

Quick Reference Guide:

Proposed Five-Year Consolidated Plan for FY 2016-2020 and Proposed Consolidated Plan One-Year Action Plan for FY 2016

Updated for 4-15-15 Revised Documents

“Top Five” Highlights

- 1) **Affordable Housing Gap:** The total affordable housing **gap** for low- and moderate-income **renters** (earning 80 percent of Area Median Income (AMI) and below) is approximately **31,630 units**. For low- and moderate income **owners**, the gap is approximately **27,900 units**.
- 2) **Housing Problems:** A total of 41 percent of renters and 27 percent of owners experience at least one housing-problem. For the purpose of the Consolidated Plan, having a “housing problem” means that they pay more than they can afford or they live in substandard housing. In Fairfax County, the vast majority of housing problems were related to housing affordability.

- 3) It is important to note the following about Fairfax County’s special needs populations:

Homelessness: On the night of the January 2014 Point in Time count, 1,225 persons were **homeless**; Low incomes and expensive housing are the main reasons for homelessness, along with violence against women and poor health.

People with disabilities: Approximately 6.4 percent of Fairfax County’s population, 70,148 persons, have a disability; **Households with disabilities** are 4.5 times more likely to have incomes below 30 percent AMI than households without disabilities.

- 4) The County’s priority needs that are tied into the One-Year Action Plan for FY 2016 include homelessness prevention and rapid re-housing, affordable rental housing, homeownership access and rehabilitation, community services, and planning and administration.
- 5) The following are the County’s goals to be initiated and/or completed during FY 2016-2020:
 - Homelessness
 - Special Needs
 - Working Families
 - Workforce Housing
 - Human Service System
 - Poverty Reduction/Self-Sufficiency
 - Reinvestment
 - Community Input

Quick Reference Guide for Fairfax County

Proposed Five-Year Consolidated Plan for FY 2016-2020 and

Proposed Consolidated Plan One-Year Action Plan for FY 2016 (July 1, 2015-June 30, 2016)

The Five-Year Consolidated Plan for FY 2016-2020 is divided into five sections. This Quick Reference Guide will identify those five sections and describe the information that is contained in each one to assist you as you review the document.

1) *The Process (PR); Pages 22-57*: This section describes the process for developing the plan and the process for citizen participation. It describes the lead agencies for carrying out the programs covered under the Consolidated Plan; who was consulted in the preparation of the document; efforts to coordinate with various entities; and citizen participation outreach efforts.

2) *Needs Assessment (NA); Pages 58-97*: This section 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. It is divided into ten sub-sections.

a) *NA-05 Overview; Page 58*: This sub-section introduces the reader to information presented in the section and summarizes some of the findings including identifying that the most prevalent housing problems for County households making less than 100 percent of Area Median Income (AMI) is housing costs; households with incomes less than 30 percent of AMI are more often severely cost burdened than other populations; and the greatest need for more affordable housing is among small family households and singles.

b) *NA-10 Housing Needs Assessment; Page 60*: This sub-section summarizes Fairfax County's estimated housing needs for Fiscal Years 2016 through 2020. It contains data describing levels of housing need by income range, family type, and type of housing problems. The number of renter households making less than 80 percent of AMI and spending more than 50 percent of their income on housing costs (experiencing a severe housing problem) 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 greatest need for more affordable housing is among small family households and singles, with elderly households presenting the second greatest need. Behind housing cost, the next most prevalent housing problem is overcrowding, with 8 percent of households making less than the AMI having more than one person per room and no other housing problems.

c) *NA-15 Disproportionately Greater Need: Housing Problems; Page 73*: A disproportionately greater need exists when the members of a racial or ethnic group at a given income level experiences housing problems at a greater rate than the income level as a whole. This sub-section contains data relating to housing problems.

d) *NA-20 Disproportionately Greater Need: Severe Housing Problems; Page 76:* Severe housing problems include overcrowded households with more than 1.5 persons per room and households with cost burdens of more than 50 percent of their income. This sub-section contains data relating to severe housing problems.

e) *NA-25 Disproportionately Greater Need: Housing Cost Burdens; Page 79:* Cost burdened means a household is paying 30 percent to 50 percent of their income on housing while severely cost burdened means a household is paying more than 50 percent of their income on housing. This sub-section contains data relating to housing cost burdens.

f) *NA-30 Disproportionately Greater Need: Discussion; Page 80:* In Fairfax County, 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), with the disproportionality greatest among Asians and Hispanic households.

g) *NA-35 Public Housing; Page 81:* This sub-section provides a summary of the needs of Public Housing residents in Fairfax County. The most immediate needs are adequate, stable employment. Relating to this are the needs for further education; transportation; and the cost of unsubsidized child care.

h) *NA-40 Homeless Needs Assessment; Page 87:* This sub-section describes the nature and extent of unsheltered and sheltered homelessness in Fairfax County. The people who are experiencing homelessness in Fairfax County 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. A disproportionate amount of Black or African American individuals experience homelessness in the County with Black or African American individuals making up 48 percent of the identified homeless population while only 9 percent of the County's residents are Black or African American.

i) *NA-45 Non-Homeless Special Needs Assessment; Page 90:* This sub-section describes the housing needs of persons who are not homeless but require supportive housing. The availability of housing for people with disabilities is low with approximately 95 percent of Fairfax County housing units not being in building that would have accessible features. One reason for this is the age of the housing stock with 74 percent of the County's housing units build before 1990, before the Fair Housing Accessibility requirements were enacted. The Fairfax-Falls Church 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.

j) *NA-50 Non-Housing Community Development Needs; Page 93:* A summary of Fairfax County's priority non-housing community development needs, specifically public facilities, public improvements, and public services, is provided in this sub-section. These needs were drawn from the FY 2015-FY 2019 Capital Improvement Plan (CIP) and the Priorities for the Consolidated Community Funding Pool (CCFP) for FY 2015-2016.

3) *Market Analysis (MA); Pages 98-135*: This section provides a picture of the environment in which Fairfax County will be administering its programs over the five years of this Consolidated Plan. The Market Analysis, as well as the Needs Assessment and public input, provides the basis for the Strategic Plan and the programs and projects to be administered. This section is also divided into ten sub-sections:

a) *MA-05 Overview; Page 98*: This sub-section provides an introduction to information presented in the section and summarizes some of the findings including important information on the affordable housing gap in Fairfax 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**.*

b) *MA-10 Number of Housing Units; Page 99*: This sub-section describes the significant characteristics of Fairfax County's housing market. 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.

c) *MA-15 Cost of Housing; Page 102*: This sub-section details the supply of housing currently in the market and provides information on the cost of housing. 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. Of the 17,970 extremely low income renting households in the County, only 3,900 are living in an affordable unit.

d) *MA-20 Condition of Housing; Page 107*: This sub-section describes the condition of housing units in Fairfax County. Nearly 33 percent of owner and renter occupied housing units households reported 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. As the existing housing stock ages there is more need for affordable repair and improvement or replacement.

e) *MA-25 Public and Assisted Housing; Page 112*: This sub-section provides a summary of the needs of Public Housing. Fairfax County has 1,065 Public Housing units (1,060 rentable), divided among 34 properties. Fairfax County's current Moving to Work Plan highlights planned capital fund expenditures for twelve different Public Housing properties in 2015. With one half of the capital funding for Public Housing properties going towards new Energy Star rated windows, the families residing in Public Housing will have more comfortable living environments.

f) *MA-30 Homeless Facilities; Page 115*: This sub-section provides information on facilities, housing, and services that meet the needs of homeless persons in Fairfax County. Fairfax County has implemented a

“Housing First” initiative where the County works to provide permanent housing and supportive services to individuals and families who become homeless, instead of placing them in shelters. 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.

g) *MA-35 Special Needs Facilities and Services; Page 119:* This sub-section describes facilities and services that assist persons who are not homeless but require supportive housing and 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 rehabilitative services for individuals who meet the diagnostic eligibility criteria.

h) *MA-40 Barriers to Affordable Housing; Page 124:* In this sub-section information is provided relating to whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies. Negative effects of public policies on affordable housing and residential investment including noting that, 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.

i) *MA-45 Non-Housing Community Development Assets; Page 125:* This sub-section of the Plan provides a summary of the County’s priority non-housing community development needs. 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, and a number of EAC goals could be coordinated with the Consolidated Plan.

j) *MA-50 Needs and Market Analysis Discussion; Page 133:* This sub-section includes specific community assets in areas such as Bailey’s Crossroads, the Richmond Highway Corridor, and Central Springfield and strategic opportunities in some of these areas.

4. *Strategic Plan (SP); Pages 136-186:* This section describes the priority needs of Fairfax County and strategies that the County will undertake to serve those needs. It is divided into 13 sub-sections.

a) *SP-05 Overview; Page 136:* This sub-section provides highlights of what is covered in the Strategic Plan. The Housing Component of this Strategic Plan provides goals and objectives related to a) affordable housing; b) Public Housing; c) homelessness; and d) special needs populations. The Strategic

Plan is structured around Fairfax County's Housing Blueprint, and, as provided for in the Housing Blueprint, there are four key priority housing goals to be addressed during the five years of this Consolidated Plan: 1) To end **homelessness** in 10 years (by 2018); 2) To provide affordable housing options to those with **special needs**; 3) To meet the affordable housing needs of low-income **working families**; and 4) To produce **workforce housing** sufficient to accommodate projected job growth. The Strategic Plan also addresses the affordable housing gap that exists in the County.

b) *SP-10 Geographic Priorities; Page 139*: This sub-section is for the Fairfax County to indicate how investments are allocated geographically. 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).

c) *SP-25 Priority Needs; Page 141*: This sub-section indicates the general priorities for allocating investment of available resources among different needs. The priority needs Fairfax County identified are: Homelessness Prevention and Rapid Re-Housing; Affordable Rental Housing; Homeownership Access and Rehabilitation; Community Services; and Administration and Planning.

d) *SP-30 Influence of Market Conditions; Page 147*: In this sub-section, how the characteristics of the housing market influenced Fairfax County's decisions regarding Tenant-Based Rental Assistance; New Unit Production; Rehabilitation; and Acquisition is described.

e) *SP-35 Anticipated Resources; Page 149*: Federal, state, local, and private resources expected to be available to Fairfax County to address priority needs and specific objectives are identified in this sub-section. In addition to Community Development Block Grant, HOME Investment Partnerships Program, and Emergency Solutions Grant funds, this sub-section also identifies County General Funds and Housing Trust Funds as key resources.

f) *SP-40 Institutional Delivery Structure; Page 154*: This sub-section identifies organizations that will carry out the objectives outlined in the Strategic Plan and provides an assessment of strengths and gaps in the institutional delivery system. One of those strengths is the partnership with non-profits who send referrals and carry out services for the Total Housing Reinvention for Individual Success, Vital Services and Economic Empowerment (THRIVE) initiative.

g) *SP-45 Goals; Page 162*: This sub-section summarizes Fairfax County's priorities and the specific goals it intends to initiate and/or complete within the five years covered under the Plan. The specific goals are: 1) Homelessness; 2) Special Needs; 3) Working Families; 4) Workforce Housing; 5) Human Service System; 6) Poverty Reduction/Self-Sufficiency; 7) Reinvestment; and 8) Community Input.

h) *SP-50 Public Housing Accessibility and Involvement; Page 170*: This sub-section provides a summary of Fairfax County's strategy to address the needs of Public Housing developments and their tenants. The FCRHA actively solicits Public Housing residents to participate on the Resident Advisory Council (RAC).

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. Regarding Public Housing units, 36 units will undergo renovation to become accessible in compliance with Uniform Federal Accessibility Standards by 2017.

i) *SP-55 Barriers to Affordable Housing; Page 171:* This sub-section identifies strategies for removing or ameliorating negative effects of public policies that serve as barriers to affordable housing that were identified in the MA-40 section. Fairfax County's strategies include implementing the goals of the Housing Blueprint, and in so doing, 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.

j) *SP-60 Homelessness Strategy; Page 179:* This sub-section describes Fairfax County's strategy for reducing and ending homelessness. It describes how the Fairfax Continuum of Care (COC) reaches out to people experiencing homelessness in a number of different ways. Partnerships between Fairfax County government human service agencies, police, fire, public works, schools, faith communities, businesses and non-profits all play a part in preventing people from becoming homeless.

k) *SP-65 Lead Based Paint Hazards; Page 182:* This sub-section outlines proposed actions to evaluate and reduce lead-based paint hazards; proposed actions to increase access to housing without such health hazards; and how the proposed actions will be integrated into housing policies and programs. 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. 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.

l) *SP-70 Anti-Poverty Strategy; Page 184:* This sub-section summarizes Fairfax County's goals, programs, and policies for reducing the number of poverty-level families. 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.

m) *SP-80 Monitoring; Page 186:* This sub-section describes the standards and procedures the County will use to monitor its housing and community development projects. The Fairfax County Department of Housing and Community Development (HCD) 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. HCD, the county's Department of Neighborhood and Community Services, and

Department of Administration for Human Services collaborate with various entities to provide training to non-profit organizations on monitoring and accountability.

5) *Action Plan (AP); Pages 187-235*: In the Action Plan, Fairfax County must provide a concise summary of the actions, activities, and programs that will take place during the program year to address the priority needs and goals identified by the Strategic Plan.

a) *AP-15 Expected Resources; Page 187*: Provides a summary of the Federal resources expected to be made available to Fairfax County. These resources include grant funds, anticipated program income, and other resources such as private and non-Federal public sources that are reasonably expected to be available to carry out its Strategic Plan over the course of the program year.

b) *AP-20 Annual Goals and Objectives; Page 193*: This section summarizes the specific goals it intends to initiate and/or complete within the term of the program year. Each goal will use one or more of the Goal Outcome Indicators to describe in quantitative terms what Fairfax County hopes to achieve. The section will explicitly describe what the county intends to do with formula grant funds in the context of its larger strategy.

c) *AP-35 Projects; Page 201*: This section provides a concise summary of the eligible programs or activities that will take place during the program year to address the priority needs and specific objectives identified in the Strategic Plan. Each eligible program/activity is called a 'project'. Details for each project are included so that HUD may determine that the project is an eligible use of the proposed funding source. Each project is associated with one or more priority needs and one or more goals. One or more of the Goal Outcome Indicators will be used to describe the planned accomplishments and indicate a target date for realizing the accomplishment.

d) *AP-38 Project Summary; Page 203*: This section is a continuation of the *AP-35* section described above.

e) *AP-50 Geographic Distribution; Page 216*: This section is utilized to describe any basis for geographic targeting or allocation priorities of funds.

f) *AP-55 Affordable Housing; Page 217*: This section specifies goals for the number of homeless, non-homeless, and special needs households to be provided affordable housing within the program year. It also indicates the number of affordable housing units that will be provided by program type, including rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units. For the purpose of this section, the term "affordable housing" is defined in the HOME regulations at 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership.

g) *AP-60 Public Housing; Page 218*: This section describes the actions Fairfax County will take in the given program year to carry out the public housing portion of the Strategic Plan.

h) *AP-65 Public Housing; Page 220*: This section describes Fairfax County's one-year goals and the specific action steps it will undertake in the program year to carry out the homeless strategy outlined in SP-60 Homelessness Strategy. In addition, the one-year goals and specific activities undertaken to serve

the housing and supportive service needs of non-homeless populations who require supportive housing will be included.

i) AP-75 Barriers to Affordable Housing; Page 223: This section describes the actions that will be taken during the next year to reduce barriers to affordable housing and has a direct correlation to MA-40 in the Market Analysis and SP-55 in the Strategic Plan.

j) AP-85 Other Actions; Page 225: This section describes the planned actions to carry out the following strategies outlined in the Consolidated Plan: Foster and maintain affordable housing; evaluate and reduce lead-based paint hazards; reduce the number of poverty-level families; develop institutional structure; and enhance coordination. In addition, obstacles to meeting underserved needs and proposed actions to overcome those obstacles will be provided.

k) AP-90 Program Specific Requirements; Page 230: This section addresses the program-specific requirements for the Annual Action Plan. The Consolidated Plan Final Rule contains requirements regarding program-specific narratives in the Action Plan for CDBG, HOME and ESG.