – 1/2

Alternate Data Source Name:
ACS Public Use Microdata Sample (PUMS)

Data Source Comments: These numbers include City of Fairfax.

Crowding Narrative

Definitions

Single Family Households: The number of households containing one family.

Multiple, Unrelated Family Households: The number of households that contain multiple, unrelated families living in a single unit.

Other, Non-Family Households: The number of households that are not families, such as a person living alone or with nonrelatives only.

Total Need by Income: The number of all overcrowded households by income level.

Approximately 5.7 percent of Fairfax County and Fairfax City housing units occupied by renters are overcrowded. More than 90 percent of the 6,654 overcrowded rental units are occupied by low or moderate income households earning up to 100 percent AMI. A total of 59 percent are occupied by households making less than 50 percent of HUD Family Area Median Income.

Approximately 1.2 percent of Fairfax County and Fairfax City owner occupied housing units are overcrowded. Nearly 75 percent of the 3,452 overcrowded owner occupied units are occupied by low or moderate income households earning up to 100% AMI. A total of 43 percent are occupied by moderate income households. All of the overcrowded housing units occupied by households with a moderate income have at least one child.

Similarly, the majority of overcrowded households in the income categories included in the table below have at least one child. Given the prevalence of children in overcrowded households, Fairfax County and Fairfax City families may be "outgrowing" their housing units, but at the same time are unable to afford a larger home.

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	2,355	1,181	622	4,158	243	515	569	1,327

Table 12 – Crowding Information – 2/2

Data Source Comments: ACS Public Use Microdata Sample (PUMS)These numbers include City of Fairfax.

Describe the number and type of single person households in need of housing assistance.

The CHAS household type category of "other" or "non-elderly non-family" includes single person households as well as households that consist of multiple unrelated people living together. The non-elderly non-family household account for 21 percent of total households in the county. Of the non-elderly non-family household type, 67 percent are making more than 100 percent of AMI.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Domestic violence remains a serious issue in Fairfax County. Every year domestic and sexual violence hotlines receive nearly 2900 calls; on average, 165 families with 183 children enter a domestic violence emergency shelter; almost 1890 criminal domestic violence arrests are made; 767 family abuse protective orders are sought; and child protective services receives 381 cases involving children who witnessed domestic violence.

Artemis House, the county's only 24-hour emergency domestic violence shelter, served 118 families, with 125 children, last year. The need for trauma-informed, domestic violence-specific emergency shelters are critical for keeping victims safe at the time they are at most risk of lethality. As long-term, affordable housing options become scarcer, victims are staying longer in the emergency domestic violence shelter. As a result, the shelter is frequently full and must turn families away. Artemis House's current capacity of 34 beds is inadequate to house the victims who are at risk of domestic violence related death in Fairfax County.

The average household size served is 2.34 persons. Artemis House is a 45-day program; the average stay (2012) is 41 days. In FY 2011, Artemis House turned away 158 households because of lack of capacity. Using these available statistics, Fairfax County's current domestic violence emergency shelter need is 15,159 bed nights or an additional 41.5 beds (15,159/365). In addition, the need for supportive (formerly called transitional) housing for victims of domestic violence is strong. Many victims require longer than the 45-day shelter stay to locate affordable housing, obtain employment or increase income, and to navigate the criminal, civil, and family court processes (which can take up to two years) that will determine future child support, distribution of property, and other necessary legal decisions. Supportive (transitional) housing options give victims an additional six months to two years to help them fully rebuild their lives and promote successful self-sufficiency, which reduces the likelihood the victim will reenter the homeless system again in the future.

What are the most common housing problems?

From Table 7, the Housing Problems table, it is apparent that the most common housing problem is housing cost. Of the households making less than the county's AMI, 88 percent have a housing cost problem and none of the other housing problems. A total of 48 percent of the households making less than the county's AMI are severely cost burdened. Behind housing cost, the next most prevalent housing problem is overcrowding. Of the 82,330 households making less than the AMI, 8 percent have more than one person per room and none of the other housing problems.

Are any populations/household types more affected than others by these problems?

Persons with extremely-low incomes in a typically high-income area have a high incidence of housing problems. As seen in Table 7, households with incomes less than 30 percent of the AMI are more

affected by severely cost burdened problems than other populations. Frequency of cost burden is similar among renters and owners in each income category, with an average difference of approximately 1 percent. The greatest need for more affordable housing is small family households and singles (living alone or with roommates). Elderly households present the second greatest need. As housing costs increase, more elderly persons will likely become cost burdened or more cost burdened, since many elderly households have relatively fixed incomes. Since incomes in general have not increased in proportion to housing costs, the same conclusion can be drawn for the general population.

More renters face problems with overcrowding than owners. The majority of overcrowded housing units occupied by households making less than 100 percent of Area Median Income are single family households. The majority of overcrowded households making less than 80 percent of Area Median Income include at least one child.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

As per the final rule on defining "homeless" published in the Federal Register on December 5, 2011, individuals and families who are at imminent risk of becoming homeless are those people who are expected to lose their primary nighttime residence within 14 days, no subsequent residence has been identified, and they lack the resources or support networks needed to obtain other permanent housing.

The characteristics of the 'at imminent risk of homelessness', as well as the formerly homeless population, is not well documented separate from the literally homeless population. It is generally assumed that both populations fit the same characteristics as people who are literally homeless since their housing status fits most closely to that population.

The most prominent population characteristic of the literally homeless population is extremely low income. According to the 2012 Point in Time count, 59 percent of the adults in families with children were reported as being employed, but only 13 percent reported having a monthly income over $2,000 per month, or $24,000 per year. Only 20 percent of the single adults without children were reported to be employed in the 2012 Point in Time and only 6 percent reported having an income over $1,000 per month, or $12,000 per year. Clearly families and individuals experiencing homelessness are on the lowest rung of the economic ladder when the area median income (AMI) for a family of four in Fairfax County in 2014 is $107,000 per year and 30 percent of AMI is $32,000.

There is some important disproportionality to be noted regarding the homeless population whether literally homeless, at imminent risk or formerly homeless. According to the 2013 Point in Time survey, 33 percent of all persons who were reported as homeless were children under the age of 18 years old, whereas only 24 percent of the general Fairfax County population is estimated to be below 18 according

to the US Census Bureau's 2013 American Community Survey. Similarly Black (non-Hispanic) people are disproportionately represented in the homeless population with 51 of the individuals in families in the Point in Time reported as Black but only 9.7 percent of the general Fairfax County population is estimated to be Black.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

An estimate of the at-risk of homelessness population is not currently available for Fairfax County, although some data is available to indicate the economic and housing challenges for residents of Fairfax County.

During the 2013-2014 school year there were 2,348 students who were reported as being homeless under the Department of Education definition. This number is an indication of the number of children, who may not be literally homeless under the HUD definition of homeless, but who were reported to lack a fixed, regular, and adequate nighttime residence – some number of which are likely at imminent risk of homelessness by HUD's definition.

According to the US Census Bureau, 64,600 persons, or 5.8 percent, of Fairfax County residents live in poverty. According to the George Mason University Center for Regional Analysis, 87 percent of low-to-moderate income renters were cost-burdened, or spending 30 percent or more of their income on housing costs.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

No particular housing characteristics have been linked with instability and an increased risk of homelessness outside of the specific conditions outlined in the "At risk of homelessness" definition in the Federal Register.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The purpose of this section is to identify racial or ethnic groups that are facing more housing problems compared to other groups in the county and the county as a whole. A household with housing problems is defined as a household that has 1 or more of 4 housing problems (housing unit lacks complete kitchen facilities; lacks complete plumbing facilities; has more than 1 person per room; or housing cost burden over 30 percent). When analyzing the numbers of people affected by housing problems in each racial/ethnic category it is important to know the racial/ethnic composition of the whole county. Fairfax County's total population is 1,064,735. Whites account for 64 percent of the population, Black / African American 9 percent, Asians 17 percent, Other race 5 percent and two or more races accounts for 4 percent. American Indians, Alaska Natives, Native Hawaiian and Other Pacific Islanders combined account for less than 1 percent of the county's population. Additionally, it is important to note that in the smallest racial/ethnic population estimates of households experiencing housing problems may be inaccurate. The number of Pacific Islander and American Indian or Alaska Native households in most of the income ranges is so small that the margin of error associated with the household estimate eclipses the estimate itself. For example, 50 Pacific Islander households in the 80-100 percent to AMI range are estimated to experience one or more housing problems, but the margin of error for this estimate is plus or minus 159 households.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	23,535	3,530	2,110
White	10,105	1,655	1,180
Black / African American	3,430	635	100
Asian	4,610	730	610
American Indian, Alaska Native	105	30	0
Pacific Islander	0	0	10
Hispanic	4,655	390	180
Other (including multiple races, non-Hispanic)	630	90	30

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Alternate Data Source Name:
CHAS, 2007-2011

Data Source Comments: For more information, see Appendix.

OMB Control No: 2506-0117 (exp. 07/31/2015)

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	22,309	6,095	0
White	8,365	3,170	0
Black / African American	3,455	910	0
Asian	4,175	955	0
American Indian, Alaska Native	90	40	0
Pacific Islander	14	0	0
Hispanic	5,700	855	0
Other (including multiple races, non-Hispanic)	510	165	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Alternate Data Source Name:
CHAS, 2007-2011

Data Source Comments: For more information, see Appendix.

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	18,165	8,430	0
White	7,630	4,480	0
Black / African American	2,265	1,030	0
Asian	3,560	1,270	0
American Indian, Alaska Native	45	20	0
Pacific Islander	0	30	0
Hispanic	4,400	1,405	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Other (including multiple races, non-Hispanic)	265	195	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Alternate Data Source Name:
CHAS, 2007-2011

Data Source Comments: For more information, see Appendix.

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	16,115	13,645	0
White	7,985	7,615	0
Black / African American	1,755	1,665	0
Asian	3,215	2,030	0
American Indian, Alaska Native	15	45	0
Pacific Islander	50	25	0
Hispanic	2,730	2,070	0
Other (including multiple races, non-Hispanic)	365	195	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Alternate Data Source Name:
CHAS, 2007-2011

Data Source Comments: For more information, see Appendix.

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	19,340	6,743	1,978
White	8,154	3,267	1,084
Black / African American	2,608	1,336	85
Asian	3,604	1,154	584
American Indian, Alaska Native	46	30	4
Pacific Islander	0	0	10
Hispanic	4,543	759	199

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	13,173	14,865	0
White	5,223	7,160	0
Black / African American	1,833	2,439	0
Asian	2,028	2,204	0
American Indian, Alaska Native	8	113	0
Pacific Islander	0	20	0
Hispanic	3,753	2,663	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,993	16,523	0
White	2,342	8,522	0
Black / African American	614	2,029	0
Asian	1,334	2,220	0
American Indian, Alaska Native	0	67	0
Pacific Islander	0	50	0
Hispanic	1,632	3,372	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,089	24,822	0
White	2,463	14,212	0
Black / African American	359	3,508	0
Asian	1,248	3,700	0
American Indian, Alaska Native	4	71	0
Pacific Islander	0	60	0
Hispanic	942	2,883	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

The purpose of this section is to identify racial or ethnic groups that are disproportionately cost burdened in different income categories in comparison to other racial categories.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	263,550	72,745	47,050	2,220
White	181,705	39,490	21,385	1,190
Black / African American	20,445	8,605	5,150	100
Asian	35,005	12,260	9,765	640
American Indian, Alaska Native	510	195	100	0
Pacific Islander	335	110	0	10
Hispanic	21,475	10,530	9,790	250
Other (including multiple races, non-Hispanic)	4,075	1,555	860	30

Table 21 – Greater Need: Housing Cost Burdens AMI

Alternate Data Source Name:
CHAS, 2007-2011

Data Source Comments: For more information, see Appendix.

Discussion:

A disproportionately high number of minority, non-white, households pay more than 30 percent of their household income for housing, with the exception of Pacific Islander households. This disproportionality is greatest among Asian and Hispanic. Hispanic households experience cost burden most frequently. Approximately 48 percent of Hispanic households are cost burdened.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Among households with incomes at 30 percent of AMI or less, a disproportionately high number of households have both extremely low household incomes and one or more housing problems in every minority racial or ethnic group except Pacific Islander households. Among households with incomes between 30 percent of AMI and 50 percent of AMI, a disproportionately high number of minority households have very low household incomes, with the exception of Pacific Islander households, and only Asian households do not disproportionately experience housing problems. A disproportionately high number of minority households have low household incomes (between 50 and 80 percent of AMI), with the exception of Pacific Islander households. However, no racial or ethnic group in this income range experiences a disproportionately greater number of housing problems. A disproportionately high number of minority households have moderate household incomes (80-100 percent of AMI), with the exception of American Indian or Alaska Native households. However, no racial or ethnic group in this income range experiences a disproportionately greater number of housing problems.

If they have needs not identified above, what are those needs?

Please refer to NA-15 and NA-20 for more detailed information on housing need by racial or ethnic group.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Some of the minority racial or ethnic groups that have disproportionately greater needs than the needs of the income category as a whole are located in specific areas of the county. The areas where the Black / African American community is 40 percent or more of the population is along Route 1, as well as in Lincolnia along I-395 and Baileys along Columbia Pike. The Black population is 10-40 percent of the population in Springfield and Rose Hill. While Hispanics also make up a larger portion of the population in Mount Vernon along the Route 1 corridor. There is also a higher proportion of Hispanics in Jefferson, Annandale and Baileys. These neighborhoods are along Columbia Pike and Route 29. There are neighborhoods near the Town of Herndon and areas of Bull Run along Route 50 where Hispanics account for 40 percent or more of the population.

Source: 2010 Fairfax County Percent of Population that is Black/ African American, 2010 Fairfax County Percent of Population that is Hispanic, Fairfax County January 2014 Planning District Map

NA-35 Public Housing – 91.205(b)

Introduction

The FCRHA's federal Public Housing and Housing Choice Voucher (HCV) programs generally serve households with incomes up to 50 percent of median income; most new lease-ups are at or below 30 percent of AMFI. Tenants pay 35 percent of their income for rent. At least 40 percent of new admissions to Public Housing, and 75 percent of new lease-ups in the Housing Choice Voucher program must have extremely low-incomes. In order to be placed on the waiting list for the FCRHA's federal Public Housing and Housing Choice Voucher programs, applicants must meet all program eligibility requirements, including income eligibility, and all three of the local preferences/priorities shown below.

The FCRHA follows income mixing guidelines provided by HUD. In order to ensure relative parity among its housing developments, HCD is analyzes the income levels of public housing tenants on a twelve-month timetable to determine the average incomes of families in each development, per HUD guidance. Higher developments are defined as those with family incomes over 115 percent of the average and low-income developments as those with family incomes under 115 percent of the average. Reasonable income mixing is then obtained by either admitting higher income tenants where the development is more than 15 percent under the average or admitting lower income tenants where the development is more than 15 percent over the average.

The FCRHA's federal Public Housing and Housing Choice Voucher tenant-based assistance are primary sources of federal housing assistance for Fairfax County's low-income residents living in the FCRHA's three service areas—Service Area I (South County), Service Area II (Central County), and Service Area III (North County). The median income for families in both of these programs is below 30 percent of the area median, which meets HUD's definition of "extremely low-income". The FCRHA provides Public Housing units to 1,060 families and has 3,731 Housing Choice Vouchers authorized to provide rental assistance payments to families living throughout the three service areas.

Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	1,042	3,566	263	3,021	14	167	86

Table 22 - Public Housing by Program Type

OMB Control No: 2506-0117 (exp. 07/31/2015)

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Totals In Use - Narrative

Certificate: The total number of Section 8 certificates administered by the public housing authority (PHA). The Section 8 Rental Certificate program increases affordable housing choices for very low-income households by allowing families to choose privately owned rental housing. Families apply to a local PHA or administering governmental agency for a Section 8 certificate. The PHA pays the landlord the difference between 30 percent of the household's adjusted income and the unit's rent.

Mod-Rehab: The total number of units in developments that were funded under the moderate rehabilitation program administered locally by PHAs. The moderate rehabilitation program provides project-based rental assistance for low-income families. Assistance is limited to properties previously rehabilitated pursuant to a housing assistance payments (HAP) contract between an owner and a PHA.

Public Housing: The total number of units in developments operated by the PHAs within the jurisdiction.

Vouchers total: Total number of Section 8 vouchers (project based plus tenant based) administered by the PHA.

Project Based: Total number of project-based Section 8 vouchers administered by the PHA.

Tenant Based: Total number of tenant-based Section 8 vouchers administered by the PHA.

Special Purpose – Veterans Affairs Supportive Housing: The HUD-Veterans Affairs Supportive Housing program combines Housing Choice Voucher rental assistance for homeless veterans with case management and clinical services provided by the U.S. Department of Veterans Affairs (VA). The VA provides these services for participating veterans at VA medical centers and community-based outreach clinics.

Special Purpose – Family Unification Program: Family Unification Program funding is allocated through a competitive process; therefore, not all PHAs administer the program.

Special Purpose – Disabled: In this context, disabled includes non-elderly disabled, mainstream 1-year, mainstream 5-year, and nursing home transition.

Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project -based	Tenant -based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	19,985	17,720	16,252	17,842	16,498	17,795
Average length of stay	0	0	9	7	2	7	0	4
Average Household size	0	0	2	2	1	2	1	3
# Homeless at admission	0	0	1	37	2	34	1	0
# of Elderly Program Participants (>62)	0	0	298	1,044	181	819	2	10
# of Disabled Families	0	0	191	724	22	602	6	30
# of Families requesting accessibility features	0	0	1,042	N/A	N/A	N/A	N/A	N/A
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Note:

The figure for "# of Families requesting accessibility features" under Public Housing (1042) is an incorrect figure picked up automatically by the HUD data-base system. "N/A" should be recorded there.

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	306	1,299	128	1,029	4	82	47
Black/African American	0	0	449	1,700	59	1,533	9	75	23
Asian	0	0	277	542	71	443	0	8	15
American Indian/Alaska Native	0	0	10	12	3	8	0	0	1
Pacific Islander	0	0	0	13	2	8	1	2	0
Other	0	0	0	0	0	0	0	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	88	305	29	228	1	43	2
Not Hispanic	0	0	954	3,261	234	2,793	13	124	84

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Tenants who have accessible unit needs are placed on a medical transfer list until an appropriately sized, accessible unit becomes available. As of mid-December 2014, the Fairfax County Redevelopment and Housing Authority had 45 tenants on the medical transfer list waiting on an appropriate, accessible unit.

County staff are unable to determine the need for accessible units for applicants on the waiting list until they are selected from the waiting list to be interviewed for program eligibility. While applicants can indicate whether a household member is a person with disabilities when the initial application is submitted, the need for an accessible unit is not ascertained at that time. When the family reaches the top of the waiting list, they are interviewed for program eligibility and accessible housing needs are assessed at that time. If there are no accessible units available, the family is placed on a suspense list until such a unit becomes available. This process also includes requiring a family who resides in an accessible unit who does not have the need for one to transfer to a non-accessible unit when available to provide the accessible unit to the family who needs it.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The most immediate needs of residents of Public Housing and Housing Choice Voucher programs are typical of most low-income families. Adequate, stable employment ranks among the most pressing of needs. However, there are many barriers that prevent such employment such as: the need for further education; transportation; and the cost of unsubsidized child care. Many of residents would benefit from job readiness programs, budgeting/financial management programs and parenting classes. The goals of the agency's Total Housing Reinvention for Individual Success, Vital Services and Economic Empowerment (THRIVE) initiative is to connect families to the services and support that will help them become more self-sufficient.

How do these needs compare to the housing needs of the population at large

As stated above, the most immediate needs of residents of Public Housing and Housing Choice voucher holders are typical of many low-income families in Fairfax County. The most apparent difference between the needs of Public Housing and Housing Choice voucher holders and the needs of low-income households at large, is that Public Housing residents and Housing Choice voucher holders have access to decent, affordable housing. The affordable housing stock available to low income families at-large is very limited. The average income of Public Housing residents is $19,985/year and the average income of Housing Choice voucher holders is $17,720/year. Since the Public Housing and Housing Choice voucher programs serve extremely low income households and the average income for both programs is lower than the HUD income limit for a one person household at 30% of AMI, Public Housing residents and Housing Choice voucher holders most likely share similar needs to many extremely low- or very low-income families, although they do not face choices between housing and other needs and are not at risk for homelessness. Further, Public Housing residents and Housing Choice voucher residents are more

likely to be served by other public programs because they are consistently connected with Housing and Community Development staff, who facilitate access to other county services.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Fairfax County developed and adopted a 10-year plan to end homelessness in 2008 and established the Office to Prevent and End Homelessness (OPEH) in 2009. The county's Strategic Plan to Prevent and End Homelessness introduced a new emphasis on prevention, rapid re-housing, and "housing first." The county's direction of resources based on this emphasis has led to a 33 percent reduction of homeless individuals identified in the Point-In-Time count.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	695	1,554	874	796	149
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	66	464	2,011	1,012	437	45
Chronically Homeless Individuals	40	156	671	242	145	59
Chronically Homeless Families	0	1	23	18	14	69
Veterans	6	45	190	76	43	51
Unaccompanied Child	0	0	3	0	0	0
Persons with HIV	1	4	3	2	1	56

Table 26 - Homeless Needs Assessment

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

Nature and Extent of Homelessness: (Optional)

Race:	**Sheltered:**	**Unsheltered (optional)**
White	515	43
Black or African American	553	22
Asian	50	0
American Indian or Alaska Native	3	0
Pacific Islander	3	1
Ethnicity:	**Sheltered:**	**Unsheltered (optional)**
Hispanic	202	10
Not Hispanic	957	56

Data Source Comments: Point-in-Time Count VA-601 Fairfax County CoC, Total Households and Persons, 1/29/2014

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Based on data from the January 2014 Point in Time count, the majority of people without homes in Fairfax County are children and working families. Close to 60 percent of homeless persons are in families. More than 75 percent of children in homeless families are under the age of 11. Nearly 60 percent of adults in homeless families work. The estimated number of persons in households with adults and children who become homeless each year exceeds the estimated number of persons exiting homelessness each year, indicating that the need for housing for families with children is growing. The estimated number of persons exiting homelessness includes only the individuals and families who exited to permanent destinations – not temporary, institutional or unknown destinations.

In 2012, there were approximately 18,668 children in households determined to be below the poverty level (2008-2012 ACS). Approximately 3.6% of all families in Fairfax County have an income below the poverty level (2008-2012 ACS).

Low incomes and expensive housing are the main reasons for homelessness in Fairfax County. Violence against women and poor health are also reasons that families and individuals experience homelessness. Close to 33 percent of persons in families are homeless due to incidents of domestic violence. Nearly 55

percent of single individuals who are homeless suffer from serious mental illness and/or substance abuse, and many have chronic health problems and/or physical disabilities.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

A disproportionate amount of Black or African American individuals experience homelessness in Fairfax County. Black or African American individuals make up 48 percent of the identified homeless population, even though only 9 percent of Fairfax County's residents are Black or African American. White and Black or African American individuals make up the largest proportion of homeless individuals identified in Fairfax County, 47 percent and 48 percent of homeless population counted in January 2014, respectively. The remaining four percent of homeless individuals are primarily Asian and Multi-racial individuals. Approximately 17 percent of the identified homeless population is Hispanic.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The people who are experiencing homelessness in Fairfax County and who are unsheltered are almost always single adult households without children. On the night of the Point in Time count in January 2014, there were 530 single adult households who were reported as homeless and the total number of unsheltered individuals was 66. Note that, being January, many of the single individuals were in one of the additional hypothermia prevention shelters that are open during the winter season. During warmer months when the additional shelter beds are not available, the number of unsheltered individuals is likely much higher.

It should also be noted that 196 of the 530 single adults, or 37 percent, were reported as "chronically homeless" on the night of the Point in Time count, generally meaning that the person is homeless, has been homeless continuously for at least one year or on at least four separate occasions in the last three years and can be diagnosed with a serious disability or chronic illness. Most of the individuals who were unsheltered on the night of the count were chronically homeless, therefore they tend to cycle in and out of the emergency shelters. The shelters are typically where they are engaged by the services, case management and housing location, that will help them find housing.

In Fiscal Year 2014, a total of 283 people exited shelters for single adults to permanent destinations. Also related, Fairfax County's participation in the national 100,000 Homes campaign has been an effort to focus on the most vulnerable and chronically homeless population. In the first year of the campaign (3/4/2013 – 3/3/2014) the partnership housed a total of 148 chronically homeless and/or vulnerable individuals, including 18 veterans. This total includes 98 individuals identified as chronically homeless only, five individuals identified as vulnerable only, and 45 individuals identified as both chronically homeless and vulnerable.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

This section discusses characteristics and housing needs of special needs populations in Fairfax County. The information below briefly addresses the number of individuals with special needs, characteristics of citizens with disabilities and/or special needs, and provides a broad description of general needs related to individuals with ambulatory difficulties, cogitative difficulties, independent living difficulties, and/or HIV/AIDS. In addition, this section provides a summary of supported housing waitlists and requests for county services that provide some evidence of need for housing and supportive services among special needs populations in Fairfax County.

Describe the characteristics of special needs populations in your community:

Approximately 6.4 percent of Fairfax County's population, 70,148 civilian, non-institutionalized persons (2011 1 Year ACS), have a disability. The most prevalent disabilities are ambulatory, independent living, and cognitive difficulties. An ambulatory disability includes persons that have serious difficulty walking or climbing stairs. An independent living difficulty includes persons that have trouble doing errands alone, such as visiting a doctor's office or shopping. A cognitive disability includes persons who have difficulties concentrating, remembering or making decisions. A total of 40 percent of individuals with disabilities are age 65 or older. The prevalence of disabilities increases as the population ages.

Citizens with disabilities are far less likely to be employed. Of the population over the age of 16, 32 percent of the population with disabilities is employed whereas 70 percent of the total population is employed. The median income of the working age population with disabilities is $36,080, which is significantly less than the median earnings for all workers, $51,670 (2012 5 Year ACS). The maximum rent one can afford for rent plus utilities at this income level is $900 per month. Households with disabilities are 4.5 times more likely to have incomes below 30 percent AMI than households without disabilities.

What are the housing and supportive service needs of these populations and how are these needs determined?

Individuals with special needs differ greatly in the types and levels of assistance needed to successfully obtain and maintain housing in the community, therefore the housing and supportive service needs of the population as a whole are impossible to discern using high level, publically available data. The information below regarding waitlists and requests for county services provides some evidence of need for housing and supportive services. The information below is drawn from county administrative records and reports.

The availability of housing for people with disabilities is low. Approximately 95 percent of Fairfax County housing units are not in buildings that would have accessible features. One reason for this is the age of the housing stock. A total of 74 percent of the county's housing units were built before 1990, before the

OMB Control No: 2506-0117 (exp. 07/31/2015)

Fair Housing Accessibility requirements were enacted (Department of Neighborhood and Community Services). Further, housing affordable to those on fixed incomes generally have long waitlists and low vacancy rates. Individuals with disabilities and older adults often need supportive services to live independently in their homes including paid in-home care, unpaid informal in-home care and community-based programs. A total of 0.8 percent of the population age 18 and over has a self-care disability. A total of 7.2 percent of the population age 65 and over has a self-care disability.

The Community Service Board's (CSB) 2011 "Forging a Path Home" report indicates that 1,650 adults over the age of 17 with intellectual disabilities, mental illness, and substance use disorders in the CSB system need affordable housing as opposed to time-limited residential treatment programs. Of these 1,650 adults, 92 percent are almost evenly split between adults with intellectual disabilities and adults with mental illness. The remaining 8 percent have substance use disorders. Of the 1,564 individuals with disabilities, mental illness, and substance use disorders who need residential services, 49 percent need a "supportive" residential service level. These supportive housing services help individuals in their own housing arrangements and normally do not involve overnight care.

In the past ten years, the FCRHA has received 1,800 reasonable accommodation requests in Public Housing, FCRP, and Housing Choice Voucher program properties. The most frequent requests are transfers to more accessible units, a separate bedroom for a disabled family member, live-in aide, or modifications to units for accessibility. A 2010 FCRHA survey of 8,000 Public Housing applicants found that 7 percent of respondents need mobility, hearing and/or vision features in their units.

Willow Oaks, located in Prince William County, and Lincolnia have assisted living facility waiting lists maintained by the Department of Family Services. As of October 2014, there are 55 clients on the waiting lists for these two facilities. A total of 23 are elderly and 25 are frail elderly clients (Long Term Care Unit-Adult and Aging Program, DFS).

There were 321 individuals with mental illness on waitlists for assisted living or affordable housing with supervised or supportive services or identified as needing affordable housing between April and May 2014. Those who need affordable housing may need supportive services to "drop-in" periodically.

There were 889 individuals with intellectual disabilities identified as needing either an intermediate care facility, a group home, a supervised residence, or affordable housing as of April 2014. Those who need affordable housing often need supportive services to "drop-in" periodically.

Please see "MA-35 Special Needs Facilities and Services" for additional information related to this question.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

In Fairfax County, HIV incidence increased during the early part of the last decade, peaking at 149 cases in 2006. Between 2008 and 2012, incidence has gradually decreased. Approximately 78.9 percent of all incident Fairfax County HIV cases identified between 2011 and 2012 were male and the most common age at diagnosis was 25-34 years.

In 2012, 114 newly-diagnosed HIV cases were identified in Fairfax County, equivalent to a rate of 10.0 per 100,000 population. This compares favorably with the incidence rate for the rest of Virginia of 11.3 per 100,000 population.

The 2012 HIV incidence rate for non-Hispanic blacks is nearly 9 times greater than that seen among white residents. Hispanics were also disproportionately affected, with an incidence rate nearly 4 times that seen among whites.

In 2012, over half (51.8 percent) of the new HIV diagnoses in Fairfax County were among men who have sex with men (MSM). Other high-risk groups included adults reporting heterosexual contact with a high risk partner and intravenous drug users.

At the end of 2012, 2,794 Fairfax County residents were living with HIV or AIDS, equivalent to a prevalence rate of 246.0 per 100,000 population. This represents a 4.0 percent increase since 2011, but remains lower than the 2012 prevalence rate for the rest of Virginia (305.3 per 100,000 population). More than 43.8 percent of the Fairfax residents living with HIV or AIDS at the end of 2012 were non-Hispanic blacks, and nearly 14.4 percent were Hispanics. Non-Hispanic blacks and Hispanics account for 8.9 percent and 15.6 percent of the Fairfax County population, respectively (2010 Census). Almost half of all individuals living with HIV or AIDS were MSM. Over 1,449 met the surveillance criteria for AIDS.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The needs listed below were drawn from the FY 2015-FY 2019 Capital Improvement Plan (CIP).

Tysons Public Facilities: As part of the redevelopment of Tysons, the Department of Planning and Zoning is working with developers to proffer public facilities. A number of new facilities are proposed including a replacement Tysons Fire Station, new fire station, police station, a community center, and a library.

Laurel Hill Sportsplex: This project includes construction of a multi-field indoor and outdoor sports facility of tournament quality to increase the number of playing fields and provide for currently unmet needs for athletic competition venues.

Reston Town Center North: Staff is currently developing a master plan that reconfigures and provides integrated redevelopment of various Fairfax County and Inova properties in this area.

School Construction/Renovation/Capacity Enhancement: Two new elementary and one high school are proposed. Three elementary schools will be constructed from 2014-2018. Fourteen elementary schools, two middle schools and three high schools will be renovated by 2017. Eleven elementary schools, four middle schools and four high schools have proposed renovations. Two elementary schools will receive capacity enhancement by 2016 and one high school has a proposed addition.

Library Renovation: Fairfax County plans to conduct feasibility studies to determine the renovation priorities for the Pohick Regional, Tysons Pimmit Regional and John Marshall Community libraries. The county also plans to renovate the Woodrow Wilson Community, Pohick Regional, Tysons Pimmit Regional, John Marshall Community, and Reston libraries.

Fire and Police Station Construction/Replacement/Improvement: The county plans to design and construct new stations to replace the Herndon Fire Station, the Jefferson Fire Station, the Bailey's Crossroads Fire Station, the Reston Police Station and the West Ox Fire Training Academy. The county plans to design and construct major renovations to the Fair Oaks Police Station and the McLean Police Station. In addition, the county plans to relocate the headquarters of the Police Department and the Fire and Rescue Department.

Park Additions/Improvements: Among several activities, the county plans to improve existing park facilities to maintain designed capacity or retrofit obsolete facilities and continue to address Americans with Disabilities Act (ADA) compliance measures and improvement.

Natural Resources Management Plan Implementation: The county plans to replace exhibits at nature centers, support facilities at Sully Woodlands and create a Visitor Center at Ellmore Farm.

How were these needs determined?

Fairfax County's needs for Public Facilities were drawn from the county FY 2015-FY 2019 CIP. The capital program and budget is the result of an ongoing infrastructure planning process. Infrastructure planning decisions must be made with regard to both existing and new facilities and equipment. For existing facilities, the planning process addresses appropriate capital renewal strategies and repair versus-replacement of facilities. New service demands are also considered since they often affect capital facility requirements. Planning for the five-year Capital Improvement Program period, and the subsequent five years, includes linking the Public Facilities Plan portion of the Comprehensive Plan to the capital requirements, conducting needs assessments and allowing for flexibility to take advantage of opportunities for capital investment. The CIP is developed annually using the 10 Principles of Capital Improvement Planning.

Describe the jurisdiction's need for Public Improvements:

The needs below were taken from the FY 2015-FY 2019 Capital Improvement Plan (CIP).

Rail to Dulles: The Rail to Dulles project includes the completion of a 23 mile extension of the Metro rail line, to connect the line from Falls Church all the way to Dulles Airport and Loudoun County. Along with this rail extension funding is $56,761,591 to fund pedestrian sidewalk/trail and intersection improvements in the vicinity of the Silver Line Metro Stations in Tysons Corner and Reston. The underground construction of the Wiehle Avenue Parking Garage is a part of the Dulles Rail Phase 1. The Herndon Station Metrorail Garage and Innovation Center Station Garage are a part of the Phase 2 Dulles Rail project.

Route 28 Spot Widening: The Route 28 District Advisory Board recommended to approve $6.0 million in Project Completion Funds (PCF) for final design plans for four priority sections of Route 28 widening from six to eight lanes.

Laurel Hill Redevelopment: This project includes redevelopment of the 80-acre former Lorton maximum security prison and reformatory site acquired from the Federal government in 2002.

Park Grounds Maintenance: This is a continuing project to provide for routine preventative and corrective grounds maintenance at non-revenue producing parks throughout the park system.

Algonkian/Cameron Run/Meadowlark Botanical Gardens/Occoquan/ W&O Railroad Regional Parks: These regional parks have been approved for a variety of renovations and facility improvements ($2,304,800).

Annandale/McLean/Springfield/Bailey's Crossroads/Richmond Highway Streetscapes: These locations have been allotted funding for a variety of streetscape enhancements. These include the construction of sidewalks, upgraded street lighting, and tree planting ($21,060,688).

Maintenance - Commercial Revitalization Program: This is an on-going project which provides for maintenance of commercial revitalization areas including: landscaping, mowing, and trash pick-up.

Maintenance - Revitalization Tysons: This is an on-going project to support routine and non-routine maintenance services to the Tyson's Corner, Route 7, and Silver Line project.

Traffic Light Signalization: $968,000 for a continuing program to install traffic light systems at priority fire and rescue station locations.

I-66/I-95 Landfill Leachate Systems, Facilities and Closure: These projects include correcting of areas which have settled due to decomposition of the waste, adding new landfill gas wells, and piping for controlling the landfill migration.

I-66 Truck Ramp Retaining Wall: $846,000 for the renovation of the truck ramp retaining wall that provides access to the lower level of the transfer station below the refuse chutes at the I-66 Transfer Station.

Americans with Disabilities Act (ADA) Compliance for Trails: $1,535,000 to complete improvements.

On-Road Bike Lane Initiative: $500,000 to construct on-road bike lanes in the County.

Burke VRE/Route 50 Corridor Pedestrian Improvements: Funds have been allocated to make pedestrian trail and intersection improvements at these two locations ($2,083,505).

How were these needs determined?

Fairfax County's needs for Public Improvements were drawn from the county FY 2015-FY 2019 CIP. The capital program and budget is the result of an ongoing infrastructure planning process. Infrastructure planning decisions must be made with regard to both existing and new facilities and equipment. For existing facilities, the planning process addresses appropriate capital renewal strategies and repair versus replacement of facilities. New service demands are also considered since they often affect capital facility requirements. Planning for the five-year Capital Improvement Program period, and the subsequent five years, includes linking the Public Facilities Plan portion of the Comprehensive Plan to the capital requirements, conducting needs assessments and allowing for flexibility to take advantage of opportunities for capital investment. The CIP is developed annually using the 10 Principles of Capital Improvement Planning.

Describe the jurisdiction's need for Public Services:

The needs below lists the Priorities for the Consolidated Community Funding Pool (CCFP) for FY 2015-2016 as well as the FY 2015-FY 2019 Capital Improvement Plan (CIP) projects that include public services.

Prevention: Services in this category are intended to help those who are at risk of falling into, but are not yet in, situations which would require significant, multiple, or ongoing interventions or services. These services may include mentoring programs, conflict resolution and anger management training and counseling, after-school programs, language and cultural courses, life skills and healthy choices programs, financial literacy training, health fairs and community needs assessments.

Crisis Intervention: Services in this category assist individuals and families that need (due to personal or social crises such as those related to the economic downturn of 2008-2009, a health crisis, or temporary disability) short-term or one-time assistance with basic needs (food, shelter, transportation, counseling) to avoid falling more deeply into dependency on public support. Services include food pantry, utility payments, rental assistance, financial counseling, furniture collection and distribution, disaster response, services to victims of domestic violence and their families, emergency medical assistance, and emergency shelter to the homeless.

Self-Sufficiency: Services in this category recognize that many social problems are complex in origin and require complex intervention. Services may include evaluation of long-term needs, development of a comprehensive plan, social services, employment training, counseling services, trauma recovery, adult education, legal services, transportation to services and financial asset formation.

Long-Term Supportive Services: Services in this category meet the needs of individuals who, because of age or other permanent conditions, will need ongoing help and likely will never achieve self-sufficiency. Examples of these services include home health visits, personal assistance with routine tasks, services to assist individuals transitioning from institutional to home or community-based care, nutrition assistance and supportive employment.

Merrifield (Mid-County) Human Services Center: 200,000 square foot replacement facility for the current Woodburn Mental Health Center and a consolidation of Community Service Board programs currently located in leased space.

East County Human Services Center: This project supports a consolidation of existing leased facility spaces to a co-located Human Services service delivery site and is being evaluated as a Public Private Partnership project.

How were these needs determined?

Fairfax County's need for Public Services was drawn from the Priorities for the Consolidated Community Funding Pool (CCFP) for FY 2015-2016 and the county FY 2015-FY 2019 CIP. The Priorities for the CCFP are recommended by the CCFAC, the citizen group established by the Fairfax County Board of Supervisors and charged with the responsibility to recommend CCFP priorities based on community and staff assessments of the human services and community development needs within the county. The purpose of the CCFP is to provide public support for private community-based human services programs through an orderly process that is responsive to changing community needs.

The capital program and budget is the result of an ongoing infrastructure planning process. Infrastructure planning decisions must be made with regard to both existing and new facilities and equipment. For existing facilities, the planning process addresses appropriate capital renewal strategies and repair versus- replacement of facilities. New service demands are also considered since they often affect capital facility requirements. Planning for the five-year Capital Improvement Program period, and the subsequent five years, includes linking the Public Facilities Plan portion of the Comprehensive Plan to the capital requirements, conducting needs assessments and allowing for flexibility to take advantage of opportunities for capital investment. The CIP is developed annually using the 10 Principles of Capital Improvement Planning.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Virginia Center for Housing Research at Virginia Tech estimates that the number of households in Fairfax County will increase approximately 15 percent by 2030, should the householder rate remain relatively the same. VCHR estimates indicate that the number of low income households will increase at a marginally faster rate, approximately 22 percent from 2012 to 2030. If these projections are correct, the county can expect affordable housing to become an even more important issue for a growing population of county residents. Among low income households, extremely low and very low income households had a slightly higher householder rate than low income households in 2012. Based on Fairfax County population projections and householder rate, VCHR expects extremely low income households to increase approximately 21 percent from 2012 to 2030.

VCHR expects the number of householders 65 and older to increase much faster than households over all, more than 75 percent from 2012 to 2030. These relative increases suggest that housing for seniors should be an important consideration for Fairfax County over the next 15 years.

The majority of residential properties in Fairfax County are single family homes. Of all housing units in the county, the majority are owned properties with three or more bedrooms. Based on family size and household type, county residents would benefit from a larger portion of smaller, more affordable housing units. As home values and rents increase in the county, residents' incomes are not proportionately increasing, making it more and more difficult for people to buy homes and rent in the county. There are not enough affordable units in the county to accommodate extremely low and very low income households. On top of the lack of supply, nearly 50 percent of the rental stock that would be affordable to extremely low, very low and low income households is occupied by households with incomes greater than is required to afford those units without being cost burdened.

A total of 41 percent of renters and 27 percent of owners experience at least one housing-related condition proving that many county households are living in substandard housing or paying more than 30 percent of their household income on housing costs. In 2011, there were 36,424 occupied housing units in Fairfax County built prior to 1980 with at least one child aged 6 or under. These are the households at most risk for lead-based paint exposure. Of these households, 31 percent are low income and 8 percent are moderate income families. Overall, as the existing housing stock ages and the county population ages, there is more need for affordable home repair and maintenance.

*The total affordable housing **gap** for low- and moderate-income **renters** (earning 80 percent of AMI and below) is approximately **31,630 units**. For low- and moderate income **owners**, the gap is approximately **27,900 units**.*

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The majority of housing units in Fairfax County are owner occupied single family homes. A total of 58 percent of county housing units are 3 to 4 bedrooms, however only 33 percent of county families have 3 to 4 members. Therefore, county residents could benefit from more smaller and affordable housing options. The Fairfax County Redevelopment and Housing Authority provides 7,522 units or vouchers to qualified county residents. Along with county programs, there are federally assisted units in the county. However, even with assistance provided by the county, federal government and non-profits, the county still experiences an affordable housing gap.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	200,345	49%
1-unit, attached structure	92,673	23%
2-4 units	6,672	2%
5-19 units	58,885	14%
20 or more units	45,122	11%
Mobile Home, boat, RV, van, etc	2,727	1%
Total	***406,424***	***100%***

Table 27 – Residential Properties by Unit Number

Alternate Data Source Name:
ACS, 2007-2011
Data Source Comments: For more information, see Appendix.

Residential Properties by Number of Units Narrative

Single family homes make up 72 percent of Fairfax County's housing stock. The rest of the county's stock is primarily multifamily units, with a small fraction made up of mobile homes, boats, RVs, vans and other types of dwelling units.

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	452	0%	2,058	2%
1 bedroom	7,396	3%	29,460	26%
2 bedrooms	30,820	11%	42,485	38%
3 or more bedrooms	235,115	86%	37,784	34%
Total	***273,783***	***100%***	***111,787***	***100%***

Table 28 – Unit Size by Tenure

Alternate Data Source Name:
ACS, 2007-2011

Data Source Comments: For more information, see Appendix.

Unit Size by Tenure Narrative

The majority of housing units in Fairfax County are privately owned units with three or more bedrooms. Two bedroom rental units make up the next largest group.

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The Housing Choice Voucher, Project-Based Voucher, and Public Housing programs are all designed to provide affordable rental housing for low-income families. Single persons may also apply; however, priority is given to single persons who are elderly or disabled.

For federal Housing Choice Voucher eligibility, households must meet all local preferences for working, residency and rent burden as required by the county. A total of 75 percent of new admissions into the program must be below the extremely low income limits (at or below 30 percent of AMI).

The Fairfax County Department of Housing and Community Development operates 1,060 units of federal Public Housing. The program generally serves households with incomes up to 50 percent of AMI. At least 40 percent of new admissions to the Public Housing Program must be extremely low-income households.

The Consolidated Community Funding Pool (CCFP) funds projects that provide for human services, affordable housing development administration and construction, and the acquisition and/or rehabilitation of affordable housing in Fairfax County. The CCFP funding is available from a combination of local, state, and federal sources: Federal and State Community Services Block Grant (CSBG), Federal Community Development Block Grant (CDBG) and Fairfax County General Fund. Every two years, the CCFP funding priorities are approved by the county Board of Supervisors with target funding percentages for each set priority.

FCRHA/Fairfax County housing programs, under which properties are owned or operated by the FCRHA/Fairfax County, consist of several types which, as of August 8, 2014, provided a total of 7,522 units/beds or vouchers. Among those housing types are Public Housing, Fairfax County Rental Program (FCRP) – Multifamily and Seniors, and FCRHA Housing Choice Vouchers. Public Housing serves mainly households earning 30 percent AMI and below. The FCRP – Multifamily generally serves working households with incomes slightly higher than those households living in Public Housing, generally from the low teens up to 80 percent of AMI. FCRP – Senior Housing Programs serve seniors, and maximum income for eligibility depends on the property. In FY 2014, average income served at assisted living facilities was 29 percent of AMI for a one-person household, and at the independent living properties, 32 percent of AMI for a one-person household. Most new lease ups under the FCRHA Housing Choice Voucher Program involve households earning up to 30 percent AMI.

There are also affordable housing units that are privately owned or operated in Fairfax County that receive government assistance. In 2007, 10,773 of these units existed and consisted of federally – assisted units (e.g., 236 or 221 units), non-federally assisted units (those receiving FCRHA, VHDA financing, or Low Income Housing Tax Credit assistance), Affordable Dwelling Units, and Rental Workforce Dwelling Units.

The Affordable Housing Partnership Program provides funds to nonprofit and for-profit housing development organizations for the development and preservation of affordable homeownership and rental housing. Residents of units financed by this program must be qualified low-income individuals and families.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

There were 2,421 subsidized units that were potentially at-risk throughout 2013. These units will remain affordable subject to continued federal funding from the U.S. Department of Housing and Urban Development and owner contract renewal.

Does the availability of housing units meet the needs of the population?

Only 0.65 percent of the County's dwelling units are efficiency style units with no bedroom. There are approximately 36,856 one bedroom units, 10 percent of the housing stock, and 73,305 two bedroom units, 20 percent of the housing stock. The majority of the County's housing stock is made up of three and four bedroom units.

Based on the type and size of households in Fairfax County, there are too few small dwelling units. Small families and singles make up 50 percent of Fairfax County's households, but only 20 percent of the County's housing stock is made up of efficiency, one and two bedroom units. Thirty-three percent of Fairfax County households are 3- or 4-person family households, even though 58 percent of the housing stock is made up of 3 and 4 bedroom dwellings. Thirteen percent of the stock is made up of large homes, with 5 or more bedrooms, which seems more appropriate since 11 percent of the County's households are large families, with 5 or more persons. However, note that this analysis of unit size compared to family size does account for housing costs of units by size compared to family income, so larger homes may be unaffordable for larger families. In general, Fairfax County seems to be experiencing a nation-wide trend of smaller family and household sizes. County residents could most likely benefit from a larger proportion of smaller, more affordable units.

Describe the need for specific types of housing:

Based on the type and size of households in Fairfax County, there are too few small dwelling units. Small families and singles make up 50 percent of Fairfax County's households, but only 20 percent of the County's housing stock is made up of efficiency, one and two bedroom units.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Home values and rents have substantially increased in the last ten years while incomes are only moderately increasing. These increased housing costs are making it very difficult for first time home buyers and low income households to live in Fairfax County. VCHR conducted an affordable housing gap analysis for Fairfax County. Since 2007, the affordable housing gap has narrowed for renting households in the 50-80 percent of AMI category, but widened for extremely low and very low income renters. Of the 17,970 extremely low income renting households in the county, only 3,900 are living in an affordable unit. For renting and owner households, many of the units that would be affordable to low income households are occupied by households in a higher income category. A total of 67 percent of the owned or for-sale housing stock that would be affordable to very low, low and moderate income households is occupied by households with income greater than is required to afford those units without being cost burdened. This fact indicates that homebuyers in lower income ranges experience intense competition for affordable homes from households with incomes in higher ranges.

Definitions

Median Home Value: Value at which half of the homes are valued above and half of the homes are valued below the average.

Contract Rent: Contract rent is the monthly rent agreed to or contracted for, regardless of any furnishings, utilities, fees, meals, or services that may be included.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	222,400	493,100	122%
Median Contract Rent	922	1,443	57%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than $500	4,386	4%
$500-999	9,066	8%
$1,000-1,499	36,100	33%
$1,500-1,999	34,298	31%
$2,000 or more	25,096	23%
Total	***108,946***	***100%***

Table 30 - Rent Paid

Alternate Data Source Name:
ACS, 2007-2011

OMB Control No: 2506-0117 (exp. 07/31/2015)

Data Source Comments: Additionally, 2,841 households fall under the Rent Paid category of "No cash rent". These households bring the Total households figure to 111,787.

Cost of Housing Narrative

Median home value increased 122 percent from 2000 to 2011, while median household income increased 29 percent and median family income increased 26 percent. Fairfax County family incomes stagnated after 2008. Median family income decreased 6 percent from 2008-2011, and then increased 7 percent between 2011 and 2013, resulting in a net 1 percent increase since the beginning of the Great Recession. With substantial increases in home values and relatively moderate increases in incomes, it is becoming more costly for first time home buyers to buy a home in Fairfax County. Stricter mortgage lending requirements present additional challenges to first time home buyers (Home value data from the 2000 Census and 2007-2011 ACS, Income data from Fairfax County Economic and Demographic Information).

Median contract rent in 2011 was $1,443 (ACS 2007-2011 estimate). Median gross rent, which includes utilities, was $1,572. If $1,572 is equivalent to 35 percent of a household's income, that household earns $53,897 per year. Approximately 49,552 households paid $1,499 or less rent in 2011, while 72,102 households earned less than $50,000 in 2011 (ACS 2007-2011 estimate). These numbers imply that many renters were cost burdened in 2011. Since rents have continued to rise substantially, while incomes have increased relatively moderately, renting is becoming less affordable in Fairfax County.

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	10,355	No Data
50% HAMFI	10,155	11,875
80% HAMFI	29,670	10,205
100% HAMFI	No Data	16,630
Total	***50,180***	***38,710***

Table 31 – Housing Affordability

Alternate Data Source Name:
CHAS, 2007-2011
Data Source Comments: Data consists of both vacant and occupied units.

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,130	1,191	1,412	1,890	2,374
High HOME Rent	1,118	1,191	1,412	1,656	1,828
Low HOME Rent	941	1,008	1,210	1,397	1,558

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Monthly Rent Narrative

Fair Market Rent (FMR): Gross rent estimates that include rent plus the cost of all tenant-paid utilities. FMRs are set to the dollar amount at which 40 percent of the standard-quality rental housing units are rented, excluding non-market rental housing (e.g. Public Housing). For jurisdictions within a metropolitan area, the FMR is based on the metropolitan area.

High HOME Rent: Equal to the FMR or 30 percent of the adjusted income of a family whose income equals 65 percent AMI, whichever is lower.

Low HOME Rent: Equal to 30 percent of the adjusted income of a family whose income equals 50 percent AMI.

Is there sufficient housing for households at all income levels?

Without considering whether affordable units are occupied by households making more than the minimum income required to afford their unit without being burdened by housing cost, there are simply not enough rental units in the county to accommodate all extremely low and very low income households. Nearly 50 percent of the rental stock that would be affordable to extremely low, very low and low income households is occupied by households with incomes greater than is required to afford those units without being cost burdened. There are enough physical units to accommodate low to moderate income households, making between 50 percent and 80 percent of AMI, but many of those units, approximately 45 percent, are occupied by households with incomes greater than 80 percent of AMI.

Based on the data provided in the Affordable Housing Gap Analysis one can safely conclude that a minimum of 13,840 additional rental units affordable for individuals making 30 percent of AMI or less would be required to relieve housing cost burden among extremely low income renter households. Should these unit be dedicated to households with incomes of 30 percent of AMI or less, then the units

these households currently occupy would be freed up, allowing some households in higher income categories to occupy more affordable housing. If each of the new and freed up units were occupied by a household previously in need of more affordable housing, an additional 6,970 affordable units would be required to relieve cost burden among households with incomes at 100 percent of AMI or less.

As in the case of renter occupied households, there are a substantial number of low and moderate income homeowners who are cost burdened. A total of 66 percent, approximately 36,945, of owner households with incomes at or below 100 percent of AMI are cost burdened. A total of 67 percent of the owned or for-sale housing stock that would be affordable to very low, low and moderate income households is occupied by households with income greater than is required to afford those units without being cost burdened. Without considering whether affordable units are occupied by households making more than the minimum income required to afford their unit without being burdened by housing cost, there are more than 18,000 fewer affordable for-sale or owned units than there are low and moderate income owners. When considering the number of affordable units occupied by households with income greater than is required to afford those units without being cost burdened, the affordable housing deficit is 43,500.

How is affordability of housing likely to change considering changes to home values and/or rents?

Monthly median owner costs for households without a mortgage increased 70 percent from 2000 to 2013 and median costs for owners with a mortgage increased 42 percent. Median gross rent increased 77 percent from 2000 to 2013. Over the same time period, median family and household income increased 35 percent. In general, housing costs are increasing much more substantially than incomes in Fairfax County, meaning that housing affordability is becoming a concern for more county residents, and some residents are becoming more substantially burdened by their housing costs.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Fairfax County median contract rent was $1,574 in 2013 and median gross rent was $1,764. Fairfax County median contract rent and median gross rent were higher than the metro area as a whole. Median contract rent for the Washington metro area was $1,331 and median gross rent was $1,453. Since Fair Market Rents are based on the metro area, and Fairfax County median rent is substantially higher than median rent in the Washington metro area, Fairfax County median rent is likely higher than Fair Market Rent for each type of unit: efficiency, 1 bedroom, 2 bedroom, 3 bedroom and 4 bedroom.

Fairfax County median gross rent is more than High HOME rent for a 3 bedroom unit, but less than High HOME rent for a 4 bedroom unit. Fairfax County median contract rent and median gross rent are more than Fair Market rent for a 2 bedroom unit, but less than Fair Market rent for a 3 bedroom unit.

Although a strict comparison between area median rent and HOME rents and Fair Market Rents is not possible without additional data, some inference can be made based on the number of households paying less than $1,000 for efficiency and 1 bedroom units. At least 78 percent of efficiency units required a gross rent above Low HOME rent and no more than 616 units, 22 percent paying cash rent for an efficiency unit, required gross rent less than High HOME rent. Similarly, at least 4,774, 14 percent of households paying cash rent for a 1 bedroom unit, paid less than Low HOME rent.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

A significant number of households in Fairfax County are burdened by financial and/or physical conditions in their homes. Whether it is the cost of their housing, the condition of their unit, the number of people that are occupying their unit, or the exposure to lead paint, households need assistance to maintain a safe and affordable home.

Definitions

Pursuant to 24 CFR 235.1206 (f) [Title 24 Housing and Urban Development; Subtitle B Regulations Relating to Housing and Urban Development; Chapter II Office of Assistant Secretary for Housing Federal Housing Commissioner, Department of Housing and Urban Development; Subchapter B Mortgage and Loan Insurance Programs under National Housing Act and Other Authorities; Part 235 Mortgage Insurance and Assistance Payments for Home Ownership and Project Rehabilitation; Subpart H Eligibility Requirements: Contract Rights and Obligations; Assistance Payments Contracts; Servicing Responsibilities Refinancing Mortgages Under Section 235(R) of the National Housing Act; Eligibility Requirements; Direct Endorsement], the term Substantial Rehabilitation means "the improvement of a unit in substandard condition to a decent, safe and sanitary level, meeting FHA's standards for mortgage insurance. Units are in substandard condition when, while they may be structurally sound, they do not provide safe and adequate shelter, and in their present condition endanger the health, safety, or well-being of the occupants. Such housing has one or more defects, or a combination of potential defects in sufficient number or extent to require considerable repair or rebuilding, or is of inadequate original construction. The defects are either so critical or so widespread that the structure should be extensively repaired. The estimated cost of the rehabilitation should normally not be less than 25 percent of the value of the property (including land) after rehabilitation. The rehabilitation should be of such scope that, when completed, all the components in the house are operable and should not be anticipated to require any work or major expense over and above normal maintenance for the first one-fourth to one-third of the mortgage term."

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	76,886	27%	46,708	41%
With two selected Conditions	1,762	1%	3,772	3%
With three selected Conditions	151	0%	227	0%
With four selected Conditions	0	0%	8	0%
No selected Conditions	200,864	72%	63,662	56%
Total	***279,663***	***100%***	***114,377***	***100%***

Table 33 - Condition of Units

Data Source: 2007-2011 ACS

Condition of Units Narrative

The variable "Selected Conditions" is defined for owner and renter occupied housing units as having at least one of the following conditions: 1) lacking complete plumbing facilities, 2) lacking complete kitchen facilities, 3) with 1.01 or more occupants per room, 4) selected monthly owner costs as a percentage of household income greater than 30 percent, and 5) gross rent as a percentage of household income greater than 30 percent. Selected conditions provide information in assessing the quality of the housing inventory and its occupants. The data is used to easily identify those homes in which the quality of living and housing can be considered substandard. (ACS 2011 Subject Definitions)

Nearly 33 percent of households reported one of the "selected conditions" defined above. Renters more often experience housing-related conditions that indicate that the quality of living or housing may be substandard, nonetheless 28 percent of owners reported similar conditions.

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	27,319	10%	16,360	15%
1980-1999	112,167	41%	39,590	35%
1950-1979	123,855	45%	50,427	45%
Before 1950	10,442	4%	5,410	5%
Total	***273,783***	***100%***	***111,787***	***100%***

Table 34 – Year Unit Built

Alternate Data Source Name:
ACS, 2007-2011
Data Source Comments: For more information, see Appendix.

Year Unit Built Narrative

The majority of housing units in Fairfax County were built between 1950 and 1999. Approximately 45 percent of all units were built between 1950 and 1979. Approximately 39 percent were built between 1980 and 1999. Only four percent of units in Fairfax County were built before 1950. Eleven percent of units are relatively new, built in 2000 or later. Owner- and renter-occupied units have nearly the same percentage of homes built in each time period listed in the table. Renter occupied units are somewhat newer, with five percent more renter-occupied units built in 2000 or later. As the existing housing stock ages, there is more need for affordable repair and improvement or replacement.

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	134,297	49%	55,837	50%
Housing Units build before 1980 with children present	25,356	9%	11,068	10%

Table 35 – Risk of Lead-Based Paint

Alternate Data Source Name:
ACS,07-11(Tot. Units),CHAS,07-11(Units w Children)

Data Source Comments: The 2007-2011 CHAS data indicate 138,596 as the Total Number of Owner-Occupied Units Built Before 1980 and 57,813 as Total Number of Renter-Occupied Units Built Before 1980. This differs slightly from the numbers shown here provided by the HUD data base system.

Risk of Lead-Based Paint Hazard Narrative

In 1978, due to known serious health implications, lead-based paint was prohibited by federal regulations. However, lead-based paint remaining in older structures continues to be a health threat for children primarily under the age of 6. The 2011 Comprehensive Housing Affordability Strategy (CHAS) tables, based on the American Community Survey microdata for 2007-2011, show there were 36,424 occupied housing units in Fairfax County built prior to 1980 with at least one child aged 6 or under.

Fortunately, in Fairfax County there are relatively few reports of serious consequences related to lead-based paint contamination. According to statistics provided by the Virginia Department of Health, between 2008 and 2013 there were 131 reported cases of elevated blood lead levels (blood lead level of 10 micrograms per deciliter or greater) of children under the age of 6 due to any cause – lead-based paint or other –in Fairfax County. From 2008 to 2011, approximately 0.2-0.3 percent of the population tested from elevated blood lead levels had confirmed elevated blood lead levels. The Virginia Department of Health does not provide data by income levels.

All of the above figures deal with reported cases. While the Virginia Department of Health (VDH) recommends children at age 9-months and at age 2 years be screened for lead exposure, it is not required. Since all children are not tested, there is not enough data to accurately estimate how many children have elevated lead levels in their blood that have not been tested and how many housing units contain lead-based paint hazards.

The Fairfax County Health Department provides free blood lead level testing for those children under 6 without health insurance. If testing from private health providers reveals an elevated blood lead level of 10 micrograms per deciliter or greater for children under 6, the results are reported to the Fairfax County Health Department. For all cases where elevated blood lead levels are determined, the Health Department initiates an evaluation and follow-up procedure. All tests and results are reported to the Virginia Department of Health.

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Vacant Units Narrative

Data for the table is not available. There were 20,824 vacant units in Fairfax County in 2011, according to ACS estimates.

Need for Owner and Rental Rehabilitation

As the existing housing stock ages there is more need for affordable repair and improvement or replacement. Additionally, as the county population ages, those aging in their homes will need additional support to maintain their homes. The importance of affordable home repair and home maintenance support and education for both seniors and new homeowners has been emphasized by county housing stakeholders and Homeownership & Relocation Services Division staff.

Nearly 33 percent of households reported one of the “selected conditions” that indicate that the quality of living or housing may be substandard, nonetheless 28 percent of owners reported similar conditions. Whether these conditions are physical or financial, they indicate that the housing stock these households inhabit is already substandard or that these households may struggle to maintain the property given their financial burden.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

The 36,424 occupied homes in Fairfax County built prior to 1980 with at least one child aged 6 or under can be used as an estimate of the number of housing units that have the potential for lead-based paint hazards. Another way to estimate the number of units that have the potential for lead-based paint hazards is to adjust the 36,424 units by the actual incidence rate of elevated blood lead levels. From 2008 to 2011, approximately 0.2-0.3 percent of the population tested for elevated blood lead levels had confirmed elevated blood lead levels. If the 0.2 percent 2011 incidence rate is applied to the number of occupied homes in Fairfax County built prior to 1980 with at least one child aged 6 or under, one could extrapolate that roughly 73 housing units may have the potential for lead-based paint hazards.

Of the 36,424 occupied homes built prior to 1980 with at least one child aged 6 or under, 11,284 households are low income, making less than or equal to 80 percent of AMI, and 3,095 households are moderate income, making greater than 80 percent but less than 100 percent of AMI. Of the 36,424 homes with the potential for lead-based paint, 31 percent are low income and 8 percent are moderate income households. Applying the percentages of low-income and moderate income households in the County to the 73 housing units with the potential for lead-based paint hazards or other contaminants resulted in an estimated 23 Fairfax County units occupied by low-income and 6 units occupied by moderate-income households or a total of 29 units for all income groups. It should be noted, however, that there are many causes for elevated blood lead levels other than lead-based paint.

MA-25 Public and Assisted Housing – 91.210(b)

Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	1,065	3,501	258	3,243	287	671	818
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Fairfax County has 1,065 public housing units (1,060 rentable), divided among 34 properties.

Public Housing Condition

Public Housing Development	Average Inspection Score
AMP 1 Audubon Apartments	74
AMP 2 Villages of Falls Church	88
AMP 3 Robinson Square	91
AMP 4 Ragan Oaks	87
AMP 5 Greenwood Apartments	80
AMP 6 Kingsley Park	92
AMP 7 Rosedale Manor	91
AMP 8 Old Mill	90
AMP 9 West Ford Section III	90
AMP 10 Tavenner Lane	91
AMP 11 The Green Apartments	88

Table 38 - Public Housing Condition

Notes on Public Housing Condition

AMP 1 includes Audubon, Newington, and The Atrium.

AMP 2 includes The Park, Heritage 1, Heritage Woods South, Sheffield, and West Ford I.

AMP 3 includes Robinson Square, Briarcliff, Water's Edge, Reston Town Center Townhouses, and Barkley/Greenwood II.

AMP 4 includes Ragan Oaks, Barros Circle, and Shadowood.

AMP 5 includes Greenwood Apartments and Villages at Falls Church.

AMP 6 includes Kingsley Park.

AMP 7 includes Rosedale Manor.

AMP 8 includes Old Mill Gardens, Belle View, and Colchester Towne/Heritage Woods North/Springfield Green.

AMP 9 includes West Ford III, West Ford II, and Colchester Towne/Heritage Woods North/Springfield Green.

AMP 10 includes Tavenner Lane.

AMP 11 includes West Glade.

Average Inspection Score: HUD's Real Estate Assessment Center (REAC) conducts a program of annual physical inspections of public and assisted multifamily housing. Scores range from 0 to 100. The physical inspection scoring is deficiency based; all properties start with 100 points. Each observed deficiency reduces the score by an amount dependent on the importance and severity of the deficiency.

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Fairfax County’s current Moving to Work Plan highlights planned capital fund expenditures for twelve different Public Housing properties in 2015. The need for rehabilitation is portrayed through the different repairs needed and the estimated cost at these Public Housing properties; however, it should be noted that the following is only a snap shot of the needs to be addressed with one year's funding. Additional physical needs assessments are being conducted as part of the FCRHA's determination of Rental Assistance Demonstration (RAD) conversion and further revitalization activities will occur.

Newington Station requires exterior rehabilitation. An estimated $650,000 will go towards replacing siding, windows, entrance doors, exterior trim and privacy fences.

The Atrium requires the conversion of one unit to meet Uniform Federal Accessibility Standards (UFAS) and the resurfacing of the property's parking lot. The estimated cost for this project is $68,404. Ragan Oaks needs four units converted to meet UFAS and a resurfaced parking lot. These two restorations will cost $250,165. Old Mill requires two modified units to meet UFAS, this will cost about $80,000.

Heritage Woods I requires new windows and new HVAC systems. The windows will be replaced with Energy Star rated windows and higher efficiency HVAC systems. These replacements will cost about $213,918. Heritage South requires the same replacements and this will cost about $153,080. Colchester Towne also requires new windows and new HVAC systems. For the number of units at Colchester Towne, these replacements will cost about $87,266. For these replacements at Heritage North, it will cost about $141,000.

Sheffield Village requires new windows. The removal of the existing windows and replacing them with Energy Star rated windows will cost $23,404. Belleview Condos also require new windows, for this property it will cost about $103,165.

Barros Circle needs revitalized concrete sidewalks. The removal and replacement of all damaged/failing concrete sidewalks will cost $56,950.

Kingsley Park requires replacement stairs for the attic. This will cost an estimated $56,950.

In total, the planned capital funding expenditures for 2015 on Public Housing units is $1,884,302. Half of the properties require new windows. One third of the properties require new HVAC systems and one fourth of the properties require the conversion of at least one unit to comply with UFAS.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

With one half of the capital funding for Public Housing properties going towards new Energy Star rated windows, the families will have more comfortable living environments. The installation of the Energy Star windows may also reduce the residents' utility bills. Residents may also experience lower energy costs from the more efficient HVAC systems.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Fairfax County developed a 10-year plan to end homelessness in 2008 and established the Office to Prevent and End Homelessness (OPEH) in 2009. OPEH coordinates and facilitates efforts by county agencies, Continuum of Care affiliates and local non-profit organizations to provide shelter, housing and other services for county residents who are experiencing homelessness or who are at risk of homelessness. Effective coordination and facilitation of services has allowed Fairfax County to serve individuals and families more efficiently. In addition, the county is using a data focused approach to more effectively target resources.

The county has established a number of new programs to implement the 10 year plan to end homelessness. Fairfax County has implemented a "Housing First" initiative. The county works to provide permanent housing and supportive services to individuals and families who become homeless, instead of placing them in shelters. The OPEH has established a Housing Locator Program, as well as a community-based effort supported by interdisciplinary teams, called Housing Opportunity Support Teams (HOST), which respond to the specific needs of individuals and families experiencing homelessness. For example, individuals who have been discharged from a mental health institution will often receive assistance from a HOST team consisting of a community case manager, housing locator, and local Community Services Board outreach worker or member of an Intensive Community Treatment Team. The OPEH has also redesigned the intake and assessment system for families with children experiencing homelessness (see discussion of the Coordinated Services Planning program below) and made new connection to assisted living providers. As a result, 754 homeless individuals moved into permanent housing in 2013 and the county eliminated the wait list for family housing.

In addition to its "Housing First" efforts, the county is conducting feasibility studies of its emergency shelters to explore how to modernize these facilities and possibly co-locate permanent supportive housing where appropriate through renovations and new construction.

Nonetheless, the county faces a number of barriers in its efforts to prevent and end homelessness. The need for more affordable housing, homelessness prevention, and housing services for homeless individuals and families is growing. The cost of living in Fairfax County is increasing. Sixty percent of individuals in homeless shelters are working, but cannot afford basic necessities on their wages. Living in overcrowded conditions remains a problematic solution to a lack of affordable housing for many households.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	272	9	485	102	20
Households with Only Adults	136	271	42	191	0
Chronically Homeless Households	0	0	0	111	18
Veterans	0	0	13	72	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons

Five types of programs are contracted under the Fairfax County Office to Prevent and End Homelessness: Homelessness Prevention, Emergency Shelters, Rapid Rehousing, Transitional Housing, and Permanent Supportive Housing.

- Basic Needs: Emergency food, shelter, clothing, furniture, and transportation.
- Financial Assistance: Rent or mortgage assistance to prevent eviction or foreclosure, security deposit assistance to secure permanent housing, utility payments to prevent disconnection, prescription assistance, and other special needs. Assistance is determined on a case-by-case basis and is generally available only once a year.
- Health Care Services: Provide referrals for other health care services—medical, dental, eye glasses, hearing aids, mental health, substance abuse, home care, pregnancy, and family planning.
- Employment and education: Includes referrals for job training, job search, English for speakers of other languages, legal assistance, and financial literacy.
- Recreation: Referrals to recreation facilities and programs, senior centers, teen centers, and referrals for those with special needs.
- General Information and Referral: Linkage to numerous other services and programs.

In addition, CSP also provides initial screening to secure in-home services, nursing home placement, or to access other related services provided by the Department of Family Services Adult Services and Family Preservation Divisions.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The Fairfax Continuum of Care (COC) provides a variety of homeless assistance programs to meet the needs of people experiencing homelessness in the Fairfax-Falls Church Community. The Fairfax COC programs including the following: coordinated intake and assessment, homeless outreach, emergency shelters, homelessness prevention and shelter diversion, rapid rehousing, transitional housing, permanent supportive housing and other permanent housing with supports.

Intake and assessment programs include a centralized, telephone-based information and referral hotline that is operated by Fairfax County's office of Coordinated Services Planning (CSP). The social workers at CSP assess the housing status and needs of people calling for assistance and then make the appropriate referrals. Families with children who are assessed as being literally homeless are referred to regional intake coordinators who will ensure households access emergency shelter as quickly as possible. Households without children are referred directly to the nearest emergency shelter, where beds are provided on a first come first served basis. Shelter capacity is expanded during the winter months in order to prevent unnecessary deaths due to hypothermia. The county also has a 24-hour shelter for people fleeing domestic violence. Rapid rehousing assistance is typically provided to literally homeless households for three to six months. Households who are at-risk of homelessness are either served directly by CSP or referred to community case managers, who provide more intensive homelessness prevention assistance. Supportive Service for Veteran Families program providers work with community case managers to provide prevention and diversion services to veteran families.

Homeless outreach and drop-in centers play an important part in ensuring that chronically homeless and unsheltered individuals have access to basic needs, such as food or clothing, as well as homeless assistance programs. The Fairfax-Falls Church Community Services Board (CSB) provides outreach through both Mental Health and Alcohol and Drug Services staff. The Program of Assertive Community Treatment serves individuals who are seriously mentally ill. CSB's Emergency, Mobile Crisis, & Detoxification units as well as emergency shelters outreach staff, link homeless individuals with case management, supportive services, and housing. Outreach teams typically include mental health workers from the CSB, Homeless Healthcare Program nurses from the Health Department and case managers from local nonprofits.

The number of transitional housing programs in the community has decreased in the community as eligible federal and state funding has declined but some transitional housing programs remain, especially for special sub-populations like survivors of domestic violence, veterans and youth.

Permanent supportive housing (PSH), primarily funded by HUD COC dollars, is an important part of the community housing crisis response system. With the implementation of the HEARTH Act, COC Interim Rule and 100,000 Homes campaign, PSH resources are increasingly targeted to people who are chronically homeless and at highest risk for mortality. Numerous transitional housing programs have been converted to PSH since the initiation of the local ten-year plan. Federal and local public dollars have also been directed to create new PSH properties in the community. A significant number of Veterans Affairs Supportive Housing (VASH) vouchers have been directed towards homeless veterans in partnership with the local Department of Veteran Affairs office.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Of the 421,836 housing units in Fairfax County in 2012, 95 percent are not buildings that would have accessible features. One reason for this is the age of the housing stock. A total of 74 percent of the county's housing units were built before 1990, before the Fair Housing Accessibility requirements were enacted (Department of Neighborhood & Community Services). The availability of housing for people with disabilities is limited. Housing affordable to those on fixed incomes generally has long waitlists and low vacancy rates. Individuals with disabilities and older adults often need supportive services to live independently in their homes including paid in-home care, unpaid informal in-home care and community-based programs. A total of 0.8 percent of the population age 18-64 has a self-care disability. A total of 7.2 percent of the population age 65 and over has a self-care disability. The demand for supportive services among people with disabilities and older adults is expected to drastically increase due to the expected population growth of older adults and the natural population growth resulting in an increase of non-elderly adults with disabilities.

The Community Service Board's (CSB) 2011 "Forging a Path Home" report indicates that 1,650 adults over the age of 17 with intellectual disabilities, mental illness, and substance use disorders in the CSB system need affordable housing as opposed to time-limited residential treatment programs. Of these 1,650 adults, 92 percent are almost evenly split between adults with intellectual disabilities and adults with mental illness. The remaining 8 percent have substance use disorders. Individuals differ greatly in the types and levels of assistance needed to successfully obtain and maintain housing in the community. Of the 1,564 individuals with intellectual disabilities, mental illness, and substance use disorders who need housing with residential support services, 49 percent need a "supportive" level of services that helps individuals in their own housing arrangements several days a week and typically does not involve overnight care.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly, frail elderly, persons with disabilities

The elderly and frail elderly populations need housing that meets basic Fair Housing accessibility requirements and units that meet higher accessibility standards under ANSI and UFAS. These populations also need housing that is coordinated with support services to maximize independence. Supportive housing needs to be available when individuals have critical or priority needs. As of October 27, 2014, 86 clients reside in an Assisted Living facility receiving Auxiliary Grant assistance from Fairfax County. A total of 38 of these residents are elderly, while 33 are frail elderly (over 75 years old). Willow Oaks, located in Prince William County, and Lincolnia have assisted living facility waiting lists maintained by the Department of Family Services. As of October 2014, there are 55 clients on the waiting lists for

OMB Control No: 2506-0117 (exp. 07/31/2015)

these two facilities. A total of 23 are elderly and 25 are frail elderly clients (Long Term Care Unit-Adult and Aging Program, DFS).

There were 333 individuals with serious mental illness on waitlists for assisted living or affordable housing with supervised or supportive services or identified as needing affordable housing between April and May 2014. Approximately 11 percent need assisted living , while the remainder needs affordable housing with either daily supervision or supportive services that "drop-in" periodically. These services vary in duration depending on a person's recovery experience, but generally continue for several years or more.

There were 889 individuals with intellectual disabilities identified as needing either an intermediate care facility, a group home, a supervised residence, or affordable housing as of April 2014. Approximately 30 percent need an ICF or 24-hour group home, while 70 percent who need affordable housing with either daily supervision or supportive services that "drop-in" periodically. These services are generally life-long.

Persons with alcohol or other drug addictions

A point in time survey of Community Service Board (CSB) residential treatment programs in July 2013 showed there were 104 individuals with substance use disorders identified as needing affordable housing upon discharge. Unlike those with serious mental illness or intellectual disabilities, almost 90 percent who need affordable housing require periodic supportive services for approximately a year after treatment, and may attend outpatient programs instead of getting services at home. Some prefer to move to housing that uses a peer support model to assist with recovery.

These numbers include only individuals who are waiting for supportive housing, they do not include individuals who are waiting for community-based residential treatment programs. The CSB has additional waitlists for individuals who need treatment services in residential settings.

Persons with HIV/AIDS and their families

Fairfax County does not administer a Housing Opportunities for Persons With AIDS (HOPWA) program, therefore Fairfax is not required to collect housing needs data for persons with HIV/AIDS and their families. However, by describing these populations one can form a better understanding of their potential housing needs.

Two active clients in the residential treatment programs of the Fairfax-Falls Church Community Services Board have an HIV/AIDS diagnosis. While exact information as to whether these clients need supportive services is unavailable, it is possible these clients would need after-care services that include affordable housing assistance.

Safe and permanent housing can make a difference in the lives of persons with HIV/AIDS in having access to medication and stability. Stable housing for this population may reduce hospitalization and allow residents to address other priority issues such as mental health needs and substance addictions.

The Wesley Agape House offers housing to individuals with HIV/AIDS who are able to live independently. There is a supportive housing coordinator on site who is able to link residents to supportive services, provide counseling, and plan educational and recreational activities. HOPWA rental subsidies for individuals diagnosed with HIV/AIDS and their families are available in Fairfax County through the Northern Virginia Family Service organization.

Public Housing residents

As of October 2014, there were 4,162 families on the Fairfax County Redevelopment and Housing Authority's (FCRHA) combined waiting list for its federal Public Housing and Housing Choice Voucher programs. A total of 15 percent of these families are elderly. These families may need supportive housing services.

The FCRHA provides about 3,529 housing units through the Fairfax County Rental Program (FCRP), senior housing, and Public Housing. They also administer 3,700 Housing Choice Vouchers. In the past ten years, the FCRHA has received 1,800 reasonable accommodation requests in Public Housing, FCRP, and Housing Choice Voucher Program properties. The most frequent requests are transfers to more accessible units, separate bedroom for a disabled family member, live-in aide, or modifications to units for accessibility. A 2010 FCRHA survey of 8,000 public housing applicants found that 7 percent of respondents need mobility, hearing and/or vision features in their units.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Fairfax County residents with mental illness who are discharged from state hospital settings can access several publicly funded residential programs based upon availability. These programs do not provide supportive housing, but instead offer treatment, training and habilitative services for individuals who meet the diagnostic eligibility criteria.

Stevenson Place is a 36 bed assisted living facility for adults with serious mental illness who frequently have comorbid medical conditions and require supports consistent with this high intensity longer term level of care. The program offers 24 hour personal care supports, congregate meals, and onsite nursing, psychiatric, case management and supportive counseling services.

New Horizons is a 16 bed, 24 hour program that assists individuals with a co-occurring mental illness and substance use disorder as well as individuals with a severe and persistent mental illness without a co-occurring disorder with reducing or eliminating symptoms through intensive treatment and training. New Horizons also focuses on skill building and transitioning individuals into community living.

The Northern Virginia region shares a 24 hour, eight bed residential treatment program, Dave's House, for individuals who are discharged from a state hospital or for individuals diverted from entering a state hospital. Residents learn how medications help maintain psychiatric stability and how to adhere to medication regimes, and develop skills for independent living such as daily self-care, food preparation, cleaning, budgeting and wellness, the history of mental illness, current events, work readiness, self-care, community activities and recovery.

In addition, individuals discharged from state hospitals may be eligible for CSB's non-time limited, community-based, highly intensive residential program which provides daily on-site monitoring of medication and psychiatric stability. Individuals receive counseling, supportive and treatment services in a residential setting, often with multiple service contacts several hours a day. Services include: health education, case management, psycho-education, training in independent living, social and interpersonal skills, crisis management, roommate mediation and some transportation activities.

The CSB provides supportive services to individuals with mental illness in residential units obtained through leases or agreements for units with the FCRHA, non-profit housing providers and private landlords. CSB has 319 "slots" or designated housing opportunities in units throughout the County. Individuals either enter into a residential fee agreement with the CSB or sign their own lease with a housing provider which is guaranteed by the CSB.

Fairfax County provides community based services to assist older adults and adults with disabilities with living in their own homes. Many of those individuals have chronic illnesses and during the course of a year may have had hospitalizations. Therefore, these persons may be returning from a physical health institution. In FY 2014, 846 adults received home delivered meals; 1,053 adults received in-home services; 811 adults were screened for the Elderly or Disabled Waiver with Consumer Direction; and 63 older adults were screened for the Program of All-inclusive Care for the Elderly (PACE).

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

See below.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

In the coming year, Fairfax County will undertake a number of steps aimed at addressing the needs of households with special needs, including those identified in the Housing Blueprint such as the elderly, persons with disabilities and persons rebuilding their lives after domestic violence. Activities underway or in planning for the next year include:

- **Lincolnia Senior Campus renovation:** Fairfax County and the FCRHA are currently conducting an extensive renovation of the Lincolnia Senior Campus complex, which includes Senior Independent Housing and licensed Assisted Living managed by the Department of Housing and Community Development and the FCRHA, a Senior Center operated by the Department of Neighborhood and Community Services, and an Adult Day Health Care Center managed by the Health Department. The Housing portion is comprised of 26 units of affordable apartments for seniors, 52 beds of licensed Assisted Living, common areas for the Housing residents, and a commercial kitchen which supports all on-site activities. The renovations are underway and will be completed in FY 2016.
- **Lewinsville Senior Campus redevelopment:** This campus will be redeveloped though a public/private partnership. The redevelopment project will include the demolition of the current facility and construction of two buildings, which will provide: 1) 82 units or more of Senior Independent Housing; 2) space for the Health Department's Adult Day care facility; 3) two child day care centers; and 4) expansion of services of the existing Senior Center programs operated by the Department of Neighborhood and Community Services. The developer is now in the process of applying for federal Low-Income Housing Tax Credits for the residential portion of the development.
- **Conversion of FCRHA units to full accessibility:** The FCRHA will continue converting units in its portfolio to full accessibility, including units the federal Public Housing program and the local Fairfax County Rental Program (FCRP). Of particular note is the FCRHA's work to convert 26 ground floor units at its Wedgewood Apartments property to full accessibility.
- **Bridging Affordability Program:** This locally-funded rent subsidy program serves, among other populations, households with persons with disabilities. Bridging Affordability is a gateway into the FCRHA's THRIVE Housing Continuum, which also includes the federal Public Housing and Housing Choice voucher programs, and the local Fairfax County Rental Program. The Bridging Affordability program, in addition to rental subsidies, also provides supportive services to participants aimed at assisting them in achieving a greater level of self-sufficiency.
- **Non-Profit Group Home Acquisitions:** It is anticipated that the FCRHA will use federal funds to finance non-profit acquisitions for use as group homes, with supportive services, for persons with disabilities.
- **Replacement Apartments for Emergency Domestic Violence Shelter:** In an effort to provide greater security for families fleeing domestic violence, Fairfax County is working to identify replacement scattered-site apartments for the existing domestic violence shelter.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

- By nature of the multiple funding sources governing the various affordable housing programs and assets in Fairfax County and income limits enacted over the years, there are often households in need of affordable housing who are unable to qualify for programs because their income is not the right fit. For example, there are low and moderate income families who earn between 70 and 80 percent of the area median income but do not qualify for programs such as the First-Time Homebuyers program.
- Much of the new development expected to take place in Fairfax County will be redevelopments of older areas. It is critical to ensure that the county's policy calling for a one-for-one replacement of the affordable housing units remain in place and be a central consideration in the planning for redevelopment.
- Need greater integration of non-profit activities into county strategic activities.
- Data is essential for supporting affordable housing decisions. Federal expectations and state requirements impact how people collect data but it does not necessarily apply on a local level. Public policy could do a better job at reinforcing these data collection resources.
- County needs more land use flexibility to increase the development of a range of housing options, including efficiencies and micro-units to meet the continuum of need.
- With current policy and funding, there are not enough services available to ensure households who receive affordable housing are able to be successful in that housing. For the services that do exist there are very specific criteria.
- There can be conflict between rules and regulations and keeping a household in housing. It is important to have supportive services to help people be successful.
- The timing of the availability of services and housing is a negative effect of current public policy for affordable housing. Services and housing need to be prioritized at the same time for clients with both needs. These processes need to be better aligned.
- The Housing Choice Voucher program is reliant upon the availability of landlords who will accept rental assistance and landlords that accept vouchers and do not put extra requirements on tenants that will prevent them from living there.
- There needs to be better coordination between homeless programs and HUD programs. Specifically, homeless households in a program for more than 90 days are no longer considered homeless by HUD, even if they have nowhere to move once the program is over. This is particularly an issue for CSB, which doesn't discharge people that don't have a safe place to go. Therefore, new people aren't able to come into the program for help because there is not enough space.
- One major barrier is motivation to move along the Housing Continuum. Program participants need access to services and incentive to move toward self sufficiency to the greatest extent possible, consistent with the FCRHA's THRIVE initiative

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

Fairfax County residents are highly educated. In 2011, 99 percent of adults living in Fairfax County had a high school diploma or the equivalent and 58.2 percent of residents 25 and older had attained at least a bachelor's degree or higher education. (ACS 2011) Unemployment is higher among workers with the lower levels of education: 10 percent among those with less than a high school diploma or the equivalent, 7 percent among those with a high school diploma or the equivalent, 5 percent among those with some college or an Associate's Degree, and 3 percent among those with a bachelor's degree or higher.

There were approximately 601,3011 jobs in Fairfax County in 2013, a two percent increase from 2011 according to the Bureau of Labor Statistics (BLS). Fairfax County along with the Northern Virginia region has been the economic engine of the Commonwealth of Virginia for the past few decades. Fairfax jobs account for 16 percent of jobs in the state of Virginia and approximately 24 percent of the jobs in the Washington-Arlington-Alexandria BLS metropolitan division. The number and share of federal government jobs has increased steadily over the past decade. Between 2011 and 2013 the number of people employed by the federal government in Fairfax County increased six percent, to 24,279, approximately 6 percent of Fairfax County jobs. The share of private sector jobs has remained relatively constant since 2011, making up approximately 85 percent of Fairfax County jobs. The number of private sector jobs increased approximately 1 percent from 2011 (501,873) through 2013 (505,862).

In 2011, approximately 59 percent of the people employed in Fairfax County commuted to Fairfax from another jurisdiction, more than 40 percent live and work in Fairfax. The majority of Fairfax County workers commute less than one hour to work.

The unemployment rate has steadily decreased since 2010. The 2013 annual unemployment rate was 4.3 percent, compared to 5.1 percent in 2010 and 4.7 percent in 2011. The Fairfax County unemployment rate is low compared to the state (5.5 percent in 2013) and the nation (7.4 percent in 2013). Unemployment is highest among younger workers: 20 percent for ages 16-19, 10.6 percent for ages 19-24 and 3.4 percent for ages 25-65.

The George Mason University (GMU) Center for Regional Analysis (CRA) evaluated the future need for affordable and workforce housing in Fairfax County, the City of Fairfax, and the City of Falls Church based on projected job growth. The GMU CRA "Housing the Region's Workforce 2012-2032" study, completed in December 2013, forecasted that "the greatest housing demand will be in Northern Virginia, because the majority of the net new jobs forecasted in the region will be in Northern Virginia. Between 2012 and 2032, Northern Virginia is expected to add nearly 450,000 net new jobs. These workers will need an estimated 279,004 new housing units, with more than half of those units forecasted for Fairfax and Loudoun counties." The Center for Regional Analysis projected that Fairfax County, the City of Fairfax and the City of Falls Church would add nearly 133,941 jobs between 2012 and 2032 – an increase of 20.4 percent and there would be a need for 83,069 net new housing units by 2032.

As noted in the previous "Housing the Region's Workforce" study, these forecasts suggest that Fairfax County's economic vitality is "inextricably tied" to its response to the need for affordable workforce housing, and that the county's continued growth is "highly dependent" on the availability of housing that is "affordable to workers from the full spectrum of the economy".

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,338	163	0	0	0
Arts, Entertainment, Accommodations	45,664	45,821	8	8	0
Construction	32,645	24,256	6	4	-2
Education and Health Care Services	95,673	98,853	17	17	0
Finance, Insurance, and Real Estate	41,284	22,053	7	4	-3
Information	20,119	25,293	3	4	1
Manufacturing	18,668	9,769	3	2	-1
Other Services	36,622	21,083	6	4	-2
Professional, Scientific, Management , and administrative waste management services	140,547	239,609	24	41	17
Professional, Scientific, and Technical Services		176,533			
Management of Companies and Enterprises		21,163			
Administrative and Support and Waste Management and Remediation Services		41,913			
Public Administration	73,844	8,099	13	1	-12
Retail Trade	44,908	54,826	8	9	1
Transportation and Warehousing, and Utilities	17,116	9,778	3	2	-1
Wholesale Trade	7,379	17,852	1	3	2
Total	575,807	577,455	--	--	--

OMB Control No: 2506-0117 (exp. 07/31/2015)

Table 40 - Business Activity

Alternate Data Source Name:
2007-2011 ACS (Workers), 2011 LEHD (Jobs)
Data Source Comments: For more information, see Appendix.

Note that the total number of jobs in Fairfax County is greater than the total listed in the table above. The total above represents the total number of jobs in the industry sectors included in this table.

Labor Force

Total Population in the Civilian Labor Force	616,092
Civilian Employed Population 16 years and over	575,967
Unemployment Rate	4.70
Unemployment Rate for Ages 16-24	14.80
Unemployment Rate for Ages 25-65	3.70

Table 41 - Labor Force

Alternate Data Source Name:
ACS, 2007-2011
Data Source Comments: Unemployment Rate for Ages 16-19 is 20.0; Unemployment Rate for Ages 19-24 is 10.6.

Occupations by Sector	Number of People
Management, business and financial	232,540
Farming, fisheries and forestry occupations	
Service	78,841
Sales and office	113,085
Construction, extraction, maintenance and repair	35,007
Installation, maintenance and repair	
Production, transportation and material moving	25,334

Table 42 – Occupations by Sector

Alternate Data Source Name:
ACS, 2007-2011
Data Source Comments: For more information, see Appendix.

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	254,427	46%
30-59 Minutes	222,556	41%
60 or More Minutes	70,348	13%
Total	***547,331***	***100%***

Table 43 - Travel Time

Alternate Data Source Name:
ACS, 2007-2011
Data Source Comments: For more information, see Appendix.

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	33,747	3,755	9,434
High school graduate (includes equivalency)	59,100	4,493	13,865
Some college or Associate's degree	95,893	5,210	22,950
Bachelor's degree or higher	306,712	10,026	54,584

Table 44 - Educational Attainment by Employment Status

Alternate Data Source Name:
ACS, 2007-2011
Data Source Comments: For more information, see Appendix.

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	2,643	7,599	6,629	9,996	6,675
9th to 12th grade, no diploma	10,463	6,252	6,869	9,591	4,840
High school graduate, GED, or alternative	19,376	19,007	20,175	38,276	21,055
Some college, no degree	30,022	25,417	21,493	44,019	16,252
Associate's degree	3,668	8,277	8,450	16,397	4,591
Bachelor's degree	16,169	55,852	51,640	90,445	23,174
Graduate or professional degree	1,239	31,822	49,672	91,891	26,473

Table 45 - Educational Attainment by Age

Alternate Data Source Name:
ACS, 2007-2011
Data Source Comments: For more information, see Appendix.

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	22,547
High school graduate (includes equivalency)	31,860
Some college or Associate's degree	44,127
Bachelor's degree	68,661

Educational Attainment	Median Earnings in the Past 12 Months
Graduate or professional degree	100,688

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Based on the Business Activity table above, the largest employment sector within Fairfax County is Professional, Scientific, Management, and Administrative Waste Management Services. This sector accounts for more than 40 percent of the County's jobs. The majority of jobs in this combined sector are Professional, Scientific, and Technical Services jobs. The next largest sectors are Education and Healthcare Services; Public Administration; Arts, Entertainment, and Accommodation; and Retail Trade. Note that the jobs listed in the sectors included in this table make up the majority (more than 98 percent) of jobs in Fairfax County, but some jobs have not been included in this table.

Describe the workforce and infrastructure needs of the business community:

The information to address this prompt was drawn from the SkillSource Northern Virginia Workforce System "Demand Plan" and describes workforce needs in the Northern Virginia Workforce Area which includes Loudoun County, Prince William County, Fairfax County, and the county-equivalent independent cities within the geographic footprint of those counties. Although information for Fairfax County alone may differ based on industry concentrations and workforce characteristics, Virginia Workforce Areas were designated primarily based on workforce and training connectivity, so this information is mostly likely applicable to each county or county-equivalent within the area.

To meet the growing demand of top industries in the Northern Virginia Region to fill the hundreds of thousands of new jobs that are projected over the next five to ten years, the Northern Virginia Workforce Investment Board has identified the top skills that local employers are seeking. These skills apply to multiple industries and are representative of the skills that Employment Center staff must assess job seekers for to ensure they are meeting the demands of area businesses. The top 10 advertised skill groups found in job openings advertised online in Northern Virginia as of August 2014 are: customer service, interpersonal, basic, systems engineer, business development, risk analyst, database administrator, data analyst, web developer and software engineer skills.

Occupations within the Science, Technology, Engineering and Mathematics (STEM) occupations, particularly within IT, are growing at more than 6 percent annually and add hundreds of positions a year within Northern Virginia; furthermore, occupations that demand IT-related skills are found in more than 77 distinct industries within the region (Virginia Employment Commission). STEM occupations are projected to grow at the fastest rate of all industry clusters – almost 4 percent annually between 2010 and 2020. This will create more than 218,000 new positions; by 2018, the majority of STEM jobs will be in Computing (71 percent). By that time, the Center for Regional Analysis at George Mason University

projects that 145,000 positions in Professional Business and Technical Services will be located in the Greater Washington region and available to skilled workers. Due to the STEM-related nature of many of the region's occupations, job seekers are required to have some sort of knowledge and skill-level of IT tools, programs and software platforms, ranging from basic Microsoft Office software programs to Linux operating systems.

Job seekers within the Northern Virginia region are highly educated. Approximately 44 percent of long-term unemployed jobseekers in the region hold Bachelor's Degrees or higher. Nearly 70 percent of these jobseekers are coming from STEM-focused industries. As of August 2014, 58 percent of advertised job openings in Northern Virginia required a Bachelor's Degree or higher. Without having the proper education and necessary skills, it can be very difficult to obtain employment in the region, as the majority of employers are looking for a skilled workforce to fill their job openings. The top five career paths in Northern Virginia are Information Technology (IT), Administrative, Hospitality, Construction, Retail and Food Service. Some of these career paths are accessible through entry-level work.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Fairfax County will promote policies which protect and enhance Dulles International Airport (IAD). As a key job engine, IAD is an important contributor to the economic vitality of Fairfax County and the National Capital Area. Business and industry are attracted to those locations that have good global access, and IAD provides excellent connectivity to the nation and the world. IAD's range of international flights will be promoted and a diverse domestic flight portfolio will be fostered.

Fairfax County will grow as a tourist destination. Tourism is an economic engine which supports domestic and international trade, as well as the retail and service sectors. Tourism results in beneficial direct impacts (for example, dollars spent on hotel rooms by the visitors) and indirect or induced impacts (dollars spent throughout the community with visitors' dollars that are received).

Fairfax County plans to improve communications to adapt to changing methods and technologies connecting people and communities. The County will leverage new technology to receive input from, and provide information to, existing and prospective residents, employers and visitors. The County will pursue programs that brand, promote, and market the unique elements of, and envisioned future for, Fairfax County.

Further, Fairfax County plans to provide opportunities for industrial and other emerging uses. Businesses and employment activities are dynamic; the County will develop flexible policies that support innovative employment activities in strategic locations.

Fairfax County plans to adopt policies conducive to attracting and retaining business. The County will continue to maintain and enhance its diverse economy with an eye on its long-term economic health. The county will attract a wide range of funding opportunities, including venture capital, angel investors, and federal sources that support new and emerging businesses and technologies; consider and pursue targeted catalytic investment opportunities; seek to diversify the economy by continuing to support existing and targeted emerging industries; and, encourage efforts of local educational institutions to commercialize research. County agencies will work collaboratively on strategies geared to the requirements of existing and evolving industries and to support business incubator and accelerator efforts as appropriate.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

See Grantee Unique Appendices section, Job Openings and Requirements table.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

In 2010 the FCRHA and SkillSource, a nonprofit entity of the Northern Virginia Workforce Investment Board (NVWIB), entered an agreement whereby SkillSource assists and supports the FCRHA's Section 3 initiative, which is a HUD requirement that employment and other economic and business opportunities generated by HUD assistance be directed to Public Housing residents and other low- and very low-income persons in Fairfax County. SkillSource supports this initiative by providing its workforce development expertise and services to these residents.

SkillSource and the FCRHA have enhanced this partnership through the FCRHA's Moving to Work (MTW) designation. Specifically, the FCRHA will work with SkillSource to develop multiple SHARE Network Access Points (SNAP). A SNAP site is a community-based location where jobseekers can go in their own neighborhoods or communities to look for jobs, assisted by trained individuals who connect them to the One-Stop Workforce System via computer and direct referral. The FCRHA will work with SkillSource to set up multiple SNAPs at Public Housing properties throughout its portfolio, enabling families to have "in-house" access to employment and training programs and services. The initial services at SNAP sites are supplemented by direct jobseeker referrals to more comprehensive workforce services available at the SkillSource Centers.

SkillSource offers a wide range of free job placement, training, and educational services to employers, job seekers, and incumbent workers. SkillSource Centers provide computer, Internet, and copier facilities, and on-site trained staff can help clients access other resources such as skills assessment testing, career training, job placement, personalized counseling, and interview and resume preparation. In addition, SkillSource has programs that serve veterans, youth, entrepreneurs, and ex-offenders.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The Fairfax County Economic Advisory Commission (EAC) has developed a strategic plan to facilitate the economic success of Fairfax County based on Fairfax County priorities: a quality education system, safe streets and neighborhoods, a clean and sustainable environment, livable, caring and affordable communities, a vibrant economy, an efficient transportation network, recreational and cultural opportunities, and taxes that are affordable. The EAC strategic plan is divided into four focus areas: people, places, employment, and governance. The EAC has established goals as a part of each these focus areas.

A number of EAC goals could be coordinated with the Consolidated Plan. For example, the EAC strategic plan states "The County will encourage all who want to live in Fairfax to be able to do so, and will encourage public and private actions that support the County's workforce housing policies and the provision of a full spectrum of housing opportunities, most notably those in mixed-use areas that are accessible to multiple modes of transport." In addition, the plan emphasizes that "Growth in new workers at all income levels must be matched with a sufficient stock of housing and housing types, and such housing choices need to be located convenient to places of employment." Finally, the EAC strategic plan notes that "Development policies should provide for future housing, public facilities, parks, and other amenities which contribute to the County's high quality of life, and are responsive to market demands."

MA-50 Needs and Market Analysis Discussion

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

For Fairfax County, concentration is defined as a racial or ethnic group comprising 40 percent or more of the population in a census block. The black or African American community is concentrated in a neighborhood along Columbia Pike in Baileys and along Route 1 in Mount Vernon. Hispanics are also concentrated along Columbia Pike and Route 1, and are concentrated in areas in Springfield, Annandale, Upper Potomac and in one area of Bull Run. Asians are concentrated along Route 29 in Bull Run and Jefferson as well along Route 50 and the Fairfax County Parkway in Upper Potomac.

Source: 2010 Fairfax County Percent of Population that is Black/ African American, 2010 Fairfax County Percent of Population that is Asian, 2010 Fairfax County Percent of Population that is Hispanic, Fairfax County January 2014 Planning District Map

What are the characteristics of the market in these areas/neighborhoods?

The Bailey's Crossroads (Community Business Center) CBC encompasses approximately 530 acres of land surrounding the interchange of Leesburg Pike and Columbia Pike (Route 244) and is characterized by neighborhoods and community-serving shopping centers and a variety of free-standing retail, office and light-industrial uses. Housing types range from single-family detached to high-rise multi-family units. These include the 100-acre Skyline Center, a complex of high-rise residential and office towers along with a retail center. In total, there are 9,155,000 square feet of commercial development, including 2,051 rental apartments, and 3,098,500 square feet of residential development within the CBC.

The Richmond Highway, or Route 1, corridor is a major commuter corridor that also serves the surrounding residential neighborhoods with commercial development concentrated in six Community Business Centers. This includes neighborhoods and community-serving shopping centers, car dealerships, local and big box retailers, hotels, and some office space. Multi-family and town-house development is interspersed primarily between the commercial areas. Recent residential development activity resulting from a relatively strong multifamily residential market has been concentrated in the northern end of the Richmond Highway corridor and in the Huntington Transit Station Area (TSA), taking advantage of proximity to the Huntington Metro.

Together, the Springfield Commercial Revitalization District (CRD) and the Franconia-Springfield TSA serve as Springfield's two major employment and retail centers, with over 10 million square feet of commercial development existing today. West of I-95, the Springfield CRD contains a mixture of retail, office, and residential uses, and includes the Springfield Plaza Shopping Center and the Richard Byrd Library. East of I-95, the Franconia Springfield TSA contains a number of distinctive commercial and institutional uses in addition to the Transportation Center and the Mall, including the General Service

OMB Control No: 2506-0117 (exp. 07/31/2015)

Administration Warehouse, and the NOVA Medical Education Campus. It is also the location of the future Metro Center II office park development.

The Annandale CRD is comprised of 195 acres which are centered on the intersection of Columbia Pike and Route 236, and contains a wide variety of community serving office, retail and business uses bounded by stable residential neighborhoods.

Are there any community assets in these areas/neighborhoods?

The Bailey's Crossroads area is located along Columbia Pike and is connected to Seven Corners via Leesburg Pike. Bailey's Crossroads is a dynamic business center that capitalizes on its proximity to downtown Washington, DC, Arlington County, and the City of Alexandria.

The Richmond Highway Corridor extends approximately 7.5 miles from the Capital Beltway on the north to Fort Belvoir and Woodlawn Plantation on the south. Within this corridor there are six Community Business Centers (CBCs). The six CBCs are North Gateway, Penn Daw, Beacon/Groveton, Hybla Valley/Gum Springs, South County and Woodlawn. These are envisioned to serve as focal points or nodes for community-serving retail, residential and mixed-used development.

The area of Central Springfield is made up of the Springfield CRD and the Franconia-Springfield TSA. The Springfield CRD is located just south of the I-495 and I-95 interchange, primarily on the west side of I-95. The Franconia-Springfield TSA is located to the southeast of the I-95 and Old Keene Mill Road/Franconia Road interchange, and contains the Springfield Mall. The rebuilt I-95 interchange with redesigned travel ramps, as well as Metrorail and Virginia Railway Express commuter rail at the Joe Alexander Transportation Center, provide considerable advantages with respect to location and regional transportation access.

The Annandale business core is a culturally diverse area that contains more than 2 million square feet of commercial space, including shops, restaurants, and service businesses that draw customers from throughout the Washington D.C. Metropolitan Area. This area has excellent development opportunities that can focus on a town center, mixed-use concept.

Are there other strategic opportunities in any of these areas?

There are two overlay zoning districts that apply to Commercial Revitalization Districts – a CRD designation and a Highway Corridor (HC) District designation. The CRD designation allows for flexibility in the development and redevelopment of properties and allows for expedited review and concurrent processing of planning and development review. The HC designation, which has a wider applicable area, imposes additional regulations on certain automobile-oriented, fast-service, or quick turn-over uses in order to prevent or reduce traffic congestion and associated dangers.

Each CRD has urban design recommendations within the Comprehensive Plan that specifically address streetscape, landscape, parking lot, building, site design and signage elements. These guidelines are intended to foster new development and redevelopment that function well together and contribute to a positive image of each area. The redevelopment in Central Springfield of the Springfield Mall into the Springfield Town Center will help transform that area. The vision for the Springfield Town Center is for a walkable community where people can live, work, shop, and enjoy entertainment and community activities. Interwoven among the retail, offices, hotels, and residences will be a pedestrian oriented network of sidewalks, multi-use pathways, open spaces and recreational facilities, including a central plaza, dog park, and indoor and outdoor recreation opportunities which will provide a location for the community to gather for concerts, farmer's markets, events and public exhibits. This redevelopment will serve as a catalyst in Springfield's revitalization and will help transform the Franconia-Springfield Metro Station Area into a walkable, pedestrian-friendly environment. The Comprehensive Plan for the Annandale CBC was amended in July 2010 to incorporate a form-based approach that provides development flexibility by using building types, building heights, and urban design guidance instead of Floor Area Ratios (FAR) to guide and shape development. The Plan emphasizes innovative urban design, streetscape, place making and context-sensitive design principles that will contribute to and establish a cohesive and unique identity. The built form will relate to a network of usable and public urban plazas and parks at a variety of scales and functions, and utilize planned multi-modal services and facilities. To encourage redevelopment, the Plan provides an "Incentive Development Option" that offers an increase in building height and density in exchange for certain public benefits.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

Time Period of Plan

July 1, 2015 – June 30, 2020

Housing Component

Overview

The Housing Component of this Strategic Plan provides goals and objectives related to a) affordable housing; b) Public Housing; c) homelessness (including chronic homelessness); and d) special needs populations (including those served by HOPWA). It also addresses the affordable housing gap that exists in the County. *The total affordable housing **gap** for low- and moderate-income **renters** (earning 80 percent of AMI and below) is approximately **31,630 units**. For low- and moderate income **owners**, the gap is approximately **27,900 units**.*

Philosophy

Addressing the housing needs of Fairfax County citizens can only be accomplished through a partnership between the non-profit community, the for-profit development industry, and the public sector. Limited resources pose an obstacle to addressing housing needs and it is through a group effort that priority housing needs were established and are being addressed as described in Fairfax County's Housing Blueprint. The philosophy driving the priority needs is that affordable housing is a continuum ranging from the needs of people experiencing homelessness to first-time buyers. (See Grantee Unique Appendices section for THRIVE Housing Continuum graphic.) Consistent with that philosophy, the goals and objectives in the Housing Blueprint and this Consolidated Plan are organized around Fairfax County's new THRIVE Housing Continuum. The Housing Continuum is the central component of the Fairfax County Redevelopment and Housing Authority's (FCRHA) designation as a HUD Moving to Work (MTW) agency. The THRIVE (**T**otal **H**ousing **R**einvention for **I**ndividual Success, **V**ital Services and **E**conomic Empowerment) concept is that participants will move through the various tiers of the Housing Continuum, supported by appropriate services, to achieve the highest level of self-sufficiency of which they are capable. Included in this continuum are programs and activities aimed at meeting the diverse housing needs of hard-working, but low paid families; senior citizens; persons with physical or mental disabilities; and the workforce across Fairfax County.

Serving the Greatest Need, Focusing on Self Sufficiency

The Housing Blueprint provides the basis for assigning priorities. The Blueprint reflects the community's consensus that affordable housing programs should serve the continuum of need, with an emphasis on self-sufficiency and those with the greatest need. The Housing Blueprint also identifies those services families in affordable housing will need to reach the highest level of self-sufficiency of which they are capable.

Those identified in the Blueprint as having the greatest need include:

- Homeless families and individuals
- Households with low and extremely-low incomes
- Special needs populations; and
- The workforce essential to the county's economic health and growth

Goals and a Continuum of Housing Services

As provided for in the Housing Blueprint, there are four key priority housing goals to be addressed in the time period covered by the Five-Year Consolidated Plan, FY 2016-2020.

- **Goal 1:** To end **homelessness** in 10 years (by 2018)
- **Goal 2:** To provide affordable housing options to those with **special needs**
- **Goal 3:** To meet the affordable housing needs of low-income **working families**; and
- **Goal 4:** To produce **workforce housing** sufficient to accommodate projected job growth

A Continuum of Housing Services, Activities and Options

As expressed in the Blueprint, activities to meet the goals are organized around tiers that are consistent with the THRIVE Housing Continuum.

TIER ONE: Through the Gateway to Permanent Affordable Housing

- **Goals addressed:** Homelessness and Special Needs

TIER TWO: Addressing Sustainable Housing

- **Goals addressed:** Working Families and Special Needs

TIER THREE: Toward Self Sufficiency

- **Goals addressed:** Working Families and Workforce Housing

Other Priorities

The Housing Blueprint also reflects a desire to complete projects in the pipeline where the need and the community expectation have already been established. In addition, the Blueprint encourages the private development of affordable and workforce housing development.

Specific Housing Objectives

The listing below shows the specific objectives to meet the four goals outlined above.

- **Objective 1:** Provide affordable housing units/rental subsidies to homeless individuals and families
- **Objective 2:** Provide housing units affordable to persons with physical or mental disabilities, including persons with HIV/AIDS
- **Objective 3:** Provide housing units affordable to households with low to extremely-low incomes (less than 50 percent MFI), including low-income working families and those with special needs populations
- **Objective 4:** Provide sufficient workforce housing through land use policy
- **Objective 5:** Provide sufficient workforce housing through private sector partnerships
- **Objective 6:** Preserve existing Public Housing by ensuring greater sustainability
- **Objective 7:** Promote resident self-sufficiency
- **Objective 8:** Foster coordination and partnerships

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	**Area Name:**	Countywide
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Fairfax County in general is opportunity-driven in the allocation of affordable housing resources, while at the same time working actively to promote the de-concentration of poverty, particularly in the programs operated by the Fairfax County Redevelopment and Housing Authority (FCRHA). With respect to the investment of capital resources for affordable housing development, the FCRHA has financed the acquisition and development of properties in locations across the county over the last ten years. As examples, the FCRHA provided financing for:

- The acquisition of **Mount Vernon House**, an affordable senior housing development in the southern part of the county;
- The county's acquisition of the **Crescent Apartments** in the northern part of the county, which is now on the cusp of being redeveloped as a mixed income community which will both preserve

OMB Control No: 2506-0117 (exp. 07/31/2015)

the existing affordable housing and produce new affordable housing, and revitalize the historic Lake Anne Village area of Reston;

- The construction of the **Olley Glen** senior community in the central portion of the county; and
- The acquisition of 13 units at **Legato Corner** in the western part of the county. These units are now part of the FCRHA's Magnet Housing program. Magnet Housing is a partnership between the FCRHA, which owns and manages the properties, and key County employers (Fire and Rescue Department, Fairfax County Public Schools, Inova Health Systems, etc.) who market and fill the units.

Prior to preparation of the Five-Year Consolidated Plan for FY 2011-2015, the FCRHA, in analyzing family public housing developments, determined that there were concentrations of poverty in some projects. To address this issue, the FCRHA is employing waiting list skipping for the following projects to retain or attract higher-income residents:

Villages at Falls Church and Old Mill Gardens

The FCRHA is employing waiting list skipping for the following projects to assure access for lower-income residents:

Greenwood II; Barkley Square; Robinson Square; West Glade, Copper Mill, Monroe Chase, Virginia Station, Townes at Walney Oaks, Townes at Woodland Glen; The Park; and Tavenner Lane

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	**Priority Need Name**	Homelessness Prevention and Rapid Re-Housing
	Priority Level	High
	Population	Extremely Low Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	Countywide
	Associated Goals	Homelessness
	Description	There is a need to prevent and end homelessness for both individuals and families and to re-house those who are homeless.
	Basis for Relative Priority	The severity of the housing problem for the homeless and the need for renewed vigor in preventing homelessness and providing basic shelter warrants placing a high priority on the homeless.
2	**Priority Need Name**	Affordable Rental Housing
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	Countywide
	Associated Goals	Homelessness Special Needs Working Families Workforce Housing
	Description	The need exists for rental housing that a household can financially afford at a low-income level and still meet other basic living needs.
	Basis for Relative Priority	The affordable rental housing gap stands at just under 32,000 units, hindering those in overcrowded or cost-burdened situations.
3	**Priority Need Name**	Homeownership Access and Rehabilitation
	Priority Level	High
	Population	Low Moderate Middle Large Families Families with Children Elderly

OMB Control No: 2506-0117 (exp. 07/31/2015)

	Geographic Areas Affected	Countywide
	Associated Goals	Special Needs Working Families Workforce Housing
	Description	There is a need for households to have access to homeownership through homebuyer programs and to be able to rehabilitate homes that they own.
	Basis for Relative Priority	The affordable homeownership gap stands at just above 36,000 units.
4	**Priority Need Name**	Community Services
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development

OMB Control No: 2506-0117 (exp. 07/31/2015)

	Geographic Areas Affected	Countywide
	Associated Goals	Homelessness Special Needs Working Families Human Service System Poverty Reduction/Self Sufficiency Reinvestment
	Description	There is a tremendous need for the provision of community services to county residents, especially to persons with special needs and persons who are homeless.
	Basis for Relative Priority	Fairfax County is a high-cost jurisdiction and presents challenges for extremely low- through middle-income persons to live here.
5	**Priority Need Name**	Administration and Planning
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Countywide
	Associated Goals	Human Service System Reinvestment Community Input
	Description	In order for the county to operate its affordable housing and community development programs, there is a need to handle the administrative and planning tasks that accompany the programs, including the facilitation of community input.
	Basis for Relative Priority	Compliance, administration, and fair housing facilitation and monitoring are critical to the success of the county's programs.

OMB Control No: 2506-0117 (exp. 07/31/2015)

Narrative (Optional)

The priority housing needs identified for the Consolidated Plan are consistent with the priority needs identified in the Housing Blueprint. The Blueprint identifies those with the greatest need as: 1) individuals and families who are homeless; 2) persons with low- and extremely-low incomes; 3) persons with disabilities; and 4) low-income seniors. Table 53 shows the priority needs identified for the Consolidated Plan, based on the Housing Blueprint.

Justification for Priority Housing Need Categories

The identified affordable housing priorities respond to three critical elements of the affordable housing crisis in Fairfax County. The first is severity of need. The second is the limited and dwindling supply of affordable housing, in both the owner occupied and renter occupied sectors. The overall shortage of housing is pushing more units out of the affordable supply, through rent and price escalation. The third is the increase in the number of low-income households who need these units. Low-income households with the most need often are unable to find housing because affordable housing is occupied by households with higher incomes.

The severity of the housing problem for people experiencing homelessness and need for renewed vigor in providing basic shelter warrants placing a high priority on people experiencing homelessness.

Low-income households, particularly those below 30 percent MFI (extremely-low income), are the most disadvantaged in finding and keeping housing in the current market. The economic downturn contributes to putting hard-working families at risk of homelessness as they struggle with multiple jobs and uncertain income. Service providers and housing advocates are being challenged more than ever to prevent homelessness.

The elderly are the fastest growing age segment in Fairfax County and are projected to comprise 21.6 percent of the County's population by the year 2020. Low-income elderly households with housing problems (includes cost burden) include a significant number of homeowners.

Persons with physical or mental disabilities require special attention as this group is likely to have both service and housing needs. Over two-thirds of mentally or physically disabled renters and nearly two-thirds of owners with incomes greater than 80 percent AMFI had at least one housing problem (greater than 30 percent cost burden, overcrowded, or lacking complete kitchen or bathroom facilities). In addition, the American Disabilities Act (ADA) and the Olmstead decision provide legal protections for persons with physical or mental disabilities that must be honored.

Finding ways to ensure housing is affordable for all residents is essential to the long term economic health of Fairfax County. An adequate supply of "workforce housing" or housing that is affordable to essential workers is especially critical to meet the demands of projected job growth and to ensure that the County can keep workers that provide services crucial to all citizens.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	• **A diminishing supply of landlords that will accept rental assistance**. Of those that do, many require that applicants with rental assistance still meet minimum income and credit requirements, which households with special needs who are at the lowest income levels often cannot meet.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
TBRA for Non-Homeless Special Needs	• **Timing issues regarding the availability of TBRA rental assistance and supportive services needed to live in rental housing**. If rental assistance and services are not available simultaneously, it can be challenging for individuals with disabilities and older adults to obtain and maintain housing stability. Individuals are often on waitlists for funding for services (e.g., Medicaid Waivers) and finding providers of certain home-based services can be difficult in a region with high direct care staff turnover. • **A shortage of accessible, affordable rental housing** is a barrier to individuals with disabilities in using TBRA. Rental units that are fully accessible (or even adaptable) tend to be in more recently built properties which typically have rents that exceed the FMR. • **Extremely low income households with disabilities often cannot access the funds needed to cover the upfront costs of securing housing,** including application fees, holding fees, security deposits, utility deposits and connection fees, first month's rent, etc. As a result, these households are at a competitive disadvantage in the rental market. • **There is an influx of approximately 65 Fairfax County residents transitioning from state training centers to community-based housing by March 2016** as a result of a Department of Justice settlement agreement with the Commonwealth of Virginia. These individuals have complex medical, behavioral, physical, nutrition and communication needs, and require housing that exceeds accessibility standards for multifamily properties and is integrated into the community. Single family homes typically have no minimal accessibility standards. Renters must request a reasonable accommodation to make home modifications to a single or multifamily rental property, and the renter bears the cost of retrofitting the unit (and may also have to pay the cost to restore the unit to its prior usable condition). These costs are typically more than individuals at or below 15% of AMI can afford. Additional funding sources are needed to help offset these costs.
New Unit Production	High cost of land, high production costs, strong locational demand, redevelopment opportunities, high demand for development where inclusion of affordable or workforce housing is a required component
Rehabilitation	High production costs, strong locational demand
Acquisition, including preservation	Increased availability of low-priced housing stock (due to increased foreclosures or other circumstances), redevelopment opportunities

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The funding levels incorporated in the Five-Year Consolidated Plan FY 2016-FY 2020 and One-Year Action Plan for FY 2016 and released for public comment are based on the funding allocation awarded to Fairfax County in FY 2015 until formal notification was received from HUD. This is customary and allows the county to meet it citizen participation requirement and plan for future HUD grants prior to official notification from HUD, which has typically occurred in March. Contingency language is included below to explain how adjustments are to be made to the advertised draft proposed allocation amounts.

Fairfax County will utilize the following contingency provision governing the use of CDBG, HOME and ESG funds and will request citizen comment on this planned process for the allocation of federal funding for FY 2016:

CDBG

All CDBG funded activities are proportionally increased or decreased from the estimated funding levels to match actual allocation with the following exceptions:

- Section 108 Loan Payment will remain as represented in this plan
- General Administration, Planning and Fair Housing are capped at 20% of the CDBG allocation based on HUD limits. Total allocation for these three activities will be 20% of the actual CDBG allocation
- Targeted Public Services allocation is capped at 15% of the CDBG allocation based on HUD limits. Targeted Public Services allocation will be 15% of actual CDBG allocation
- The Affordable Housing Fund will be funded at $704,500 as previously awarded by the CCFP for the second year of the 2-year funding cycle for FY 2015- FY 2016.

Percentages allocated for Section 108 Loan, General Administration, Planning, Fair Housing, Targeted Public Services and Affordable Housing Fund are made prior to all other proportional adjustments to remaining CDBG activities.

HOME

All HOME funded activities are proportionally increased or decreased from the estimated funding levels to match actual allocation amounts with the following exceptions:

- HOME Administration is capped at 10% of the HOME allocations. HOME Administration allocation will be 10% of actual HOME allocation.

OMB Control No: 2506-0117 (exp. 07/31/2015)

- Federal regulations require that jurisdictions set-aside a minimum of 15% of the HOME allocation each year for Community Housing Development Organization (CHDO) investment. CHDO Set-aside will be 15% of the actual HOME Allocation.

Percentages allocated for HOME Administration and CHDO are made prior to all other proportional adjustments to remaining HOME activities.

ESG

All ESG funded activities are proportionally increased or decreased from the estimated funding levels to match actual allocation amount.

Notification of actual FY2016 grant allocation amounts were received during the public comment period and have been incorporated below. These final amounts will be part of a future item for Board Action on April 28, 2015.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	4,873,926	290,942	2,863,287	8,028,155	19,495,704	Annual allocation based on HUD FY 2015 / County FY 2016 grant amount.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,431,830	45,407	1,467,673	2,944,910	5,727,320	Annual allocation based on HUD FY 2015 / County FY 2016 grant amount.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	431,214	0	0	431,214	1,724,856	Annual allocation based on HUD FY 2015 / County FY 2016 grant amount.

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Fairfax County meets and exceeds its HOME Match requirement through a variety of local resources. Matching funds are provided through a General Fund allocation for the direct cost of supportive services provided by the Fairfax-Falls Church Community Services Board to residents of HOME-assisted group housing. These supportive services facilitate independent, community based, housing for individuals with intellectual and developmental disabilities.

Additionally, the county created a Housing Trust Fund in FY 1990 that continues today to encourage and support the acquisition, preservation, development and redevelopment of affordable housing by the FCRHA, non-profit sponsors and private developers. The majority of all units developed are HOME-eligible. Award of Housing Trust Funds are anticipated in FY 2016.

Fairfax County matches Emergency Solutions Grant (ESG) funding with a one-to-one match with local General Fund dollars that are appropriated on an annual basis in the normal Fairfax County budget cycle, typically in April.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Fairfax County and the FCRHA have a long and successful track record of utilizing public land for the development of housing to meet a continuum of need identified in this Consolidated Plan. Projects that are expected to be completed, under construction or in planning during the time covered by this plan include the following:

Residences at the Government Center: In 2008, Fairfax County selected a developer to build and operate an innovative, high quality, mixed income, 270-unit affordable apartment complex on its Government Center campus. The county, using no cash of its own, will leverage an investment of $45 million by the developer through a long-term ground lease of the 8.8 acre county-owned site. Situated in a wooded setting and incorporating green building, low impact and sustainable design features, amenities at the project will include garage parking, fitness and children's play areas, swimming pool, conference room, outdoor courtyards, and will be connected to the adjacent Government Center by a trail system. Located across the street from Fairfax Corner's restaurants, shopping and movie theaters, the apartment complex will be close to transportation networks and the Fairfax Connector bus system. Financing on the project, including FCRHA-issued bonds, is expected to close in January 2015, with groundbreaking to take place shortly thereafter. It is anticipated that construction will be completed late 2016/early 2017. This public-private partnership was competitively established under the Virginia Public Private Educational Facilities Infrastructure Act (PPEA).

Lewinsville Senior and Daycare Center Redevelopment: The planned redevelopment of the 8.6 acre McLean property includes the demolition of the current facility and construction of two buildings which

will provide: 1) approximately 82 units of "Independent Living" senior housing; 2) space for the Health Department's Adult Day care facility; 3) two child day care centers; and 4) allow for the expansion of services of the existing Senior Center programs operated by the Department of Neighborhood and Community Services. The residential component of the project will be developed and operated by a private developer through under the auspices of PPEA. One building will contain the affordable senior housing which will be constructed and operated at no cost to the County utilizing tax credits and a long term ground lease. The second building will be the community support building which will house the senior center and the adult and child day care facilities.

Redevelopment of Crescent Apartments: Fairfax County is preparing for the redevelopment of the Crescent Apartments, which it purchased in 2006 to preserve the property as affordable housing and to catalyze the planned revitalization of Lake Anne. The project, to be developed by a private developer selected by the Board of Supervisors under PPEA, will preserve 181 units of affordable housing by providing a one-for-one replacement of existing units with newly constructed homes. In addition, 20 percent of the remaining newly constructed units on site will also be affordable; increasing the number of affordable housing units in the historic Lake Anne community. The County has selected Lake Anne Development Partners (LADP)/ Republic as the master developer of the project and LADP/Community Preservation and Development Corporation will construct the 181 replacement housing units. If the project receives the necessary funding, construction on replacement units may begin as early as March 2016 with a completion date in early 2018.

Discussion:

Additional descriptions of publically owned land or property located within Fairfax County that may be used to address the needs identified in the plan:

The Residences at North Hill Park: The FCRHA has selected a private developer, under PPEA, for the development of the 33 acre North Hill site, which was acquired by the FCRHA in the 1980s. Under the recently approved Interim Agreement, the selected developer will proceed with due diligence to determine whether to proceed with their proposed project, which includes 329 mixed-income rental units and 144 ownership townhomes (a portion of which will offer affordability below market prices), with the balance of the site remaining as park land. If the developer chooses to proceed with the project, a Comprehensive Plan amendment and the negotiation of one or more additional agreements, including a Master Development Agreement, would be required before development would begin.

Route 50/West Ox Road: This project involves the development of affordable housing serving persons with special needs, and may follow the supportive housing studio apartment model of the FCRHA's recently-completed Mondloch Place. One potential concept for the property is to construct up to 30 units of permanent supportive housing for formerly homeless individuals, including formerly homeless veterans.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Fairfax County Redevelopment and Housing Authority	PHA	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	
GOOD SHEPHERD HOUSING AND FAMILY SERVICES, INC.	CHDO	Homelessness Non-homeless special needs Rental public services	
Pathway Homes, Inc.	CHDO	Homelessness Non-homeless special needs Rental public services	
Cornerstones Housing Corporation	CHDO	Rental	
HOMESTRETCH, INC.	Subrecipient	Homelessness Non-homeless special needs public services	
Community Havens	Subrecipient	Rental	
Fairfax-Falls Church Community Services Board	Community/Faith-based organization	Homelessness Ownership Public Housing Rental	

OMB Control No: 2506-0117 (exp. 07/31/2015)

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Fairfax Area Disability Services Board	Community/Faith-based organization	Homelessness Ownership Public Housing Rental	
Advisory Social Services Board	Community/Faith-based organization	Homelessness Ownership Public Housing Rental	
Fairfax County School Board	Community/Faith-based organization	Homelessness Ownership Public Housing Rental	
Cornerstones	Non-profit organizations	Homelessness Ownership Public Housing Rental	
Fairfax County Human Services Council	Community/Faith-based organization	Homelessness Ownership Public Housing Rental	
Insight Property Group LLC	Private Industry	Homelessness Ownership Public Housing Rental	
Fairfax County Professional Fire Fighters and Paramedics, IAFF Local 2068	Other	Homelessness Ownership Public Housing Rental	
Inova Health System	Non-profit organizations	Homelessness Ownership Public Housing Rental	
Northern Virginia Association of REALTORS	Regional organization	Homelessness Ownership Public Housing Rental	

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Tetra Partnerships	Private Industry	Homelessness Ownership Public Housing Rental	
Fairfax County Alliance for Human Services	Community/Faith-based organization	Homelessness Non-homeless special needs Ownership Public Housing Rental	
Fairfax County Federation of Citizens Associations	Community/Faith-based organization	Homelessness Ownership Public Housing Rental	
AHOME	Non-profit organizations	Homelessness Ownership Public Housing Rental	
Northern Virginia Affordable Housing Alliance	Regional organization	Ownership Public Housing Rental	
Federal Home Loan Mortgage Corporation	Private Industry	Ownership Public Housing Rental	
Virginia Housing Development Authority (VHDA)	Government	Homelessness Ownership Public Housing Rental	
Wesley Housing Development Corporation	Non-profit organizations	Homelessness Ownership Public Housing Rental	
HABITAT FOR HUMANITY OF NORTHERN VIRGINIA	Non-profit organizations	Homelessness Ownership Public Housing Rental	

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

- Gap/Strength: The foreclosure crisis forced the County's Homeownership and Relocation Division (HRD) to tighten their underwriting standards which means the Division serves fewer, but more qualified homeownership candidates.
- Gap: FHA will not give HRD 60-day notice regarding foreclosure, so it is hard for HRD to help clients prevent foreclosure.
- Strength/Gap: the County's Office to Prevent and End Homelessness' (OPEH's) efforts are data driven/however, the type and level of data could be improved.
- Strength: The county's emphasis on prevention and rapid rehousing (housing first) has significantly reduced the length of homelessness and increased the number of people who obtain permanent housing.
- Gap/Strength: Not enough property owners are willing to accept tenant housing subsidies/OPEH is currently training county staff to engage property owners to increase the number of owners who are willing to accept tenant housing subsidies.
- Strength: The PROGRESS Center helps tenants of county affordable housing coordinate and piece together county services.
- Gap: Need for mental health system to be updated and integrated with primary care (the county is currently working on this integration). Privacy issues are difficult because lack of coordination.
- Gap: County public transportation is set up to go in and out of the city, but many low income residents need to commute to other areas for work.
- Gap: Availability of landlords who will accept rental vouchers and do not put added requirements on tenants that prevent them from living there.
- Gap: If one is in a program for more than 90 days, one is no longer considered homeless by HUD, however, the person does not have a voucher to move anywhere, but is done with the program but is not forced to leave it.
- Strength: Partnership with non-profits who send referrals and to carry out services for the Total Housing Reinvention for Individual Success, Vital Services and Economic Empowerment (THRIVE) initiative.
- Strength: MTW allows resident recertification on a bi-annual basis and tri-annual for seniors, this new flexibility allows staff to focus on service coordination rather than recertification
- Gap/Strength: There are not enough resources to meet all of the housing needs in the county, so people have to move out of the system/MTW, Building Affordability, and THRIVE are meant to address this issue.
- Strength: the county is reinvesting income from residential properties to increase the number of affordable units.
- Gap/Strength: Sequestration and loss of Housing Choice Vouchers/MTW, Bridging Affordability, and THRIVE establish a housing continuum that will help residents move out of subsidized housing and allow the county to serve residents who are at highest risk for homelessness or are most in need of county housing and services.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance			
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement			
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Homelessness prevention services: One-time payments of emergency rental and utility assistance are available through Fairfax County's Coordinated Services Planning office in collaboration with community-based nonprofit organizations. Up to 12 months of financial and rental assistance is available through homelessness prevention programming supported by a combination of federal, state and local resources, including the Emergency Solutions Grant, and provided by a number of local nonprofits. Legal assistance for people at-risk of homelessness is typically available through Legal Services of Northern Virginia (LSNV), which aims to prevent homelessness caused by unnecessary

evictions, illegal lockouts, unfair charges, illegal utility cut-offs, or discrimination based upon a mental or physical disability. Finally, a number of HUD-approved housing counseling agencies also provide foreclosure prevention and mortgage assistance to homeowners throughout Northern Virginia, including Fairfax County.

Street outreach services: The Community Services Board's (CSB's) PATH Outreach Program (Project to Assist in Transition from Homelessness) provides outreach and engagement services primarily to people with serious mental illness, including those with co-occurring substance use disorders who are homeless or at risk of homelessness. The majority of individuals served by PATH are unsheltered and homeless. The Homeless Healthcare Program (HHP) provides outreach, medical and mental health/substance abuse services primarily to chronically homeless single adults with mental health, substance abuse and/or chronic or acute health problems and connects them to mainstream resources and a medical home for ongoing care and treatment. Local non-profit organizations also provide homeless outreach services in collaboration with the CSB and HHP to coordinate services and facilitate the return to stable housing.

Supportive services: Case management is available through the CSB (for adults with mental illness, intellectual disabilities and substance use disorders) and the Department of Family Services (for older adults and adults with disabilities). Non-profit housing organizations also offer case management to assist households with getting services needed to obtain and maintain housing. Mental health/substance abuse counseling is available through the CSB and private providers in the community. Psychiatry/medication services are available through the CSB for those with serious mental illness and chronic substance dependence disorders with functional impairments.

Vocational and employment services such as assessments, job training, job development and job coaching are available through the Department of Aging and Rehabilitative Services and CSB contracted vocational providers. SkillSource provides resume and interview preparation, job leads, career assessments and counseling, and job training. A variety of non-profit and community organizations also offer resume and interview preparation, job search assistance, and clothing for interviews.

Independent living skill training is available through the CSB (for adults with mental illness, intellectual disabilities and substance use disorders) and through private providers. These services, along with personal assistance services, are typically funded by Medicaid or Medicaid Waivers.

Very low-income individuals with disabilities who are eligible for Medicaid can access medical care through community providers that accept this payment source. Those without Medicaid, Medicare or private insurance can utilize the county's Community Health Care Network (CHCN) or one of several federally qualified healthcare centers (FQHCs).

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Homelessness Prevention Services

Strengths: Individuals with disabilities at risk of homelessness as defined by HUD can access one-time mortgage, rent and utility payment assistance through the county's Coordinated Services Planning system, and can access time-limited rent and utility payment assistance up to 12 months through the homeless services system (e.g., HOST Short Term Assistance, Emergency Solutions Grant, etc.). Individuals with disabilities who are at imminent risk of homelessness or literally homeless can also access the county's Bridging Affordability program and potentially transition to market rate housing or other rental supports within two to three years. Those at risk of eviction or experiencing housing discrimination can obtain legal assistance through resources such as Legal Services of Northern Virginia.

Gaps: Individuals with disabilities at risk of homelessness as defined by HUD often have very low incomes that are unlikely to rise over time to match the "housing wage" needed to live in Fairfax County. While some individuals require permanent supportive housing, others simply need longer term rental assistance to maintain housing stability. One-time emergency and time-limited rental assistance often do not work for these individuals. However, the availability of longer term rental assistance is severely limited.

Individuals with disabilities in residential treatment, supportive residential programs, intermediate care, assisted living and nursing facilities for over 90 days who have no housing upon discharge also have difficulty accessing time-limited and longer term rent and utility assistance for those who are homeless. These individuals required intensive treatment, training and services to stabilize their physical, medical, mental health, intellectual disability and/or substance abuse conditions, develop skills to manage their conditions, and to get connected to resources that support recovery and independent living in the community. However, individuals who are in residential treatment or supportive residential programs for more than 90 days, whether they were homeless at entry or lost their housing while in residential care, ***no longer meet HUD's homeless definition*** and cannot access most time-limited rental assistance or permanent supportive housing programs. When individuals remain in residential programs and facilities after they are ready for discharge, their recovery and/or independent living capacity is compromised and they occupy residential program/facility beds that are in high demand.

Those with disabilities and very low incomes who live in precarious housing situations (e.g., units that are overcrowded, unsafe, inaccessible, lack basic lease protections, or where drugs/alcohol are used or individuals are vulnerable to victimization) face significant challenges to obtaining rent and utility assistance. Since they are considered "housed," they also do not meet HUD's homeless definition. Many individuals are unable to get on affordable housing waitlists because they are closed. The cumulative stress of living in these situations can trigger mental health, substance abuse or medical crises that result in homelessness, hospitalization or incarceration.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Strategy #1: ***Make a segment of Bridging Affordability rental assistance resources available to individuals with disabilities who have been admitted to residential programs and no longer need this level of care but would be otherwise discharged to homelessness.***

As the gateway to the county's housing continuum, the Bridging Affordability program provides access to locally funded rental assistance for two to three years with a bridge to other county housing programs or market housing, depending on individual need. Currently, in order to be eligible for Bridging Affordability rental assistance, a household must be on a county or CSB housing waitlist. Rather than base eligibility on housing waitlist status, the county is looking at a new approach which makes eligibility for individuals with disabilities contingent upon achievement of service plan goals and no longer needing the level of care the residential program provides. This approach focuses on those who have stabilized their medical, mental health, and substance abuse conditions and/or developed basic adaptive skills yet do not have enough income to move to more integrated housing to continue their recovery and growth. Those who would be discharged to homelessness but do not qualify for homeless services due to a length of stay over 90 days in a residential program should receive priority. This process frees up resources for those waiting to receive more intensive residential services.

Strategy #2: ***Stimulate alternative affordable housing opportunities through development of a roommate referral program.***

Those with disabilities and very low incomes who live in precarious housing situations but are not homeless and who are unable to get on housing waitlists need other affordable alternatives. The county or a contracted entity could coordinate matches between individuals who need housing and persons with safe, decent rooms to rent. Individuals could receive guidance on what to look for in a housemate, what questions to ask, how to check references, and how to develop a rental agreement.

Strategy #3: ***Expand the Housing Locator program to serve non-homeless individuals with disabilities in precarious housing situations.***

Low income persons with disabilities living in precarious housing situations who are not homeless need assistance to find other affordable alternatives that meet their specific needs. The county's Housing Locator Network currently prioritizes work with homeless populations, and this work generally keeps the program operating at capacity. Adding staff resources to serve non-homeless persons with disabilities living in unsafe, overcrowded or unaffordable housing would reduce the odds that these individuals become homeless.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homelessness	2016	2020	Homeless	Countywide	Homelessness Prevention and Rapid Re-Housing Affordable Rental Housing Community Services		Rental units rehabilitated: 50 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 250 Households Assisted
2	Special Needs	2016	2020	Affordable Housing Non-Homeless Special Needs	Countywide	Affordable Rental Housing Homeownership Access and Rehabilitation Community Services		Public service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted Rental units rehabilitated: 25 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 100 Households Assisted

OMB Control No: 2506-0117 (exp. 07/31/2015)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Working Families	2016	2020	Affordable Housing	Countywide	Affordable Rental Housing Homeownership Access and Rehabilitation Community Services		Rental units constructed: 1000 Household Housing Unit Homeowner Housing Added: 125 Household Housing Unit
4	Workforce Housing	2016	2020	Affordable Housing	Countywide	Affordable Rental Housing Homeownership Access and Rehabilitation		
5	Human Service System	2016	2020	Non-Housing Community Development	Countywide	Community Services Administration and Planning		Other: 1 Other
6	Poverty Reduction/Self Sufficiency	2016	2020	Non-Housing Community Development	Countywide	Community Services		Public service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted
7	Reinvestment	2016	2020	Non-Housing Community Development	Countywide	Community Services Administration and Planning		Other: 1 Other
8	Community Input	2016	2020	Institutional	Countywide	Administration and Planning		Other: 1 Other

Table 53 – Goals Summary

Goal Descriptions

OMB Control No: 2506-0117 (exp. 07/31/2015)

1	**Goal Name**	Homelessness
	Goal Description	***To End Homelessness in 10 Years (by 2018)*** The County will address the 10-year need for 2,650 additional units/permanent housing opportunities for homeless individuals and families. <u>Year 1 Projected Outcomes:</u> • Housing opportunities created by turnover in federal resources: 134 • New housing opportunities (non-turnover): 26 • New homeless households served in local Bridging Affordability program: 40
2	**Goal Name**	Special Needs
	Goal Description	***To Provide Affordable Options to Special Needs Populations*** The County will provide affordable housing options to special needs populations including low to extremely-low income households, seniors, and persons with physical or mental disabilities through several means. (**Note:** Persons with special needs are also served throughout the other goals identified in the Housing Blueprint and the Consolidated Plan.) <u>Year 1 Projected Outcomes:</u> • Housing opportunities created by turnover in federal resources: 5 • New housing opportunities (non-turnover): 30 • New special needs households served in the local Bridging Affordability program: 15

OMB Control No: 2506-0117 (exp. 07/31/2015)

3	**Goal Name**	Working Families
	Goal Description	***To Meet the Affordable Housing Needs of Low-income Working Families*** The County will work to address the current need, estimated at about 31,000 units, for affordable housing among low-income working families via a variety of means. <u>Year 1 Projected Outcomes:</u> • New low-income households served in the local Bridging Affordability program: 28 • Housing opportunities created by turnover in federal resources: 190 • Housing opportunities created by turnover in local housing resources: 200 • New housing opportunities (non-turnover): 100
4	**Goal Name**	Workforce Housing
	Goal Description	***To Increase Workforce Housing through Creative Partnerships and Public Policy*** The County will address the need for nearly 50,000 net new housing units affordable to households earning up to 120 percent of AMI based on projected job growth through 2032 (source: George Mason University) through bolstering existing resources and initiating other efforts. <u>Year 1 Projected Outcomes:</u> • New housing opportunities: 420

OMB Control No: 2506-0117 (exp. 07/31/2015)

5	**Goal Name**	Human Service System
	Goal Description	***Maintain and strengthen a safe, healthy and vibrant community through a human service system that is responsive to all populations and their diverse needs including children, the elderly, persons with disabilities, or those with other special needs, with emphasis on benefiting low and moderate income persons and families*** The County will promote healthy child and youth development, identify strategies to meet current and emerging service needs, and encourage and support public and private network of community services that fosters stability and maximizes self-sufficiency. <u>Specific Objectives:</u> 1.1 Promote healthy, positive child and youth development through a community support system that meets the diverse needs of all children and provides positive alternatives that help in the prevention of gang activity. 1.2 Identify gaps and develop strategies to meet critical current and emerging service needs in the community. 1.3 Encourage and support a coordinated public and private network of community services that fosters stability and maximizes independence of individuals and families. 1.4 Promote a human service system that ensures residents are able to meet basic and emergency human needs, that emphasizes prevention and early intervention to minimize crises and that preserves individual and family stability. 1.5 Encourage best practices, sensitivity to cultural differences and enhanced performances in service delivery to ensure residents receive high quality services as needed.

OMB Control No: 2506-0117 (exp. 07/31/2015)

6	**Goal Name**	Poverty Reduction/Self Sufficiency
	Goal Description	***Reduce poverty and foster self-sufficiency by using public and private resources to provide essential training and support services, and by encouraging employment opportunities and development of business*** The County will strengthen self-sufficiency of program participants via a variety of means. Consistent with the FCRHA's Moving to Work/THRIVE program, a particular emphasis will be placed on promoting self-sufficiency activities for those participating in the various affordable housing programs operated by the FCRHA and Fairfax County. <u>Specific Objectives:</u> 2.1 Strengthen current job skill training and employment programs to prepare potential workers for better job opportunities and strengthen communication and partnerships with employers to remove barriers and to improve access to and increase the number of job placements in enhanced employment, especially for families with low income. 2.2 Promote training and educational opportunities for workers to gain skills necessary for jobs that provide wages for individuals and families to be self-sufficient and that support family stability. 2.3 Strengthen the provision and flexibility of supportive services for individuals to begin new jobs or continue in existing jobs by ensuring they have access to affordable child care, disabled adult and elderly care, transportation, English as a Second Language programs and/or other needed support. 2.4 Support community efforts in the development and assistance to micro-enterprises and small businesses to reduce small business failures and to retain and create more jobs. 2.5 Ensure that the commercial revitalization program serves as a resource to achieve a portion of these objectives. 2.6 Implement Fairfax County's Strategic Plan to Facilitate Economic Success, which has an overall focus on maintaining, diversifying, and enhancing the county's strong and vital community in order to sustain and foster economic prosperity.

OMB Control No: 2506-0117 (exp. 07/31/2015)

7	**Goal Name**	Reinvestment
	Goal Description	***In commercial and residential areas that are vulnerable to instability, facilitate reinvestment, encourage business development, promote public and private investment and reinvestment, preserve affordable housing and prevent or eliminate the negative effects of disinvestment*** Implement the Strategic Plan to Facilitate Economic Success of Fairfax County, which focuses on four fundamentals – people, places, employment and governance. In terms of places, Fairfax County will focus on infrastructure, mobility, redevelopment and fostering the retail sector and industrial and other emerging uses. <u>Specific Objectives:</u> 3.1 Develop strategies of prevention and early intervention in communities in danger of deterioration to reduce the need for greater community investment and improvements in the future. 3.2 Review existing plans for Conservation Areas, Redevelopment Areas, residential Revitalization Areas, Commercial Revitalization Districts and Commercial Revitalization Areas to promote a comprehensive and coordinated approach to meeting community development needs while maintaining the affordable housing stock and the unique character of each community. 3.3 Build on community strengths and involve the residents in decision making on needs, priorities, plans, improvements, and solutions to community concerns; in cooperation with the county's Department of Code Compliance.
8	**Goal Name**	Community Input
	Goal Description	***Ensure broad community input throughout the development and implementation of the Consolidated Plan, build public/private partnerships to implement the Plan, and monitor and evaluate the goals, strategies and program outcomes*** <u>Overarching Objective:</u> The County will implement the Citizen Participation Plan and monitor and evaluate the effectiveness of community outreach and education on community needs, plans and priorities; funded programs and results; and the effectiveness of the citizen participation process under the Consolidated Plan.

OMB Control No: 2506-0117 (exp. 07/31/2015)

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

In general, the County uses HOME Investment Partnerships funding to provide TBRA assistance to approximately 50 families per year and the funding of affordable housing development by CHDO's and other non-profit developers. Estimate below is based on the results of the HOME Unit Completions by Percent of Area Median Income included in the FY 2014 CAPER. Actual numbers for FY 2015 and beyond will vary based on proposals received and funded.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

In 2010, a voluntary compliance agreement required Fairfax County to provide 53 additional accessible units in order to comply with Uniform Federal Accessibility Standards (UFAS). A total of 17 units required just minor modifications to be considered handicap accessible, leaving 36 units to be modified. These 36 units are undergoing renovation with a deadline of 2017 to be completed.

Activities to Increase Resident Involvements

The FCRHA actively solicits Public Housing residents to participate on the Resident Advisory Council (RAC) for 3-year terms. The RAC advises the FCRHA about its operations, plans, and procedures and makes recommendations to the FCRHA in the decision-making process for various agency plans. The primary purpose is to participate in the overall policy development and direction of the Public Housing and Housing Choice Voucher programs by reviewing and commenting on policy matters concerning FCRHA operations. The former chairperson of the RAC was a Public Housing resident.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

Not Applicable

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

- By nature of the multiple funding sources governing the various affordable housing programs and assets in Fairfax County and income limits enacted over the years, there are often households in need of affordable housing who are unable to qualify for programs because their income is not the right fit. For example, there are low and moderate income families who earn between 70 and 80 percent of the area median income but do not qualify for programs such as the First-Time Homebuyers program.
- Much of the new development expected to take place in Fairfax County will be redevelopments of older areas. It is critical to ensure that the county's policy calling for a one-for-one replacement of the affordable housing units remain in place and be a central consideration in the planning for redevelopment.
- Need greater integration of non-profit activities into county strategic activities.
- Data is essential for supporting affordable housing decisions. Federal expectations and state requirements impact how people collect data but it does not necessarily apply on a local level. Public policy could do a better job at reinforcing these data collection resources.
- County needs more land use flexibility to increase the development of a range of housing options, including efficiencies and micro-units to meet the continuum of need.
- With current policy and funding, there are not enough services available to ensure households who receive affordable housing are able to be successful in that housing. For the services that do exist there are very specific criteria.
- There can be conflict between rules and regulations and keeping a household in housing. It is important to have supportive services to help people be successful.
- The timing of the availability of services and housing is a negative effect of current public policy for affordable housing. Services and housing need to be prioritized at the same time for clients with both needs. These processes need to be better aligned.
- The Housing Choice Voucher program is reliant upon the availability of landlords who will accept rental assistance and landlords that accept vouchers and do not put extra requirements on tenants that will prevent them from living there.
- There needs to be better coordination between homeless programs and HUD programs. Specifically, homeless households in a program for more than 90 days are no longer considered homeless by HUD, even if they have nowhere to move once the program is over. This is particularly an issue for CSB, which doesn't discharge people that don't have a safe place to go. Therefore, new people aren't able to come into the program for help because there is not enough space.
- One major barrier is motivation to move along the Housing Continuum. Program participants need access to services and incentive to move toward self sufficiency to the greatest extent possible, consistent with the FCRHA's THRIVE initiative

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The Fairfax County Board of Supervisors has adopted the following affordable housing goals as part of the Housing Blueprint:

- **Goal 1:** To end homelessness in 10 years (by 2018)
- **Goal 2:** To provide affordable housing options to those with special needs
- **Goal 3:** To meet the affordable housing needs of low-income working families; and
- **Goal 4:** To produce workforce housing sufficient to accommodate projected job growth

In implementing these goals, it is the intention that opportunities should be available to all who live or work in Fairfax County to purchase or rent safe, decent, affordable housing within their means. Affordable housing should be located as close as possible to employment opportunities without adversely affecting quality of life standards. Affordable housing should be a vital element in high density and mixed-use development projects, should be encouraged in revitalization areas, and encouraged through more flexible zoning wherever possible.

The following policies demonstrate the breadth and depth of the County's commitment to creating affordable housing opportunities for its citizens including those groups identified as having priority needs and to removing regulatory impediments. Examples include:

- Provide bonus densities in exchange for affordable housing via the Affordable Dwelling Unit and Workforce Housing programs and increase community acceptance of affordable housing
- Residential rezoning should not be approved above the low end of the Plan range unless an appropriate commitment of land, dwelling units, and/or a cash contribution to the Housing Trust Fund is provided
- Capitalize the Housing Trust Fund so that it can be used as a mechanism to fund the development of affordable housing
- Encourage affordable housing as a development option for infill sites, particularly in commercial areas and near employment concentrations
- Give priority for the use of County and other government-owned buildings and land as sites for the provision of affordable housing
- Promote and facilitate innovative site design and construction techniques, as well as encourage the use of manufactured housing and manufactured housing components, when aimed at providing affordable housing
- Support the efforts of the Fairfax County Redevelopment and Housing Authority in producing a portion of these affordable housing units through the use of county resources and the approval of suitable housing sites

Commitment to Provision of Affordable Housing; Conserving Stable Neighborhoods

The County is committed to encouraging the provision of affordable housing in all parts of the county. Policies implementing this objective include:

- Expand housing opportunities in or near mixed-use Centers as a way of providing the opportunity for persons employed in the County to live near their jobs
- Promote the development of multifamily housing in both mixed-use Centers and existing residential areas, as appropriate, in an effort to diversify the housing stock and expand lower cost housing options (the county has adopted Locational Guidelines for Multifamily Residential Development as part of the Countywide Land Use)
- Promote affordable housing opportunities throughout the county, particularly in areas where existing supply is low
- Encourage the creation of affordable housing for persons with special needs via the Independent Living provisions in the Zoning Ordinance

Fairfax County strives to conserve stable neighborhoods and encourage rehabilitation and other initiatives that will help to revitalize and promote the stability of older neighborhoods. Policies implementing this objective include:

- Provide assistance to low and moderate income senior and disabled homeowners to stay in their homes, via the Home Repair for the Elderly Program
- Encourage redevelopment through tax abatement (details on the tax-abatement revitalization program are provided later)
- Improve and maintain existing housing and neighborhood quality by upgrading substandard housing and improving physical community facilities (e.g., streets, sidewalks, lighting) in existing neighborhoods
- Maintain housing quality in existing neighborhoods and preserve neighborhood stability through the abatement of “spot” blight
- Facilitate improvement and maintenance of existing neighborhoods by initiating community development programs, in communities where needed, with as little displacement as possible; and incorporating affordable housing units as part of all major housing rehabilitation efforts
- Retain existing below market rental housing through acquisition, rehabilitation assistance and other subsidies
- Facilitate the retention of existing mobile home parks which are identified in the Area Plans as appropriate for mobile home park use (the county has adopted Guidelines for Mobile Home Retention as part of the Countywide Land Use)

Increasing Supply of Housing Available to Special Populations; Utilizing Regional Approaches

To increase the supply of housing available to special populations, including those with physical and mental disabilities, people experiencing homelessness, and the low-income elderly, and large families, the county employs the following policies:

- Locate housing resources for special populations in all parts of the county as a way of improving accessibility to employment opportunities, county services, as well as cultural and recreational amenities

- Facilitate the development of single room occupancy residences and other types of permanent housing for homeless persons and families, as well as others in need of these housing options
- Enforce fair housing laws and nondiscriminatory practices in the sale and rental of housing to all citizens
- Promote multifamily housing for the elderly and the handicapped that is conveniently located to public transportation and community services
- Encourage the creation of handicapped accessible housing units or units that can be easily modified for use by persons with disabilities
- Participation in the Virginia Housing Development Authority (VHDA) Virginia Housing Registry, which serves as an information clearinghouse for landlords with accessible housing, and persons searching for accessible housing (see https://www.socialserve.com/tenant/Search.html?ch=VA&type=rental&region_id=32931&accessibility=t)
- Redesign of Domestic Violence service system making sheltering services community-based

The county will utilize Regional approaches to address the impact of government regulations on the overall supply of housing. Fairfax County advocates “fair growth” within the region, a strategy that requires regional cooperation to assure sufficient land is planned and zoned for residential development and reduces the reliance on land use planning and rezoning as a technique to control development.

Predicted job growth through 2032 will continue to strain the supply of new housing in Fairfax County. The challenge is to identify opportunities for increased housing development despite a decreasing supply of developable “green” land (i.e. vacant land suitable for development), as the County has become more and more “built out”. In developing the remaining areas of green land, the County will seek to reduce development cycle times by limiting development in areas that require rezoning and the associated time-consuming processes for approval.

As Fairfax County becomes increasingly built-out, the county is promoting an increased supply of housing through redevelopment. Opportunities for redevelopment will mainly occur in older, commercial corridors, rather than in residential areas. Including mixed-income, transit-oriented residential development and mixed-use commercial redevelopment is a strategy that the County is using to generate a significant number of housing units.

Fair Housing and Market Access for Minorities and Recent Immigrants

The Fairfax County Human Rights Ordinance prohibits discrimination in housing. Any person who refuses to sell, lease, sublease or rent on the basis of race, sex, religion, color, national origin, age, marital status, disability, or familial status may be discriminating. The Human Rights commission monitors complaints and has undertaken several enforcement, education, and outreach activities.

Tax Policy

Real Estate Tax Relief

Fairfax County offers real estate tax relief to special needs groups, including those who are aged 65 or older, or permanently and totally disabled, and meet the income and asset eligibility requirements. See http://www.fairfaxcounty.gov/dta/taxrelief_home.htm for further information.

Tax Abatement - Revitalization Program

The Tax Abatement – Revitalization Program (see Article 24, Chapter 4 of the Fairfax County Code, Partial Tax Exemption Ordinance, as amended by the Fairfax County Board of Supervisors on July 23, 2007) provides for the renovation, rehabilitation or replacement of certain multifamily, commercial or industrial properties. This partial tax exemption is an incentive to improve and maintain the quality of buildings in the County. Multifamily structures at least 25 years old and located countywide are eligible for the program. Minimum market value increase due to improvements is 25 percent. Qualifying property owners receive a partial exemption of the taxes associated with the increase in structural value due to renovation, rehabilitation or replacement (i.e. final structural value compared to base structural value), provided all program requirements are met. Owner will receive an exemption over specified time period.

Virginia Livable Home Tax Credit

The Commonwealth of Virginia offers state tax credits for the purchase of new units or the retrofitting of existing units to improve accessibility and universal visitability in residential units. Tax credits are available for up to $5,000 for the purchase of a new unit and up to 50 percent for the cost of retrofitting existing units, not to exceed $5,000.

The program is offered through the Virginia Department of Housing and Community Development and applications are due each year by February 28 for work completed during the prior year.

Additional info is available at http://www.dhcd.virginia.gov/LHTC

Ameliorating Regulatory Barriers

Affordable Dwelling Unit Program

The Fairfax County Affordable Dwelling Unit (ADU) program effectively avoids NIMBY problems by requiring affordable housing to be included in nearly every new residential development in the county and by specifying that the design and placement of affordable units must be properly integrated into the development. The ADU program requires developers of certain housing developments to set aside up to 12.5 percent of the units as affordable housing (6.25 percent for multifamily rentals) in return for additional density granted at the time the development is built. The FCRHA has the right to acquire one

third of the ADUs for sale and to lease up to one-third of the rental units. The remaining units are sold or rented to moderate income households.

As of September 2014, a total of 2, 576 units (1,204 rentals and 1, 372 for-sale units) have been produced under the ADU program; the FCRHA has acquired 141 of the for-sale units, which are maintained as permanent affordable rental housing.

Fairfax County's ADU Ordinance was adopted to assist in the provision of affordable housing for persons of low and moderate income whose income is seventy percent or less of the median income for the Washington Standard Metropolitan Statistical Area. Where the affordable dwelling units differ in design and unit type from the other units in a development the affordable units should be integrated within the development to the extent feasible and where the unit type is the same the affordable units should be dispersed throughout the development.

Workforce Housing Policy

Created by the Board of Supervisors in 2007, Fairfax County's Workforce Housing policy is a proffer-based incentive system designed to encourage the voluntary development of new housing affordable to a range of moderate-income workers in Fairfax County's high-rise/high-density areas, such as Tysons Corner, Merrifield and Reston. The Comprehensive Plan provides for a density bonus of up to one unit for every workforce unit provided by a developer, with the expectation that at least 12 percent of units in new developments be affordable or workforce housing. The Workforce Housing policy also provides for the administrative tools for the long-term administration of proffered workforce units, and addresses issues such as unit specifications, price and financing controls, covenants and occupancy. As of September 2014, approximately 4,783, Workforce Dwelling Units (WDU) had been committed by private developers in rezoning actions approved by the Board of Supervisors. A total of 243 rental workforce units had been constructed as of September 2014.

Accessory Dwelling Units

The county's Accessory Dwelling Unit Policy is to accommodate accessory dwellings in all residential districts that allow single family detached dwellings in order to provide the opportunity and encouragement for the development of a limited number of small housing units designed, in particular, to meet the special needs of persons who are elderly and/or disabled. Furthermore, it is the purpose and intent of this provision to allow for a more efficient use of dwellings and accessory buildings, to provide economic support for elderly and/or disabled citizens and homeowners, and to protect and preserve property values in accordance with the overall objectives of the Fairfax County Comprehensive Plan and Zoning Ordinance.

Streamlining the Building Process

The residential option to the Expedited Building Plan Review Program establishes an optional and separate processing procedure for the review of residential townhouses and detached single family dwellings. The purpose of the residential option is to expedite the county's review of certain qualified residential plans, provided such plans meet the requirements of the Virginia Uniform Statewide Building Code. The residential plans are reviewed by a County-designated residential peer reviewer prior to submission to the County for permit issuance. The county processes these plans on a priority basis cutting the normal review time by at least one-half.

Fairfax County has also been a national leader in the application of innovative approaches to eliminating regulatory overlap and duplication. Not only has the county participated as a member of the National Conference of States on Building Codes and Standards (NCSBCS) Streamlining the Nation's Building Regulatory Process project, the county's One-Stop Shop and Customer Ombudsman program in the Department of Public Works and Environmental Services (DPWES) (formerly Department of Environmental Management) is promoted by NCSBCS as a national model for streamlined review. DPWES coordinated involved departments into a centralized, one-stop shop to improve the speed and efficiency of the regulatory process. An ombudsman position, complete with decision-making authority, was also created to assist customers through the permit process.

The review of all permits applications and plans, coordination of review by other agencies, and issuance of permits are performed through DPWES' "one-stop shop," the Permit Application Center. At the Center, staff consolidates review comments, helps with resolution of conflicting requirements, and makes decisions regarding final approval. Permit applications are accepted and reviewed and permits are also issued at the Center. Although there are instances where customers must visit the Health Department or Fire Marshal's Office, the need for such visits is kept to a minimum.

The Permit Application Center is staffed with cross-trained permit technicians who process building, electrical, mechanical, plumbing, and small appliance (household appliance) permits using a computerized permit tracking system. The computer system also provides access to land ownership and addressing records. Most permit review agencies, i.e., contractor licensing, zoning, site approval (for grading, soils, flood plains, easements, etc.), building plan review, and portions of the Fire Marshal's office are located in the Center. Permit review by DPWES (sewer approval) and the Health Department (septic system and well approval) is available via facsimile although, on occasion, a permit applicant must visit these offices in person to resolve a permit issue. After all permit and plan reviews are complete, the permit technicians record the approvals into the computer system. The permit is issued at the Cashier's Office upon payment of permit and any other related fees.

Other Customer Service Initiatives

Other customer service initiatives provided at the Center include an information desk to help customers fill out applications and to provide information on the permit process, a communications desk staffed by

a permit technician solely to answer telephone calls, and a "green dot" program to help identify first time customers to staff so they can provide a higher level of service.

DPWES also established a customer ombudsman position to assist applicants who, because of the nature of the project or lack of familiarity with the process, require specialized assistance. The ombudsman continually looks for new methods to simplify the process while ensuring that individual projects comply with construction codes. The ombudsman also serves as the Chief of the Permit Application Center, giving the ombudsman authority to make decisions and direct staff in the most beneficial way to resolve customer problems. Freeing the ombudsman from administrative duties to enable him/her to provide a high level of customer service required that the assistant section chief assume some of these tasks. The assistant chief also serves as an ombudsman at times of high traffic or in the absence of the regular ombudsman.

Prior to implementation of the Center, it took an average of 4 hours and 13 minutes to process a building permit for a typical single family dwelling with public sewer and private well. The improved system significantly reduced the number of required steps and, in some cases, reduced permit processing times to 47 minutes. The ombudsman program has resulted in fewer incomplete applications and staff time savings that would otherwise be spent revisiting submissions.

Fairfax County is also a leader in the application of Information Technology to improve the administration of development regulations. LDSnet provides access to information in the Fairfax County Land Development System (LDS). LDSnet is comprised of two systems: the Zoning and Planning System (ZAPS) and the Plan and Waiver System (PAWS). Through LDSnet, it is possible to search for individual zoning applications and or plans and studies submitted to the County to perform land-disturbing activities. In addition, the LDS database can be searched for zoning applications or construction plan submissions meeting any combination of the thirty-one search criteria.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Fairfax Continuum of Care (COC) reaches out to people experiencing homelessness in a number of different ways. For people who are homeless and unsheltered, the COC has interdisciplinary homeless outreach teams that are staffed by regionally-based nonprofit service providers, Homeless Healthcare Program nursing staff from the Health Department, and mental health workers from the local Community Services Board's Projects for Assistance in Transition from Homelessness (PATH) program. Homeless outreach for the unsheltered population intensifies during the colder months when individuals are encouraged to take advantage of additional Hypothermia Prevention Program shelter spaces that are open in the winter. The homeless outreach teams are also actively involved in the annual Point in Time count in January.

Fairfax County government human service agencies, police, fire, public works, schools, faith communities, businesses and non-profits all play a part in reaching out to people who are homeless or at-risk of homelessness. Each community partner may come into contact with a family or individual experiencing homelessness in their daily work. The homeless assistance system is designed that anyone who is homeless or at-risk of homelessness should contact the county's Coordinated Services Planning (CSP) phone number to get information and referral to the appropriate services. As such, the CSP phone number is distributed widely and community partners are encouraged to direct people in need to call the CSP number first. Community partners will also often call the county's Office to Prevent and End Homelessness, or one of their non-profit contracting organizations, directly for assistance.

Addressing the emergency and transitional housing needs of homeless persons

The Fairfax Continuum of Care (COC) has numerous emergency shelters and transitional housing programs for families and individuals experiencing homelessness. Emergency shelters are available for households with children, without children, and with only children – as well as shelters specifically for people fleeing domestic violence. Additional shelter capacity is added during the winter months via local houses of worship and county buildings to prevent unnecessary deaths due to hypothermia. The number of transitional housing programs in the community has decreased in the community as eligible federal and state funding has declined but some transitional housing programs remain, especially for special sub-populations like survivors of domestic violence, veterans and youth.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

OMB Control No: 2506-0117 (exp. 07/31/2015)

Fairfax Continuum of Care (COC) homeless assistance programs have been designed, and are being re-designed, from a Housing First approach to quickly and successfully connect individuals and families experiencing homelessness to permanent housing without preconditions and barriers to entry. Supportive services are offered to maximize housing stability and prevent returns to homelessness. To this end significant resources have been dedicated to rapid rehousing programs with the implementation of the local Ten-Year Plan and federal HEARTH Act. Federal Emergency Solutions Grant (ESG) dollars have been dedicated entirely to homelessness prevention and rapid rehousing assistance, primarily in the form of direct financial and rental assistance. State Virginia Homeless Solutions Program funds have similarly been focused on rapid rehousing, and local county General Funds have also been used to supplement rapid rehousing funding. Staff members from partner organizations have been trained on best practices, such as Critical Time Intervention and Progressive Engagement, and participated in a statewide learning collaborative to strengthen their skills. In the effort to shorten the length of time that individuals and families experience homelessness transitional housing programs have also been converted to permanent supportive housing or actively focused on shortening their average length of stay to less than the traditional two year period. Finally, a new Housing Locator Program was developed to coordinate and manage countywide efforts on housing search and placement. The program has enhanced connections between homeless assistance programs and permanent housing providers, while also training case managers and housing locators on relevant skills.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The Fairfax Continuum of Care (COC) has dedicated significant public and private funding towards homelessness prevention and shelter diversion assistance with the implementation of the local Ten-Year Plan and the federal HEARTH Act. Federal Emergency Solutions Grant (ESG) dollars have been dedicated entirely to homelessness prevention and rapid rehousing assistance, primarily in the form of direct financial and rental assistance. In addition to direct assistance, staff positions have been re-oriented to more community-based work, beyond emergency shelter, to serve individuals and families at-risk of homelessness. State of Virginia Homeless Solutions Program funding is also being used to provide prevention assistance, and local county General Funds have also been used to supplement rapid rehousing funding. Private organizations, such as community-based nonprofits and houses of worship, also contribute significant resources for financial and rental assistance in the effort to prevent homelessness.

Partnerships between Fairfax County government human service agencies, police, fire, public works, schools, faith communities, businesses and nonprofits all play a part in preventing people from becoming homeless. Each community partner may come into contact with a family or individual at-risk of homelessness in their work. The homeless assistance system is designed that anyone who is homeless

or at-risk of homelessness should contact the county's Coordinated Services Planning (CSP) phone number to get information and referral to the appropriate services. As such, the CSP phone number is distributed widely and community partners are encouraged to direct people in need to call the CSP number first. Community partners will also often call the county's Office to Prevent and End Homelessness, or one of their nonprofit contracting organizations, directly for assistance. Partnerships with the local hospitals and mental health institutions are particularly important connections in preventing homelessness. Established points of contact between these institutions and homeless assistance providers have enabled a more speedy response to an at-risk individual or family's needs and prevented homelessness when possible.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The Fairfax County website displays a lead poisoning prevention page (http://www.fairfaxcounty.gov/hd/eh/lead/). The webpage defines some of the major sources of lead in people's homes: dust from deteriorating lead-based paint primarily due to opening and closing windows in older homes (built pre-1978), residual lead dust in residential soils, and lead pipes. In addition, the Fairfax County Health Department educates household members about reducing lead exposure. To reduce risk of lead poisoning, the County recommends that residents remove peeling paint and chips from the home, not allow for children to be present when scraping or cleaning up paint chips, minimize dust through frequent damp mopping of floors and using wet cloths to wipe down windows, and discourage children from playing in bare soil surrounding the home. In addition, the Fairfax County lead poisoning prevention website provides links to numerous websites with information on lead exposure. 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.

How are the actions listed above related to the extent of lead poisoning and hazards?

Although most of the housing in the County is in relatively good repair (and much of it is of relatively recent construction), there are some cases of lead paint exposure. The protection of public health has always been a primary priority in responding to housing problems.

Abatement of lead-based paint in Fairfax County's Public Housing was completed in the fall of 1997. The County is complying with regulations issued by HUD which require notification, evaluation, and reduction of lead-based paint hazards in federally owned residential properties and other housing receiving federal assistance. 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.

How are the actions listed above integrated into housing policies and procedures?

Fairfax County Department of Housing and Community Development staff have attended training seminars on Implementing the Lead Safe Housing Rule in CPD-Funded Programs. The County is implementing 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. All CDBG/HOME funded projects receive Environmental Reviews and as part of the review a determination is made on any potential lead paint hazards and need for testing and abatement.

The Fairfax County Health Department conducts environmental blood lead level evaluations for all reported cases of lead poisoning in children under 6. The evaluation is used to create a Lead Hazard Control Plan for interim lead controls and abatement of lead hazards. An investigation of the source of the contamination takes place including the child's home. If the source is determined to be from the home, siblings will be tested and the Health Department will counsel the family on steps to take to remove the source of contamination. Retesting of the children is required. The Department of Social Services may be asked to intervene if the family does not properly remove the lead contaminants. If necessary, the child or children could be removed from the home until appropriate measures have been taken.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

While Fairfax County has one of the highest median household incomes in the nation (estimated $111,079 in 2013), there were an estimated 64,851 persons living below the poverty level in 2013 (based on data from the American Community Survey (ACS)). Although the percent of the population below poverty in Fairfax County (5.8 percent) is among the lowest of Virginia jurisdictions, the number of persons below poverty in Fairfax County is larger than any other jurisdiction in Virginia.

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 following are goals established by CAAB:

- Identify review and develop policies as they relate to low-income residents.
- Support, when possible, increases in programs and services providing the greatest supports to low-income families and individuals and, when necessary, actions that minimize reductions to such programs.
- Maximize opportunities to provide input based on identified priority areas.
- Oversee the disposition of Community Service Block Grant funds, to include:- Researching and assessing community needs- Obtaining public input from facilitating public hearings for low-income families and individuals- Allocating funds- Approving programs and contracts with community organizations serving low-income persons, Educate the Board of Supervisors and other county officials, other agencies and civic groups, the low-income community and citizens of Fairfax County in support of the CAAB mission

Community Action Programs (CAPs) are public-private partnerships, locally managed and controlled by volunteer boards of directors, for the purpose of reducing poverty and promoting self-sufficiency of the poor.

Specific programs administered by Fairfax County that help reduce the number of poverty-level families include Housing Choice Voucher, Transitional Housing, Permanent Supportive housing, and Unification Program. The FCRHA's PROGRESS (Partnership for Resident Opportunities, Growth, Resources and Economic Self-Sufficiency) Center undertakes family self sufficiency initiatives and links Public Housing residents with county resources to prevent eviction, assist with family crises, meet lease obligations, access mental health services and participate in economic self-sufficiency programs.

The Fairfax County Department of Housing and Community Development also administers the Bridging Affordability Program, a locally-funded rental subsidy program operated through a consortium of nonprofit organizations. The collaborative provides rental subsidies as well as an array of supportive services to program participants. Bridging Affordability is intended to be a gateway to the county's

OMB Control No: 2506-0117 (exp. 07/31/2015)

Housing Continuum as part of the FCRHA's Moving to Work program. The Housing Continuum and the FCRHA's **T**otal **H**ousing **R**einvention for **I**ndividual Success, **V**ital Services and **E**conomic Empowerment (THRIVE) initiative is an approach that provides work incentives, service supports, and permanent housing to residents of FCRHA properties. The THRIVE Housing Continuum is focused on self-sufficiency and establishes goals to help residents move to their highest level of success.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Agencies in Fairfax County work together and coordinate services to help combat poverty and help low-income residents to become self-sufficient. Funds from the Fairfax County Consolidated Community Funding Pool (CCFP) support programs that target households with incomes below poverty. The CCFP is a competitive grant process for funding human services through community based organizations. Begun in 1997, the CCFP combines Fairfax County General Fund dollars along with the Community Development Block Grant (CDBG) and the Community Services Block Grant (CSBG). The CCFP has provided funding for several projects that meet the priority to provide supports that assist individuals and families in achieving self-sufficiency. Programs funded through the CCFP with CSBG funds are specifically targeted toward households with incomes at or below the poverty program guidelines. The Fairfax County Redevelopment and Housing Authority (FCRHA)/Fairfax County Department of Housing and Community Development (HCD), the Fairfax County Department of Family Services (DFS), and the Community Action Advisory Board (CAAB) share responsibilities in combating poverty.

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

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The Department of Housing and Community Development monitors and reports to the Consolidated Community Funding Advisory Committee (CCFAC), the FCRHA for some activities, the Board of Supervisors and the public on progress and achievements of programs funded under and covered by the goals of the Consolidated Plan.

For the Consolidated Community Funding Pool (CCFP), which uses CDBG, County General Funds and the Community Services Block Grant (CSBG), funding awards are made by the Board of Supervisors and contracts are executed with the nonprofit sub-grantees. The contracts include each sub-grantee's proposal descriptions, goals, projected outcomes, and budget. These elements form the basis for monitoring each program and for the program's evaluation.

The Department of Administration for Human Services and the Department of Housing and Community Development are responsible for monitoring the performance of CCFP programs funded by CSBG, CDBG, and County General Funds. There are certain standard contract requirements (including federal requirements) which are common to all CCFP performance evaluations. A monitoring checklist is used for these standard contract requirements. In addition, staff also reviews each sub-grantee's annual audit.

The county Department of Housing and Community Development, Department of Neighborhood and Community Services, and Department of Administration for Human Services collaborate with various entities to provide training to nonprofit organizations on monitoring and accountability. Outcome measurement is a funding requirement and assists organizations to: (1) focus on their mission, (2) track program results, and (3) develop consistent procedures for reporting services delivered as well as a basis for determining the effectiveness of funded programs.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The funding levels incorporated in the Five-Year Consolidated Plan FY 2016-FY 2020 and One-Year Action Plan for FY 2016 and released for public comment are based on the funding allocation awarded to Fairfax County in FY 2015 until formal notification was received from HUD. This is customary and allows the county to meet it citizen participation requirement and plan for future HUD grants prior to official notification from HUD, which has typically occurred in March. Contingency language is included below to explain how adjustments are to be made to the advertised draft proposed allocation amounts.

Fairfax County will utilize the following contingency provision governing the use of CDBG, HOME and ESG funds and will request citizen comment on this planned process for the allocation of federal funding for FY 2016:

CDBG

All CDBG funded activities are proportionally increased or decreased from the estimated funding levels to match actual allocation with the following exceptions:

- Section 108 Loan Payment will remain as represented in this plan
- General Administration, Planning and Fair Housing are capped at 20% of the CDBG allocation based on HUD limits. Total allocation for these three activities will be 20% of the actual CDBG allocation
- Targeted Public Services allocation is capped at 15% of the CDBG allocation based on HUD limits. Targeted Public Services allocation will be 15% of actual CDBG allocation
- The Affordable Housing Fund will be funded at $704,500 as previously awarded by the CCFP for the second year of the 2-year funding cycle for FY 2015- FY 2016.

Percentages allocated for Section 108 Loan, General Administration, Planning, Fair Housing, Targeted Public Services and Affordable Housing Fund are made prior to all other proportional adjustments to remaining CDBG activities.

OMB Control No: 2506-0117 (exp. 07/31/2015)

HOME

All HOME funded activities are proportionally increased or decreased from the estimated funding levels to match actual allocation amounts with the following exceptions:

- HOME Administration is capped at 10% of the HOME allocations. HOME Administration allocation will be 10% of actual HOME allocation.
- Federal regulations require that jurisdictions set-aside a minimum of 15% of the HOME allocation each year for Community Housing Development Organization (CHDO) investment. CHDO Set-aside will be 15% of the actual HOME Allocation.

Percentages allocated for HOME Administration and CHDO are made prior to all other proportional adjustments to remaining HOME activities.

ESG

All ESG funded activities are proportionally increased or decreased from the estimated funding levels to match actual allocation amount.

Notification of actual FY2016 grant allocation amounts were received during the public comment period and have been incorporated below. These final amounts will be part of a future item for Board Action on April 28, 2015.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	4,873,926	290,942	2,863,287	8,028,155	19,495,704	Annual allocation based on HUD FY 2015 / County FY 2016 grant amount.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,431,830	45,407	1,467,673	2,944,910	5,727,320	Annual allocation based on HUD FY 2015 / County FY 2016 grant amount.

OMB Control No: 2506-0117 (exp. 07/31/2015)

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	431,214	0	0	431,214	1,724,856	Annual allocation based on HUD FY 2015 / County FY 2016 grant amount.

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Fairfax County meets and exceeds its HOME Match requirement through a variety of local resources. Matching funds are provided through a General Fund allocation for the direct cost of supportive services provided by the Fairfax-Falls Church Community Services Board to residents of HOME-assisted group housing. These supportive services facilitate independent, community based, housing for individuals with intellectual and developmental disabilities.

Additionally, the county created a Housing Trust Fund in FY 1990 that continues today to encourage and support the acquisition, preservation, development and redevelopment of affordable housing by the FCRHA, non-profit sponsors and private developers. The majority of all units developed are HOME-eligible. Award of Housing Trust Funds are anticipated in FY 2016.

Fairfax County matches Emergency Solutions Grant (ESG) funding with a one-to-one match with local General Fund dollars that are appropriated on an annual basis in the normal Fairfax County budget cycle, typically in April.

OMB Control No: 2506-0117 (exp. 07/31/2015)

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Fairfax County and the FCRHA have a long and successful track record of utilizing public land for the development of housing to meet a continuum of need identified in this Consolidated Plan. Projects that are expected to be completed, under construction or in planning during the time covered by this plan include the following:

Residences at the Government Center: In 2008, Fairfax County selected a developer to build and operate an innovative, high quality, mixed income, 270-unit affordable apartment complex on its Government Center campus. The county, using no cash of its own, will leverage an investment of $45 million by the developer through a long-term ground lease of the 8.8 acre county-owned site. Situated in a wooded setting and incorporating green building, low impact and sustainable design features, amenities at the project will include garage parking, fitness and children's play areas, swimming pool, conference room, outdoor courtyards, and will be connected to the adjacent Government Center by a trail system. Located across the street from Fairfax Corner's restaurants, shopping and movie theaters, the apartment complex will be close to transportation networks and the Fairfax Connector bus system. Financing on the project, including FCRHA-issued bonds, is expected to close in January 2015, with groundbreaking to take place shortly thereafter. It is anticipated that construction will be completed late 2016/early 2017. This public-private partnership was competitively established under the Virginia Public Private Educational Facilities Infrastructure Act (PPEA).

Lewinsville Senior and Daycare Center Redevelopment: The planned redevelopment of the 8.6 acre McLean property includes the demolition of the current facility and construction of two buildings which will provide: 1) approximately 82 units of “Independent Living” senior housing; 2) space for the Health Department’s Adult Day care facility; 3) two child day care centers; and 4) allow for the expansion of services of the existing Senior Center programs operated by the Department of Neighborhood and Community Services. The residential component of the project will be developed and operated by a private developer through under the auspices of PPEA. One building will contain the affordable senior housing which will be constructed and operated at no cost to the County utilizing tax credits and a long term ground lease. The second building will be the community support building which will house the senior center and the adult and child day care facilities.

Redevelopment of Crescent Apartments: Fairfax County is preparing for the redevelopment of the Crescent Apartments, which it purchased in 2006 to preserve the property as affordable housing and to catalyze the planned revitalization of Lake Anne. The project, to be developed by a private developer selected by the Board of Supervisors under PPEA, will preserve 181 units of affordable housing by providing a one-for-one replacement of existing units with newly constructed homes. In addition, 20 percent of the remaining newly constructed units on site will also be affordable; increasing the number of affordable housing units in the historic Lake Anne community. The County has selected Lake Anne Development Partners (LADP)/ Republic as the master developer of the project and LADP/Community Preservation and Development Corporation will construct the 181 replacement housing units. If the

project receives the necessary funding, construction on replacement units may begin as early as March 2016 with a completion date in early 2018.

Discussion:

Additional descriptions of publically owned land or property located within Fairfax County that may be used to address the needs identified in the plan:

The Residences at North Hill Park: The FCRHA has selected a private developer, under PPEA, for the development of the 33 acre North Hill site, which was acquired by the FCRHA in the 1980s. Under the recently approved Interim Agreement, the selected developer will proceed with due diligence to determine whether to proceed with their proposed project, which includes 329 mixed-income rental units and 144 ownership townhomes (a portion of which will offer affordability below market prices), with the balance of the site remaining as park land. If the developer chooses to proceed with the project, a Comprehensive Plan amendment and the negotiation of one or more additional agreements, including a Master Development Agreement, would be required before development would begin.

Route 50/West Ox Road: This project involves the development of affordable housing serving persons with special needs, and may follow the supportive housing studio apartment model of the FCRHA's recently-completed Mondloch Place. One potential concept for the property is to construct up to 30 units of permanent supportive housing for formerly homeless individuals, including formerly homeless veterans.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homelessness	2016	2020	Homeless	Countywide	Homelessness Prevention and Rapid Re-Housing Affordable Rental Housing Community Services	CDBG: $725,000 HOME: $500,000 ESG: $385,000	Rental units rehabilitated: 10 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 50 Households Assisted
2	Special Needs	2016	2020	Affordable Housing Non-Homeless Special Needs	Countywide	Affordable Rental Housing Homeownership Access and Rehabilitation Community Services	CDBG: $2,000,000 HOME: $600,000	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 20 Households Assisted Rental units rehabilitated: 5 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 20 Households Assisted

OMB Control No: 2506-0117 (exp. 07/31/2015)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Working Families	2016	2020	Affordable Housing	Countywide	Affordable Rental Housing Homeownership Access and Rehabilitation Community Services	CDBG: $400,000 HOME: $400,000	Rental units rehabilitated: 2 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 20 Households Assisted
4	Workforce Housing	2016	2020	Affordable Housing	Countywide	Affordable Rental Housing Homeownership Access and Rehabilitation	CDBG: $200,000 HOME: $200,000	Rental units constructed: 300 Household Housing Unit Homeowner Housing Added: 25 Household Housing Unit
5	Human Service System	2016	2020	Non-Housing Community Development	Countywide	Community Services Administration and Planning	CDBG: $0 HOME: $0 ESG: $0	Other: 1 Other
6	Poverty Reduction/Self Sufficiency	2016	2020	Non-Housing Community Development	Countywide	Community Services	CDBG: $0 HOME: $0 ESG: $0	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
7	Reinvestment	2016	2020	Non-Housing Community Development	Countywide	Administration and Planning	CDBG: $0 HOME: $0 ESG: $0	Other: 1 Other
8	Community Input	2016	2020	Institutional	Countywide	Administration and Planning	CDBG: $200,000	Other: 1 Other

Table 55 – Goals Summary

OMB Control No: 2506-0117 (exp. 07/31/2015)

Goal Descriptions

1	**Goal Name**	Homelessness
	Goal Description	***To End Homelessness in 10 Years (by 2018)*** The County will address the 10-year need for 2,650 additional units/permanent housing opportunities for homeless individuals and families. Year 1 Projected Outcomes: • Housing opportunities created by turnover in federal resources: 134 • New housing opportunities (non-turnover): 26 • New homeless households served in local Bridging Affordability program: 40
2	**Goal Name**	Special Needs
	Goal Description	***To Provide Affordable Options to Special Needs Populations*** The County will provide affordable housing options to special needs populations including low to extremely-low income households, seniors, and persons with physical or mental disabilities through several means. (**Note:** Persons with special needs are also served throughout the other goals identified in the Housing Blueprint and the Consolidated Plan.) Year 1 Projected Outcomes: • Housing opportunities created by turnover in federal resources: 5 • New housing opportunities (non-turnover): 30 • New special needs households served in the local Bridging Affordability program: 15

OMB Control No: 2506-0117 (exp. 07/31/2015)

3	**Goal Name**	Working Families
	Goal Description	***To Meet the Affordable Housing Needs of Low-income Working Families*** The County will work to address the current need, estimated at about 31,000 units, for affordable housing among low-income working families via a variety of means. <u>Year 1 Projected Outcomes:</u> • New low-income households served in the local Bridging Affordability program: 28 • Housing opportunities created by turnover in federal resources: 190 • Housing opportunities created by turnover in local housing resources: 200 • New housing opportunities (non-turnover): 100
4	**Goal Name**	Workforce Housing
	Goal Description	***To Increase Workforce Housing through Creative Partnerships and Public Policy*** The County will address the need for nearly 50,000 net new housing units affordable to households earning up to 120 percent of AMI based on projected job growth through 2032 (source: George Mason University) through bolstering existing resources and initiating other efforts. <u>Year 1 Projected Outcomes:</u> • New housing opportunities: 420

OMB Control No: 2506-0117 (exp. 07/31/2015)

5	**Goal Name**	Human Service System
	Goal Description	***Maintain and strengthen a safe, healthy and vibrant community through a human service system that is responsive to all populations and their diverse needs including children, the elderly, persons with disabilities, or those with other special needs, with emphasis on benefiting low and moderate income persons and families*** The County will promote healthy child and youth development, identify strategies to meet current and emerging service needs, and encourage and support public and private network of community services that fosters stability and maximizes self-sufficiency. <u>Specific Objectives:</u> 1.1 Promote healthy, positive child and youth development through a community support system that meets the diverse needs of all children and provides positive alternatives that help in the prevention of gang activity. 1.2 Identify gaps and develop strategies to meet critical current and emerging service needs in the community. 1.3 Encourage and support a coordinated public and private network of community services that fosters stability and maximizes independence of individuals and families. 1.4 Promote a human service system that ensures residents are able to meet basic and emergency human needs, that emphasizes prevention and early intervention to minimize crises and that preserves individual and family stability. 1.5 Encourage best practices, sensitivity to cultural differences and enhanced performances in service delivery to ensure residents receive high quality services as needed. Note: There are no quantifiable Goal Outcome Indicators for this primarily administrative Goal, which addresses the values and culture Fairfax County strives to promote throughout its human services system. Note that the "1" entered in "Other" below is intended solely to avoid an Error message in the HUD data base system known as IDIS.

OMB Control No: 2506-0117 (exp. 07/31/2015)

6	**Goal Name**	Poverty Reduction/Self Sufficiency
	Goal Description	***Reduce poverty and foster self-sufficiency by using public and private resources to provide essential training and support services, and by encouraging employment opportunities and development of business*** The County will strengthen self-sufficiency of program participants via a variety of means. Consistent with the FCRHA's Moving to Work/THRIVE program, a particular emphasis will be placed on promoting self-sufficiency activities for those participating in the various affordable housing programs operated by the FCRHA and Fairfax County. <u>Specific Objectives:</u> 2.1 Strengthen current job skill training and employment programs to prepare potential workers for better job opportunities and strengthen communication and partnerships with employers to remove barriers and to improve access to and increase the number of job placements in enhanced employment, especially for families with low income. 2.2 Promote training and educational opportunities for workers to gain skills necessary for jobs that provide wages for individuals and families to be self-sufficient and that support family stability. 2.3 Strengthen the provision and flexibility of supportive services for individuals to begin new jobs or continue in existing jobs by ensuring they have access to affordable child care, disabled adult and elderly care, transportation, English as a Second Language programs and/or other needed support.

OMB Control No: 2506-0117 (exp. 07/31/2015)

7	**Goal Name**	Reinvestment
	Goal Description	***In commercial and residential areas that are vulnerable to instability, facilitate reinvestment, encourage business development, promote public and private investment and reinvestment, preserve affordable housing and prevent or eliminate the negative effects of disinvestment*** Implement Strategic Plan to Facilitate Economic Success of Fairfax County, which focuses on four fundamentals – people, places, employment and governance. In terms of places, Fairfax County will focus on infrastructure, mobility, redevelopment and fostering the retail sector and industrial and other emerging uses. <u>Specific Objectives:</u> 3.1 Develop strategies of prevention and early intervention in communities in danger of deterioration to reduce the need for greater community investment and improvements in the future. 3.2 Review existing plans for Conservation Areas, Redevelopment Areas, residential Revitalization Areas, Commercial Revitalization Districts and Commercial Revitalization Areas to promote a comprehensive and coordinated approach to meeting community development needs while maintaining the affordable housing stock and the unique character of each community. 3.3 Build on community strengths and involve the residents in decision making on needs, priorities, plans, improvements, and solutions to community concerns; in cooperation with the county's Department of Code Compliance. Note: There are no quantifiable Goal Outcome Indicators for this primarily administrative Goal. Note that the "1" entered in "Other" below is intended solely to avoid an Error message in the HUD data base system known as IDIS.

OMB Control No: 2506-0117 (exp. 07/31/2015)

8	**Goal Name**	Community Input
	Goal Description	***Ensure broad community input throughout the development and implementation of the Consolidated Plan, build public/private partnerships to implement the Plan, and monitor and evaluate the goals, strategies and program outcomes*** <u>Overarching Objective:</u> The County will implement the Citizen Participation Plan and monitor and evaluate the effectiveness of community outreach and education on community needs, plans and priorities; funded programs and results; and the effectiveness of the citizen participation process under the Consolidated Plan. Note: There are no quantifiable Goal Outcome Indicators for this primarily administrative Goal, which addresses Fairfax County's commitment to an open, transparent process for the use of entitlement funds. Note that the "1" entered in "Other" below is intended solely to avoid an Error message in the HUD data base system known as IDIS.

OMB Control No: 2506-0117 (exp. 07/31/2015)

Projects

AP-35 Projects – 91.220(d)

Introduction

The following sixteen projects will be the base for all investment of HOME, CDBG and ESG entitlement funds and any subsequent leverage of local and private resources for FY 2016. Project #7- Targeted Public Services also receives an allocation of local general CSBG funds totaling approximately $10.6m. The County General Funds figure reflects the County FY 2015 Adopted Budget amount, and includes estimated CSBG revenue to the General fund.

Projects

#	Project Name
1	Section 108 Loan Payments
2	Fair Housing
3	Planning
4	General Administration
5	HOME Administration
6	Affordable Housing Fund (CCFP)
7	Targeted Public Services (CCFP)
8	Home Repair for the Elderly
9	Tenant Based Rental Assistance
10	FCRHA Properties - Rehabilitation and/or Acquisition
11	Homeownership Program
12	Relocation Program
13	CHDO Set-Aside
14	Special Needs Housing
15	Emergency Solutions Grant
16	HOME/CDBG Affordable Housing Request For Proposals

Table 56 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

On January 26, 2010, the Fairfax County Board of Supervisors adopted a **"Housing Blueprint"**, which establishes the county's affordable housing policy direction for FY 2011 and beyond. The Housing Blueprint reflects the philosophy of the Board that affordable housing is a continuum ranging from the needs of the homeless to first-time homebuyers. The goals and priority needs set forth in the Housing Blueprint are revised and updated each year, and have evolved over time as a product of ongoing input from the community.

The **housing goals** established in the Housing Blueprint drive the Consolidated Plan for FY 2016-2020 and are as follows:

- **Goal 1:** To end homelessness in 10 years (by 2018)
- **Goal 2:** To provide affordable housing options to those with special needs
- **Goal 3:** To meet the affordable housing needs of low-income working families; and
- **Goal 4:** To produce workforce housing sufficient to accommodate projected job growth

This Consolidated Plan reflects the overarching goals of the Housing Blueprint, and is the product of the input gathered through the process of bringing together county officials and staff, representatives from the non-profit community and for-profit development sector, and the citizens of Fairfax County and supplemented by data compiled from local sources, HUD, and the U.S. Census Bureau. To accomplish these goals, Fairfax County will draw upon the community and private sector to leverage resources through partnerships. The county will complete projects already in the pipeline as well as embark on new initiatives.

As reflected in the Housing Blueprint, the **philosophy** driving the priority needs in this Five-Year Plan is that affordable housing is a continuum ranging from the needs of the homeless to first-time buyers. Included in this range are the diverse housing needs of hard-working, but low paid families; senior citizens; persons with physical or mental disabilities; and the workforce across Fairfax County.

The main obstacle facing the county is the affordable housing gap for low- and moderate-income residents. The bulk of all proposed projects endeavor to combat the shortage of affordable units in the county.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	Section 108 Loan Payments
	Target Area	Countywide
	Goals Supported	Homelessness Special Needs Working Families Reinvestment
	Needs Addressed	Affordable Rental Housing Community Services
	Funding	CDBG: $1,178,432
	Description	Annual payments on six loans under Section 108 of the Housing and Community Development Act of 1974, as amended. Funding through five of the loans has been used by the FCRHA for affordable housing development and preservation, and for the reconstruction of Washington Plaza in Reston, and the payment amount includes a portion for a loan to fund affordable housing preservation and Olley Glen. The sixth loan, to the county, was used for road and storm drainage improvements in five Conservation Areas: Bailey's, Fairhaven, Gum Springs, James Lee, and Jefferson Manor. Loan applications were approved by the Board of Supervisors, who pledged future CDBG funds for the payment of annual interest and principal premiums due on the notes.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	All benefit related to the original use of the Section 108 Loans for which the county is now contributing CDBG repayment have been reported at the time projects were completed.
	Location Description	Not applicable.
	Planned Activities	Matrix Code- 19F Planned Repayments of Section 108 Loans
2	**Project Name**	Fair Housing
	Target Area	Countywide

OMB Control No: 2506-0117 (exp. 07/31/2015)

	Goals Supported	Homelessness Special Needs Working Families Workforce Housing Human Service System Poverty Reduction/Self Sufficiency Reinvestment Community Input
	Needs Addressed	Community Services Administration and Planning
	Funding	CDBG: $39,334 HOME: $136,411
	Description	Funding to support the county's Human Rights Commission to contract for fair housing testing, to conduct fair housing outreach and education activities in the housing market and to investigate fair housing complaints. In addition funds will be used for activities that affirmatively further fair housing for FCRHA clients and at FCRHA properties and the preparation of an Analysis of Impediments.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	General fair housing outreach and education is made available to all. Specific numbers and type of families is not known, but is tracked as services are provided and will be included in the CAPER.
	Location Description	Not Applicable.
	Planned Activities	Matrix Code- 21D Fair Housing Activities (subject to Admin Cap)
3	**Project Name**	Planning
	Target Area	Countywide
	Goals Supported	Homelessness Special Needs Working Families Workforce Housing Human Service System Poverty Reduction/Self Sufficiency Reinvestment Community Input
	Needs Addressed	Administration and Planning

OMB Control No: 2506-0117 (exp. 07/31/2015)

	Funding	CDBG: $441,898
	Description	Continued funding to provide for planning and implementation of the county's housing and community development programs. Funding is required to meet CDBG and HOME regulations, local procedures, to prepare and process the county's Consolidated Plan and related citizen participation and public input processes, prepare community plans and implement housing and community development projects, as well as identifying and pursuing other non-entitlement funding to implement projects. Planning will include FCRHA activities that will affirmatively further fair housing.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Planning as a required administrative function of the CDBG entitlement does not have a specific number and type of benefit.
	Location Description	Not Applicable.
	Planned Activities	Matrix Code- 20 Planning
4	**Project Name**	General Administration
	Target Area	Countywide
	Goals Supported	Homelessness Special Needs Working Families Workforce Housing Human Service System Poverty Reduction/Self Sufficiency Reinvestment Community Input
	Needs Addressed	Administration and Planning
	Funding	CDBG: $447,200

OMB Control No: 2506-0117 (exp. 07/31/2015)

	Description	Funding for the general administration of the County's CDBG and HOME-funded programs and projects, as well as projects funded under the Section 108 and Economic Development Initiative. Funding provides for administration of housing and community development programs and projects, including contract management for projects and programs funded through the Consolidated Community Funding Pool, required local, state, and federal reports and preparation of documents, provision of technical assistance, financial management, and administrative and professional support to the CCFAC and various citizen participation processes. General Administration will include FCRHA activities that will affirmatively further fair housing. Funding provides for salaries and fringe benefits plus related operating costs.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	The required administrative function of the CDBG entitlement does not have a specific number and type of benefit.
	Location Description	Not Applicable.
	Planned Activities	Matrix Code- 21A General Program Administration
5	**Project Name**	HOME Administration
	Target Area	Countywide
	Goals Supported	Homelessness Special Needs Working Families
	Needs Addressed	Administration and Planning
	Funding	HOME: $265,189
	Description	Under the HOME Program, local jurisdictions may designate 10% of the annual HOME grant for administrative costs. Administrative funds will be used to support the operation of the HOME Program and the projects receiving HOME funding. Proposed funding provides for salaries and fringe benefits, plus related operating and equipment costs and eligible preliminary costs related to the planning and design of housing development proposed by the FCRHA.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	Planning as a required administrative function of the HOME entitlement does not have a specific number and type of benefit.
	Location Description	Not Applicable.
	Planned Activities	See description.
6	**Project Name**	Affordable Housing Fund (CCFP)
	Target Area	Countywide
	Goals Supported	Homelessness Special Needs Working Families
	Needs Addressed	Homelessness Prevention and Rapid Re-Housing Affordable Rental Housing
	Funding	CDBG: $704,500
	Description	An allocation to the Consolidated Community Funding Pool (CCFP) to provide funding to eligible nonprofit corporations or CDBG Participating Jurisdictions (Towns of Clifton, Herndon, and Vienna, and the City of Fairfax) for the provision, development and preservation of affordable housing in accordance with CDBG eligibility criteria and priorities and the CCFP priorities adopted by the Board of Supervisors. Funding for specific programs and projects are subject to appropriations by the Board of Supervisors.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	The numbers of families and individuals assisted will vary depending on specific projects. All beneficiaries served will have incomes below 50% AMI. It is anticipated that a minimum of four housing units will be acquired and/or rehabilitated as a direct result of the planned investment.
	Location Description	To be determined.
	Planned Activities	Matrix Code- 14G Rehab: Acquisition
7	**Project Name**	Targeted Public Services (CCFP)
	Target Area	Countywide

OMB Control No: 2506-0117 (exp. 07/31/2015)

	Goals Supported	Homelessness Special Needs Working Families Human Service System Poverty Reduction/Self Sufficiency Reinvestment Community Input
	Needs Addressed	Homelessness Prevention and Rapid Re-Housing Affordable Rental Housing Homeownership Access and Rehabilitation Community Services
	Funding	CDBG: $725,651
	Description	An allocation to the Consolidated Community Funding Pool (CCFP), determined by a HUD-required limit of 15% of CDBG award, to be used for Targeted Public Services. Funds are provided for CCFP awards to eligible nonprofit corporations or CDBG Participating Jurisdictions (Towns of Clifton, Herndon, and Vienna, and the City of Fairfax) for the delivery of public services in accordance with CDBG eligibility criteria and priorities and the CCFP priorities adopted by the Board of Supervisors. Funding for specific programs and projects are subject to appropriations by the Board of Supervisors.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	The number of families and individuals assisted will vary, but all will have incomes below 50% AMI. A majority of those served are homeless or at-risk of homelessness.
	Location Description	To be determined.
	Planned Activities	Funding allocated to the Targeted Public Services project will fund three CCFP program from FY 2016. All three programs provide a variety of direct financial assistance to families facing eviction and/or disconnection of utilities or need for security deposits, case management, credit counseling, life skills and employment counseling.
8	**Project Name**	Home Repair for the Elderly
	Target Area	Countywide
	Goals Supported	Special Needs Working Families

OMB Control No: 2506-0117 (exp. 07/31/2015)

	Needs Addressed	Homeownership Access and Rehabilitation
	Funding	CDBG: $329,893
	Description	Funding of the Home Repair for the Elderly Program (HREP) which provides minor repairs at no cost to the homeowner for an estimated 100 homes of eligible low-income elderly or disabled persons. The HREP provides up to about one week of labor and $500 in material expenses by the HREP crew. Proposed funding provides for salaries and fringe benefits, plus related operating and equipment costs. These funds are supplemented by county funds generated from payments on loans through the Home Improvement Loan Program for the costs of outside contracting and materials.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 100 Low-income Elderly households will be served.
	Location Description	To be determined.
	Planned Activities	Matrix Code- 14A Rehab: Single-Unit Residential
9	**Project Name**	Tenant Based Rental Assistance
	Target Area	Countywide
	Goals Supported	Homelessness Special Needs Working Families
	Needs Addressed	Homelessness Prevention and Rapid Re-Housing Affordable Rental Housing
	Funding	HOME: $753,303
	Description	Rental assistance to prevent families/individuals from becoming homeless, assist homeless families/individuals with permanent housing, rental assistance for disabled households and to provide reasonable accommodation requests and units for clients of the Progress Center.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 50 families or individuals will receive a TBRA voucher. All beneficiaries will have incomes at or below 50% AMI.
	Location Description	To be determined.
	Planned Activities	Provision of TBRA vouchers.
10	**Project Name**	FCRHA Properties - Rehabilitation and/or Acquisition
	Target Area	Countywide
	Goals Supported	Special Needs Working Families Workforce Housing
	Needs Addressed	Affordable Rental Housing
	Funding	CDBG: $317,865 HOME: $433,907
	Description	Funding will be used to rehab FCRHA residential properties and group homes to maintain safety and quality of life. A portion of which will also have the flexibility to be used to purchase Affordable Dwelling Units (ADU's) or other properties for rental.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Number of families and individuals will vary based on project. Vast majority of beneficiaries will have incomes at or below 30% AMI.
	Location Description	To be determined.
	Planned Activities	Matrix Code- 14D Rehab: Other Public-Owned Residential Buildings
11	**Project Name**	Homeownership Program
	Target Area	Countywide
	Goals Supported	Working Families Workforce Housing
	Needs Addressed	Homeownership Access and Rehabilitation
	Funding	CDBG: $432,464

	Description	Proposed funding provides for salaries and fringe benefits to support full-time positions involved in homeownership activities. The positions provide support to the First-Time Homebuyer Program. Duties include application intake/data entry, waiting list maintenance, application processing, certifying applicant eligibility, marketing and conducting drawings for new and resale units, establishing resale prices, monitoring second trust loans, conducting required annual occupancy certifications, dissemination of program information, providing educational programs and/or counseling for applicants/homeowners and financial assistance (when available) to homebuyers.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	This program will enable assistance to households in approximately 50 homes and 200-250 families on the waiting list of certified eligible applicants. The number of households anticipated to be served through orientations and other marketing activities is 2,400.
	Location Description	To be determined.
	Planned Activities	
12	**Project Name**	Relocation Program
	Target Area	Countywide
	Goals Supported	Homelessness Special Needs Working Families Workforce Housing Human Service System Poverty Reduction/Self Sufficiency
	Needs Addressed	Affordable Rental Housing
	Funding	CDBG: $312,074
	Description	Provision of relocation benefits to residents of FCRHA owned property as needed to facilitate rehabilitation of housing units. Funding may also be used to support staff to provide federally mandated relocation and advisory services or reviews and technical assistance for CDBG and HOME funded non-profit development.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	The numbers of families assisted will vary depending on the project specific needs. Large scale rehabilitation of FCRHA owned multi-family properties typically involves some level of relocation. Of those populations receiving benefit, most have incomes that are at or below 50% AMI.
	Location Description	To be determined.
	Planned Activities	Matrix Code- 08 Relocation
13	**Project Name**	CHDO Set-Aside
	Target Area	Countywide
	Goals Supported	Homelessness Working Families
	Needs Addressed	Affordable Rental Housing Homeownership Access and Rehabilitation
	Funding	HOME: $221,586
	Description	The federal HOME regulations require that a minimum of 15% of the total HOME grant be set-aside for investment in housing to be developed, sponsored, or owned by nonprofit groups, which have been certified as Community Housing Development Organizations (CHDOs). CHDO set-aside activities will serve to either preserve, acquire and rehabilitate existing affordable housing or develop additional affordable housing units for low-income homebuyers and renters.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Based on past applications it is anticipated that the funding allocated to this project will have the potential to serve one family at or below 50% AMI.
	Location Description	To be determined based on applications.
	Planned Activities	Typical CHDO projects include the acquisition and rehabilitation of housing units to provide affordable housing to beneficiaries with income at or below 50% AMI.
14	**Project Name**	Special Needs Housing
	Target Area	Countywide
	Goals Supported	Homelessness Special Needs Working Families

OMB Control No: 2506-0117 (exp. 07/31/2015)

	Needs Addressed	Homelessness Prevention and Rapid Re-Housing Affordable Rental Housing
	Funding	CDBG: $822,864 HOME: $639,193
	Description	Development, preservation, acquisition, modification and rehabilitation of housing and facilities to serve a special needs population as defined by the Housing Blueprint including those who are homeless, those with disabilities, low income elderly, large families with severely limited housing options, those who are severely rent burdened and victims of domestic violence.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Number and type of beneficiaries to be determined.
	Location Description	To be determined.
	Planned Activities	Typical projects will include the removal of architectural barriers that restrict the mobility and accessibility of elderly persons or person with disabilities and acquisition of housing units for the purpose of providing deed restricted, long-term affordable housing options for a special needs population as defined by the housing blueprint. Funding in this category may be utilized by the FCRHA on property owned by the FCRHA or by non-profits.
15	**Project Name**	Emergency Solutions Grant
	Target Area	Countywide
	Goals Supported	Homelessness
	Needs Addressed	Homelessness Prevention and Rapid Re-Housing
	Funding	ESG: $431,214
	Description	The Emergency Solutions Grant program under the HEARTH Act has a greater emphasis on using funding to prevent homelessness and to rapidly re-house persons and families who become homeless. Funds will be used to support all eligible Emergency Solutions Grant Program activities.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	• Emergency Solutions Grant (ESG) program funds are estimated to serve a total of 128 families in fiscal year 2016. Approximately one third of the families served, or 43 families, are expected to be people who are at risk of homelessness and to receive homelessness prevention assistance. Approximately two thirds of the families served, or 85 families, are expected to be literally homeless and to receive rapid rehousing assistance.
	Location Description	To be determined.
	Planned Activities	• Emergency Solutions Grant (ESG) program funds will support homelessness prevention and rapid rehousing assistance to people who are at-risk of homelessness and literally homeless in Fairfax County. The ESG funds will be used specifically to provide housing relocation and stabilization services, as well as short- to medium-term rental assistance to help program participants regain stability in the program participant's current permanent housing or move into other permanent housing and achieve stability in that housing. Services will include case management, housing search and placement, and financial assistance for rental application fees, security deposits, last month's rent, utility deposits and payments, and moving costs.
16	**Project Name**	HOME/CDBG Affordable Housing Request For Proposals
	Target Area	Countywide
	Goals Supported	Homelessness Special Needs Working Families Workforce Housing
	Needs Addressed	Homelessness Prevention and Rapid Re-Housing Affordable Rental Housing Homeownership Access and Rehabilitation
	Funding	CDBG: $1,268,863 HOME: $504,772

OMB Control No: 2506-0117 (exp. 07/31/2015)

	Description	The FY 2016 HOME/CDBG Affordable Housing Request for Proposal will serve to preserve, acquire, rehabilitate existing affordable housing or develop additional affordable housing units for low-income homebuyers and renters. Notice of funding availability will coincide with the availability of CHDO funding.
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	Number and type of beneficiaries to be determined based on applications. Scoring preference will typically be given to projects meeting one or more of the following criteria: • Include preservation and acquisition of affordable housing; **AND** • Result in affordable housing that is accessible to disabled persons; and/or • Serves extremely low income households (at or below 30% AMI) • Provides housing for the homeless or those at-risk of homelessness • Provides housing for Seniors (62 and above) • Incorporates Fairfax County's Consolidated Plan and Housing Blueprint goals • Provides beneficiaries with direct access to public transportation and/or community retail centers and/or supportive services • Can be completed in an expedited manner
	Location Description	To be determined.
	Planned Activities	Typical projects include the acquisition and rehabilitation of housing units to provide affordable housing to beneficiaries with income at or below 50% AMI.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Fairfax County in general is opportunity-driven in the allocation of affordable housing resources, while at the same time working actively to promote the de-concentration of poverty, particularly in the programs operated by the Fairfax County Redevelopment and Housing Authority (FCRHA). With respect to the investment of capital resources for affordable housing development, the FCRHA has financed the acquisition and development of properties in locations across the county over the last ten years and will continue to operate its program on a countywide basis.

Geographic Distribution

Target Area	Percentage of Funds
Countywide	100

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Not applicable

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The goals represented below are taken from the FY 2016 Housing Blueprint. A copy of this document is attached in the Grantee Unique Appendices section of this document.

One Year Goals for the Number of Households to be Supported	
Homeless	200
Non-Homeless	938
Special-Needs	50
Total	1,188

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	668
The Production of New Units	420
Rehab of Existing Units	0
Acquisition of Existing Units	100
Total	1,188

Table 59 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing – 91.220(h)

Actions planned during the next year to address the needs to public housing

Fairfax County's current Moving to Work Plan highlights planned capital fund expenditures for twelve different Public Housing properties in FY 2016. The variety of need is portrayed through the different repairs needed and the estimated cost at these Public Housing properties.

Newington Station requires exterior rehabilitation. An estimated $650,000 will go towards replacing siding, windows, entrance doors, exterior trim and privacy fences.

The Atrium requires the conversion of one unit to meet Uniform Federal Accessibility Standards (UFAS) and the resurfacing of the property's parking lot. The estimated cost for this project is $68,404. Ragan Oaks needs four units converted to meet UFAS and a resurfaced parking lot. These two restorations will cost $250,165. Old Mill requires two modified units to meet UFAS, this will cost about $80,000.

Heritage Woods I requires new windows and new HVAC systems. The windows will be replaced with Energy Star rated windows and higher efficiency HVAC systems. These replacements will cost about $213,918. Heritage South requires the same replacements and this will cost about $153,080. Colchester Towne also requires new windows and new HVAC systems. For the number of units at Colchester Towne, these replacements will cost about $87,266. For these replacements at Heritage North, it will cost about $141,000.

Sheffield Village requires new windows. The removal of the existing windows and replacing them with Energy Star rated windows will cost $23,404. Belleview Condos also require new windows, for this property it will cost about $103,165.

Barros Circle needs revitalized concrete sidewalks. The removal and replacement of all damaged/failing concrete sidewalks will cost $56,950.

Kingsley Park requires replacement stairs for the attic. This will cost an estimated $56,950.

In total, the planned capital funding expenditures for FY 2016 on Public Housing units is $1,884,302. Half of the properties require new windows. One third of the properties require new HVAC systems and one fourth of the properties require the conversion of at least one unit to comply with UFAS.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

As a part of the THRIVE initiative, the Fairfax County Homeownership and Relocation Division (HRD) is developing an intake and counseling strategy for public housing residents who have homeownership as a goal. For example, HDR plans to make efforts to recruit PHA residents into the program early in order to get PHA residents on the waiting list for a home (which increases the probability that they will have

OMB Control No: 2506-0117 (exp. 07/31/2015)

the opportunity to buy an affordable home) before they earn too much money to be eligible for the Affordable Dwelling Unit Program (PHA residents can earn up to 100% of AMI, while Affordable Dwelling Units are only available to those who earn up to 70% of AMI). Residents moving from public housing to homeownership with get the best long term "deal" if they are able to purchase a unit provided through the ADU program.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not Applicable

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Fairfax *County is committed to the goal to ensure that every American has affordable, stable place to call home as established by the Opening Doors: Federal Strategic Plan to Prevent and End Homelessness. This commitment is reflected in the Fairfax County Board of Supervisors' adoption of the local Blueprint for Success: Strategic Directions for the Plan to Prevent and End Homelessness in the Fairfax-Falls Church Community. Our strategies are to prevent homelessness due to economic crisis and disability; preserve and increase the supply of affordable housing to prevent and end homelessness; deliver appropriate support services to obtain and maintain stable housing; and create a management system for plan implementation with the collaboration of the public and private sectors that ensures adequate financial resources and accountability. Federal housing programs, such as the Continuum of Care and the Emergency Solutions Grant, are essential resources for local efforts therefore Fairfax County strives to utilize these resources in the most effective and efficient way possible.*

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

In FY 2016 the Fairfax County Continuum of Care (COC) is placing a primary importance on enhancing its system of coordinated access, assessment and assignment. The efforts to create a more coordinated system will mean that people have fair, equal access to homeless assistance programs; that they will be assessed in standardized ways across the community; they will be assigned to the programs that best fit their needs; and a system will be in place to hold housing and service providers accountable to these processes. Regular monitoring and evaluation will be utilized to ensure continued system-wide improvement in effectiveness and efficiency. Important new assessment tools, such as the Vulnerability Index – Service Prioritization and Decision Assistance Tool (VI-SPDAT), will be used and replace some existing forms so that individuals and families' needs will be better understood and the appropriate intervention can be applied more quickly. The Homeless Management Information System (HMIS) will continue to be an important tool in coordinating the flow of individuals and families through the homeless system.

Addressing the emergency shelter and transitional housing needs of homeless persons

In FY 2016 existing emergency shelter facilities are being evaluated for potential renovations that may be included in the overall Fairfax County capital improvement plan. Potential renovations would make necessary repairs and enhancements to the facilities so that they are in safe, suitable conditions and ensure that they can meet the emergency shelter needs for individuals and families in the future. New contracts between Fairfax County's Office to Prevent and End Homelessness and nonprofit organizations to operate the emergency shelters are also expected to be executed in time for an April 1, 2015 start

OMB Control No: 2506-0117 (exp. 07/31/2015)

date.

Transitional housing programs will continue to be evaluated for effectiveness and efficiency as per the goals in the Ten-Year Plan. As appropriate transitional housing programs will be converted to permanent housing or adapt services to meet the changing needs of special populations in the community's homeless population.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

In FY 2016 the Fairfax COC will continue to invest in rapid rehousing, permanent supportive housing and other permanent housing opportunities for people experiencing homelessness. Investments in permanent housing for people experiencing homelessness has proven effective in increasing the number of people moving to permanent housing from homelessness and shortening the length of stay in emergency shelters since the adoption of the Ten-Year Plan.

The number of people exiting emergency shelters to permanent destinations increased from 342 people in FY 2010 to 970 people in FY 2014. The average length of stay in shelters for families with children has dropped from 93 days in FY 2010 to 68 days in FY 2014. Similarly the average length of stay in shelters for single adults has been reduced from 72 day in FY 2010 to only 40 days in FY 2014.

As mentioned above, the continued development of a coordinated system of access, assessment and assignment will also facilitate individuals' and families' quick return to stable housing. Workgroups are currently being formed to focus on enhancing policies and procedures, written standards, housing inventories and the utilization of the Homeless Management Information System (HMIS).

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Homelessness prevention remains a priority for the Fairfax COC. In the coming year resources have been committed to homelessness prevention and shelter diversion assistance in the form of direct financial and rental assistance, as well as community case management and housing location. As mentioned for the emergency shelters, new contracts between the Fairfax County Office to Prevent and End

Homelessness and nonprofit organizations providing homelessness prevention and rapid rehousing assistance are expected to be executed in time for an April 1, 2015 start date. Opportunities for enhanced effectiveness and efficiency will be explored through the new contracts. Finally, the workgroups starting up to further the development of the coordinated assessment system will also have opportunities to find better ways to help individuals and families avoid becoming homeless by reviewing intake and referral procedures in existing homeless assistance programs and connections with other systems of care.

AP-75 Barriers to affordable housing – 91.220(j)

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The Fairfax County Board of Supervisors has adopted the following affordable housing goals as part of the Housing Blueprint:

- **Goal 1:** To end homelessness in 10 years (by 2018)
- **Goal 2:** To provide affordable housing options to those with special needs
- **Goal 3:** To meet the affordable housing needs of low-income working families; and
- **Goal 4:** To produce workforce housing sufficient to accommodate projected job growth

In implementing these goals, it is the intention that opportunities should be available to all who live or work in Fairfax County to purchase or rent safe, decent, affordable housing within their means. Affordable housing should be located as close as possible to employment opportunities without adversely affecting quality of life standards. Affordable housing should be a vital element in high density and mixed-use development projects, should be encouraged in revitalization areas, and encouraged through more flexible zoning wherever possible.

The following policies demonstrate the breadth and depth of the County's commitment to creating affordable housing opportunities for its citizens including those groups identified as having priority needs and to removing regulatory impediments. Examples include:

- Provide bonus densities in exchange for affordable housing via the Affordable Dwelling Unit and Workforce Housing programs and increase community acceptance of affordable housing
- Residential rezoning should not be approved above the low end of the Plan range unless an appropriate commitment of land, dwelling units, and/or a cash contribution to the Housing Trust Fund is provided
- Capitalize the Housing Trust Fund so that it can be used as a mechanism to fund the development of affordable housing
- Encourage affordable housing as a development option for infill sites, particularly in commercial areas and near employment concentrations
- Give priority for the use of County and other government-owned buildings and land as sites for the provision of affordable housing
- Promote and facilitate innovative site design and construction techniques, as well as encourage the use of manufactured housing and manufactured housing components, when aimed at providing affordable housing
- Support the efforts of the Fairfax County Redevelopment and Housing Authority in producing a

OMB Control No: 2506-0117 (exp. 07/31/2015)

portion of these affordable housing units through the use of county resources and the approval of suitable housing sites

AP-85 Other Actions – 91.220(k)

Introduction:

The following describes other actions to be taken as part of this Action Plan.

Actions planned to address obstacles to meeting underserved needs

To increase the supply of housing available to special populations, including the physically and mentally disabled, the homeless, low-income elderly, and large families, the county employs the following policies:

- Locate housing resources for special populations in all parts of the county as a way of improving accessibility to employment opportunities, county services, as well as cultural and recreational amenities
- Facilitate the development of single room occupancy residences and other types of permanent housing for homeless persons and families, as well as others in need of these housing options
- Enforce fair housing laws and nondiscriminatory practices in the sale and rental of housing to all citizens
- Promote multifamily housing for the elderly and the handicapped that is conveniently located to public transportation and community services
- Encourage the creation of accessible housing for those with disabilities
- Participation in the Virginia Housing Development Authority (VHDA) Virginia Housing Registry, which serves as an information clearinghouse for landlords with accessible housing, and persons searching for accessible housing (see https://www.socialserve.com/tenant/Search.html?ch=VA&type=rental&region_id=32931&accessibility=t)
- Redesign of Domestic Violence service system making sheltering services community-based

Additionally, the county will utilize Regional approaches to address the impact of government regulations on the overall supply of housing. Fairfax County advocates “fair growth” within the region, a strategy that requires regional cooperation to assure sufficient land is planned and zoned for residential development and reduces the reliance on land use planning and rezoning as a technique to control development.

Predicted job growth through 2032 will continue to strain the supply of new housing in Fairfax County. The challenge is to identify opportunities for increased housing development despite a decreasing supply of developable “green” land (i.e. vacant land suitable for development), as the County has become more and more “built out”. In developing the remaining areas of green land, the County will seek to reduce development cycle times by limiting development in areas that require rezoning and the associated time-consuming processes for approval.

As Fairfax County becomes increasingly built-out, the county is promoting an increased supply of housing through redevelopment. Opportunities for redevelopment will mainly occur in older, commercial corridors, rather than in residential areas. Including mixed-income, transit-oriented residential development and mixed-use commercial redevelopment is a strategy that the County is using to generate a significant number of housing units.

Actions planned to foster and maintain affordable housing

The County is committed to encouraging the provision of affordable housing in all parts of the county. Policies implementing this objective include:

- Expand housing opportunities in or near mixed-use Centers as a way of providing the opportunity for persons employed in the County to live near their jobs
- Promote the development of multifamily housing in both mixed-use Centers and existing residential areas, as appropriate, in an effort to diversify the housing stock and expand lower cost housing options (the county has adopted Locational Guidelines for Multifamily Residential Development as part of the Countywide Land Use)
- Promote affordable housing opportunities throughout the county, particularly in areas where existing supply is low
- Encourage the creation of affordable housing for persons with special needs via the Independent Living provisions in the Zoning Ordinance

Fairfax County strives to conserve stable neighborhoods and encourage rehabilitation and other initiatives that will help to revitalize and promote the stability of older neighborhoods. Policies implementing this objective include:

- Provide assistance to low and moderate income senior and disabled homeowners to stay in their homes, via the Home Repair for the Elderly Program
- Encourage redevelopment through tax abatement
- Improve and maintain existing housing and neighborhood quality by upgrading substandard housing and improving physical community facilities (e.g., streets, sidewalks, lighting) in existing neighborhoods
- Maintain housing quality in existing neighborhoods and preserve neighborhood stability through the abatement of “spot” blight
- Facilitate improvement and maintenance of existing neighborhoods by initiating community development programs, in communities where needed, with as little displacement as possible; and incorporating affordable housing units as part of all major housing rehabilitation efforts
- Retain existing below market rental housing through acquisition, rehabilitation assistance and other subsidies
- Facilitate the retention of existing mobile home parks which are identified in the Area Plans as appropriate for mobile home park use (the county has adopted Guidelines for Mobile Home Retention as part of the Countywide Land Use)

Actions planned to reduce lead-based paint hazards

The Fairfax County website displays a lead poisoning prevention page (http://www.fairfaxcounty.gov/hd/eh/lead/). The webpage defines some of the major sources of lead in people's homes: dust from deteriorating lead-based paint primarily due to opening and closing windows in older homes (built pre-1978), residual lead dust in residential soils, and lead pipes. In addition, the Fairfax County Health Department educates household members about reducing lead exposure. To reduce risk of lead poisoning, the County recommends that residents remove peeling paint and chips from the home, not allow for children to be present when scraping or cleaning up paint chips, minimize dust through frequent damp mopping of floors and using wet cloths to wipe down windows, and discourage children from playing in bare soil surrounding the home. In addition, the Fairfax County lead poisoning prevention website provides links to numerous websites with information on lead exposure. 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.

Actions planned to reduce the number of poverty-level families

While Fairfax County has one of the highest median household incomes in the nation (estimated $111,079 in 2013), there were an estimated 64,851 persons living below the poverty level in 2013 (based on data from the American Community Survey (ACS)). Although the percent of the population below poverty in Fairfax County (5.8 percent) is among the lowest of Virginia jurisdictions, the number of persons below poverty in Fairfax County is larger than any other jurisdiction in Virginia.

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 following are goals established by CAAB:

- Identify review and develop policies as they relate to low-income residents.
- Support, when possible, increases in programs and services providing the greatest supports to low-income families and individuals and, when necessary, actions that minimize reductions to such programs.
- Maximize opportunities to provide input based on identified priority areas.
- Oversee the disposition of Community Service Block Grant funds, to include:- Researching and assessing community needs- Obtaining public input from facilitating public hearings for low-income families and individuals- Allocating funds- Approving programs and contracts with community organizations serving low-income persons, Educate the Board of Supervisors and other county officials, other agencies and civic groups, the low-income community and citizens of Fairfax County in support of the CAAB mission

Community Action Programs (CAPs) are public-private partnerships, locally managed and controlled by

volunteer boards of directors, for the purpose of reducing poverty and promoting self-sufficiency of the poor.

Specific programs administered by Fairfax County that help reduce the number of poverty-level families include Housing Choice Voucher, Transitional Housing, Permanent Supportive housing, and Unification Program. The FCRHA's PROGRESS (Partnership for Resident Opportunities, Growth, Resources and Economic Self-Sufficiency) Center undertakes family self sufficiency initiatives and links Public Housing residents with county resources to prevent eviction, assist with family crises, meet lease obligations, access mental health services and participate in economic self-sufficiency programs.

The Fairfax County Department of Housing and Community Development also administers the Bridging Affordability Program, a locally-funded rental subsidy program operated through a consortium of nonprofit organizations. The collaborative provides rental subsidies as well as an array of supportive services to program participants. Bridging Affordability is intended to be a gateway to the county's Housing Continuum as part of the FCRHA's Moving to Work program. The Housing Continuum and the FCRHA's **T**otal **H**ousing **R**einvention for **I**ndividual Success, **V**ital Services and **E**conomic Empowerment (THRIVE) initiative is an approach that provides work incentives, service supports, and permanent housing to residents of FCRHA properties. The THRIVE Housing Continuum is focused on self-sufficiency and establishes goals to help residents move to their highest level of success.

Actions planned to develop institutional structure

Gaps and Strengths related to the institutional structure were identified in SP-40 of the Consolidated Plan portion of this document. The county plans the following actions to address the gaps and weaknesses:

Strategy #1: ***Make a segment of Bridging Affordability rental assistance resources available to individuals with disabilities who have been admitted to residential programs for more than 90 days and no longer need this level of care but would be otherwise discharged to homelessness.***

As the gateway to the county's housing continuum, the Bridging Affordability program provides access to locally funded rental assistance for two to three years with a bridge to other county housing programs or market housing, depending on individual need. Currently, in order to be eligible for Bridging Affordability rental assistance, a household must be on a county or CSB housing waitlist. Rather than base eligibility on housing waitlist status, the county is looking at a new approach which makes eligibility for individuals with disabilities contingent upon achievement of service plan goals and no longer needing the level of care the residential program provides. This approach focuses on those who have stabilized their medical, mental health, and substance abuse conditions and/or developed basic adaptive skills yet do not have enough income to move to more integrated housing to continue their recovery and growth. Those who would be discharged to homelessness but do not qualify for homeless services due to their length of stay in the residential program should receive priority. This process frees up resources for those waiting to receive more intensive residential services.

Strategy #2: ***Stimulate alternative affordable housing opportunities through development of a roommate referral program.***

Those with disabilities and very low incomes who live in precarious housing situations but are not homeless and who are unable to get on housing waitlists need other affordable alternatives. The county or a contracted entity could coordinate matches between individuals who need housing and persons with safe, decent rooms to rent. Individuals could receive guidance on what to look for in a housemate, what questions to ask, how to check references, and how to develop a rental agreement.

Strategy #3: ***Expand the Housing Locator program to serve non-homeless individuals with disabilities in precarious housing situations.***

Low income persons with disabilities living in precarious housing situations who are not homeless need assistance to find other affordable alternatives that meet their specific needs. The county's Housing Locator Network currently prioritizes work with homeless populations, and this work generally keeps the program operating at capacity. Adding staff resources to serve non-homeless persons with disabilities living in unsafe, overcrowded or unaffordable housing would reduce the odds that these individuals become homeless.

Actions planned to enhance coordination between public and private housing and social service agencies

Agencies in Fairfax County work together and coordinate services to help combat poverty and help low-income residents to become self-sufficient. Funds from the Fairfax County Consolidated Community Funding Pool (CCFP) support programs that target households with incomes below poverty. The CCFP is a competitive grant process for funding human services through community based organizations. Begun in 1997, the CCFP combines Fairfax County General Fund dollars along with the Community Development Block Grant (CDBG) and the Community Services Block Grant (CSBG). The CCFP has provided funding for several projects that meet the priority to provide supports that assist individuals and families in achieving self-sufficiency. Programs funded through the CCFP with CSBG funds are specifically targeted toward households with incomes at or below the poverty program guidelines. The Fairfax County Redevelopment and Housing Authority (FCRHA)/Fairfax County Department of Housing and Community Development (HCD), the Fairfax County Department of Family Services (DFS), and the Community Action Advisory Board (CAAB) share responsibilities in combating poverty.

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

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction: The use of CDBG, HOME and ESG entitlement funds in Fairfax County are guided by the following Vision and Mission:

Vision

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

Mission Statement

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

A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. For CDBG, Fairfax County uses a three-year average to ensure compliance with the low moderate income benefit. The three years during this Action Plan will be as follows: 2015, 2016 and 2017.

The county program specific requirements for CDBG, HOME and ESG are listed below.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	290,942
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**290,942**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	95.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

   The county has no plan or required HUD approval to utilize other forms of investment not specifically eligible under Section 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

   RESALE / RECAPTURE GUIDELINES FOR HOMEBUYER ACTIVITIES USING HOME FUNDS:When using HOME funds in any FCRHA program involving homebuyer activities, the program will incorporate the following provisions as appropriate:

   RECAPTURE

   If the HOME recipient decides to sell the house within the affordability period at whatever price the market will bear, the FCRHA will require recapture of all or a portion of the direct HOME subsidy as follows:

- Sharing of the net proceeds: when the net proceeds are insufficient to repay the direct HOME subsidy and the homebuyer's investment, the net proceeds may be shared in either of two ways:

  1. Recapture of the HOME funds may be based on the ratio of the HOME subsidy to the sum of the homeowner's investment (down payment and any capital improvement investment made by the owner since purchase), plus the HOME subsidy:

     HOME Subsidy

     ._____. X Net Proceeds = HOME recapture

     HOME Subsidy + Homeowner Investment

  1. The homebuyer's investment may be repaid in full before any HOME funds are recaptured. The FCRHA may choose to use the available proceeds from the resale to repay the homeowner's investment first. The HOME subsidy is then repaid to the extent that proceeds are available.

- Excess Proceeds: When net proceeds exceed the amount necessary to repay both the homeowners investment and the HOME subsidy, the excess proceeds may be paid to the homeowner, retained by the FCRHA, or shared by both parties.
- Exception: Development subsidies are not subject to recapture. For properties that receive development subsidies only, and there is no direct financial assistance to the homebuyer, the resale requirements below will apply.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

   RESALE

   Under certain FCRHA programs, the HOME-assisted units must remain affordable over the entire affordability term, and therefore those units will be designated as "affordable units." If a unit is so designated, and is sold during the affordability period, the sale must meet the following criteria:

- The new purchaser must be low-income, meeting the HOME Program definition, and occupy the property as the family's principal residence.
- The sales price will be controlled by the FCRHA so as to be "affordable" to the new purchaser.
- The original homebuyer, now the home seller, must receive a "fair return" on their investment, as defined by the FCRHA.
- The FCRHA will use deed restrictions, land covenants or other similar legal mechanisms to enforce the resale restrictions.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

   Fairfax County does not currently utilize HOME funds to refinance existing debt.

Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

   The Fairfax County Office to Prevent and End Homelessness (OPEH) established a set of policies and procedures for the provision of financial and rental assistance that is funded by the federal Emergency Solutions Grant (ESG), as well as local tax dollars. These written standards were developed in collaboration for public and private partners from the Continuum of Care and designed to be in compliance with the authorizing laws, regulations and Federal Register Notices for the ESG program. A copy of this plan is available at http://www.fairfaxcounty.gov/homeless/pdf/host-short-term-assistance-guidelines-oct3114.pdf

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

   The Fairfax County Continuum of Care (CoC) has developed into a well-coordinated system of

OMB Control No: 2506-0117 (exp. 07/31/2015)

ensuring that families and individuals who are homeless can access the appropriate homeless assistance programs in a manner that is fair and efficient. Most people seeking assistance contact a centralized, telephone-operated information and referral hotline operated by the Fairfax County Department of Neighborhood and Community Services' Coordinated Services Planning office before being referred to emergency shelters or homelessness prevention and rapid rehousing assistance providers. Homeless outreach services, staffed by local nonprofit case managers as well as nurses from the Homeless Healthcare Program and social workers from the Community Services Board, work to engage unsheltered individuals. All homeless families and individuals are assessed in a way that is consistent across programs with many standardized questions and tools, such as a housing barrier assessment and the Vulnerability Index – Service Prioritization Decision Assistance Tool (VI-SPDAT). The answers from the assessments provide valuable information to homeless assistance providers and the system in making decisions as to where families and individuals should be referred for assistance and who will be prioritized for the most resource-intensive programs.

More work continues to be done to improve the effectiveness and efficiency of the local housing crisis response system. Current initiatives are placing a particular emphasis on making improvements to quickly addressing the needs of homeless veterans and people who are chronically homeless.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The Fairfax County Office to Prevent and End Homelessness in consultation with the Fairfax County Department of Housing and Community Development has allocated Emergency Solutions Grant (ESG) program funding to Northern Virginia Family Services, a private nonprofit organization that is contracted by the county to provide financial and rental assistance to families and individuals, along with case management and housing location services. Through this contract, NVFS provides homelessness prevention and rapid rehousing services to families and individuals throughout the community in collaboration with a group of community-based nonprofit organizations that includes Cornerstones, FACETS, Good Shepherd Housing and Family Services, New Hope Housing, Shelter House, and Volunteers of America Chesapeake.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

   Currently the Fairfax County Continuum of Care (CoC) has a formerly homeless individual participating as member in the Governing Board for the Fairfax-Falls Church Community Partnership to Prevent and End Homelessness, which is the executive-level leadership group that provides high-level policy direction and overall accountability necessary for the successful implementation of the plan to end homelessness. The same representative on the board is also the chairperson of the CoC's Consumer Advisory Council, which reviews important policy and procedure documents with staff from the county's Office to Prevent and End Homelessness and provides valuable feedback based on the perspective of individuals who were formerly homeless.

5. Describe performance standards for evaluating ESG.

   Emergency Solutions Grant (ESG) program funding is only used to support homelessness prevention and rapid rehousing assistance in the Fairfax County Continuum of Care. A web-based Homeless Management Information System database application is used to record, measure and evaluate data related to ESG-funded programs. There are three primary performance standards used to evaluate ESG supported programs: (1) the number of families and individuals served over the course of a fiscal year; (2) the length of time that services are provided; (3) the housing destination of families and individuals exiting the program. In order to increase the effectiveness and efficiency of homeless assistance programs the goal is to increase the number of people assisted each year, reduce the length of time that services are provided and increase the number of people exiting programs to permanent housing destinations.

Attachments

Citizen Participation Comments

Public Forum

October 8, 2014

Reston Community Center, Lake Anne

1609-A Washington Plaza, Reston, VA 20190

Focus: Helping the Homeless and Persons with Special Needs (Including Persons with Mental, Physical, Sensory Disabilities, and Senior Citizens)

Six questions were presented to facilitate discussion, and the following input was received:

Question (Q)1: What specific housing-related challenges or problems do you experience/observe in your family, community or work?

- Cost of housing is too high
- Affordability for persons with mental health, intellectual disabilities; concerns for housing for singles, persons who aren't homeless but at risk
- Stigma of prejudice against people who need housing
- NIMBY
- Houses available but support services are in need for individuals/families to maintain the house
- Can buy/rent but can't afford upkeep. E.g., paying property taxes. Also true for nonprofits who buy
- Accessible housing is a challenge. Not only physical accessibility, but also program accessibility. Example: people with psychiatric disabilities who can't apply because they are unable to
- Reasonable accommodation process has a programmatic side. Because there are staff who don't know about reasonable accommodation matters – lack of education and resources – need for training on reasonable accommodation
- Mental health access for adults who don't meet SMI (seriously mentally ill) criteria
- Medicaid limitations
- People who need housing/services also may have SMI (serious mental illness)
- Overcrowding issues – many cars parked outside homes – may be symptom of a need for affordable housing
- Appropriate housing supply issue
- Medicaid patients use transportation service – unreliability of this. Restrictions on appointments the transportation services will take people to.
- Good service is small and an exception. Example: Shepherd Service
- Large paratransit services are unfunded. Unwieldy, unreliable, paid for by local government.
- While healthcare transportation is for health, paratransit is more broad – cost sharing involved
- Parking issues a sticking point in communities
- Perception of greater need in multiunit buildings
- Arlington considering some units with less parking
- Need more affordable housing near metro, buses

- Costs associated with upkeep of car
- A lot of the housing near transit is market rate housing
- Housing near the metro stations is mostly new. Some is reasonable for affordable housing.
- Density bonuses exist

Q2: Based on your experience or observation, what is the underlying cause/source of these problems or challenges?

- County has done a good job on workforce housing and accessory dwelling units
- Subsidies don't go deep enough to meet needs
- Federal resources are starting to dry up
- Not enough support from decision-makers
- Need for additional programs that aren't costly
- Transportation system contributes – people living further out
- More contributions from developers for accessory dwelling units and community development
- Cutbacks in Penny Fund
- Backburnering of meals tax
- Employers have an interest in supporting affordable housing so workers don't have to drive long distances
- Why can't the Economic Development Authority also address the indirect effects of transportation, commuting distance, etc.?
- Lack of commitment by economic development stakeholders to the affordable housing cause
- Difficulty in getting general public and decision makers to focus on housing-related challenges because of misperception that county is well to do, that there isn't need
- Lack of awareness of growth in need, including among older residents
- Advocacy groups are doing a good job informing the public but this could be improved
- A tension between promoting success and need for additional support in the county
- Budget is limited and some things are required. But some things aren't dependent on the county budget, could bring in outside support to address those
- Community opposition, need for education, education needs to be presented differently

Q3: Are there additional consequences that stem from the housing problems/challenges you experience or observe?

- Success of schools is important
- Fairfax has neighborhoods with schools that do well in high income levels and others that don't do so well in neighborhoods with lower income levels
- Lower income neighborhoods need housing and schools there aren't doing so well
- Economic segregation
- Lack of housing creates stress, affects kids' ability to learn, mental health, physical health. Not good for kids, adults. May have domino effect. Affects people with disabilities more.
- Need supports to age in place
- People with mental illness live with families, stress effects on family
- People with disabilities who can't live in community go to institutions (health care). Lost opportunity to live in integrated community. Consequence of not having supportive housing available. Will stress other resources.
- Gap in need for institutional support

- Caregivers – staff need to be able to take transit, also an affordable housing issue
- In addition to those currently provided for, need for lower income workers like healthcare workers
- Good data from National Low Income Housing Corporation about transportation, housing for low income workers
- Aging of population and need for housing is a huge issue
- Workforce housing is a good lens with which to look at affordable housing
- Subsidy for workforce housing by developers is nothing/low. Just density.

Q4: What resources would address or alleviate the housing problems/challenges you experience or observe?

- "Navigator" to support reasonable accommodation
- Need similar to homeless support
- Transportation alternative
- Zipcar, housing at metro stations
- [Staff provided insight that Economic Development Advisory Group is looking at indirect effects of economic development policy including affordable housing]
- Gap between affordable assisted living need and availability (not Medicaid)
- Policy options to encourage workforce housing ("small w"); people in affordable housing today are working
- Some people work multiple jobs
- Look at the full range of need. Also an economic development issue.
- Would increase resources – public, private/nonprofits
- More flexible zoning
- Bring back the Penny for affordable housing
- Big bond for affordable housing
- Lack of education, awareness among people about programs in county
- Lack of information creates information asymmetry that in turn creates inefficiency
- Concerned about people affected being informed about policies and programs
- Also promote process to get input for consolidated plan (range of population with different needs)
- The Fairfax County Redevelopment and Housing Authority (FCRHA) and Housing and Community Development have good maps to look at housing stock
- [Staff provided clarification on a program implemented by the county's Department of Housing and Community Development – the Home Repair for the Elderly Program – repairs are made to homeowners' properties vs. rental – rental is not available due to funding limitations]
- Accessibility grant can be used by renters. Having an option for a program that could support renters. Example: Virginia Supportive Housing in Richmond; consider this for Fairfax.
- RSU (Residential Studio Units) modified version
- Small apartments, services

Q5: Do you currently benefit from of any housing-related resources provided by the County or local not-for-profit organizations?

- Department of Family Services
- Clients benefit from <u>all</u> the programs
- If subsidized housing is good for us, why not everyone?
- Many examples of subsidized housing in the military

Q6: What changes might improve the resources offered by the County?

- Assisted affordable housing is a key area of focus
- Some funding has dried up
- NIMBY free
- Resources available needs help/more resources

Public Forum

October 14, 2014

12000 Government Center Parkway, Conference Rooms 9 & 10
Fairfax, Virginia 22035

Focus: Affordable Housing and Human Services Needs

Q1: What specific housing-related challenges or problems do you experience/observe in your family, community or work?

- Temporary rent/utility assistance for both low-income or underemployed residents
- Affordability: (affordable) **housing** is #1 need
- Low-income residents are under-employed or unemployed
- Employment needs
- Increase home repair programs for seniors and disability groups and increase assistance
- Homeownership is an issue; there is a high cost burden for making affordable homes accessible, not many affordable homes are accessible for people with disabilities
- There is more urban and new housing (New housing is concentrated in urban areas and not in surrounding suburbs)
- Cost of accessible housing is too high, and this results in more people with disabilities living in nursing homes (Affordable ADA compliant homes would allow residents to live on their own)
- Affordable rental/rent cost
- Affordable homeownership is challenging without a need to fix it up significantly
- Inability to keep up with requirements for assistance for housing
- Issues compound
- Education about assistance processes and where to seek assistance
- Understanding how to navigate the assistance programs plus who is eligible
- Gaps in service provision
- Clients from programs getting a rental deposit back (example)
- RENTAL: credit issues include good credit/bad/no credit. Difficulty establishing credit.
- Homeowners: accessibility issues. No one to go to for ramps for the disabled. Modifying and new.
- Educating on upkeep and maintaining a home (HOMEOWNERSHIP)
- Gaps in Homeownership: needs for roofs, HVAC and etc. repairs. The county does not have programs that focus on that without having to focus on multiple issues. It is all or nothing; need to focus on major systems.
- Gap with assistance for condos/townhomes because they are co-owned properties

- Funds for one time payments for issues such as bed bugs, etc. Education about these issues.
- Education on the grievance process
- Cost of rent and mortgages
- Distance from work
- Affordability and support services (people with disabilities)
- People finding roommates to cover cost of housing
- Accessible housing: universal terms vs. what is really needed
- Housing may be universally accessible but not to everyone (example: people with hearing impairment)
- Overcrowding solution: more housing choices.
- RSU: Residential Studio Units. Push for this has died down.
- Increase in density due to lack of land
- Modest housing has been eliminated by luxury housing

Q2: Based on your experience or observation, what is the underlying cause/source of these problems or challenges?

- Inaccessibility of housing (location, infrastructure)
- Transportation routes and extension of service times, and discrimination (intentional and unintentional)
- Lack of affordable housing
- Inadequate supply of full-time jobs
- Education about _____ (just about anything → financial education, home maintenance, etc.)
- Education about various processes
- Communication about the processes and access to information.
- Moving in the direction of prevention
- Mental health issues: Creating a holistic approach
- Not having the right array of services available
- Group homes: a need for additional housing for people with needs
- Emergence of higher income people
- Culture of Fairfax County: very wealthy and want to preserve this image
- Want to live in affluent community but we are not affluent
- Not worth commuting in when you are making less money
- Those who are homeless are not unemployed all the time (example: man living in woods and worked at Giant)
- Transportation: limited and costly depending on where you are going
- Cost of Silver Line
- Metro cost more than driving (increasing)
- Increase in density: suburban housing turning into urban housing (tension)
- Perception issue: people are resisting change which is making things harder; perceptions need to change
- How do you ensure increased density will equate to affordable housing? (example: Mosaic district)
- Want affordable units near metro

Q3: Are there additional consequences that stem from the housing problems/challenges you experience or observe?

- Loss of funding for day-to-day expenses (fuel expense, day-care, monthly bills, etc.)
- Necessary expenses put aside for housing
- Loss of educational opportunities
- Constant transition in housing limits quality of life (consistency in work, school, or social networks)
- Being forced into institutional units (nursing homes, etc.)
- Cannot pursue training/job opportunities
- Loss of independence
- Families with children (with disabilities).
- Increased caregiving
- Limited quality of life
- Transportation access, including housing/living expense
- Issues with housing issues impact a variety of things. Example: health issues, education, work, etc.
- Loss of housing means chaos in their entire life (work, education, health, financial, etc.)
- Loss of continuity negatively affects self-sufficiency
- Loss of ability to get future housing
- Overcrowded conditions
- Developmental issues: children dealing with overcrowding
- Leads to trouble with establishing routines
- Causes problems with parking: not enough
- People with disabilities: it is assumed housing is the pillar and everything else will fall in place
- Increase in crime: population increase, crime increase
- People with less of a tolerance when dealing with lack of resources

Q4: What resources would address or alleviate the housing problems/challenges you experience or observe?

- Collaborate between non-profits
- Emergency assistance (consistent and continue this)
- Incentives for building accessible housing (above 5%/2%) = 7% (not sufficient)
- Lease requirements to move most needy people into units
- Provide shelters with adequate facilities (bedrooms, living spaces) – temporary housing
- New tools/options for non-federally funded
- Redesign (studio) living spaces
- Make accessible units more functional (for ADA residents) in rent and space
- Resources for renters (Alexandria example)
- Education
- Money
- Coordination with the county and residents: To fill in the gaps and use them as volunteers and for other resources as needed, capitalizing on their skills and strengths
- County buildings to house nonprofit service providers and other resources to spark collaboration and resource sharing. Having these buildings throughout various parts of the county; this would provide ease to access for the clients/citizens. Would spark and nurture collaboration. Sharing of systems and processes. Example: Packard Center for Annandale. Helps to stop recreating processes and promote sharing of best practices.

- Have the county to pay for a language line to help with language barriers and provide access to nonprofit service providers
- Rotating community meetings/conversation regarding certain service needs
- Talking to the people who need services (example: AXOHO in Alexandria, Seattle and their community service centers)
- Flexible zoning (process of exception less onerous)
- Subsidies
- Federal funding for affordable housing
- Educate people about better housing
- Mentoring about managing finance
- Penny for affordable housing
- Property tax credit to non-profits that provide affordable housing
- Build new construction such that they are easy to modify later.
- Education and improvement with healthcare
- Using capacity building in technology for resource management and assignment

Q5: Do you, your family, or your clients currently benefit from of any housing-related resources provided by the County or local not-for-profit organizations?

- Funding from county
- Consolidated Community Funding Pool (CCFP)
- Federally assisted (for seniors)
- County rental assistance
- Includes immigrants and minorities
- Home modification programs
- *Clients benefit from:* Central referrals, Assistance packages (multiple agencies), Fixed income clients (disability/retired), Use of Medicaid waiver, Department of Rehabilitation Services, Section 8 vouchers
- Non-profit assistance: peer counseling/mentoring/skills training/advocacy (personal/individual)
- People who receive support services
- Non-profit organizations
- Degree to which they can access the services/resources

Q6: What policy, programmatic, cultural, or other types of changes might improve the resources offered by the County?

- Transportation access: expanding routes and schedule
- Greater demand for rental assistance
- More flexibility in rent and utility assistance (transportation/medical costs)
- Rental assistance qualification (modify formulas and regulations for temporary/long-term assistance)
- Improve flexibility in housing qualifications
- Location of housing being **useful** to needs of residents (lack of WMATA Metro Access)
- Create functional policy and transportation changes
- Penny for affordable housing
- Ramp down way of providing subsidy
- Number of work force housing units
- Housing support for formerly incarcerated people

- Allocating resources to who needs more (example: persons with mental health issues) as compared to fully eligible people (ramping little down)

Other Topics

Home median income disparity (make too much, yet too little income)

Q5: Do you, your family, or your clients currently benefit from of any housing-related resources provided by the County or local not-for-profit organizations?
Q6: What policy, programmatic, cultural, or other types of changes might improve the resources offered by the County?

- Transportation
- Child care
- Food services/meals on wheels
- Senior services and programs
- Location hubs of nonprofits
- Property tax waivers
- Making policy changes (example: residential studies/change of zoning). This would help without county expenditures.
- Providing developers with a sliding scale of tax credits for affordable units available
- County employees and case workers are great and go above and beyond
  It is extremely challenging to measure impact. The numbers provided by service provider nonprofits does not do complete justice for the work they do.

Public Forum

October 20, 2014

South County Government Center

8350 Richmond Highway, Room 221, B & C, Alexandria, VA 22309

Focus: Affordable Housing and Human Services Needs

Q1: What specific housing-related challenges or problems do you experience/observe in your family, community or work?

- Affordability issue for majority of clients
- Good Shepherd Housing and Family Services provides support to 700 households overall and homelessness prevention
- Low, 40% of AMI has high need for permanent housing. Low income working families.
- Good Shepherd Housing and Family Services provides services focused on self-sufficiency, such as credit help and individual action plans.

- Good Shepherd Housing and Family Services provides help for those with poor renting history (eviction, etc.) and money management services (these are not traditional services, i.e., therapy). There is a greater need for these services.
- Three organizations in Fairfax are addressing low-income housing services: New Hope Housing provides short-time emergency housing, United Community Ministries provides transitional housing for up to 2 years, and Good Shepherd Housing and Family Services provides permanent housing in support of housing stability.
- Good Shepherd Housing and Family Services serves maybe 30 families a month, with need for 30 more; that equals a challenge. There are a couple dozen on the waiting list.
- Cornerstones is similar: seeks and provides housing units for low income

Q2: Based on your experience or observation, what is the underlying cause/source of these problems or challenges?

- Credit is a BIG ISSUE
- When there is a market, landlords are very picky
- Underlying cause: low income is just not enough
- Not a lot of development
- Seasonal work
- Under employed
- High job turnover
- High cost of living
- High child care cost
- Cost of transportation

Q3: Are there additional consequences that stem from the housing problems/challenges you experience or observe?

- Instability: people move frequently in search of more affordable places
- Kids being taken out of school and there are separated families, which mean kids and families cannot be rooted in the community

Q4: What resources would address or alleviate the housing problems/challenges you experience or observe?

- Vouchers are needed but they haven't been provided for almost two years because of budget sequestration and will hopefully return soon. There will be up to 200 more and 3,500 coming to the county, totaling 3,700.
- Some incentives are offered. The person/family receiving vouchers do not have incentives to earn more or increase savings.
- Generational/life cycle does not motivate people to increase their income
- Bridging Affordability (BA) program vouchers are funded locally. These vouchers phase out over time; improvement to give incentive to increase income while getting people into housing
- Policy of use of credit scores may be a fair housing issue.
- Also the discriminating of landlords accepting vouchers or not may be a violation of fair housing. Unwillingness to take people with vouchers.
- Issue of building affordable housing because supply is very limited

- Education may help to get a stable job. Need at least a G.E.D. or high school diploma. Even a couple years of college helps people get and retain jobs.
- If people knew how to budget/manage money and have improved computer skills for online job applications this would be a big help. More programs for these skills would be helpful.
- Help with child care would be very useful for the population in need.

Q5: Do you, your family, or your clients currently benefit from of any housing-related resources provided by the County or local not-for-profit organizations?

- Personally, no. Our clients [Good Shepherd Housing and Family Services] do through vouchers:
- [Good Shepherd Housing and Family Services] Clients use many local programs/services including local Bridging Affordability vouchers, work center, and local food pantries, Vehicles for Change (transportation), school supplies, needed clothing, after-school child care, holiday food program. Churches are a strong resource.
- [Good Shepherd Housing & Family Services] Clients also use the county's Skill Source center for resource building and job search.

Q6: What policy, programmatic, cultural, or other types of changes might improve the resources offered by the County?

- Policy changes in terms of voucher program.
- Hearing from stakeholders, most are in tune with what is going on.
- Better connection between policy makers and stakeholders. Communicating before policies are put in place. Example: Talking with clients of organizations like Good Shepherd.
- More non-profit collaboration, broadly/include more organizations
- Encourage an active flow of conversation between nonprofits
- Increase accountability of non-profits in federal funding
- Federal funds and programs are concentrated on 30% and below AMI and 40-50% AMI is mostly unheard of.
- How do we include people at 30% AMI?
- Figure out how to get this population of 30%, 40-50% AMI more active in policy making and implementation. More involved with nonprofits. Politically.
- Affordable housing crosses all spectrums. Get politically active and knowledgeable. Up to 80% is a large population with political power.
- Consider workforce housing need vs. very low income. Not enough focus on those lowest on the spectrum.
- Need for more <u>economic development</u> in South County
- Uneven economic development in county. Income gap is geographical in many parts of county.
- Income gap is growing. <u>What is the impact</u>?
- Need people to understand impacts – what is causing this gap?
- The poor are getting poorer.
- Capitalistic society issues
- Need to prepare for these impacts
- Politicians respond to voters not poor community. Need to mobilize this community to ask for what they need.

Community Input Session, October 20, 2014, **Wrap up discussion notes**

- Bridging the gap between 30-50% AMI as compared to under 30% AMI
- Dealing with how policies intersect
- Causes and consequences
- Working with families
- Incentives for vouchers raise several questions – risk vs. reward, moral hazard, challenge of balancing between incentives and disincentives
- Principal-agent problem: ability of agency/provider to understand/act on needs and concerns of person being served
- There may be a disconnect on different levels between program/service providers and the people receiving those programs/services
- Motivations of people in nonprofits may be different than the people they serve
- What affordable housing needs are and approaches to people running provider organizations might conflict with the needs of people using those programs or services
- Stakeholder perceptions are important to consider
- Engaging people as part of learning about policy, meeting with people is essential
- Seek out lots of opportunities to talk with people
- Understanding how people want to engage
- Transportation as a barrier
- Incentives for landlords to support affordable housing rentals
- Support with making security deposit, example of insurance fund in Montgomery County, Md.
- Ready to rent programs are good to consider
- Transitional housing: should there be less emphasis? This may be a priority setting issue for HUD

Grantee Unique Appendices

DRAFT FY 2016 HOUSING BLUEPRINT

Affordable Housing Advisory Committee ■ Fairfax County Redevelopment and Housing Authority ■ Fairfax-Falls Church Community Partnership on Ending Homelessness ■ Fairfax-Falls Church Community Services Board ■ Disability Services Board

TIER ONE: THROUGH THE GATEWAY TO PERMANENT AFFORDABLE HOUSING

HOUSING BLUEPRINT GOALS ADDRESSED:
- HOMELESSNESS
- SPECIAL NEEDS
Includes targets for 10-year Homelessness Plan and Key Human Service Agencies

Need:

- *Those who are homeless*
- *Those living in precarious housing situations*
- *Those who are experiencing sudden, unexpected economic challenges*
- *Families who are living in over-crowded situations or who are severely rent-burdened*
- *Those with significant disabilities and extremely low incomes*
- *Frail elderly dependent on subsidies/Auxiliary Grant*
- *Large families with severely limited housing options*
- *Those who are escaping domestic violence*

Plan: *Immediate/Short Term Actions*

- Bridging Affordability
- Blueprint Project - units serving extremely low-income households
- Replacement Apartments for Emergency Domestic Violence Shelter
- Project Based Vouchers
- Non-Profit Purchases
- Expand availability of group home options for persons with disabilities
- Apply for additional specialized vouchers, including FUP, VASH and Money follows the Person

Sustaining Existing Resources

- Complete rehabilitation of Lincolnia Senior Campus; reopen facility
- Continuum of Care Renewals

Next 5 Years

- Redevelopment of Crescent Apartments - 10% of replacement units affordable for Extremely Low Income
- Development of housing for special needs persons at Route 50 and West Ox Road (Sully District). BOND PROSPECTUS PROJECT

Services Needed to Move to Tier Two

- Case management/ Medical care management
- Job Readiness Training and Employment Training
- Alcohol and Drug Rehabilitation
- Veterans Administration Services
- Mental Health Services
- MEDICAID Eligibility
- Medical services
  - -Medical case management
  - -Medication/medical assistance
  - -Participation in medical services
  - -Dental care
  - -Health assessment
  - -Mental Health Services
  - -Outpatient psychiatric and addiction treatment
  - -MEDICAID
- Child/elder care needs
- Financial Assistance
  - -TANF
  - -Food Stamps
  - -Auxiliary Grant
  - -SSDI
- Rent Readiness Training
- Accessible Housing Registry
- Domestic violence safety, advocacy and legal services
- Counseling
- Community living skills training
- Crisis stabilization
- Outpatient psychiatric and addiction treatment
- Food assistance
- Credit repair/budgeting
- Parenting classes
- Housing location

TIER TWO: ADVANCING SUSTAINABLE HOUSING

HOUSING BLUEPRINT GOALS ADDRESSED:
- WORKING FAMILIES
- SPECIAL NEEDS

Need:

- *Rent-burdened working families*
- *Those who have successfully graduated from the Bridging Affordability Program*
- *Families working in Fairfax County but unable to afford to live here*
- *Low income elderly on fixed incomes*
- *Those with disabilities on fixed incomes*
- *Those who are rebuilding their lives after domestic violence*

Plan: *Immediate/Short Term Actions*

- Blueprint Project --units serving low-income households
- Conversion of FCRHA units to accessible units
- Non-profit acquisitions to serve a variety of needs
  - Identify county/FCRHA-owned sites for affordable housing
  - North Hill Public/Private Partnership
  - Sustainable Senior homeownership: Continue programs that allow senior homeowners to remain in their homes longer; e.g. Home Repair for the Elderly Program, expanding partnerships with organizations such as Rebuilding Together; etc.

Sustaining Existing Resources

- RAD: Conversion of privately-owned affordable units to Section 8 subsidy at Tysons Towers (Hunter Mill District), Creekside Village (Lee District) and Lake Anne Fellowship House (Hunter Mill District)
- RAD: Conversion of FCRHA Public Housing Portfolio Rehabilitation of Kingsley Park (Providence District). BOND PROSPECTUS PROJECT
- Renovation of Herndon Harbor House; BOND PROSPECTUS PROJECT
- Redevelopment of Lewinsville Senior Campus via PPEA

Next 5 Years

- Public/private partnerships on county/FCRHA-owned land(Lee District)
- Development of affordable housing at North Hill
- Redevelopment of Crescent Apartments - Units for Low-Income
- Develop senior housing in western portion of the county. BOND PROSPECTUS PROJECT

Services Needed to Move to Tier Three

- Case management
- Individual skill development, education and on-the-job training
- Participation in health clinics, services, programs
- Access child/elder care services, parenting skills
- Access to health insurance
- Meet transportation needs
- Financial literacy, credit education
- ESL classes
- After-school tutoring and programs
- Accessible Housing Registry
- Domestic violence counseling and support services
- Financial Assistance
  - -TANF
  - -Food Stamps
  - -Auxiliary Grant
  - -SSDI
- Medical assistance
- Dental Care

* ***Note:*** *Many services carry over from one tier to the next, depending on need.*

TIER THREE: TOWARD SELF-SUFFICIENCY

HOUSING BLUEPRINT GOALS ADDRESSED:
- WORKING FAMILIES
- WORKFORCE HOUSING

Need:

- *Low and moderate-income working families*
- *Entry level workers, recent graduates and new arrivals to the Fairfax County job market*

Plan: *Immediate/Short Term Actions*

- Blueprint Project-- Units for Low and Moderate Income Households
- Construction of the Residences at Government Center
- Private sector delivery of new ADUs and WDUs
- North Hill Public/Private Partnership

Sustaining Existing Resources

- Ensure financial and physical sustainability of Fairfax County Rental Program
  - Continue administration of ADU and WDU programs

Next 5 Years

- Expansion of Magnet Housing and Senior Housing BOND PROSPECTUS PROJECT
- Rehabilitation of Murraygate Apartments
- Rehabilitation of Stonegate Village (Hunter Mill District) BOND PROSPECTUS PROJECT
- Tysons redevelopment and Wiehle Avenue development
- Redevelopment of Crescent Apartments - Units for Moderate-Income
- Secure debt service and net sale proceeds from Crescent for affordable housing investments
- Economic Success Initiative

Services Needed to Move to Self-Sufficiency

- Maintain stable employment, wage progression, education internships
- Practice preventative health activities, health education
- Stable child and elder care
- Reliable transportation
- Homebuyer education, retirement planning, wealth-building
- College education or technical skills training for young adults
- Accessible Housing Registry

* ***Note:*** *Many services carry over from one tier to the next, depending on need.*

Housing Affordability Gap Analysis

The Virginia Center for Housing Research (VCHR) at Virginia Tech University estimated the housing affordability gap, the difference between the number of affordable units needed and the number of available affordable units, for Fairfax County. VCHR estimated the housing affordability gap for each tenure category: renters and owners. VCHR assumes that all cost burdened households need more affordable housing. Units that are vacant or for sale at each of the HUD affordability levels are considered to be available to the households in the corresponding income range and tenure category. HUD assigns units to income ranges based on the size of the unit, the unit's value or rent, and what level of income would be required for a household of corresponding size to affordably rent or own the unit (see Table 1). Using these assumptions, the housing affordability gap is the difference between the number of households in need of affordable housing in each income range and the number of vacant units available and affordable to each household within that income range (see Tables 4 and 8). In addition, VCHR divided the total housing stock into four categories: 1) vacant units, 2) units occupied by households within the income range for which HUD has categorized the unit as affordable, 3) units occupied by households with incomes *greater than* the income range for which HUD has categorized the unit as affordable, and 4) households with incomes *less than* the income range for which HUD has categorized the unit as affordable, in order to more fully understand the reasons for the affordable housing gap (Tables 2 and 6). Finally, VCHR provided a comparison of the number of households that pay more than 30 percent of their income for housing and the number of households that pay more than 35 percent of their income for housing. This comparison is important because Fairfax County has required that public housing residents and Housing Choice voucher holders pay 35 percent of their income for housing since FY 2015 and does not consider these households to be cost burdened.

Table 1: HUD categories for unit affordability and corresponding income range

Unit Affordability Criteria	Corresponding Income Range
Affordable at 30% of HAMFI	Occupied by a household with income at or below 30% of HAMFI (<= 30% HAMFI)
Affordable at 50% of HAMFI	Occupied by a household with income above 30% HAMFI and at or below 50% HAMFI (30%-50% HAMFI)
Affordable at 80% of HAMFI	Occupied by a household with income above 50% HAMFI and at or below 80% HAMFI
Affordable at 100% of HAMFI	Occupied by a household with income above 80% HAMFI and at or below 100% HAMFI
Not affordable to households making 100% of HAMFI or less	Occupied by a household with income above 100% HAMFI

Table 2: Affordable rental housing by occupant income

Income Range	Total Stock	Vacant Units	% Units Vacant	Units Occupied by Renters within Household Income Range	% Units Occupied by Renters within Household Income Range	Units Occupied by Renters with Household Income < Household Income Range	% Units Occupied by Renters with Household Income < Household Income Range	Units Occupied by Renters with Household Income > Household Income Range	% Units Occupied by Renters with Household Income > Household Income Range
<= 30% HAMFI	10355	230	2%	5260	51%	0	0%	4865	47%
30%-50% HAMFI	10155	330	3%	2245	22%	2935	29%	4645	46%
50%-80% HAMFI	29670	1905	6%	4575	15%	9865	33%	13325	45%
>80% HAMFI	66055	3325	5%	47225	71%	15505	23%	0	0%

Data Source: 2007-2011 CHAS

Nearly 50 percent of the rental stock that would be affordable to extremely low, very low and low income households is occupied by households with income greater than is required to afford those units without being cost burdened. This fact reveals a preference among many Fairfax County renters to pay less than 30 percent of their household income for housing. Approximately 26 percent of the households with income less than 30 percent of HAMFI and that occupy a unit that is affordable at 30 percent of HAMFI are still cost burdened, meaning that many of the units affordable to households with incomes at 30 percent of HAMFI are not affordable to households with lower incomes. Approximately 20 percent of the households with income between 30 percent of HAMFI and 51 percent of HAMFI and that occupy a unit that is affordable at 50 percent of HAMFI are still cost burdened. Approximately 8 percent of the households with income between 50 percent of HAMFI and 81 percent of HAMFI that occupy a unit that is affordable at 80 percent of HAMFI are still cost burdened.

Without considering whether affordable units are occupied by households making more than the minimum income required to afford their unit without being burdened by housing cost, there are simply not enough rental units in the county to accommodate all extremely low and very low income households (see Table 3). There are enough physical units to accommodate low to moderate income households, making between 50 percent and 80 percent of HAMFI, but many of those units, approximately 45 percent, are occupied by households with incomes greater than 80 percent of HAMFI.

Table 3: Rental housing stock affordability compared to household income

Income Range	Total Renting Households	Total Rental Units	Surplus (Deficit)
<= 30% HAMFI	17970	10355	(7615)
30%-50% HAMFI	14665	10155	(4510)
50%-80% HAMFI	12255	29670	17415

Data Source: 2007-2011 CHAS

Table 4 shows the number of available, affordable units needed to accommodate all of the extremely low, very low, low and moderate income households that currently pay more than 30 percent of their income for housing.

Table 4: Affordable rental housing gap

Income Range	Total Renting Households	Cost Burdened Renters	% of Households that are Cost Burdened	Affordable Housing Gap: Cost Burdened Renters minus available affordable units
<= 30% HAMFI	17970	14070	78%	13840
30%-50% HAMFI	14665	11980	82%	11650
50%-80% HAMFI	12255	8045	66%	6140
80%-100% HAMFI	12945	6345	49%	3020

Data Source: 2007-2011 CHAS

The number of affordable units that are needed for extremely low, very low, low and moderate income renters is shown in the "Affordable Housing Gap" column in the table above. Since the market cannot impose occupancy standards that restrict the affordable supply of units to the renters who need them, in a tight market such as Fairfax County the gross deficit of affordable units balloons due to a mismatch of affordable units and renters. Rental units with site based assistance can impose occupancy standards, but the supply of assisted units for renters below 30 percent HAMFI has been stagnant or dwindling and market pressures have been creating an even greater scarcity of affordable units.

If new dedicated affordable housing units are provided for cost burdened households making 30 percent of HAMFI or less, units affordable to households making between 30 percent and 50 percent of HAMFI would become available. However, households with higher incomes may successfully compete to occupy these units.

Based on the data presented above we can conclude that only 3,900 households making 30 percent of HAMFI or less are living in an affordable unit. Likely, many of these individuals are benefiting from some housing subsidy, whether from a public or philanthropic source. There were an estimated 230 vacant units in 2011, approximately 2 percent of the total affordable stock, available at that time. These units were likely vacant due to turnover, rather than lack of demand because 2 percent is well below the Fairfax County vacancy rate for rental units (4.8 percent). Therefore, we can conclude that a minimum of 13,840 additional units affordable for individuals making 30 percent of HAMFI or less would be

required to relieve housing cost burden among extremely low income households. Should these units be dedicated to households with incomes of 30 percent of HAMFI or less, then the units these households currently occupy would be freed up, allowing some households in higher income categories to occupy more affordable housing. If each of the new and freed up units were occupied by a household previously in need of more affordable housing, an additional 6,970 affordable units would be required to relieve cost burden among households with incomes at 100 percent of HAMFI or less.

Table 5: Change in affordable housing gap for renters

Income Range	2007 Gap	2011 Gap	Percent Change
<= 30% HAMFI	12445	13840	11%
30%-50% HAMFI	9495	11650	23%
50%-80% HAMFI	6465	6140	-5%
80%-100% HAMFI	Not available	3020	Not available

The affordable housing gap has narrowed for renting households in the 50-80 percent of HAMFI category, but widened for extremely low and very low income renters.

Table 6: Affordable owned/for-sale housing by occupant income

Income Range	Total Stock	Vacant Units	% Units Vacant	Units Occupied by Owners within Household Income Range	% Units Occupied by Owners within Household Income Range	Units Occupied by Owners with Household Income < Household Income Range	% Units Occupied by Owners with Household Income < Household Income Range	Units Occupied by Owners with Household Income > Household Income Range	% Units Occupied by Owners with Household Income > Household Income Range
<= 50% HAMFI	11620	255	2%	3660	31%	0	0%	7960	69%
50%-80% HAMFI	10145	60	1%	1035	10%	1950	19%	7155	71%
80%-100% HAMFI	16285	345	2%	1835	11%	4105	25%	10340	63%
>100% HAMFI	234930	2750	1%	196065	83%	38855	17%	0	0%

Data Source: 2007-2011 CHAS

A total of 67 percent of the owned or for-sale housing stock that would be affordable to very low, low and moderate income households is occupied by households with income greater than is required to afford those units without being cost burdened. This fact indicates that homebuyers in lower income ranges experience intense competition for affordable homes from households with incomes in higher ranges. The fact that there is very little owned or for-sale housing stock affordable to very low, low and moderate income households further intensifies this competition (see Table 7).

Table 7: Owned/for-sale housing stock affordability compared to household income

Income Range	Total Owner Households	Total Owned or For-Sale Units	Surplus (Deficit)
<= 50% HAMFI	24945	11620	(13325)
50%-80% HAMFI	14340	10145	(4195)
80%-100% HAMFI	16810	16285	(525)

Data Source: 2007-2011 CHAS

Table 8: Affordable owned/for-sale housing gap

Income Range	Total Owner Households	Cost Burdened Owners	% of Households that are Cost Burdened	Affordable Housing Gap: Cost Burdened owners minus available affordable units
<= 50% HAMFI	24945	19130	77%	18,865
50%-80% HAMFI	14340	9095	63%	9,035
80%-100% HAMFI	16810	8720	52%	8,375

Data Source: 2007-2011 CHAS

Table 9: Change in affordable housing gap for owners

Income Range	2007 Gap	2011 Gap	Percent Change
<= 50% HAMFI	22,120	18,865	-14%
50%-80% HAMFI	27,000	9,035	-67%
80%-100% HAMFI	Data not available	8,375	Data not available

There is still a substantial housing gap among homeowners. A total of 66 percent of owner households with incomes at or below 100 percent of HAMFI are cost burdened. However, the gap has narrowed significantly since 2007, likely due to shifts in home value and homeownership following the housing crisis. A total of 47 percent more stock is affordable to households making 50 percent of HAMFI in 2011 compared to 2007 and 42 percent fewer units affordable to households making 80 percent of HAMFI. This shift indicates that homes affordable to households making 80 percent of HAMFI may have been over valued in the housing bubble. Further, many homeowners seem to have moved into the rental market following the housing crisis. There are 54 percent fewer homeowners in the 50 percent-80 percent of HAMFI range in 2011 compared to 2007.

Comparison between housing cost burden at 30 percent and housing cost burden at 35 percent

Since FY 2015 Fairfax County has required that Public Housing residents and Housing Choice Voucher holders pay 35 percent of their income for housing and does not consider households paying more than 35 percent to be cost burdened, therefore it is important to note the difference in the number of households cost burdened at 30 percent and the number of households cost burdened at 35 percent. The following three charts list the number of households that pay more than 30 percent of their income for housing, the number of households that pay more than 35 percent of their income for housing and the number of households that pay more than 30 percent, but less than 35 percent of their income for housing. In the extremely low income category (0-30 percent of HAMFI), the majority of households that pay more than 30 percent of their income for housing *also* pay more than 35 percent of their income for housing. Only 5 percent of households paying more than 30 percent of their income for housing would no longer be considered cost burdened when the threshold for cost burden is raised to 35 percent of household income. The significance of the threshold increases as income increases. A total of 50 percent of the renters that are considered cost burdened because they pay more than 30 percent of their income for housing would no longer be considered cost burdened if the threshold for cost burden was paying more than 35 percent of household income for housing.

Table 10: Households cost burdened at 30 percent

	Renters			Owners		
Income Range	Total Households	Cost Burden > 30%	% Cost Burden > 30%	Total Households	Cost Burden > 30%	% Cost Burden > 30%
0-30%HAMFI	20,799	16,465	79%	12,466	10,519	84%
30-50%HAMFI	14,449	11,760	81%	15,106	10,540	70%
50-80%HAMFI	10,935	6,860	63%	13,986	8,919	64%
80-100%HAMFI	23,910	9,468	40%	42,571	20,931	49%
	70,093	44,553		84,129	50,909	

Table 11: Households cost burdened at 35 percent

	Renters			Owners		
Income Range	Total Households	Cost Burden > 35%	% Cost Burden > 35%	Total Households	Cost Burden > 35%	% Cost Burden > 35%
0-30%HAMFI	20,799	15,549	75%	12,466	10,113	81%
30-50%HAMFI	14,449	10,283	71%	15,106	9,579	63%
50-80%HAMFI	10,935	5,384	49%	13,986	7,656	55%
80-100%HAMFI	23,910	4,751	20%	42,571	15,764	37%
Total	70,093	35,967		84,129	43,112	

Table 12: Households paying between 30 percent and 35 percent of their income for housing (cost burdened between 30 and 35 percent)

	Renters			Owners		
	Total Households	Cost Burden > 30-35%	Cost Burden > 30-35%	Total Households	Cost Burden > 30-35%	Cost Burden > 30-35%
0-30%HAMFI	20,799	916	4%	12,466	406	3%
30-50%HAMFI	14,449	1,477	10%	15,106	961	6%
50-80%HAMFI	10,935	1,476	13%	13,986	1,263	9%
80-100%HAMFI	23,910	4,717	20%	42,571	5,167	12%
	70,093	8,586		84,129	7,797	

COUNTY OF FAIRFAX, VIRGINIA

CITIZEN PARTICIPATION PLAN

FOR THE CONSOLIDATED PLAN

Adopted by the Board of Supervisors
December 8, 1997

Amended by the Board of Supervisors
February 11, 2002

Revised and Amended Citizen Participation Plan
Approved by the Board of Supervisors
April 30, 2007

Purpose of the Citizen Participation Plan

As an Urban County, Fairfax County, Virginia is eligible to apply for funds under the federal Community Development Block Grant (CDBG), Emergency Shelter Grants (ESG), HOME Investment Partnerships Program (HOME), and Housing Opportunities for Persons with AIDS (HOPWA) which are provided to the county through the U.S. Department of Housing and Urban Development (HUD). Federal regulations were revised in 1994 to provide for the consolidated submission of documents (the Consolidated Plan) which cover the planning and application aspects of the CDBG, ESG, HOME, and HOPWA programs (federal funding sources).

Beginning Fiscal Year (FY) 2000, the Consolidated Plan will also include local funding sources and federal Community Services Block Grant (CSBG) funds appropriated by the Board of Supervisors. In addition, the Consolidated Plan includes a description of the Continuum of Care for homeless services and programs, and may include federal funding for these programs at such time as these funds are made available through the federal funding allocation process for the Consolidated Plan.

The Fairfax County Citizen Participation Plan provides a guide for public input and participation in the Consolidated Plan process. The purpose of the Citizen Participation Plan is to encourage citizen participation in the definition of housing, community development and public services needs; services to be provided by community-based organizations; the funding priorities for programs and target populations to be served through resources available in the Consolidated Plan, and in any amendments, as well as to the Consolidated Plan and the annual performance report as may be required by HUD.

The Citizen Participation Plan includes the following objectives and describes how each will be met to ensure compliance with federal regulations. The objectives of the Citizen Participation Plan are to:

- Encourage citizen participation by providing citizens with adequate information concerning the amount of funds expected to be available for community development housing activities, public services, and services to be provided by community-based organizations through federal and local funding sources;

- The proposed range of activities that may be undertaken with those funds, including the amount that will benefit very low and low income persons, and the plans to minimize displacement, and to assist any persons displaced, other important program requirements, and proposed and approved uses of funds;

- Provide for and encourage citizen participation from all sectors of the community, with particular emphasis on participation by persons below the federal poverty line, low and moderate income residents of blighted areas, and of areas in which federal funds under federal funding sources are used or are proposed to be used;

- For the participation of minority and non-English speaking residents, as well as persons with mobility, visual, speech or hearing impairments;

- Provide citizens, public agencies, and all other interested parties with reasonable and timely access to information and records relating to the county's Consolidated Plan, and the use of assistance provided by federal funding sources included in the Plan for the preceding five (5) years;

- Provide technical assistance to groups representing very low and low income persons and to interested residents that request such assistance in developing proposals for funding assistance under federal and local funding sources covered by the Consolidated Plan, with the level and type of assistance to be determined by the county;

- Conduct public hearings to obtain the views of citizens on housing, community development, public services needs, needs for services to be provided by community-based organizations, proposed activities, and program performance, which hearings shall be held after adequate notice, at times and locations convenient to potential and actual beneficiaries, with accommodation for persons with disabilities and non-English speaking residents;

- Gather community input, through a variety of methods such as, community meetings, focus groups, surveys, and other appropriate forums, regarding funding priorities for services provided by community-based organizations;

- Prepare a summary of comments or views received from citizens in writing or orally through public hearings, focus groups, community meetings, and other methods when preparing the final Consolidated Plan, and any amendments to the Plan or the performance report and attach the summary to the final Plan or report. In addition, provide for a timely written answer to written complaints and grievances within fifteen (15) working days, where practicable; and

- Provide criteria for determining what constitutes a substantial change in the planned or actual activities described in the approved Consolidated Plan which would require an amendment to the Plan.

Notice of Consolidated Plan Schedule

The county will encourage citizen participation by providing citizens with adequate information concerning the amount of funds expected to be available for community development and housing activities, public services, and services to be provided by community-based organizations through federal and local funding sources, the proposed range of activities that may be undertaken with those funds, including the amount that will benefit very low and low income persons and the plans to minimize displacement, and to assist any persons displaced, other important program requirements, and proposed and approved uses of funds.

The annual Consolidated Plan schedule will be mailed to neighborhoods, groups, associations, nonprofit, ecumenical, business, other community organizations, and other interested individuals which have been involved in past funding cycles for each program. Other neighborhoods, groups, associations, organizations, and individuals will be added to the list upon request to HCD.

Information which will be available will include the amount of funding expected to be available under all the federal funding sources and programs in the Consolidated Plan, including estimated program income, program and application requirements, the proposed activities which will benefit very low and low income persons, plans for minimizing displacement caused by proposed activities and assistance opportunities for persons displaced, opportunities for citizen input, submission of project proposals, and schedules for proposed and final applications. This information may be obtained from the HCD.

An advertisement of the Proposed Consolidated Plan will be published in a newspaper(s) of general circulation and a copy of the Proposed Consolidated Plan will be available to the public for review and comment at least 30 days prior to submission to HUD. The proposed Consolidated Plan will be available for review 1) at the HCD, 2) at the information desk of the county Government Center at 12000 Government Center Parkway, Fairfax, Virginia 22035; and 3) at the information desk of all branches of the Fairfax County Public Library system. The final submission to HUD will also be distributed to these locations.

Citizen Participation Process

The county will provide for and encourage citizen participation from all sectors of the community, with particular emphasis on participation by persons below the federal poverty line, low and moderate income residents of blighted areas and or areas in which federal funds are used or are proposed to be used; and for the participation of minority and non-English speaking residents, as well as persons with mobility, visual, speech or hearing impairments.
The county will provide citizens, public agencies, and other interested parties with reasonable and timely access to information and records relating to the county's Consolidated Plan, and the

use of assistance provided by federal funding sources included in the Plan for the preceding five (5) years.

Citizens will have an opportunity to comment on housing, community development, public service needs, and population and program priority needs identified to be addressed by community-based organizations and the proposed Consolidated Plan prior to its submission to HUD at public hearings, meetings, or by directly contacting the appropriate county agency. Information on the Consolidated Plan schedule will be disseminated to local agencies and nonprofit organizations working with minority, non-English speaking, and physically impaired residents to afford as many people as possible the opportunity for full citizen participation.

The county will work closely with the FCRHA to encourage the participation of residents of public and assisted housing developments in the development and implementation of the Consolidated Plan. The county will apprise the FCRHA of housing and community development activities related to its developments and surrounding communities so the FCRHA can make such information available at the annual public hearing on the Comprehensive Grant program.

Citizen input on housing, community development, and needs for services to be provided by community-based organizations will be received annually at one or more public hearings to be held before the Consolidated Community Funding Advisory Committee. The Committee is composed of one representative each from the FCRHA, Human Services Council (HSC), Community Action Advisory Board, Fairfax-Falls Church Community Services Board, Homeless Oversight Committee, Fairfax-Falls Church United Way, Commission on Aging, Advisory Social Services Board, Fairfax Area Disabilities Services Board, Health Care Advisory Board, Fairfax County Alliance for Human Services, representatives from the business community, schools community, faith community, children younger than school age community, and youth needs and services community. Membership may include representation from human services provider groups, consumer and community organizations and Boards, Authorities and Commissions, which relate to the Human Services Community, as appropriate. Members shall be appointed by the County Executive and shall serve for a term of three years. The role and responsibilities of the Consolidated Community Funding Advisory Committee will be to:

- Solicit community input
- Advise the Board of Supervisors on the development and implementation of the federally required Consolidated Plan
  - Advise the Board of Supervisors on issues relating to the coordinated funding process:
    - --Policy considerations
    - --Funding priorities
    - --Selection criteria
    - --Performance measures
- Coordinate with the Community Action Advisory Board in implementation of the CSBG process
- Implement the combined solicitation process and, if deemed appropriate, make comments on Selection Advisory Committee recommendations forwarded by the County Executive to the Board of Supervisors

- Monitor the Consolidated Plan process and report to the Board of Supervisors on its effectiveness relative to defined goals
- Consider and evaluate the potential for including other county and community processes in the Consolidated Plan process.

Based on the comments received from citizens through needs hearing(s) and other community input strategies from interested Nonprofit, ecumenical, business and other civic organizations and county agencies, the Consolidated Community Funding Advisory Committee will prepare a Proposed Consolidated Plan. The Proposed Consolidated Plan will be submitted for review and comment to organizations and individuals on the mailing list. Comments received will be addressed by the Consolidated Community Funding Advisory Committee and included with the submission of the Proposed Consolidated Plan to the Board of Supervisors.

A public hearing will be held by the Board of Supervisors on the Proposed Consolidated Plan. Final approval of program priorities and funding recommendations included in the Consolidated Plan will be made by the Board of Supervisors.

Reasonable and timely access will be given to citizens, public agencies, and other interested parties to information and records relating to previous funding applications and allocations for the programs included in the Consolidated Plan for the preceding five (5) years.

Technical Assistance

The county will provide technical assistance to groups representing very low and low income persons, as well as to community-based organizations and interested residents that request such assistance in developing proposals for funding assistance under any of federal or local funding sources covered by the Consolidated Plan, with the level and type of assistance to be determined by the county.

This technical assistance could include activities such as training on grant writing, small/minority business support offered through the Purchasing and Supply Management agency, Internet information links, pamphlets and brochures/information packets on resources available in the community.

County staff will be available upon request to answer any questions concerning the requirements of federal and local funding sources included in the Consolidated Plan, such as available funding amounts, funding priorities, eligible activities, environmental review procedures, equal opportunity requirements, relocation provisions, citizen participation requirements and any other requirements of federal and local funding sources. In cases where staff can not answer questions pertaining to federal HUD funds, assistance will be requested from HUD.
As part of the on-going citizen participation effort, county staff will meet with citizen groups in Fairfax County which represent very low, and low and moderate income residents such as neighborhood conservation and redevelopment areas, and with citizen groups in other areas of the county which express interest in participating in federal and/or local funding sources included in the Consolidated Plan, to explain program and application procedures. These

meetings will be held in facilities convenient to the neighborhood or groups requesting the meetings.

County staff will provide technical assistance when requested to neighborhood groups, minority groups, community-based organizations, and other residents interested in participating in federal and local funding sources included in the Consolidated Plan. All such groups, including the disabled and elderly, and those serving non-English speaking ethnic/minority populations, will be encouraged and assisted as requested in submitting their views and proposals. County staff will be available to provide assistance in the development and submission of program funding requests and other input. Any persons requiring assistance should contact the Division of Real Estate Finance and Grants Management at HCD at 246-5170 or the TTY number 385-3578.

Public Hearings

The county will conduct public hearings to obtain the views of citizens on housing, community development, public services needs, needs for services to be provided by community-based organizations, proposed activities, and program performance, which hearings shall be held after adequate notice, at times and locations convenient to potential and actual beneficiaries, with accommodation for persons with disabilities and non-English speaking residents.

A minimum of two public hearings will be held prior to the submission of the Consolidated Plan to HUD.

One or more public hearings will be held by the Consolidated Community Funding Advisory Committee at the beginning of the Consolidated Plan process to solicit citizen comments on housing and community development needs, needs for services to be provided by community-based organizations, proposed activities, and program performance. Testimony received at this hearing will be considered by the Consolidated Community Funding Advisory Committee in preparing the Proposed Consolidated Plan. In addition, the Consolidated Community Funding Advisory Committee may gather community input through a variety of means, such as forums and focus groups, in the development of funding priorities and criteria.

Prior to the submission of the Consolidated Plan to HUD, the Board of Supervisors will hold a public hearing on the Proposed Consolidated Plan as recommended by the Consolidated Community Funding Advisory Committee.

Public hearings will be held at times convenient to potential and actual beneficiaries of the programs to be funded. Public hearings will be held in the Fairfax County Government Center Board Auditorium located at 12000 Government Center Parkway, or in other locations which are convenient to potential and actual beneficiaries, and which are accessible to persons with disabilities. At public hearings where a significant number of non-English speaking residents are expected to participate, Fairfax County will address their needs by providing an interpreter.

Notice of public hearings on the Consolidated Plan will be advertised in a newspaper(s) of general circulation and at least one minority and non-English speaking publication 15 days prior

to the date of the public hearing. The notice will include sufficient information about the purpose of the public hearing to permit informed comment from citizens.

Notice of public hearings on the Consolidated Plan will also be advertised in all branches of the County Library system and press releases issued by the Fairfax County Office of Public Affairs.

Response to Citizen Comments

The county will prepare a summary of comments or views received from citizens in writing or orally through public hearings, focus groups, community meetings, and other methods when preparing the final Consolidated Plan, and any amendments to the Plan or the performance report and attach the summary to the final Plan or report. In addition, provide for a timely written answer to written complaints and grievances within fifteen (15) working days, where practicable.

Written or oral comments received from citizens as a result of public hearings or other activities to gather community input held on the Consolidated Plan will be given serious consideration in the preparation of the final Plan document, amendments to the Plan, or the performance report. A summary of the comments received from citizens, both accepted and not accepted, will be attached to the final Consolidated Plan, Plan amendments, or performance report.

Comments, complaints, or grievances concerning the Consolidated Plan should be addressed to the Division of Real Estate Finance and Grants Management, Department of Housing and Community Development, 3700 Pender Drive, Suite 500, Fairfax, Virginia 22030.

Every effort will be made to respond in writing to written complaints within 15 working days of receipt of the complaint. If additional time is required, written notice will be provided.

Amendment of the Consolidated Plan

The county will provide criteria for determining what constitutes a substantial change in the planned or actual activities described in the approved Consolidated Plan which would require an amendment to the Plan.

The Consolidated Plan may be amended with the approval of the Fairfax County Board of Supervisors.

The county will amend the approved Plan whenever it makes one of the following decisions representing a substantial change or adjustment:

1) To carry out a project, using funds from any of the four federal HUD programs covered by the Consolidated Plan (including program income) not previously described in the action plan; or
2) To eliminate a project from any of the four federal programs covered by the Consolidated Plan (including program income) for which funds were previously approved by the Board of Supervisors.

In general, any substantial change or adjustment to a Consolidated Plan project budget will be treated as an amendment subject to public notice, review, and comment through the county's quarterly budget review process. Adjustments required to Consolidated Plan project budgets will be included in the third quarter and carryover budget reviews, and will be subject to public comment during the public hearing process held on each of these reviews.

In some circumstances, Consolidated Plan program objectives may be addressed through the appropriation of funds outside of the quarterly budget review process for an activity not previously approved in the Consolidated Plan. In such cases, public notice will be given before the Board of Supervisors is scheduled to take action on such an appropriation.

Substantive amendments to the Consolidated Plan will be publicly advertised at least 30 days prior to consideration of the amendments by the Board of Supervisors to allow time for public comment.

Adoption and Amendment of the Citizen Participation Plan

Proposed changes to the Citizen Participation Plan will be publicly advertised at least 30 days prior to the adoption or amendment of the Citizen Participation Plan by the Board of Supervisors to allow time for public comment.

The proposed revisions to the Fairfax County Citizen Participation Plan for the Consolidated Plan will become effective upon the date of the Board of Supervisors' approval for the planning and implementation process of the Consolidated Plan.

THRIVE Housing Continuum

A Stepped Approach that Provides Work Incentives, Service Supports, and Permanent Housing

Step 1 - Bridging Affordability

< 30% AMI

Develop *"basic skill set"* for self-sufficiency

--Skill assessment / job readiness training
--Health assessment
--Child care / elder care needs identified
--Transportation needs identified
--Financial literacy / Credit education
--Ready-to-Rent training

Step 2 - Public Housing or Housing Choice Voucher

< 50% AMI

Build *"intermediate skill set"* for self-sufficiency

--Individual skill development/ education/ on-the-job training
--Participate in health clinics/ services
--Access child care & elder care services / parenting skills
--Access transportation needs met
--Financial literacy / Credit education

Step 3 - Fairfax County Rental Program

< 80% AMI

Expand *"independent skill set"* for self-sufficiency

--Maintain stable employment/ wage progression/ education internships
--Practice preventative health activities / health education
--Stable family care
--Reliable transportation
--Attend homebuyer education / retirement planning / wealth-building

Step 4 - Homeownership or Unsubsidized Housing

Self-sufficient

Note: Elderly/disabled households may choose their level of participation in many aspects of the THRIVE/MTW program.

Job Openings & Requirements			Candidates & Qualifications		
Minimum Education Level	Number	Percent	Level of Education	Number	Percent
No Minimum Education Requirement	1,162	14.28%	Less than High School	388	1.51%
High School Diploma or Equivalent	1,583	19.45%	High School Diploma or Equivalent	6,961	27.14%
1 Year at College or a Technical or Vocational School	4	0.05%	1-3 Years at College or a Technical or Vocational School	2,495	9.73%
2 Years at College or a Technical or Vocational School	4	0.05%			
3 Years at College or a Technical or Vocational School	1	0.01%			
Vocational School Certificate	31	0.38%	Vocational School Certificate	1,204	4.69%
Associate's Degree	389	4.78%	Associates Degree	4,528	17.65%
Bachelor's Degree	4,521	55.55%	Bachelor's Degree	6,457	25.17%
Master's Degree	361	4.44%	Master's Degree	3,102	12.09%
Doctorate Degree	78	0.96%	Doctorate Degree	343	1.34%
Specialized Degree (e.g. MD, DDS)	5	0.06%	Specialized Degree (e.g. MD, DDS)	172	0.67%

Data Source: Online Advertised Job Data, accessed through the Virginia Labor Market Information database

The table above shows the minimum required education level on job openings advertised online and the education levels of potential candidates in Fairfax County, Virginia on December 04, 2014

Preventing and Ending Homelessness

Fairfax-Falls Church Community Partnership

www.fairfaxcounty.gov/homeless

Housing Opportunity Support Team (HOST)

Short-Term Financial and Rental Assistance

Guidelines

OMB Control No: 2506-0117 (exp. 07/31/2015)

HOST Short-Term Financial and Rental Assistance

HOST Short-Term Assistance is designated to assist residents of the Fairfax-Falls Church community who are homeless or at-risk of homelessness to return to housing stability. The following guidelines are written to explain the eligibility determination and payment process for HOST Short-Term Assistance. Other Community Case Manager policies and procedures are documented in the "HOST Family Services Intake Manual" and other correspondence from the Fairfax County Office to Prevent and End Homelessness.

Contents

Access Agencies **3**

Eligibility Criteria **3**

Program Limitations **4**

Conflicts of Interest **5**

Funding Restrictions **6**

Categories of Assistance **6**

Financial Assistance 6

Rental Payment Assistance 8

Types of Rental Payment Assistance 8

Schedule of Tiered Assistance 8

Re-evaluation for Assistance 8

Limitations on Rental Assistance 9

Required Documentation **9**

One-time and Ongoing for Any Category of Assistance 9

Specific to Rental Assistance (one-time or ongoing) 10

Recertification 11

Payment Authorization Process **11**

Required HMIS Records **12**

GLOSSARY **13**

Access Agencies

A limited number of organizations are authorized to access HOST Short-Term Assistance funds to provide Homelessness Prevention or Rapid Rehousing assistance. These agencies, hereby called "Access Agencies", must be authorized in writing by the Fairfax County Office to Prevent and End Homelessness. As of July 2, 2014 authorized Access Agencies include the following organizations. Cornerstones (formerly Reston Interfaith), FACETS, Good Shepherd Housing and Family Services, New Hope Housing, Northern Virginia Family Service, Shelter House and Volunteers of America Chesapeake. Northern Virginia Family Service is contracted by Fairfax County to partially administer the HOST Short-Term Assistance including, but not limited to, processing payment authorizations from other Access Agencies.

Eligibility Criteria

Access Agencies must conduct an initial evaluation to determine the eligibility of each individual or family's eligibility for assistance and the amount and types of assistance the individual or family needs to regain stability in permanent housing. These evaluations must be conducted in accordance with the coordinated assessment requirements and the written standards established by the community.

In order to be eligible for assistance individuals and families must meet the following criteria:

1. Assistance may only be provided to individuals and families who reside within Fairfax County (including the City of Fairfax, the town of Herndon, and the town of Vienna) or the City of Falls Church. Program participants moving from Fairfax County or the City of Falls Church to another jurisdiction may only receive a one-time payment of financial assistance and rental assistance.
2. All adult household members must be actively participating in case management, maintaining regular contact with case manager, participating in services and making efforts to obtain permanent housing as outlined in the case management service plan.
3. Assistance may only be provided to individuals and families with less than $2,000 in accessible assets. (For the purposes of calculating the household's assets it is important that for households who meet the criteria in paragraph (4) of the "homeless" definition in the attached Glossary, related to domestic violence, et al., the abuser's income is not included as part of the household assets or income.)
4. **Homelessness Prevention-specific criteria:**
    a. Assistance may be provided as necessary to prevent an individual or family from moving into an emergency shelter or another place described in paragraph (1) of the "homeless" definition provided by the United State Department of Housing and Urban Development (HUD) and described in the attached Glossary.
    b. This assistance may be provided to individuals and families who meet the criteria under the "at risk of homelessness" definition, or who meet the criteria in paragraph (2), (3), or (4) of the "homeless" definition and have an annual income below 30 percent of area median income (AMI) for the area, as determined by HUD. (Note: program participants

with household incomes up to 50 percent AMI can be served with local Fairfax County funds when available. Federal Emergency Solutions Grant (ESG) funds may not be utilized to provide Homelessness Prevention assistance to households with incomes over 30 percent AMI.)

c. The costs of homelessness prevention are only eligible to the extent that the assistance is necessary to help the program participant regain stability in the program participant's current permanent housing or move into other permanent housing and achieve stability in that housing.

5. **Rapid rehousing-specific criteria:**
   a. Assistance may be provided as necessary to help a homeless individual or family move as quickly as possible into permanent housing and achieve stability in that housing.
   b. This assistance may be provided to program participants who meet the criteria under paragraph (1) of the "homeless" definition or who meet the criteria under paragraph (4) of the "homeless" definition and live in an emergency shelter or other place described in paragraph (1) of the "homeless" definition.

When determining the annual income of an individual or family, Access Agencies must calculate the annual income as defined in 24 CFR 5.609, referred to as "Part 5 annual income". A sample format for calculating part 5 annual income is also provided by HUD online. Income limits are defined by HUD and published annually online at http://www.huduser.org/portal/datasets/il.html. Effective July 1, 2014, the income limits for Fairfax County are as follows:

FY 2014 Income Limit Area	Median Income	FY 2014 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Fairfax County	$107,000	Very Low (50%) Income Limits ($)	37,450	42,800	48,150	**53,500**	57,800	62,100	66,350	70,650
		Extremely Low (30%) Income Limits ($)	22,500	25,700	28,900	**32,100**	34,700	37,250	39,850	42,400

Program Limitations

1. Assistance is not an entitlement. Assistance can be discontinued at any time for a program participant's non-compliance with program rules, failure to work on making progress toward self-sufficiency, failure to maintain contact with case manager, threats or acts of violence either

express or suggested on persons or property, lack of available funds or any other reason outlined in the program agreement.

2. Program participants should not be provided with cash using this assistance.

3. These funds cannot be used for general client direct service needs while clients are residing in emergency shelters, transitional housing, motels, etc. unless they have a signed lease, written guarantee of permanent housing, or who will be imminently housed because of the provision of assistance.

4. Assistance cannot be provided to a program participant who is receiving the same type of assistance through other public sources.

5. All forms of financial assistance are payable only after a good faith attempt has been made to utilize other resources (e.g. food banks, clothing closets) and until available mainstream resources and benefits can be secured (e.g. TANF, SNAP).

Conflicts of Interest

1. The provision of HOST Short-Term Assistance may not be conditioned on an individual's or family's acceptance or occupancy of housing owned by the Access Agency. No Access Agency may, with respect to individuals or families occupying housing owned by the Access Agency, or any parent or subsidiary of the Access Agency, carry out the initial evaluation of eligibility or administer homelessness prevention assistance.

2. No person employee, agent, consultant, officer, or elected or appointed official of an Access Agency who exercises or has exercised any functions or responsibilities with respect to HOST Short-Term Assistance, or who is in a position to participate in a decision-making process or gain inside information with regard to activities assisted under the program, may obtain a financial interest or benefit from the assistance; have a financial interest in any contract, subcontract, or agreement with respect to the assistance; or have a financial interest in the proceeds derived from the assistance, either for him or herself or for those with whom he or she has family or business ties, during his or her tenure or during the one-year period following his or her tenure.

3. All Access Agencies must have a signed Staff Certification of Eligibility form in the client household's case file. Any act of fraud, theft or other inappropriate use of funds may result in any of the following actions, up to and including criminal prosecution:
    a. Agency repayment of inappropriate used funds,
    b. Non-reimbursement for funds that are not use appropriately,
    c. Denial of access to a program or agency,
    d. Contract termination, or
    e. Other criminal, civil and administrative penalties and sanctions.

Funding Restrictions

HOST Short-Term Assistance is currently funded through a combination of federal Emergency Solutions Grant (ESG) and local Fairfax County funds. The type of assistance that is covered by federal versus local funding is defined in the table below. Access Agencies utilizing HOST Short-Term Assistance must follow these guidelines when determining the source of funding for these types of assistance. All assistance is limited to the availability of funding.

Categories of Assistance	Activity	Client Income Level	Funding
Financial	Rental Application Fees, Security Deposits, Last Month's Rent, Utility Deposits, Utility Service Payments, Moving Expenses, Household Goods Storage	< 30% AMI	Federal ESG
		30 – 50% AMI	Local Fairfax County
	Automobile Repairs Assistance, Driver License Reinstatement, Transportation Expense Assistance, Job Training Expense Assistance, Medical Care Expense Assistance, Dental Care Expense Assistance, Food Vouchers, Beds	0 – 50% AMI	Local Fairfax County
Rental	Short-Term, Medium-Term, Payment of Rental Arrears	< 30% AMI	Federal ESG
		30 – 50% AMI	Local Fairfax County

Categories of Assistance

Financial Assistance

1. ***Rental Application Fees.*** Funds may pay for the rental housing application fee that is charged by the owner to all applicants.
2. ***Security Deposits.*** Funds may pay for a security deposit that is equal to no more than 2 months' rent.
3. ***Last month's rent (Rent Payment Assistance in HMIS Services).*** If necessary to obtain housing for a program participant, the last month's rent may be paid from funds to the owner of that housing at the time the owner is paid the security deposit and the first month's rent. This assistance must not exceed one month's rent and must be included in calculating the program participant's total rental assistance, which cannot exceed 12 months during any 3-year period.
4. ***Utility Deposits.*** Funds may pay for a standard utility deposit required by the utility company for all customers for the utilities listed in paragraph (5) below.

OMB Control No: 2506-0117 (exp. 07/31/2015)

5. ***Utility Service Payments.*** Funds may pay for up to 12 months of utility payments per program participant, per service, including up to 6 months of utility payments in arrears, per service. A partial payment of a utility bill counts as one month. This assistance may only be provided if the program participant or a member of the same household has an account in his or her name with a utility company or proof of responsibility to make utility payments. Eligible utility services are gas, electric, water, and sewage. No program participant shall receive more than 24 months of utility assistance within any 3-year period.
6. ***Moving Expenses.*** Funds may pay for moving costs, such as truck rental or hiring a moving company. This assistance may include payment of **Household Goods Storage** fees for up to 3 months, provided that the fees are accrued after the date the program participant begins receiving Community Case Management services and before the program participant moves into permanent housing. Payment of household goods storage fees in arrears is not eligible. Motel stays are limited to 30 days, and a permanent housing option must be confirmed prior to motel / hotel entry.

(Eligible expenses number 7 – 13 are fully funded by **Fairfax County funds** only and are limited.)

7. ***Automobile Repairs Assistance.*** Any costs for automobile repairs that are paid from this fund must be directly linked to an ability to maintain employment or employment related training. Only contributing adults* are eligible for automobile expenses. Automobile expenses are capped at $2000 / year / household
8. ***Driver License Reinstatement Assistance.*** Any costs for driver license reinstatement fees that are paid from this fund must be directly linked to an ability to maintain employment or employment-related training. Only contributing adults* are eligible for driver license reinstatement fees. Court fines and fees are not eligible expenses. Driver license reinstatement fees are capped at $500 / year / contributing adult.*
9. ***Transportation Expense Assistance.*** Bus tokens / smart trip cards, gas cards can be purchased to get to and from employment, employment related training or critical appointments e.g. medical. Cab vouchers can be purchased, but are limited to emergency uses and are capped at two weeks of trips / year / contributing adult.*
10. ***Job Training Expense Assistance.*** Any costs for training must be directly linked to an ability to obtain or improve employment and income. Costs are capped at $5000/ contributing adult. Only contributing adults* are eligible for training assistance.
11. ***Medical Care Expense Assistance / Dental Care Expense Assistance.*** Costs for medical / dental assistance are capped at $500 / year / person. Costs for dentures are capped at $2000 / year / contributing adult, and can only be purchased for adults who are working or looking for employment.
12. ***Food Vouchers.*** Costs for food are capped at $50 / week / household member for no more than a two week period / year
13. ***Beds.*** Beds, including mattresses, box springs and rails can be purchased due to incidence of bedbugs, cost is limited to ($400 / person)

*A contributing adult is a person age 18 or over whose income is used to obtain and maintain permanent housing.

Rental Payment Assistance

Rental Payment Assistance can be provided to assist program participants in returning to housing stability. A program participant may select a housing unit in which to live and may move to another unit or building and continue to receive rental assistance, as long as the program participant continues to meet the program eligibility requirements.

Types of Rental Payment Assistance

- **Short-term** Rental Payment Assistance is assistance for up to 3 months of rent.
- **Medium-term** Rental Payment Assistance is assistance for more than 3 months but not more than 12 months of rent.
- **Payment of rental arrears** consists of a one-time payment for up to 6 months of rent in arrears, including any late fees on those arrears.

Schedule of Tiered Assistance

Short-term and medium-term rental assistance is tiered as per the following schedule. Case managers must ensure that rental assistance payments adjust according to the tiers listed below. Exceptions to the tiered guidelines listed below may be granted under extreme circumstances with the approval of the Program Manager at the Fairfax County Office to Prevent and End Homelessness.

- **Tier 1** – Program participants are eligible for a maximum of 100% of rental costs based on income and approved budget, but not to exceed current Fair Market Rent or Rent Reasonableness standard, during the first three months of participation.
- **Tier 2** – during the second three months of participation, households are eligible for a maximum of 75% of rent.
- **Tier 3** – during the third three months of participation, households are eligible for a maximum of 50% of rent.
- **Tier 4** – during the final three months of participation, households are eligible for a maximum of 25% of rent.

Re-evaluation for Assistance

Access Agency case managers must re-evaluate the program participant's eligibility and the types and amounts of assistance the program participant needs not less than once every 3 months for program participants receiving homelessness prevention and rapid rehousing assistance.

At a minimum, each re-evaluation of eligibility must establish that:

1. The program participant does not have an annual income that exceeds 30 percent of the area median income (AMI) for the area, as determined by HUD (or 50 percent AMI if only local Fairfax County funding is being used), and

2. The program participant lacks sufficient resources and support networks necessary to retain housing without assistance.

Limitations on Rental Assistance

Participation in supportive services is required when multiple months of assistance are needed in order to prevent or end homelessness. Households must be recertified for eligibility at least once every three months; assistance must be terminated immediately if a household is determined to be ineligible at the time of recertification.

1. ***Use with other subsidies.*** Except for a one-time payment of rental arrears on the tenant's portion of the rental payment, rental assistance cannot be provided to a program participant who is receiving tenant-based rental assistance, or living in a housing unit receiving project-based rental assistance or operating assistance, through other public sources.
2. ***Fair Market Rent.*** Rental assistance cannot be provided unless the rent does not exceed the Fair Market Rent (FMR) established by HUD. See HUD's website http://www.huduser.org/portal/datasets/fmr.html to get the latest FMR amounts for Fairfax County.
3. ***Rental Reasonableness.*** Rental assistance payments must also comply with HUD's standard of rent reasonableness. Rent reasonableness can be calculated by case managers via the "CompsMART – Rent Reasonableness Estimator" at http://compsmart.n.novoco.com/validation_fairfax/prediction/fairfax?search=true . Case managers should log into the site using "FairfaxCo" as the user name and "Fairfax2011" as the password. In conducting rent reasonableness, the case manager must determine whether the rent to the owner is a reasonable rent in comparison to rent for other comparable unassisted units. In determining comparability, the case manager must consider: location, quality, size, unit type, and age of the contract unit, and amenities, housing services, maintenance, and utilities the owner must provide under the lease.
4. ***Rent Calculation.*** For purposes of calculating rent under this section, the rent shall equal the sum of the total monthly rent for the unit, any fees required for occupancy under the lease (other than late fees and pet fees) and, if the tenant pays separately for utilities, the monthly allowance for utilities (excluding telephone) established by the public housing authority for the area in which the housing is located.

Required Documentation

(All forms are subject to updates by the Office to Prevent and End Homelessness. Also, forms are only considered complete if they are completely filled in, signed, dated and initialed as appropriate.)

One-time and Ongoing for Any Category of Assistance

Case managers providing One-time or On-going Assistance (financial and/or rental assistance) to program participants must complete all of the documentation below:

1. HMIS Notice (Homeless Management Information System Notice)
2. Consent (Authorization to Use and Exchange Information) – ***HMIS: RGI***
3. Required Document Checklist
4. Homeless Assistance Referral (if available)

5. Income Verification (using copy of paystub or benefits statements, Verification of Income Form or, if no other option is available the Self-Declaration of Income Form)
6. Housing Targeting Tool
7. Client Contact Information
8. Professional's Contact List
9. Program Agreement – for rental assistance
10. Self-sufficiency Matrix (at entry and exit) – ***HMIS; SSOM***
11. Service Plan (Goals & Action Plan)
12. Homeless Certification (for rapid re-housing clients only)
13. Staff Certification of Eligibility
14. Budget (Spending Plan)
15. Income and rental assistance calculations
16. Referral Log
17. Payment Authorization for Assistance – ***HMIS: Services and ART Report***
18. Case Notes
19. Exit – Transfer Summary (at program exit)
20. Housing Appropriateness Checklist (for clients moving into new housing only)
21. Copies of:
    a. ID for all household members
    b. Written verification of housing (if applicable), such as a lease, rental agreement or letter from the landlord stating the address, tenant name, rental amount, and past due amount.
    c. 5 Day Pay or Quit or court summons (if applicable)
    d. Bills / Invoices for which household is receiving assistance
    e. Receipts for items purchased with HOST short-term funds
22. W-9 for all agencies/people who will receive payment on behalf of the client
23. HMIS record (see Required HMIS Records below)

Specific to Rental Assistance (one-time or ongoing)

Case managers providing program participants with Rental Assistance must complete the following documentation as well as the all of the documentation listed above.

1. **Calculation of Rental Assistance** – Documentation of the annual income and level of rental assistance being provided must be in the case file. Sample forms for calculating income are provided by HUD. Level of rental assistance must be in accordance with the Schedule of Tiered Assistance detailed above.
2. **Rental Assistance Agreement** – The recipient or subrecipient may make rental assistance payments only to an owner with whom the Access Agency has entered into a rental assistance agreement.

OMB Control No: 2506-0117 (exp. 07/31/2015)

Recertification

Households must be recertified for eligibility at least once every three months for Homelessness Prevention or Rapid Rehousing assistance. Assistance must be terminated immediately if a household is determined to be ineligible at the time of recertification.

Required documentation for all recertification

1. Income Verification (using copy of paystub or benefits statements, Verification of Income Form or, if no other option is available the Self-Declaration of Income Form)
2. Rental Assistance Calculator
3. Copies of any bills for which the household is requesting assistance
4. Copies of receipts for items purchased with HOST funds
5. Payment Authorization (to be completed by access agencies) – ***HMIS: Services and ART Report***
6. HMIS records (to be completed by access agencies)
7. Case Notes (completed by access agencies)

Review and update if needed

8. Consent (Authorization to Use and Exchange Information) (if expired or expiring during the upcoming 3 months) – ***HMIS- ROI***
9. Client Contact Information (verify information is still accurate)
10. Service Plan (Goals & Action Plan)
11. Budget (Spending Plan)

Payment Authorization Process

It is the responsibility of the partner agency accessing ESG Funds to fully and accurately complete all required documentation including signatures and forward to Northern Virginia Family Service.

Procedure for Payment:

Before payment can be authorized, appropriate provider agency staff must complete all appropriate meetings, documentation and HMIS records in accordance with the program guidelines as detailed in the guidelines above. Only after these have been completed can the partner agency submit a request for payment. In order to process payments for direct funding assistance, provider agencies must fully complete and submit all of the following:

- Lease Agreement
- W-9
- HQS Inspection
- Rent Reasonableness
- Proof of Ownership
- Rental Assistance Program Agreement/Notice of Payment
- Proof of Accrued Arrears (if applicable
- Utility Assistance: Copy of utility bill and Rental Assistance Program Agreement/Notice of Payment (if applicable)

Once NVFS has received all required documentation, processing time is generally 5-10 business days to have the check cut, singed and mailed. Expedited checks are an exception that will be approved on a case to case basis. The determining factor will be NVFS's ability to complete the required financial process in the timeframe requested and not as a requirement of the landlord. It is important that landlord be made aware of the processing timeframe before commitments are made. If the request for an expedited check is approved, the check can only be picked up by the landlord or partner agency worker.

Payments for clients being recertified should have the Rental Assistance Program Agreement / Notice of Payment to NVFS by the 15th of the month that immediately proceeds the month that the payment is covering.

Below is the contact information for staff involved in the payment authorization process. Questions related to specific payments should be directed to NVFS staff below. General program about ESG not related to payment processing should be directed to your direst supervisor. NVFS does not address case management or programmatic questions other than questions around payment processing.

Hope Bodine
Project Assistant-ESG
571-748-2882

Carole Huell
Project Coordinator-ESG
571-748-2571

Karen Cebula
Program Manager Community Housing and Financial Assistance
571-748-2544

Required HMIS Records

A full, accurate and complete Homeless Management Information System (HMIS) profile is required for HOST Short-Term Assistance payments. The instructions for HMIS entry are documented fully in the HMIS training and procedural manuals.

GLOSSARY

At risk of homelessness

(1) An individual or family who:

(i) Has an annual income below 30 percent of median family income for the area, as determined by HUD;

(ii) Does not have sufficient resources or support networks, e.g., family, friends, faith-based or other social networks, immediately available to prevent them from moving to an emergency shelter or another place described in paragraph (1) of the "homeless" definition in this section; and

(iii) Meets one of the following conditions:

(A) Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance;

(B) Is living in the home of another because of economic hardship;

(C) Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance;

(D) Lives in a hotel or motel and the cost of the hotel or motel stay is not paid by charitable organizations or by federal, State, or local government programs for low-income individuals;

(E) Lives in a single-room occupancy or efficiency apartment unit in which there reside more than two persons or lives in a larger housing unit in which there reside more than 1.5 people per room, as defined by the U.S. Census Bureau;

(F) Is exiting a publicly funded institution, or system of care (such as a health-care facility, a mental health facility, foster care or other youth facility, or correction program or institution); or

(G) Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved consolidated plan;

(2) A child or youth who does not qualify as "homeless" under this section, but qualifies as "homeless" under section 387(3) of the Runaway and Homeless Youth Act (42 U.S.C. 5732a(3)), section 637(11) of the Head Start Act (42 U.S.C. 9832(11)), section 41403(6) of the Violence Against Women Act of 1994 (42 U.S.C. 14043e-2(6)), section 330(h)(5)(A) of the Public Health Service Act (42 U.S.C. 254b(h)(5)(A)), section 3(m) of the Food and Nutrition Act of 2008 (7 U.S.C. 2012(m)), or section 17(b)(15) of the Child Nutrition Act of 1966 (42 U.S.C. 1786(b)(15)); or

(3) A child or youth who does not qualify as "homeless" under this section, but qualifies as "homeless" under section 725(2) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11434a(2)), and the parent(s) or guardian(s) of that child or youth if living with her or him.

Homeless

(1) An individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:

(i) An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground;

(ii) An individual or family living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, or local government programs for low-income individuals); or

(iii) An individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution;

(2) An individual or family who will imminently lose their primary nighttime residence, provided that:

(i) The primary nighttime residence will be lost within 14 days of the date of application for homeless assistance;

(ii) No subsequent residence has been identified; and

(iii) The individual or family lacks the resources or support networks, e.g., family, friends, faith-based or other social networks needed to obtain other permanent housing;

(3) Unaccompanied youth under 25 years of age, or families with children and youth, who do not otherwise qualify as homeless under this definition, but who:

(i) Are defined as homeless under section 387 of the Runaway and Homeless Youth Act (42 U.S.C. 5732a), section 637of the Head Start Act (42 U.S.C. 9832), section 41403 of the Violence Against Women Act of 1994 (42 U.S.C. 14043e-2), section 330(h) of the Public Health Service Act (42 U.S.C. 254b(h)), section 3 of the Food and Nutrition Act of 2008 (7 U.S.C. 2012), section 17(b) of the Child Nutrition Act of 1966 (42 U.S.C. 1786(b)), or section 725 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11434a);

(ii) Have not had a lease, ownership interest, or occupancy agreement in permanent housing at any time during the 60 days immediately preceding the date of application for homeless assistance;

(iii) Have experienced persistent instability as measured by two moves or more during the 60-day period immediately preceding the date of applying for homeless assistance, and

(iv) Can be expected to continue in such status for an extended period of time because of chronic disabilities, chronic physical health or mental health conditions, substance addiction, histories of domestic violence or childhood abuse (including neglect), the presence of a child or youth with a disability, or two or more barriers to employment, which include the lack of a high school degree or General Education Development (GED), illiteracy, low English proficiency, a history of incarceration or detention for criminal activity, and a history of unstable employment; or

(4) Any individual or family who:

(i) Is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or

a family member, including a child, that has either taken place within the individual's or family's primary nighttime residence or has made the individual or family afraid to return to their primary nighttime residence;
(ii) Has no other residence; and
(iii) Lacks the resources or support networks, e.g., family, friends, faith-based or other social networks, to obtain other permanent housing.

FIVE-YEAR CONSOLIDATED PLAN FOR FY 2016-2020 AND
FY 2016 CONSOLIDATED PLAN ONE-YEAR ACTION PLAN TIME LINE

January 2015

1/7	CCFAC/Fairfax County Redevelopment and Housing Authority (FCRHA) Working Advisory Group (WAG) meeting, 7:30 pm, Fairfax County Department of Housing and Community Development, HCD Center
1/13	CCFAC meeting, 7:30 p.m., Fairfax County Government Center, Room 9/10
	CCFAC review of draft Fairfax County Five-Year Consolidated Plan for FY 2016-2020

February 2015

2/3	CCFAC meeting, 7:30 p.m., Fairfax County Government Center, Room 232
	Note: February 3 is the first Tuesday of the month.
	Action: Consideration of WAG recommendations and Adoption of recommendations for the use of FY 2016 CDBG and HOME funds
	Action: Approval of release of Proposed Five-Year Consolidated Plan for FY 2016 - FY 2020 including FY 2016 One-Year Action Plan (including adoption of recommendations for use of FY 2016 CDBG, HOME and ESG funds) for Public Comment
2/17	Board meeting, 10:00 a.m., Board Auditorium, Fairfax County Government Center
	Authorization to Advertise a Public Hearing for March 24, 2015 on the Proposed Five-Year Consolidated Plan and Proposed FY 2016 One-Year Action Plan
2/20	Release Proposed Five-Year Consolidated Plan and Proposed FY 2016 One-Year Action Plan
	30-day public comment period begins

OMB Control No: 2506-0117 (exp. 07/31/2015)

March 2015	
3/24	Board meeting, 10:00 a.m., Board Auditorium, Fairfax County Government Center
	The Board of Supervisors holds Public Hearing on the Proposed Five-Year Consolidated Plan and Proposed FY 2016 One-Year Action Plan
	30-day public comment period ends for Proposed Five-Year Consolidated Plan and Proposed FY 2016 One-Year Action Plan
April 2015	
4/14	CCFAC Meeting, 7:30 p.m., Fairfax County Government Center, Room 9/10
	Consider public comments on Proposed Five-Year Consolidated Plan and Proposed FY 2016 One-Year Action Plan prior to forwarding of the Plans to the Board of Supervisors for approval.
	Action: Approval of forwarding the Proposed Five-Year Consolidated Plan for FY 2016 - FY 2020 including FY 2016 One-Year Action Plan to the Board of Supervisors for approval
4/28	Board meeting, 10:00 a.m., Board Auditorium, Fairfax County Government Center
	Approval of Proposed Five-Year Consolidated Plan and Proposed FY 2016 One-Year Action Plan
May 2015	
5/13	Submit to HUD the adopted Five-Year Consolidated Plan and FY 2016 One-Year Action Plan, implementation to begin July 1, 2015.
July 2015	
	CDBG Program Year 41 (FY16) begins HOME Program Year 24 (FY16) begins

Grantee SF-424's and Certification(s)

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

_____

Signature/Authorized Official Date

OMB Control No: 2506-0117 (exp. 07/31/2015)

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. _____ Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);

2. _____ Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) _____, _____ (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;

3. _____ Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

   However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

   The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

_____ A policy prohibiting the use of excessive force by law enforcement agencies within its

OMB Control No: 2506-0117 (exp. 07/31/2015)

jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.

_____ _____
Signature/Authorized Official Date

_____
Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

> The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

_____ _____

Signature/Authorized Official Date

_____

Title

ESG Certifications

The Emergency Solutions Grants Program Recipient certifies that:

Major rehabilitation/conversion – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the jurisdiction will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the jurisdiction serves the same type of persons (e.g., families with children), unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The jurisdiction will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for such individuals.

Matching Funds – The jurisdiction will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The jurisdiction has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the jurisdiction will involve, through employment, volunteer services, or otherwise: homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction's consolidated plan.

Discharge Policy – The jurisdiction will establish and implement, to the maximum extent practicable and where appropriate policies and protocols for the discharge of persons from

OMB Control No: 2506-0117 (exp. 07/31/2015)

publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

_____ _____

Signature/Authorized Official Date

_____

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

Appendix - Alternate/Local Data Sources

1	**Data Source Name** ACS, 2007-2011
	List the name of the organization or individual who originated the data set. U.S. Census Bureau
	Provide a brief summary of the data set. The American Community Survey (ACS) data is compiled by the U.S. Census Bureau.
	What was the purpose for developing this data set? After reviewing the self-populated data from the IDIS system for Fairfax County, it was discovered that not all of the data from IDIS matched the CHAS data downloaded from HUD. To ensure accuracy in data analysis, Fairfax County had the CHAS data from the HUD data sets website downloaded and compiled.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The ACS data set is for Fairfax County.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2007-2011
	What is the status of the data set (complete, in progress, or planned)? Complete
2	**Data Source Name** CHAS, 2007-2011
	List the name of the organization or individual who originated the data set. U.S. Census Bureau
	Provide a brief summary of the data set. The Comprehensive Housing Affordability Strategy (CHAS) data is special tabulated data from American Community Survey estimates.
	What was the purpose for developing this data set? After reviewing the self-populated data from the IDIS system for Fairfax County, it was discovered that not all of the data from IDIS matched the CHAS data downloaded from HUD. To ensure accuracy in data analysis, the CHAS data from the HUD data sets website was downloaded and compiled.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The CHAS data set for Fairfax County was used.

OMB Control No: 2506-0117 (exp. 07/31/2015)

	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2007-2011
	What is the status of the data set (complete, in progress, or planned)? Complete
3	**Data Source Name** 2000 Census (Base Yr),ACS 2007-2011 (Recent Yr)
	List the name of the organization or individual who originated the data set. U.S. Census Bureau
	Provide a brief summary of the data set. 2000 Census - The United States Census is conducted every ten years by the U.S. Census Bureau and is required by the U.S. Constitution. - The American Community Survey data is compiled by the U.S. Census Bureau.
	What was the purpose for developing this data set? 2000 Census - After reviewing the self-populated data from the IDIS system for Fairfax County, it was discovered that not all of the data from IDIS matched the Census data downloaded from American Fact Finder. To ensure accuracy in data analysis, the Census data from the American Fact Finder website was downloaded and compiled. ACS 2007-2011 - After reviewing the self-populated data from the IDIS system for Fairfax County, it was discovered that not all of the data from IDIS matched the ACS data downloaded from the American Fact Finder tool on the U.S. Census Bureau's website. To ensure accuracy in data analysis, the ACS data for this table was downloaded and compiled.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? 2000 Census - Census data was used for Fairfax County. ACS 2007-2011 - The ACS data set for Fairfax County was used.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2000 Census - 2000 ACS 2007-2011 - 2007-2011
	What is the status of the data set (complete, in progress, or planned)? Complete
4	**Data Source Name** ACS,07-11(Tot. Units),CHAS,07-11(Units w Children)

OMB Control No: 2506-0117 (exp. 07/31/2015)

	List the name of the organization or individual who originated the data set. U.S. Census Bureau
	Provide a brief summary of the data set. The American Community Survey data is compiled by the U.S. Census Bureau. The Comprehensive Housing Affordability Strategy (CHAS) data is special tabulated data from American Community Survey estimates.
	What was the purpose for developing this data set? ACS 2007-2011 - After reviewing the self-populated data from the IDIS system for Fairfax County, it was discovered that not all of the data from IDIS matched the ACS data downloaded from the American Fact Finder tool on the U.S. Census Bureau's website. To ensure accuracy in data analysis, the ACS data for this table was downloaded and compiled. CHAS 2007-2011 - After reviewing the self-populated data from the IDIS system for Fairfax County, it was discovered that not all of the data from IDIS matched the CHAS data downloaded from HUD. To ensure accuracy in data analysis, the CHAS data from the HUD data sets website was downloaded and compiled.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? ACS 2007-2011 - The ACS data set for Fairfax County was used. CHAS 2007-2011 - The CHAS data set for Fairfax County was used.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2007-2011
	What is the status of the data set (complete, in progress, or planned)? Complete
5	**Data Source Name** 2007-2011 ACS (Workers), 2011 LEHD (Jobs)
	List the name of the organization or individual who originated the data set. U.S. Census Bureau

OMB Control No: 2506-0117 (exp. 07/31/2015)

	Provide a brief summary of the data set. The American Community Survey (ACS) data is compiled by the U.S. Census Bureau. The Longitudinal Employer-Household Dynamics (LEHD) program is part of the Center for Economic Studies at the U.S. Census Bureau. The LEHD program produces new, cost effective, public-use information combining federal, state and Census Bureau data on employers and employees under the Local Employment Dynamics (LED) Partnership. Under the LED Partnership, states agree to share Unemployment Insurance earnings data and the Quarterly Census of Employment and Wages (QCEW) data with the Census Bureau. The LEHD program combines these administrative data, additional administrative data and data from censuses and surveys. From these data, the program creates statistics on employment, earnings, and job flows at detailed levels of geography and industry and for different demographic groups. In addition, the LEHD program uses these data to create partially synthetic data on workers' residential patterns.
	What was the purpose for developing this data set? ACS - After reviewing the self-populated data from the IDIS system for Fairfax County, it was determined that not all of the data from IDIS matched the ACS data downloaded from the American Fact Finder tool on the U.S. Census Bureau's website. To ensure accuracy in data analysis, the ACS data for this table was downloaded and compiled. LEHD - State and local authorities increasingly need detailed local information about their economies to make informed decisions. The LED Partnership works to fill critical data gaps and provide indicators needed by state and local authorities.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? ACS - The ACS data set for Fairfax County was used. LEHD - The U.S. Census uses a combination of data sets to construct inflow/outflow estimates. The Longitudinal Employer-Household Dynamics (LEHD) On the Map tool has Census block-level coverage for home and work areas in 50 partner states/territories, including Virginia, with consecutive years of data from 2002 to 2011.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? ACS - 2007-2011 LEHD - 2011
	What is the status of the data set (complete, in progress, or planned)? Complete
6	**Data Source Name** ACS Public Use Microdata Sample (PUMS)
	List the name of the organization or individual who originated the data set. U.S. Census Bureau

OMB Control No: 2506-0117 (exp. 07/31/2015)

	Provide a brief summary of the data set. The American Community Survey (ACS) Public Use Microdata Sample (PUMS) files are a set of untabulated records about individual people or housing units. The Census Bureau produces the PUMS files so that data users can create custom tables that are not available through pretabulated (or summary) ACS data products.
	What was the purpose for developing this data set? After reviewing the self-populated data from the IDIS system for Fairfax County, it was found that not all of the data from IDIS matched the CHAS data downloaded from HUD. To ensure accuracy in data analysis, the CHAS data from the HUD data sets website was downloaded and compiled. Since crowding, defined as more than one person per room, is not available in the downloadable CHAS data, Fairfax County used the PUMS files to construct the tables related to crowding.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The 2007-2011 ACS PUMS data set was used for 2000 PUMAs 00301-00305.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2011
	What is the status of the data set (complete, in progress, or planned)? Complete