

**AMENDMENT  
TO THE  
CONSOLIDATED PLAN  
ONE-YEAR ACTION PLAN  
TO IMPLEMENT THE FEDERAL  
NEIGHBORHOOD STABILIZATION  
PROGRAM (NSP)**

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



A Publication of Fairfax County, VA

**Fairfax County, Virginia**

**Approved by the  
Fairfax County Board of Supervisors  
On November 17, 2008**

**and**

**Submitted to the U.S. Department of Housing and Community  
Development on November 26, 2008**

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Information about the Fairfax County Consolidated Community Funding Pool and the planning process for the Consolidated Plan is being made available through the Internet at:  
<http://www.fairfaxcounty.gov/rha/consolidatedplanshomepage.htm>  
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## EXECUTIVE SUMMARY ONE-YEAR ACTION PLAN FOR FY 2009

### PURPOSE

The Consolidated Plan One Year Action Plan approved by the Fairfax County Board of Supervisors on April 28, 2008 is being amended to include a new program called the Neighborhood Stabilization Program (NSP). The NSP was authorized under Title III of Division B of the Housing and Economic Recovery Act, 2008 (HERA) (Public Law 110-289, approved July 30, 2008) to provide emergency assistance funds for redevelopment of abandoned and foreclosed homes and residential properties. **Reference this page & pages 5, 6, 7 (Table of Contents), 23, 29 {31, 32, 34, 41, 43 (Federal Funding Allocation Grid)}, and Appendix I beginning on page 104, for a more detailed description of NSP and how the funds are intended to be utilized within Fairfax County.**

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

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

### BACKGROUND

The Fairfax County Board of Supervisors has designated the Consolidated Community Funding Advisory Committee (CCFAC) as the citizen advisory group charged with overseeing the Consolidated Plan process. The CCFAC is also charged with oversight and developing funding priorities for the Consolidated Community Funding Pool (CCFP), a competitive funding process for nonprofit community based programs. The CCFAC oversees all aspects of the CCFP including policies, priorities, and planning and development of evaluation criteria for proposals.

Fairfax County's 5-Year Consolidated Plan for FY 2006-2010 adopted broad goals and objectives to address priority needs with the resources available through the Consolidated Plan. The County's goals and objectives address a broad range of needs pertaining to affordable housing, homelessness, community services, employment and economic opportunities, community development and revitalization, neighborhood preservation, and institutional structures/coordination, monitoring, and evaluation. The full text of these goals and objectives appears in a subsequent section of this plan.

The Proposed One-Year Action Plan for FY 2009 also reflects a change in Fairfax County’s revitalization strategy, with less emphasis on CDBG resources. Revitalization efforts will focus on more neighborhood revitalization with less emphasis and use of CDBG funds for commercial revitalization activities.

#### ADDRESSING NEEDS AND GOALS

An estimated \$11.6 million in federal funds under the Consolidated Plan, and an estimated \$11.0 million in federal, state and local funds through the CCFP (which includes \$2 million Consolidated Plan funds), will be available in FY 2009 to provide decent housing, establish and maintain a suitable living environment, and expand economic opportunities, especially for low- and moderate-income persons. Further, HUD has made federal grants to Fairfax County human services organizations that provide services to the County’s homeless populations.

For this Action Plan, FY 2009 funding for the Community Development Block Grant (CDBG), Home Investment Partnerships Program (HOME), and Emergency Shelter Grant (ESG) is based on formal notification from HUD of actual grant levels. Funding for the Housing Opportunities for Persons with Aids (HOPWA) program is estimated and actual funding will depend on the final allocation made available to Northern Virginia jurisdictions through the Northern Virginia Regional Commission and the District of Columbia, recipient of the funds. The Federal and State Community Services Block Grant (CSBG) and local Fairfax County General Funds included in the Consolidated Community Funding Pool are based on the anticipated budget levels for the FY 2009 County Budget (based on FY 2008 County budget levels) which was to be approved by the Fairfax County Board of Supervisors on April 28, 2008.

The County will receive funding from the following federal programs administered by HUD.

Community Development Block Grant (CDBG)	\$5,928,982
Neighborhood Stabilization Program (NSP)	\$2,807,300
Home Investment Partnerships Program (HOME)	\$2,448,682
Emergency Shelter Grant (ESG)	\$ 265,518
Housing Opportunities for Persons with Aids (HOPWA)	<u>\$ 180,000</u>
Total	\$11,630,482

An estimated \$11.0 million is anticipated to be available in the CCFP for funding projects and activities in FY 2009, subject to Board of Supervisors appropriations.

CDBG Affordable Housing Funds <sup>1</sup>	\$ 1,113,445
CDBG Targeted Public Service Funds <sup>2</sup>	\$ 889,347

<sup>1</sup> The “Affordable Housing Funds” are CDBG funds allocated to the CCFP to provide funding to eligible Nonprofit corporations or CDBG Participating Jurisdictions (Towns of Clifton, Herndon, and Vienna, and the City of Fairfax), for projects and activities in accordance with CDBG eligibility criteria and priorities and CCFP priorities approved by the Board of Supervisors. The amount shown reflects more recent HUD information since publication of the FY 2009 Advertised Budget Plan.

<sup>2</sup> The “Targeted Public Service Funds” are CDBG funds allocated to the CCFP to provide funding to eligible Nonprofit corporations or CDBG Participating Jurisdictions (Towns of Clifton, Herndon, and Vienna, and the City of Fairfax), for projects and activities in accordance with CDBG eligibility criteria and priorities and CCFP priorities approved by the Board of Supervisors. The amount shown reflects more recent HUD information since publication of the FY 2009 Advertised Budget Plan.

<sup>3</sup> The County General Funds figure and Federal and State CSBG Funds figure are based on the proposed County budget. Numbers will be updated, if necessary, after the County budget is approved.

Federal and State CSBG Funds <sup>3</sup>	\$ 390,157
County General Funds <sup>3</sup>	<u>\$ 8,580,530</u>
Total	\$10,973,479

COMMENTS ON ACTION PLAN FROM PUBLIC HEARING AND 30-DAY COMMENT PERIOD

The Fairfax County Board of Supervisors held a public hearing on the draft Consolidated Plan One-Year Action Plan for FY 2009 on March 31, 2008. The 30-day comment period ended on April 9, 2008. The CCFAC considered these comments at its April 9, 2008 meeting. A summary of these comments is provided in Appendix H of this final Action Plan.

The Fairfax County Board of Supervisors acted on the amendment of the Consolidated One-Year Action Plan for FY 2009 on November 17, 2008 to implement NSP programs and activities. The 15-day comment period ended on November 15, 2008. A summary of these comments is provided in Appendix I of this final Action Plan.

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Abbreviations:	
CCFAC	Consolidated Community Funding Advisory Committee
CCFP	Consolidated Community Funding Pool
CDBG	Community Development Block Grant
CSBG	Community Services Block Grant
ESG	Emergency Shelter Grant
FCRHA	Fairfax County Redevelopment and Housing Authority
HOME	Home Investment Partnerships Program
HOPWA	Housing Opportunities for Persons with AIDS
HUD	U.S. Department of Housing and Urban Development

NSP      Neighborhood Stabilization Program  
SAC      Selection Advisory Committee  
SAFAH   Supplemental Assistance for Facilities to Assist the Homeless  
VHDA    Virginia Housing Development Authority

## ONE-YEAR ACTION PLAN USE OF FUNDS FY 2009

### INTRODUCTION

Fairfax County's Consolidated Plan combines the broad planning requirements of the National Affordable Housing Act of 1990 and Title III of Division B of the Housing and Economic Recovery Act, 2008 (HERA) (Public Law 110-289, approved July 30, 2008) with the annual applications and reporting for the following five HUD programs administered locally by the County:

- Community Development Block Grant (CDBG)
- Neighborhood Stabilization Program (NSP) – See Appendix I
- Home Investment Partnerships Program (HOME)
- Emergency Shelter Grant (ESG)
- Housing Opportunities for Persons with AIDS (HOPWA) (administered via Northern Virginia Regional Commission)

The Fairfax County Board of Supervisors has designated the Consolidated Community Funding Advisory Committee (CCFAC) as the citizen advisory group charged with overseeing the Consolidated Plan process. The CCFAC also is charged with developing funding priorities, evaluation criteria, and policies for the Consolidated Community Funding Pool (CCFP), which funds projects that provide for community services and affordable housing development, administration, construction, acquisition, and/or rehabilitation.

The CCFP funding sources include the Federal and State Community Services Block Grant (CSBG), the Fairfax County General Fund, and a portion of the County's Community Development Block Grant. In FY 2001, the CCFP went from a one-year to a two-year funding cycle, whereby the Fairfax County Board of Supervisors will approve CCFP projects for a two-year funding period for FY 2009 - 2010.

The FY 2009 Action Plan incorporates recommendations for the use of CDBG and HOME funds by the Fairfax County Redevelopment and Housing Authority (FCRHA). The CCFAC held a Needs Hearing on December 11, 2007. Subsequent to a Public Hearing by the Board of Supervisors on March 31, 2008 and the end of the comment period on April 9, 2008, the CCFAC considered comments received on the draft Action Plan at its meeting April 9, 2008. Subsequently, the CCFAC forwarded its recommended Proposed Consolidated Plan One-Year Action Plan for FY 2009 to the Board of Supervisors for approval on April 28, 2008.

### EVENTS LEADING UP TO THE ACTION PLAN

The CCFAC established a work plan and schedule that outlined a number of projects and activities for the fiscal year 2008. Specifically, the CCFAC was interested in determining: 1) whether the Consolidated Plan process could be responsive to the County's Initiative to Prevent and End Homelessness, 2) how to improve access to services and families for persons with disabilities and whether there is the need for a housing unit set aside for persons with disabilities, 3) how the Consolidated Plan can be responsive to other community service needs such as Fair Housing, and 4) Fairfax County's overall Consolidated Plan Performance. These projects and activities are highlighted in the following sections.

Needs Hearing: On December 11, 2007, the CCFAC held a Needs Hearing to provide an opportunity for members of the public to address the CCFAC on human services issues.

The needs hearing identified a number of unmet needs in the County for housing, especially the extremely low availability of housing opportunities for persons with disabilities. Several County citizen boards and advisory groups testified to the need for a specific set-aside of housing opportunities for the disabled as well as improved procedures for timely identification and matching of such persons with housing, coordinated services and other supports.

CCFAC/FCRHA Working Advisory Group: Composed of three CCFAC members and three FCRHA commissioners, plus the FCRHA commissioner who serves on both, the Working Advisory Group assisted the CCFAC in understanding background needed to formulate funding recommendations to the Board of Supervisors. The WAG reviewed the FCRHA Strategic Plan recommendations for funding to be included in the draft proposed FY 2009 One-Year Action Plan prior to release for public comment. Since the Fairfax County Board of Supervisors designated the Consolidated Community Funding Advisory Committee (CCFAC) as the citizen advisory group charged with overseeing the Consolidated Plan process, the WAG's recommendations for funding priorities were then submitted to the CCFAC. The CCFAC then went through a priority setting process to come-up with a final set of recommendations to present to the Board of Supervisors.

Public Hearing on Draft Proposed Action Plan for FY 2009: The Board of Supervisors held a public hearing on March 31, 2008 on the Draft Proposed Consolidated Plan One-Year Action Plan for FY 2009. At the hearing, citizens had the opportunity to express their views on housing, community development, and community service needs and fair housing issues in the County, as well as comment on the County's community development performance. At its meeting April 9, 2008, the CCFAC considered all comments received and forwarded its recommended Proposed Consolidated Plan One-Year Action Plan for FY 2009 to the Board of Supervisors for approval.

Public Comment Period for Amendment to Incorporate NSP funds: The Fairfax County Board of Supervisors approved the Amendment to the Consolidated One-Year Action Plan for FY 2009 on November 17, 2008 to implement NSP programs and activities. The 15-day comment period ended on November 15, 2008. A summary of these comments is provided in Appendix I of this final Action Plan.

## HIGHLIGHTS OF COMMUNITY PROFILE

Fairfax County is established as an Urban County under the code of Virginia, governed by a Board of Supervisors comprised of nine members elected from nine magisterial districts and a chairman elected at-large. The Board of Supervisors appoints the County Executive. The Towns of Herndon, Vienna, and Clifton have elected Mayors and Town Councils and defined areas, but are part of the County and are included in the demographic and other statistical information cited in the Consolidated Plan. These towns and the City of Fairfax are participating jurisdictions in the County's Consolidated Plan process.

**Population** - The population of Fairfax County in 2007 was forecast to be 1,077,000, an increase of 1.7 percent over January 2006 and an increase of 31.6 percent over the 1990 census count. This represents an increase of 107,251 persons since the 2000 census, an average of 1.60% per year. Since 1998, the population increased by 145,548 (15.60%). While this growth rate is smaller in comparison to some other jurisdictions in the region, Fairfax County has 19.3% (Census 2005) of the total population for the Washington Metropolitan Primary Statistical Area. The County's population also reflects a significant level of mobility. In 2005, 8.8% of the

residents age 1 and over had moved to Fairfax County within the past year. Current projections for 2010 anticipate the total number of households will be 411,500 (a 9% increase from 2005) and the total number of housing units will be an estimated 419,900 (a 9% increase from 2005).

**Diversity** - Demographically, Fairfax County is increasingly diverse. Minorities comprise over one-third of the County's residents – 39.6% in 2005. This is nearly three times the minority percentage of the population in 1980 and over 50% higher than the percentage in 1990. The percentage of foreign born in the County's total population has grown from 9.1% in 1980 to 27.2% in 2005. Minority membership in the Fairfax County Public Schools increased from 19.5% in 1984-85 to 48.3% in 2004-05. In contrast, diversity in the senior population is increasing, but at a slower rate. In 1980, 6.4% of persons age 65 and older were racial minorities but by 2000 that proportion had more than doubled to 18.3 %.

Significant waves of immigration have occurred during the past thirty years. Many refugees from Southeast Asia arrived during the 1970's, with continued immigration into the 1990's. Immigration of refugees from Central America began during the 1980's and has continued since 2000. During the 1990's, the number of refugees who emigrated from the Middle East to settle in the County increased. There has also been significant immigration from other countries, particularly Korea, the Indian subcontinent, and some other Asian countries. During the 1990's, the increase in the County's foreign born residents made up 73% of the net increase in total population. However, Fairfax County's foreign born population comes from a large number of different countries with no one country or group forming a predominant majority.

Cultural diversity in the County is reflected in the fact that one-third (33.4%) of Fairfax County residents age 5 and older speak a language other than English in the home. A quarter of those residents who speak a language other than English at home lived in a linguistically isolated household in 2005; that is, no one age 14 or older spoke English "very well." Over 100 languages are spoken by students within the public school system, and over 20,000 students participate in the English for Speakers of Other Languages (ESOL) Program.

**Age** - Since 1980, the percentage of residents under the age of 45 has slowly decreased. In addition, the percentage of persons 65 and older increased from 4.5% in 1980 to 8.6% of the total population in 2005. Persons age 65 and over are projected to comprise 9.2% of the County's population by the year 2010. It should be noted, however, that while the percentage of total population comprised by children and youth under age 20 decrease, the actual number is projected to increase by over 20,000 from 2005 to 2010, a larger increase in number than that expected for persons 65 and older.

Since many persons are retired at age 65 and older, the median household income for householders at that age group is lower than that for all householders. In 2005, householders age 65 and older had a median household income of \$69,896 compared to \$94,610 for all households. Median household income for Fairfax County householders age 65 and older have not increased as much as for all households. In 1980, the median household income for householders age 65 and older was 85 percent of that for all households, while in 2005; it was less than 74 percent.<sup>4</sup>

With an aging population comes the need for assistance with daily living activities. Daily living activities are those activities that an individual would perform to take care of oneself and include

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<sup>4</sup> Anticipating the Future, A Discussion of Trends in Fairfax County with a Focus on Seniors, Fairfax County Department of Systems Management for Human Services, Working Paper, November 23, 2004, p. 19; and 2005 American Community Survey.

bathing, eating, dressing, using bathroom facilities, and walking.<sup>5</sup> A 1998 estimate shows that, at that time, 8,750 elderly persons were in need of assistance. The projection for 2010 stands at 13,360 persons.<sup>6</sup>

As the total elderly population increases in Fairfax County so, too, does the need for housing for the elderly. The number of congregate housing units for the elderly stood at 2,768 units in 2000, but the projected need in 2010 is for 4,500 units. Also growing is the need for assisted living beds. Year 2000 figures showed 3,209 beds needed for the elderly, while 2010 figures project a need of 4,200 beds.<sup>7</sup>

In the year 2000, almost 5,000 low-income elderly renters and owners had severe housing cost burdens, paying over 50% of their income toward housing costs.<sup>8</sup> Activities such as the provision of tenant-based rental assistance for the elderly as well as acquisition and development of housing and facilities designed specifically for seniors will help address these needs.

**Disability** – Approximately 3000 extremely low, very low and low-income persons with mental or physical disabilities are estimated to need housing assistance in Fairfax County. Current Federal, state, and local housing programs provide less than 100 new housing opportunities per year to these persons, even though over 27% on the County’s waiting list for Section 8 and tenant-based assistance are identified as “disabled.” In addition, more than 1100 individuals with mental disabilities are on a separate waiting list for housing maintained by the County’s mental health agency, the Fairfax-Falls Church Community Services Board. Finally, the County estimates that in order to successfully complete its ten year initiative to end homelessness, approximately 265 housing opportunities for homeless persons and families will need to be made available each year of the initiative. An estimated 60% of homeless persons have mental or physical disabilities. This estimate does not take into consideration potential increases in the number of homeless persons and families in Fairfax County resulting from return to the community of untreated and under-treated persons with mental or physical disabilities from combat in Iraq and Afghanistan. Current economic conditions will also likely increase the number of homeless persons and families.

**Income** – While Fairfax County has one of the highest median household incomes in the nation (an estimated \$94,610 in 2005), there were an estimated 50,062 persons living below the poverty level in 2005. That number is larger than the 2005 population in 99 of the 134 local jurisdictions in Virginia.<sup>9</sup>

One indicator of needs of very-low income households in Fairfax County is the dispersal of very-low income renter households who have what is described as “worst case housing problems.” This population consists of renters below 50% of the Median Family Income who have a severe cost burden (meaning over 50% of their income is used for housing costs), have incomplete

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<sup>5</sup> Strategic Plan for Fairfax County, Virginia; Fairfax County Consolidated Plan Five-Year Plan for FY 2006-2010, Antipoverty Strategy section, Table on Projections for Housing Needs/Long-Term Care Needs for Elderly.

<sup>6</sup> Strategic Plan for Fairfax County, Virginia; Fairfax County Consolidated Plan Five-Year Plan for FY 2006-2010, Antipoverty Strategy section, Table on Projections for Housing Needs/Long-Term Care Needs for Elderly.

<sup>7</sup> Strategic Plan for Fairfax County, Virginia; Fairfax County Consolidated Plan Five-Year Plan for FY 2006-2010, Antipoverty Strategy section, Table on Projections for Housing Needs/Long-Term Care Needs for Elderly. The projection for assisted living beds makes the assumption that persons age 75 and over are the individuals most likely to live in assisted living facilities.

<sup>8</sup> Fairfax County Consolidated Plan Five-Year Plan for FY 2006-2010, Priority Housing Needs section, Elderly Housing Needs subsection.

<sup>9</sup> Anticipating the Future, A Discussion of Trends in Fairfax County with a Focus on Seniors, Fairfax County Department of Systems Management for Human Services, Working Paper, November 23, 2004, p. 19.

plumbing facilities, or severe overcrowding (over 1.51 persons per room). With 12,945 such households, Fairfax County has the largest number of renters with worst case housing needs in Virginia.

Based on data from the 2000 Census, high concentrations of renters with worst-case housing problems are found in the Baileys/Seven Corners area, in the portion of the County that runs along Richmond Highway, and in a cluster found along Route I-66. The western portion of the County has very few, if any, very low-income renters with worst-case housing needs.

**Education** – Overall, Fairfax County residents are highly educated. In 2005 the percent of Fairfax County adults 25 years of age or older who had graduated from high school was 92.9%, and 58.5% of residents had attained at least a bachelor’s degree or higher education. Only 7.1% of Fairfax County residents age 25 or older has less than a completed high school education or equivalency.

**Business/Employment** – Fairfax County is an attractive location for businesses seeking to establish an office in the Washington, D.C. metropolitan area. In 2002 there were 94,131 businesses located within Fairfax County. Nearly 30,000 firms were women owned, 7,300 Hispanic owned, 5,100 Black or African American owned, and 14,300 Asian owned<sup>10</sup>. In 2007, there were six Fortune 500 companies headquartered in the County, 325 foreign-owned businesses in 2005, and 279 trade associations in 2007. Fairfax County continues to attract technology-based businesses, with over 5,013 such companies in 2005 already located in the County.

There were over 567,781 jobs in Fairfax County in March 2006, and that number continues to grow. Of employed residents, more than 52% worked in Fairfax County in 2005. Approximately 23% commuted to work locations outside of Virginia. The Federal Government was the employer for 14% of Fairfax County workers. More than 63% of employed residents work in the private for-profit sector and 9% are employed in the private nonprofit sector. In 2005, the percentage of women age 16 or older participating in the labor force was 64.8%. The percentage of women in the labor force has declined slightly from a high point of over 73% in the late 1990’s due, in part, to growth in the number of elderly women who are no longer working as well as to the growing number of immigrant women from cultures where women are less likely to work outside the home. The unemployment rate in Fairfax County for 2006 was 2.2% and was projected to be the same for 2007.

**Urbanization** - The urbanization of the County reflects the change from a suburban bedroom community of the 1960’s and 1970’s to becoming an employment center during the 1980’s. The nonresidential gross floor area in the County doubled from 91 million square feet in 1980 to 170 million in 1990. More than 41 million square feet were added during the 1990’s and over 18.6 million square feet since 2000, bringing the total in 2003 to nearly 230 million square feet. In 2003, nearly 45% of nonresidential use (almost 103 million square feet) was for office space, 21% was retail, 18% was for industrial use, and 16% was for institutional use, which is now the smallest category.

In 2003, office and retail uses account for nearly 66% of the total nonresidential square footage, but only 9,990 acres, or 4.4% of the total land area, is zoned for commercial uses. The relative concentration of this development contributes to traffic congestion, and the lack of sufficient public transportation to many of the business, commercial, and employment centers in the

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<sup>10</sup> U.S. Census Bureau, 2002 Survey of Business Owners.  
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County compounds the problem. Transportation and traffic congestion are the issues most frequently mentioned in community needs assessments, whether from citizens generally, or from groups focused more on the lower-income and disabled populations. As growth increases in the outer parts of the County (south and west), and in counties west of Fairfax, these problems become more pronounced.

From 1980 to 1990, the supply of vacant zoned land in the county decreased from 75,550 acres to 45,042 acres, and by January 2004 the vacant acreage had decreased to 24,307 acres, or 10.7% of developable land in the County. Over 84% of the vacant land in the County is zoned for residential purposes, with 16% zoned for commercial or industrial use. Much of the remaining vacant land is in the western part and along the southwestern boundary of the County, and large portions are in environmentally sensitive areas and protected watersheds.

Increased density is also reflected in residential development. Prior to 1980, single-family homes were the predominant housing type, with a significant number of townhouses and multi-family units built during the 1970's. Since 1980, production of townhouses and multi-family developments has accounted for more than half of all new development. Between 2000 and 2004, nearly three-quarters of all new homes were townhouses or multi-family units. By 2010, single-family homes are forecast to account for only 48% of housing units, while townhouse and multi-family units will each account for about 26% of all housing units.

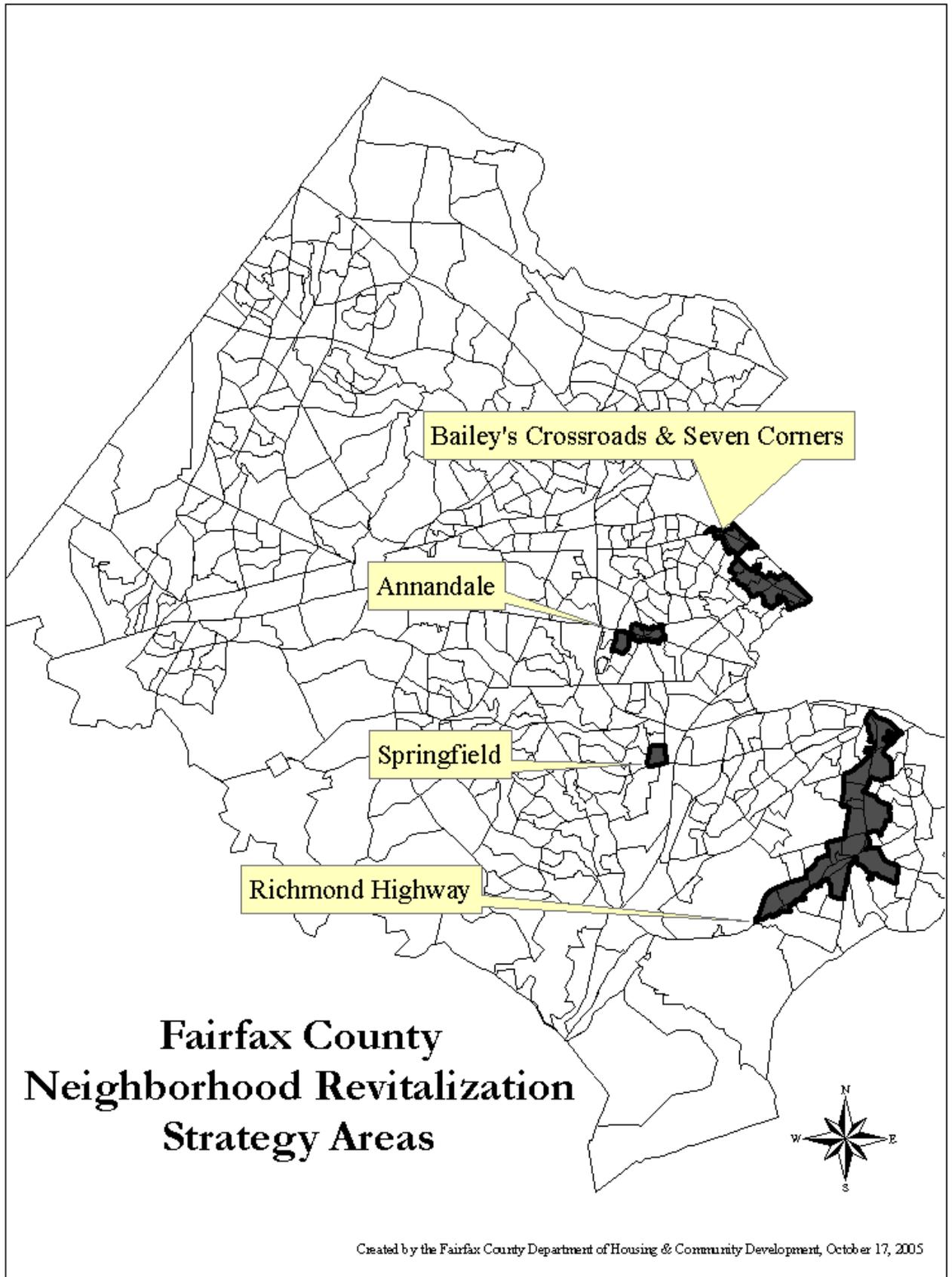
## COMMUNITY DEVELOPMENT AND NEIGHBORHOOD PRESERVATION

### CDBG Neighborhood Revitalization Strategy Areas

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

During FY 2009, the County will focus on more neighborhood revitalization, the County's code enforcement effort, and the County's Blight Abatement Program. This strategy complements existing strategies and programs including the First Time Home Buyer, Home Improvement Loan, Community Improvement, Neighborhood Improvement, and the Consolidated Code Enforcement and Neighborhood Outreach Programs, designed to reduce blight and stabilize older neighborhoods. It should also be noted that responsibility for commercial revitalization and the County's commercial revitalization strategies has been moved from the County's Department of Housing and Community Development to the Office of Community Revitalization and Reinvestment.

## **CDBG NEIGHBORHOOD REVITALIZATION STRATEGY AREAS**



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

The County's NRSA's takes advantage of a CDBG rule published by the U. S. Department of Housing and Urban Development (HUD) in November 1995 authorizing CDBG entitlement grantees like Fairfax County to develop a comprehensive approach to address economic development needs in a particular neighborhood with their community. HUD approved the County's NRSA's in March 2006. The implementation philosophy behind the Neighborhood Revitalization Strategy is that well-planned community-supported public intervention actions will result in a higher quality of life for the County's citizens and encourage flourishing, vibrant communities.

CDBG Neighborhood Revitalization Strategy Areas Performance Measures

**(Strategies and Performance Targets are being reevaluated in light of changes in the revitalization program and phase out of the Investing in Communities Program, with less emphasis and use of CDBG funds for commercial revitalization activities.)**

**Annandale**

Goal 1: Encourage community reinvestment in older commercial areas and their adjacent neighborhoods that have experienced or are on the verge of experiencing economic or infrastructure decline.

Strategy 1: Develop a core reinvestment strategy for Annandale Revitalization District

Performance Measure: Identify and implement a range of public financing tools suitable to promote revitalization in Annandale through use of public/private partnerships

Performance Target: Complete a comprehensive plan amendment to permit additional commercial and multi-family development within the Annandale Community Business Center.

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

Performance Measure: Number of new contacts by staff with stakeholders in Annandale Revitalization District.

Performance Target:

Community Meetings	Inter -Agency Meetings	Developer Meetings	Businesses & Neighborhood Organizations	Constituents Concerns	Total Contacts
12	48	4	20	12	96

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

Performance Measure: Number of web page requests for the Annandale Revitalization District.

Performance Target: 45,733 web page hits

Strategy 4: CDBG loan or grant funds to businesses and certain 501c (3) non-profits for the creation of jobs for low-to-moderate individuals.

Performance Measure: Creation of one new/retained job for every \$35,000 of CDBG funds invested.

Performance Target:

Loan Request	Loans Made	Total Dollar Amount	Jobs Created
8	4	\$250,000	8

Strategy 5: Home Improvement Program – target the Home Improvement Loans in the neighborhood.

Performance Target:

Loan Requests	Loans Made	Average Dollar Amount	Total Average Amount
8	4	\$30,000	\$120,000

### **Bailey’s Crossroads/Seven Corners**

Goal 1: Encourage community reinvestment in older commercial areas and their adjacent neighborhoods that have experienced or are on the verge of experiencing economic or infrastructure decline.

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

Performance Measure: Identify and implement one private/public development opportunity within Baileys Crossroads in FY 2009.

Performance Target: Identify and implement a range of public financing tools suitable to promote revitalization in Bailey’s Crossroads through use of public/private partnerships

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

Performance Measure: Number of new contacts by staff with stakeholders in Bailey’s Crossroads & Seven Corners Revitalization District.

Performance Target:

Community Meetings	Inter -Agency Meetings	Developer Meetings	Businesses & Neighborhood Organizations	Constituents Concerns	Total Contacts
12	48	4	20	12	96

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

Performance Measure: Number of web page requests for the Bailey’s Crossroads & Seven Corners Revitalization District.

Performance Target: 44,780 web page hits

Goal 4: CDBG loan or grant funds to businesses and certain 501c (3) non-profits for the creation of jobs for low-to-moderate individuals.

Performance Measure: Creation of one new/retained job for every \$35,000 of CDBG funds invested.

Performance Target:

Loan Requests	Loans Made	Total Dollar Amount	Jobs Created
8	4	\$200,000	8

Goal 5: Home Improvement Program – target the Home Improvement Loans in the neighborhoods.

Performance Target:

Loan Requests	Loans Made	Average Dollar Amount	Total Average Amount
8	4	\$30,000	\$120,000

## Richmond Highway

Goal 1: Encourage community reinvestment in older commercial areas and their adjacent neighborhoods that have experienced or are on the verge of experiencing economic or infrastructure decline.

Strategy 1: Develop a core reinvestment strategy for Richmond Highway Revitalization District

Performance Measure: Identify and implement a range of public financing tools suitable to promote revitalization in Richmond Highway through use of public/private partnerships

Performance Target: Identify and implement one private/public development opportunity within Richmond Highway in FY 2009.

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

Performance Measure: Number of new contacts by staff with stakeholders in Richmond Highway Revitalization District.

Performance Target:

Community Meetings	Inter -Agency Meetings	Developer Meetings	Businesses & Neighborhood Organizations	Constituents Concerns	Total Contacts
12	48	4	20	12	96

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

Performance Measure: Number of web page requests for the Richmond Highway Revitalization District.

Performance Target: 37,233 web page hits

Goal 4: CDBG loan or grant funds to businesses and certain 501c (3) non-profits for the creation of jobs for low-to-moderate individuals.

Performance Measure: Creation of one new/retained job for every \$35,000 of CDBG funds invested.

Performance Target:

Loan Requests	Loans Made	Total Dollar Amount	Jobs Created
8	4	\$250,000	8

Goal 5: Home Improvement Program – target the Home Improvement Loans in the neighborhood.

Performance Target:

Loan Requests	Loans Made	Average Dollar Amount	Total Average Amount
8	4	\$30,000	\$120,000

### Springfield

Goal 1: Develop and maintain communication with various stakeholders to identify community needs and concerns to secure revitalization projects structured for investment in the Springfield Revitalization District.

Performance Measure: Number of new contacts by staff with stakeholders in Springfield Revitalization District.

Performance Target:

Community Meetings	Inter -Agency Meetings	Developer Meetings	Businesses & Neighborhood Organizations	Constituents Concerns	Total Contacts
12	48	4	20	12	96

Goal 2: Initiate web marketing to help generate reinvestment in the Springfield Revitalization Area and surrounding neighborhoods.

Performance Measure: Number of web page requests for the Springfield Revitalization District.

Performance Target: 67,117 web page hits

Goal 3: CDBG loan or grant funds to businesses and certain 501c (3) non-profits for the creation of jobs for low-to-moderate individuals.

Performance Measure: Creation of one new/retained job for every \$35,000 of CDBG funds invested.

Performance Target:

Loan Requests	Loans Made	Total Dollar Amount	Jobs Created
6	2	\$200,000	6

Goal 4: Home Improvement Program – target the Home Improvement Loans in the neighborhood.

Performance Target:

Loan Requests	Loans Made	Average Dollar Amount	Total Average Amount
6	3	\$30,000	\$90,000

The table below summarizes the respective federal, State, local, and private resources that are expected to be available to implement the Consolidated Plan One-Year Action Plan for FY 2009 (see Appendix D for a detailed descriptions of these resources).

<b>HOUSING AND COMMUNITY DEVELOPMENT RESOURCES EXPECTED TO BE AVAILABLE Fairfax County, Virginia (see Appendix D for detailed descriptions of resources)</b>			
FEDERAL RESOURCES	STATE RESOURCES	LOCAL GOVERNMENT RESOURCES	PRIVATE RESOURCES
Home Investment Partnerships Program (HOME)	Virginia Housing Development Authority (VHDA) Loans and Grants	Consolidated Community Funding Pool (CCFP)	Financial Institutions
HOPE for Youth	Virginia Housing Partnership Fund	County Funds (including Housing Trust Fund)	Private Developers
Community Development Block Grant (CDBG)	Homeless Intervention Program	Affordable Housing Partnership Fund	Other Private Businesses
CDBG Section 108 loans	Sponsoring Partnerships and Revitalizing Communities Program (SPARC)	Fairfax County Moderate Income Rental Program	Nonprofit Housing Development Corporations
Emergency Shelter Grants (ESG)	State Tax Credit for Elderly/Disabled Housing	Business Assistance/Loan Programs	Nonprofit Service Organizations
Housing Opportunities for Persons with AIDS (HOPWA)	Home Stride Down Payment Assistance	The Penny for Affordable Housing Fund	Private Tax Credit Investors
Public Housing Operating Subsidy	Virginia Department of Housing and Community Development (VDHCD) Neighborhood Stabilization Program funds	Home Improvement Loan Program	
Capital Fund Grant Program		Home Repair for the Elderly Program	
Community Services Block Grant (CSBG)		Blight Abatement Program	
Department of Energy (DOE) /Other Energy Programs		Homeownership Assistance Program	
Shelter Plus Care		Emergency Housing and Shelter Program	
Low-Income Housing Tax Credits		Emergency Assistance Program	
Preservation Programs		Homeless Prevention Program	
Housing Choice Voucher Program			
Housing Choice Voucher Homeownership Program			
Neighborhood Networks Grant (HUD)			
Supportive Housing for Persons with Disabilities (Section 811)			
Supportive Housing of the Elderly (Section 202)			
Surplus Housing for Use to Assist the Homeless			
Supportive Housing Program (SHP)			
Neighborhood Stabilization Program (NSP)			

## LEVERAGING AND MATCH

A variety of sources are used to leverage funds. Both private and nonprofit developers (including the FCRHA) utilize Low-Income Housing Tax Credits, VHDA financing, and Virginia Housing Fund, as well as private financing. The FCRHA uses proceeds of its own revenue bonds as well as grants and loans. The Fairfax County Department of Housing and Community Development has worked with the Northern Virginia Community Development Corporation, the Virginia Housing Development Authority, various banks and private investors to structure projects involving as many as 12 or more sources of funding. Section 108 loans and revolving loan funds from the Housing Trust Fund or FCRHA development accounts are also used. For the Neighborhood Stabilization Program (NSP), to augment its funding, the County anticipates applying for funding from the state of Virginia's allocation of NSP funds. The match for operational programs, such as the emergency shelter programs, transitional housing, housing counseling, education and training programs, and emergency homelessness prevention funds is appropriated in the applicable agency budget. A combination of federal, State, and local funds are frequently involved.

## PUBLIC LAND OR PROPERTY TO BE UTILIZED

The FCRHA is empowered under Title 36 of the Code of Virginia to acquire and own real property. A number of projects are currently in various stages of development on land owned or being acquired by the FCRHA. Olley Glen, which will be 90 units of independent living, is expected to be in phase I construction in 2008. The Lewinsville assisted living community is proposed to be constructed on eight acres owned by the Fairfax County Board of Supervisors. The FCRHA has a 99-year lease to develop the land and construct the buildings. The new buildings will be the new home for the 22 existing Independent Living units and will also provide 60 beds of Assisted Living in twelve two-bedroom and 36 efficiency spaces, none of which will contain cooking facilities. A commercial kitchen and central dining room will provide meals. The existing building will be renovated to accommodate 1) a new and expanded senior center, 2) larger spaces for two private child daycare providers, 3) an adult day care facility for up to 40 seniors suffering from Alzheimer's disease, and 4) an expanded space for the current Adult Day Care center operated by the Health Department. Additionally, the grounds will provide 1) supplemental screening, 2) landscaped areas near the buildings which will include outside areas (wondering paths) for seniors, 3) two playgrounds for the child day care facilities, 4) a soccer area for the Mclean Youth Soccer League, and 5) a Little League Baseball field.

In FY 2009, Housing and Community Development will permanently finance the acquisition and preservation of Wedgewood Apartments, a 672-unit multifamily rental complex in the Braddock District of the County. Also in FY 2009, development of affordable/workforce housing on the campus of the Fairfax County Government Center is expected to be in the development plan approval process. "The Residences at Government Center" will be 100% affordable/workforce housing aimed at incomes ranging from 50% to 100% of adjusted medium income. The project will include up to 200,000 square feet of residential space and a 6,000 square foot multi-use community facility.

## SPECIFIC GOALS AND OBJECTIVES IN THE 5-YEAR PLAN FOR FY 2006-2010

The CCFAC has identified specific goals and objectives for each of the major program sections of the 5-Year Consolidated Plan. These goals and objectives have been assigned letters and numbers as follows so that they can be identified in the matrix used in the subsequent section of

this Plan to summarize the proposed FY 2009 programs and activities in relation to the goals and objectives of the 5-Year Consolidated Plan.

In addition to these goals, the CCFAC recommended approval to the Fairfax County Board of Supervisors of two policies that would result in the creation of a specific goal to expand and improve housing opportunities for persons with disabilities. However, at the request of the Board of Supervisors at its meeting of March 10, 2008, the proposed policies will be reviewed by the Board of Supervisors Housing Sub-committee.

## **A. AFFORDABLE HOUSING GOAL**

**Preserve existing affordable housing and increase the availability of affordable, permanent and supportive housing, both rental and homeownership, which is accessible and in close proximity to employment opportunities and transportation, and which promotes fair housing throughout Fairfax County.**

### **Objectives**

1. Support the County's Comprehensive Plan goal to preserve the existing housing supply and to increase the supply of affordable housing, including supportive housing and homeownership opportunities, to meet the range of housing needs in the County.
2. Assist in the preservation of at least 1,000 units of affordable housing before the end of Fiscal Year 2007 to meet the challenge of preserving the County's diminishing supply of affordable housing.
3. Increase the coordination between the housing needs and the supportive service needs of special populations such as the independent elderly, the disabled elderly, non-elderly persons with disabilities of all kinds, and at-risk children and youth.
4. Support housing development and preservation activities and policies that are consistent with the Consolidated Plan household priorities, particularly for publicly assisted units, and encourage housing developments that are accessible to employment centers and community and transportation services.
5. Encourage and support strategies that preserve the County's affordable rental housing stock, including Section 8 rental units having the potential to be lost from the affordable housing inventory due to owners' prepayment and opt-out of the Section 8 program.
6. Encourage, support and evaluate County strategies and community efforts annually to maximize affordable and fair housing choices for residents and to determine if the County is making progress or losing ground.
7. Support expansion of the successful Housing Choice Voucher Homeownership Program and ensure residents are able to effectively utilize vouchers to purchase units under the County's First Time Homebuyer's Program.
8. Emphasize the vital link between having a range of affordable housing and the employment base and economy of the County.

9. Promote the development of affordable and accessible 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.
10. Enhance opportunities for County residents to live in proximity to their workplace and/or in proximity to mass transit.
11. Encourage the creation of accessory dwelling units as a means of increasing the supply and distribution of safe and decent affordable housing.

## **B. HOMELESSNESS GOAL**

**In order to prevent and end homelessness: strengthen individual and family stability by providing a range of services and facilities, including emergency, transitional, and permanent, affordable, supportive, safe and accessible housing.**

### **Objectives**

1. Develop additional and/or alternative resources and strategies to maintain a coordinated system of appropriate accessible housing options, programs, supportive services, enhanced job training, and employment so that homeless persons can obtain permanent housing and maintain self-sufficiency.
2. Implement a communication strategy which educates and raises public awareness, facilitates interagency collaboration and advocates for the needs of homeless persons.
3. Maintain emergency and preventive assistance services to reduce the risk of homelessness.
4. Develop and enhance initiatives to prevent and end chronic homelessness in 10 years.
5. Increase housing opportunities available to chronically homeless persons including, but not limited to, single room occupancy units, safe havens, and alternative housing.
6. Develop solutions for homeless issues by expanding the level of expertise and coordination within the community.
7. Develop sufficient and sustainable resources to support homeless services and programs.
8. Monitor the incidence of homelessness annually and assess progress in ending homelessness.
9. Overcome barriers associated with delivery of supportive services to homeless persons (e.g., reliable contact information or coordination of client services among various providers).

## **C. COMMUNITY DEVELOPMENT GOALS**

1. Community Services 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.**

### **Objectives**

- 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.
2. Employment and Economic Opportunities 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.**

### **Objectives**

- 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.

### 3. Neighborhood Preservation, Residential and Commercial Revitalization Goal

**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.**

#### **Objectives**

- 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, 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.<sup>11</sup>
- 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 Strengthening Neighborhoods and Building Community (SNBC) Strategy Team.

## **D. INSTITUTIONAL STRUCTURES/COORDINATION, MONITORING AND EVALUATION 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.**

#### **Objectives**

1. 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.
2. Identify and pursue new resources and partnerships within the community and continue to strengthen capacity and coordination among County agencies and service programs to

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<sup>11</sup> Conservation and Redevelopment areas are neighborhoods that have been identified by the Board of Supervisors as in need of preservation, rehabilitation, or reconstruction, and for which a Conservation or Redevelopment Plan has been formally adopted by the Board of Supervisors. This enables the FCRHA to undertake specific activities in that neighborhood. A “Redevelopment Area” is appropriate for those areas characterized by conditions of blight and deterioration, and other conditions preventing proper development which require major land acquisition, clearance and reconstruction. “Conservation Areas” are characterized by less severe conditions of blight and deterioration than Redevelopment Areas, and the emphasis is on preserving and improving most existing land uses and buildings. A “Rehabilitation District” is used for areas adjacent to approved Conservation Areas that are deteriorating, or may deteriorate, and the FCRHA may take action to prevent further deterioration and the spread of blight. There are nine designated Conservation Areas, three designated Redevelopment Areas, and three Rehabilitation Districts in the County.

support the Consolidated Plan goals, objectives, strategies and annual action plans.

3. Emphasize expanding the capacity of private nonprofit agencies to meet community needs through the provision and identification of training, technical assistance, mentoring and leveraging of resources provided by the County.
4. 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 services needs and alter service delivery as warranted.
5. 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 may not be refunded in subsequent years if performance objectives are not achieved.

#### FLOAT-FUNDED ACTIVITIES

CDBG grantees have a line of credit established by HUD that covers the amount of CDBG funds approved by HUD when the Consolidated Plan Action Plan is approved. Sometimes, however, activities take longer to get started than initially anticipated and funds remain in the grantee's line of credit. When this occurs HUD permits grantees to use a financing technique called float funding.

Under the float funding provision, the grantee uses the amount of funds available in the line of credit to fund an alternative eligible activity with the assumption that these funds will be repaid by the alternate activity and then used to fund the originally planned activity. No float-funded activities are planned in the program year by Fairfax County.

#### FEDERAL RESOURCES TO BE APPLIED IN FY 2009

For this Action Plan, FY 2009 funding for the CDBG, HOME, ESG, and NSP is based on formal notification from HUD of grant levels. Funding for the HOPWA program is estimated at the revised current year level, but actual funding will depend on the final allocation made available to Northern Virginia jurisdictions through the District of Columbia, the direct recipient of the funds.

The federal funding expected to be received by Fairfax County for Fiscal Year 2009 totals \$11,630,482. The projects included in the draft Proposed One-Year Action Plan are listed in the following matrix.

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**FEDERAL RESOURCES TO BE APPLIED IN FY 2009**

Project/Activity	Goals & Objectives	FY 2009				
		CDBG	NSP	HOME	ESG	HOPWA
<p><b>Project ID - #1 Payment on Section 108 Loans:</b> Annual payments on five loans under Section 108 of the Housing and Community Development Act of 1974, as amended. Funding through four of the loans has been used by the FCRHA for affordable housing development and preservation, and for the reconstruction of Washington Plaza in Reston. The fifth loan, to the County, is being 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.</p> <p><b>Priority Need – Other</b>  <b>Performance Indicator - N/A</b>  <b>CDBG Citation – 570.703 (c) CDBG National Objective - LMH</b>  <b>Start Date – 07/01/08 Completion Date – 06/30/09</b>  <b>Other Resources: N/A</b>  <b>Matrix Code: 19F Purpose: N/A</b></p>	Affordable Housing (A) 1, 2, 5 Community Development (A) 3.1, 3.2	\$1,049,839				
<p><b>Project ID - #2 Fair Housing:</b> These funds will be used by the County’s Human Rights Commission to contract for fair housing testing in the real estate rental market, and to conduct fair housing outreach and education activities in the rental market.</p> <p><b>Priority Need – Planning/Administration</b>  <b>Performance Indicator – Number of sales and lending tests; number of individuals trained; number of cases remedied</b>  <b>CDBG Citation - 570.206 (e) CDBG National Objective – N/A</b>  <b>Start Date – 07/01/08 Completion Date – 06/30/09</b>  <b>Other Resources: N/A</b>  <b>Matrix Code: 21D Purpose: N/A</b></p>	Affordable Housing (A) 1, 2, 3, 4	\$ 57,514		\$ 221,928		
<p><b>Project ID - #3 Planning (Programs and Compliance):</b> 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. Funding provides for salaries and fringe benefits for four full-time positions, plus related operating costs.</p> <p><b>Priority Need – Planning/Administration</b></p>	Plan Implementation (D) 1, 2, 3, 4, 5	\$ 411,970				

Project/Activity	Goals & Objectives	FY 2009				
		CDBG	NSP	HOME	ESG	HOPWA
<b>Performance Indicator – N/A</b> <b>CDBG Citation - 570.205 (a)</b> <b>CDBG National Objective – N/A</b> <b>Start Date – 07/01/08</b> <b>Completion Date – 06/30/09</b> <b>Other Resources: N/A</b> <b>Matrix Code: 20</b> <b>Purpose: N/A</b>						
<b>Project ID - #4 General Administration:</b> Continued funding for the general administration of the County’s CDBG, NSP, and HOME-funded programs and projects, as well as projects funded under the Section 108 and Economic Development Initiative. Funding provides for administration of housing and community development programs and projects, including contract management for projects and programs funded through the Consolidated Community Funding Pool, required local, state, and federal reports and preparation of documents, provision of technical assistance, financial management, and administrative and professional support to the CCFAC and various citizen participation processes. Funding provides for salaries and fringe benefits for seven full-time positions and one half-time limited term position, plus related operating costs. <b>Priority Need – Planning/Administration</b> <b>Performance Indicator – N/A</b> <b>CDBG Citation - 570.206 (a)</b> <b>CDBG National Objective – LMMH(NSP)</b> <b>Start Date – 07/01/08</b> <b>Completion Date – 06/30/09</b> <b>Other Resources: N/A</b> <b>Matrix Code: 21A</b> <b>Purpose: N/A</b>	Plan Implementation (D) 1, 2, 3, 4, 5	\$ 716,312	\$ 280,730			
<b>Project ID - #5 HOME Administration:</b> Under the HOME Program, local jurisdictions may designate 10% of the HOME grant for administrative costs. Included in this limit is the \$21,928 in HOME funds proposed for Fair Housing activities. The balance of the administrative funds will be used to support the operation of the HOME Program and the projects receiving HOME funding. Proposed funding provides for salaries and fringe benefits for one and a half full-time positions, plus related operating and equipment costs and eligible preliminary costs related to the planning and design of housing development proposed by the FCRHA. <b>Priority Need – Planning/Administration</b> <b>Performance Indicator – N/A</b> <b>HOME Citation – 92.207</b> <b>CDBG National Objective – N/A</b> <b>Start Date – 07/01/08</b> <b>Completion Date – 06/30/09</b> <b>Other Resources: N/A</b> <b>Matrix Code:19A</b> <b>Purpose: N/A</b>	Plan Implementation (D) 1, 2, 3, 4, 5			\$ 221,119		

Project/Activity	Goals & Objectives	FY 2009				
		CDBG	NSP	HOME	ESG	HOPWA
<p><b>Project ID - #6 Affordable Housing Fund:</b> 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.</p> <p><b>Priority Need – Rental Housing</b></p> <p><b>Performance Indicator – Number of Households Assisted</b></p> <p><b>Outcome: See page 40.</b></p> <p><b>CDBG Citation – To be determined based on allocations to CCFP projects</b></p> <p><b>CDBG National Objective - To be determined based on allocations to CCFP projects</b></p> <p><b>Start Date – 07/01/08      Completion Date – 06/30/09</b></p> <p><b>Other Resources: County General Funds and CSBG funds for the CCFP and Private Funds through nonprofits</b></p> <p><b>Matrix Code: To be determined based on allocations to CCFP projects</b></p> <p><b>Purpose: To be determined based on allocations to CCFP projects</b></p>	Affordable Housing (A) 1, 2, 5	\$1,113,445				
<p><b>Project ID - #7 Targeted Public Services:</b> 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.</p> <p><b>Priority Need – Public Services</b></p> <p><b>Performance Indicator – Number of Households Assisted</b></p> <p><b>Outcome: See page 40.</b></p> <p><b>CDBG Citation - 570.201 (e)</b></p> <p><b>CDBG National Objective - To be determined based on allocations to CCFP projects</b></p> <p><b>Start Date – 07/01/08      Completion Date – 06/30/09</b></p> <p><b>Other Resources: County General Funds and CSBG funds for the CCFP and Private Funds through nonprofits</b></p> <p><b>Matrix Code: To be determined based on allocations to CCFP</b></p>	Homelessness (B) 1, 2, 3, 4 Community Development (A)(C) 1.1, 1.2, 1.3, 1.4, 1.5	\$ 889,347				

Project/Activity	Goals & Objectives	FY 2009				
		CDBG	NSP	HOME	ESG	HOPWA
<b>projects</b> <b>Purpose: To be determined based on allocations to CCFP projects</b>						
<b>Project ID - #8 Homebuyer Equity Loan Program (HELP):</b> The goal of this new program is to increase the overall homeownership rate among low-income households in Fairfax County. The Homebuyer Equity Loan Program (HELP) is a partnership between Fairfax County and low-income homebuyers who reside and/or work in the county. HELP provides homebuyer acquisition loans for up to \$91,767 to purchase foreclosed single family homes or townhouses. Fairfax County ADDI funds are provided for down payment and closing cost assistance in an amount equal to either 6% of the unit sales price or \$10,000, whichever is greater. Approved applicants can also receive up to \$70,000 in HOME funds for secondary financing. <b>Priority Need – Owner Occupied Housing</b> <b>Performance Indicator – Number of Units Purchased</b> <b>Outcome: 45-50 low-income homebuyers will have affordable housing through homebuyer acquisition loans for the purpose of providing decent affordable housing.</b> <b>HOME Citation - 92.205 (a), 92.254</b> <b>CDBG Citation – 570.201(a)</b> <b>CDBG National Objective – LMMH</b> <b>Start Date – 07/01/08                      Completion Date – 2/15/2010</b> <b>Other Resources: State Programs and Private Financing</b> <b>Matrix Code: N/A                              Purpose: N/A</b>	Affordable Housing (A) 1		\$1,526,570	\$1,182,166		
<b>Project ID - #9 Home Repair for the Elderly Program:</b> Continued funding of the Home Repair for the Elderly Program (HREP) which provides minor repairs at no cost to the homeowner for an estimated 100 homes of eligible low-income elderly or disabled persons. The HREP provides up to about one week of work and \$500 in material expenses by the HREP crew. Proposed funding provides for salaries and fringe benefits for five full-time positions (HREP crew and clerical support), plus related operating and equipment costs. These funds are supplemented by County funds generated from payments on loans through the Home Improvement Loan Program for the costs of outside contracting and materials. <b>Priority Need – Owner – Occupied Housing</b> <b>Performance Indicator - Number of homes repaired for elderly/disabled</b> <b>Outcome - 100 households have sustained affordable housing through minor home repairs for the purpose of providing decent affordable housing.</b> <b>CDBG Citation - 570.202 (a)      CDBG National Objective - LMH</b> <b>Start Date – 07/01/08                      Completion Date – 06/30/09</b>	Affordable Housing (A) 1	\$ 283,177				

Project/Activity	Goals & Objectives	FY 2009				
		CDBG	NSP	HOME	ESG	HOPWA
<b>Other Resources: N/A</b> <b>Matrix Code: 14A</b> <b>Purpose: N/A</b>						
<b>Project ID - #10 Tenant Based Rental Assistance – Elderly and Partnership for Permanent Housing and Homeless:</b> Continuation of rental assistance for 48 elderly households (\$275,000). Also, to expand the program to provide rental assistance to help families and persons to transition from homelessness and transitional housing to permanent housing (\$327,764). <b>Priority Need – Rental Housing</b> <b>Performance Indicator – Number of households assisted</b> <b>Outcome - 73 households have affordable housing through rental assistance programs for the purpose of providing decent affordable housing.</b> <b>HOME Citation – 92.209</b> <b>CDBG National Objective - N/A</b> <b>Start Date – 07/01/08</b> <b>Completion Date – 06/30/09</b> <b>Other Resources: N/A</b> <b>Matrix Code: 31F</b> <b>Purpose: Homeless and Senior Rental Housing</b>	Affordable Housing (A) 1, 2, 5			\$ 602,764		
<b>Project ID - #11 Accessibility Modifications/FCRHA Properties:</b> In FY 2009, accessibility modifications will be undertaken at FCRHA properties and may include making scattered site units wheelchair accessible and incorporating universal design elements to units to the maximum extent possible. The project will be funded at \$250,000. <b>Priority Need – Rental Housing</b> <b>Performance Indicator – Number of units rehabbed; number households with improved housing</b> <b>Outcome: Households will have accessible affordable housing through accessibility modifications of housing for the purpose of providing decent affordable housing. (Number of households to be determined.)</b> <b>CDBG Citation – 570.202 (a)</b> <b>CDBG National Objective - LMH</b> <b>Start Date – 07/01/08</b> <b>Completion Date – 06/30/09</b> <b>Other Resources: N/A</b> <b>Matrix Code: 14D</b> <b>Purpose: Persons w/Disabilities</b>	Affordable Housing (A) 1	\$ 250,000				
<b>Project ID - #12 Revitalization: Reston Storefront Museum:</b> The Reston Historic Trust Incorporated (RHT) is located in the Lake Anne Revitalization District. The RHT is organized for educational purposes to promote the social and economic vitality of the local community through a program of history-based educational activities. Funding will be used for renovation and updating of the RHT building. <b>Priority Need – Economic Development</b> <b>Performance Indicator – Number of commercial buildings</b>	Community Development (C) 2.4, 2.5, 3.1	\$135,109				

Project/Activity	Goals & Objectives	FY 2009				
		CDBG	NSP	HOME	ESG	HOPWA
<p>rehabbed; number businesses with improved buildings  <b>Outcome: One building will be rehabbed to sustain the community for the purpose of creating a suitable living environment.</b>  <b>CDBG Citation - 570.203      CDBG National Objective - LMA</b>  <b>Start Date – 07/01/08      Completion Date – 06/30/09</b>  <b>Other Resources:</b>  <b>Matrix Code: 17C      Purpose: N/A</b></p>						
<p><b>Project ID - #13 Rehabilitation of FCRHA Properties:</b> Funding will be used to rehab FCRP residential properties and group homes to maintain safety and quality of life. Funds have been earmarked for retrofitting and/or production of housing and facilities for physically and/or mentally disabled.  <b>Priority Need – Rental Housing</b>  <b>Performance Indicator – Number of units rehabbed; number households with improved housing</b>  <b>Outcome - 285 households have sustained affordable housing through rehabilitation of housing for the purpose of providing decent affordable housing.</b>  <b>CDBG Citation - 570.202 (a)      CDBG National Objective - LMH</b>  <b>Start Date – 07/01/08      Completion Date – 06/30/09</b>  <b>Other Resources:</b>  <b>Matrix Code: 14D      Purpose: N/A</b></p>	Affordable Housing (A) 1, 2 Community Development (C) 1.1, 1.2, 1.3, 1.4, 1.5	\$ 45,770				
<p><b>Project ID - #14 Homeownership Program:</b> Proposed funding provides for salaries and fringe benefits to support three full-time and one full-time limited-term positions involved in homeownership activities. The positions provide support to the First-Time Homebuyer and the Moderate Income Direct Sales Programs. Duties include application intake/data entry, waiting list maintenance, application processing, certifying applicant eligibility, marketing and conducting lotteries for new and resale units, establishing resale prices, monitoring second trust loans, conducting required annual occupancy certifications, dissemination of program information, providing educational programs and/or counseling for applicants/homeowners and assistance to homebuyers and builder sales staff. This program will enable assistance to families in approximately 200 homes and 700 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.  <b>Priority Need – Owner-Occupied Housing</b>  <b>Performance Indicator – Number of households Assisted</b>  <b>Outcome - 200 households have new access to homeownership through homebuyer programs for the purpose of creating decent affordable housing.</b>  <b>CDBG Citation - 570.201 (k)      CDBG National Objective - LMH</b></p>	Affordable Housing (A) 1	\$ 299,740				

Project/Activity	Goals & Objectives	FY 2009				
		CDBG	NSP	HOME	ESG	HOPWA
<b>Start Date – 07/01/08</b> <b>Completion Date – 06/30/09</b> <b>Other Resources: State Programs, County ADU and MIDs Programs, &amp; CDBG Program (Prior Years)</b> <b>Matrix Code: 05R</b> <b>Purpose: N/A</b>						
<b>Project ID - #15 Relocation Program/Homeownership Initiatives:</b> Proposed funding provides for salaries and fringe benefits to support two full-time and one full-time limited term positions to provide federally mandated relocation and advisory services to approximately 1000 persons affected by the County and FCRHA programs. Also, continued support for staff to develop and implement FCRHA homeownership initiatives. Relocation reviews will be completed as required on CDBG, Home and Section 108 loan funded projects and relocation activity performed by Nonprofit organizations. Technical assistance may be given to landlords, developers, and tenants of preservation projects and rehabilitation projects. Ongoing activities will also include the Homeownership Education Counseling for First Time Homebuyers, the Housing Choice Voucher Homeownership Program, the Homebuyer Equity Loan Program, and a County Affordable Dwelling Unit Foreclosure Program. <b>Priority Need – Other</b> <b>Performance Indicator – Number of Households Assisted</b> <b>Outcome - 1000 persons have access to sustained affordable housing through relocation and advisory services for the purpose of providing decent affordable housing. 240-360 persons per year have new or sustained access to homeownership through pre- and post homebuyer counseling and homebuyer programs for the purpose of creating decent affordable housing.</b> <b>CDBG Citation - 570.201 (i) CDBG National Objective - LMH</b> <b>Start Date – 07/01/08</b> <b>Completion Date – 06/30/09</b> <b>Other Resources: Private Owners</b> <b>Matrix Code: 08</b> <b>Purpose: N/A</b>	Affordable Housing (A) 1	\$ 264,108				
<b>Project ID - #16 CHDO Set-Aside:</b> The federal HOME regulations require that 15% of the total HOME grant be set-aside for investment in housing to be developed, sponsored, or owned by Nonprofit groups, which have been certified as Community Housing Development Organizations (CHDOs). In recognition of limited resources, as well as the value of collaboration, the FCRHA will act as a catalyst and facilitator, and will pool resources to encourage partnerships with nonprofits in FY 2009 for the development and preservation of affordable housing, that could range from multifamily to homeownership to senior housing. CHDO set-aside activities will serve to either preserve existing affordable housing or develop additional affordable housing units for low-income homebuyers and renters. The total number of	Affordable Housing (A) 1, 2, 5			\$ 402,624		

Project/Activity	Goals & Objectives	FY 2009				
		CDBG	NSP	HOME	ESG	HOPWA
<p>households to be served will be determined through the review of the FY 2008 CHDO Request For Proposals submissions.</p> <p><b>Priority Need – Rental Housing</b></p> <p><b>Performance Indicator – Number of Households Assisted</b></p> <p><b>Outcome: Housing affordability for the purpose of providing decent affordable housing for low- and moderate-income households. (Number of households to be determined based on proposals.)</b></p> <p><b>CDBG Citation – 92.300 CDBG National Objective – N/A</b></p> <p><b>Start Date – 07/01/08 Completion Date – 06/30/09</b></p> <p><b>Other resources: N/A</b></p> <p><b>Matrix Code: N/A Purpose: N/A</b></p>						
<p><b>Project ID - #17 Revitalization: Neighborhood Outreach:</b> First-Time Homebuyer, Home Improvement Loan, Community Improvement, Neighborhood Improvement, and the Consolidated Code Enforcement and Neighborhood Outreach Programs designed to prevent and reduce blighting influences will be used in Neighborhood Revitalization Strategy Areas as well as Countywide. Funding will provide for 1½ limited term positions.</p> <p><b>Priority Need – Owner-Occupied Housing</b></p> <p><b>Performance Indicator – Number of units rehabbed; number households with improved housing</b></p> <p><b>Outcome – Communities will have sustainability, improved living environments through reducing actual and potential blight and improvements to residential properties for the purpose of providing decent affordable housing.</b></p> <p><b>CDBG Citation – 570.202(a) CDBG National Objective - LMH</b></p> <p><b>Start Date – 07/01/08 Completion Date – 06/30/09</b></p> <p><b>Other Resources: N/A</b></p> <p><b>Matrix Code: 14A Purpose: N/A</b></p>	Community Development (C) 2.1, 2.2, 2.3, 2.4, 2.5, 3.1, 3.2, 3.3	\$ 112,651				
<p><b>Project ID - #18 Senior/Disabled Housing:</b> Development/acquisition of housing and facilities designed specifically for the physically and/or mentally disabled and seniors. (Number to be determined).</p> <p><b>Priority Need – Rental Housing</b></p> <p><b>Performance Indicator – Number of individuals/households assisted</b></p> <p><b>Outcome - Households will have affordable housing through affordable housing preservation and/or development for the purpose of providing decent affordable housing. Number of households to be determined based on proposals.</b></p> <p><b>CDBG Citation - 570.201 (a) 570.201 (c) CDBG National Objective – LMH</b></p> <p><b>Start Date – 07/01/08 Completion Date – 06/30/09</b></p> <p><b>Other Resources: Private Investment</b></p> <p><b>Matrix Code: 01 Purpose: Person w/ Disabilities (and Seniors)</b></p>	Affordable Housing (A) 1, 2 Community Services (C) 1, 2, 3, 4, 5	\$ 300,000				

Project/Activity	Goals & Objectives	FY 2009				
		CDBG	NSP	HOME	ESG	HOPWA
<p><b>Project ID #19 Emergency Shelter Grant:</b> Eleanor Kennedy Shelter Fairfax County operates six full-service emergency shelters for homeless single adults and families. Five of these shelters have been designated to receive ESG funding. ESG funding is received by the County through the Department of Housing and Community Development based on expenditures reported by the Department of Family Services for shelter operating expenses. The Eleanor Kennedy Shelter serves single adults and is located at Fort Belvoir in Fairfax County. The FY 2008 ESG allocation will be used to partially offset shelter operating expenses.</p> <p><b>Priority Need – Homeless</b>  <b>Performance Indicator – Number of households Assisted</b>  <b>Outcome - 233 homeless individuals will have access to a shelter for the purpose of providing decent affordable housing.</b>  <b>CDBG Citation - N/A      CDBG National Objective - N/A</b>  <b>Start Date – 07/01/08      Completion Date – 06/30/09</b>  <b>Other Resources: County General Funds (approx \$4 million)</b>  <b>Matrix Code: Not Applicable    Purpose: Homeless</b></p>	Homelessness (B) 1,2,3,4				\$44,814	
<p><b>Project ID #20 Emergency Shelter Grant:</b> Embry Rucker Shelter Fairfax County operates six full-service emergency shelters for homeless single adults and families. Five of these shelters have been designated to receive ESG funding. ESG funding is received by the County through the Department of Housing and Community Development based on expenditures reported by the Department of Family Services for shelter operating expenses. The Embry Rucker Shelter serves single adults and families and is located in Reston, Virginia.</p> <p><b>Priority Need – Homeless</b>  <b>Performance Indicator – Number of households Assisted</b>  <b>Outcome - 345 homeless individuals will have access to a shelter for the purpose of providing decent affordable housing.</b>  <b>CDBG Citation - N/A      CDBG National Objective - N/A</b>  <b>Start Date – 07/01/08      Completion Date – 06/30/09</b>  <b>Other Resources: County General Funds (approx \$4 million)</b>  <b>Matrix Code: Not Applicable    Purpose: Homeless</b></p>	Homelessness (B) 1,2,3,4				\$77,222	
<p><b>Project ID #21 Emergency Shelter Grant:</b> Mondloch House Fairfax County operates six full-service emergency shelters for homeless single adults and families. Five of these shelters have been designated to receive ESG funding. ESG funding is received by the County through the Department of Housing and Community Development based on expenditures reported by the Department of Family Services for shelter operating expenses. Mondloch House serves families and disabled individuals and is located near the Route One Corridor in Alexandria (Fairfax County), Virginia.</p> <p><b>Priority Need – Homeless</b></p>	Homelessness (B) 1,2,3,4				\$34,432	

Project/Activity	Goals & Objectives	FY 2009				
		CDBG	NSP	HOME	ESG	HOPWA
<p><b>Performance Indicator – Number of households Assisted</b>  <b>Outcome - 164 homeless individuals will have access to a shelter for the purpose of providing decent affordable housing.</b>  <b>CDBG Citation - N/A CDBG National Objective - N/A</b>  <b>Start Date – 07/01/08 Completion Date – 06/30/09</b>  <b>Other Resources: County General Funds (approx \$4 million)</b>  <b>Matrix Code: Not Applicable Purpose: Homeless</b></p>						
<p><b>Project ID #22 Emergency Shelter Grant:</b> Bailey’s Community Shelter  Fairfax County operates six full-service emergency shelters for homeless single adults and families. Five of these shelters have been designated to receive ESG funding. ESG funding is received by the County through the Department of Housing and Community Development based on expenditures reported by the Department of Family Services for shelter operating expenses. The Bailey’s Community Shelter serves single adults and is located in Bailey’s Crossroads.  <b>Priority Need – Homeless</b>  <b>Performance Indicator – Number of households Assisted</b>  <b>Outcome - 629 homeless individuals will have access to a shelter for the purpose of providing decent affordable housing.</b>  <b>CDBG Citation - N/A CDBG National Objective - N/A</b>  <b>Start Date – 07/01/08 Completion Date – 06/30/09</b>  <b>Other Resources: County General Funds (approx \$4 million)</b>  <b>Matrix Code: Not Applicable Purpose: Homeless</b></p>	Homelessness (B) 1,2,3,4				\$55,374	
<p><b>Project ID #23 Emergency Shelter Grant:</b> Shelter House  Fairfax County operates six full-service emergency shelters for homeless single adults and families. The shelters are operated by non-profit agencies under contracts with the Department of Family Services. Five of these shelters have been designated to receive ESG funding. ESG funding is received by the County through the Department of Housing and Community Development based on expenditures reported by the Department of Family Services for shelter operating expenses. Shelter House serves families and is located in Falls Church (Fairfax County), Virginia.  <b>Priority Need – Homeless</b>  <b>Performance Indicator – Number of households Assisted</b>  <b>Outcome - 109 homeless individuals will have access to a shelter for the purpose of providing decent affordable housing.</b>  <b>CDBG Citation - N/A CDBG National Objective - N/A</b>  <b>Start Date – 07/01/08 Completion Date – 06/30/09</b>  <b>Other Resources: County General Funds (approx \$4 million)</b>  <b>Matrix Code: Not Applicable Purpose: Homeless</b></p>	Homelessness (B) 1,2,3,4				\$53,676	

Project/Activity	Goals & Objectives	FY 2009				
		CDBG	NSP	HOME	ESG	HOPWA
<p><b>Project ID - #24 HOPWA:</b> Under federal regulations for the Consolidated Plan, the District of Columbia receives funds through the Housing Opportunities for Persons with AIDS (HOPWA) Program for the entire eligible metropolitan statistical area (EMSA). The funds are sub-allocated to Northern Virginia jurisdictions through the Northern Virginia Regional Commission and administered locally by Northern Virginia Family Services. These funds provide rental assistance for approximately 27-28 households with persons who are living with AIDS.</p> <p><b>Priority Need – HIV/AIDS</b>  <b>Performance Indicator - Number of individuals/households Assisted</b>  <b>Outcome - 27-28 households have access to a sustained affordable housing through rental assistance for the purpose of providing decent affordable housing.</b>  <b>CDBG Citation - N/A      CDBG National Objective – N/A</b>  <b>Start Date – 07/01/08      Completion Date – 06/30/09</b>  <b>Other Resources: N/A      Matrix Code: 31F      Purpose: HIV/AIDS</b></p>	Homelessness (B) 1, 2, 3, 4					\$ 180,000
<p><b>Project ID - #25 American Dream Downpayment Initiative:</b> The goal of this program is to increase the overall homeownership rate, especially among minority groups who have lower rates of homeownership compared to the national average. Fairfax County will market this program as well as others to assist minority households on the homebuyers waiting list in becoming homeowners. The FCRHA will coordinate this program with its Homeownership Initiative described above.</p> <p><b>Priority Need – Owner-Occupied Housing</b>  <b>Performance Indicator – Number of Units Purchased</b>  <b>Outcome – One to two households (in conjunction with HELP, Project #8) have new access to homeownership through downpayment assistance and deferred loans program for the purpose of creating decent affordable housing.</b>  <b>HOME Citation – 92.602      CDBG National Objective – N/A</b>  <b>Start Date – 07/01/08      Completion Date – 06/30/09</b>  <b>Other Resources: State Programs</b>  <b>Matrix Code: N/A      Purpose: N/A</b></p>				\$ 18,081		
<p><b>Project ID - #28 Neighborhood Stabilization Program:</b> Silver Lining Plus funds provided to non-profits will be available through a rolling application process to acquire foreclosed properties for rental housing. All households assisted under the non-profit portion of Silver Lining Plus must have incomes at or below 50% AMI.</p> <p><b>Priority Need – Rental Housing</b>  <b>Performance Indicator – Number of Households Assisted</b>  <b>Outcome: Housing affordability for the purpose of providing decent</b></p>			\$1,000,000			

Project/Activity	Goals & Objectives	FY 2009				
		CDBG	NSP	HOME	ESG	HOPWA
<b>affordable housing for low- and moderate-income households.</b> (Number of households to be determined based on proposals.) CDBG Citation – 570.201, 570.202      CDBG National Objective – LMMH Start Date – 2/15/09      Completion Date – 02/15/10 Other resources: Possible use of Home Improvement Loan Program (HILP) funds to assist with rehabilitation costs as needed. Matrix Code: 14A      Purpose: N/A						
<b>TOTAL ENTITLEMENT FOR FEDERAL PROGRAMS</b>		<b>\$5,928,982</b>	<b>\$2,807,300</b>	<b>\$2,448,682</b>	<b>\$265,518</b>	<b>\$ 180,000</b>

## CDBG AND HOME PROGRAM INCOME TO BE APPLIED IN FY 2009

Project/Activity	Goals & Objectives	FY 2009			
		CDBG Program Income	HOME	ESG	HOPWA
<p><b>Project ID - #26 Home Improvement Loan Program:</b> Provision of funding for home improvement loans and two program assistants for an estimated 32 eligible properties in Fairfax County, the Towns of Herndon, Clifton and Vienna, and in the City of Fairfax. Eligible homes include those that do not meet health and building code requirements and are owned by low and moderate income persons. These funds will be utilized in combination with County General Funds and income from local banks, other federal programs, local volunteer and nonprofit organizations, and funds provided by the homeowner. One assistant will work county-wide, while the other assistant will concentrate on the Huntington Flood Program.</p> <p><b>Priority Need – Owner – Occupied Housing</b>  <b>Performance Indicator - Number of units rehabbed; number households with improved housing</b>  <b>Outcome - Thirty-two households will sustain affordable housing through rehabilitation of housing for the purpose of providing decent affordable housing.</b>  <b>CDBG Citation - 570.202 (a) CDBG National Objective - LMH</b>  <b>Start Date – 07/01/08 Completion Date – 06/30/09</b>  <b>Other Resources: N/A</b>  <b>Matrix Code: 14A Purpose: N/A</b></p>	<p>Affordable Housing (A) 1, 2, 4 Community Development (C) 3.1, 3.2</p>	\$310,070			
<p><b>Project ID - #27 Housing Development Costs:</b>  Funding for housing development projects to be allocated based on applications.</p> <p><b>Priority Need – To be determined</b>  <b>Performance Indicator - To be determined</b>  <b>Number of units rehabbed; number households with improved housing</b>  <b>Outcome – To be determined</b>  <b>HOME Citation - To be determined</b>  <b>Start Date – 07/01/08 Completion Date – 06/30/09</b>  <b>Other Resources: To be determined</b>  <b>Matrix Code: To be determined Purpose: N/A</b></p>	<p>Affordable Housing (A) 1</p>		\$52,211		
<p><b>TOTAL ESTIMATED PROGRAM INCOME</b></p>		\$310,070	\$52,211		

## CCFP FUNDING PRIORITIES AND ALLOCATION PROCESS

A major responsibility of the Consolidated Community Funding Advisory Committee is to develop funding priorities for the Consolidated Community Funding Pool (CCFP). Following an extensive needs assessment and citizen-input process, the CCFAC established proposed funding priorities according to four Priority Areas. The outcome-focused approach articulates what the funding pool is intended to accomplish and makes it easier for applicants to convey what they expect to achieve through their proposals. On July 9, 2007, the Board of Supervisors approved the following CCFP funding priorities for FY 2009 and FY 2010:

### FY 2009 and FY 2010 CCFP Funding Priorities Summary

Funding	Target Funding % Range for the Consolidated Community Funding Pool
<b>Prevention</b> Goal: Families and individuals remain independent and have the tools and resources to prevent dependence.	15 – 25%
<b>Crisis Intervention</b> Goal: Families and individuals in crisis receive sufficient help to move quickly back to self-sufficiency.	5 – 15%
<b>Self-Sufficiency</b> Goal: Individuals and families attain self-sufficiency	55 – 65%
<b>Ongoing Assistance for Independent Living</b> Goal: People who have continuing and long-term needs achieve or maintain healthy, safe, and independent lives to the maximum extent feasible.	5 – 15%

For more detailed descriptions of these proposed four priority funding areas, please refer to Appendix A of this document.

The four priority areas and recommended target percentages are not intended to be prescriptive or absolute, but to guide the CCFP applicants and the Selection Advisory Committee which reviews the applications. Applicants determine for themselves which priority area or areas are most relevant to what they propose to achieve, and in some cases, more than one outcome area may be addressed. This approach allows the Selection Advisory Committee to more easily connect individual proposals with the funding priorities approved by the Board of Supervisors.

The funding available through the CCFP is allocated through a competitive Request for Proposals process. The Selection Advisory Committee (SAC) is appointed by the County Executive and is comprised of County citizens. The SAC reviews and ranks the applications and makes final funding recommendations to the Board of Supervisors. In order to maximize the time available for potential applicants to develop proposals and the awards selection process, the formal Request for Proposals was released prior to the release of the Proposed One-Year Action Plan. CCFP proposals for FY 2009 and FY 2010 were received on December 4, 2007. Funding awards for FY 2009 were made by the Board of Supervisors in April 2008 as part of its action on the County's FY 2009 budget and the projects to be funded (and projected outcomes) by the CCFP follow on pages 450-50.

**CONSOLIDATED COMMUNITY FUNDING POOL PROJECTS FOR FY 2009**

<b>Project Title/Outcomes/a</b>	<b>Organization Name/Matrix Code/Primary Purpose/Service Area</b>	<b>CDBG Eligibility Citation</b>	<b>FY 2009 Funding</b>	<b>Fairfax County General Funds/b</b>	<b>CDBG Affordable Housing</b>	<b>CDBG Targeted Public Services</b>
<p><b>Homes for the Homeless (LMC)</b> 50 homeless households will have access to permanent housing prior to their exit from the transitional housing program for the purpose of creating decent affordable housing.</p>	<p>Christian Relief Services Matrix Code: 05 Primary Purpose: Homeless Service Area: County-wide</p>	570.201 (e)	<b>\$113,164</b>			<b>\$113,164</b>
<p><b>Micro enterprise Development Program (LMC)</b> 15 small business owners will start or expand their businesses through the receipt of micro loans for the purpose of creating economic opportunities.</p> <p>160 individuals will have access to business development training and technical assistance for the purpose of creating economic opportunities.</p>	<p>Ethiopian Community Development Council Enterprise Development Group Matrix Code: 18C Primary Purpose: N/A Service Area: County-wide</p>	570.201 (o)	<b>\$77,000</b>			<b>\$77,000</b>
<p><b>Homeless Intervention Services (HIS) (LMC)</b> An average of 75 individuals or 30 households per night will be sustained with nutritious meals for the purpose of creating suitable living environments.</p> <p>158 individuals will develop upward mobility skills through access to services such as individual counseling.</p>	<p>Fairfax Area Christian Emergency &amp; Transitional Services, Inc. (FACETS) Matrix Code: 05 Primary Purpose: Homeless Service Area: Lee Highway Corridor (Fairfax Circle to the Fairfax County Parkway)</p>	570.201 (e)	<b>\$127,158</b>			<b>\$127,158</b>

<b>Project Title/Outcomes/a</b>	<b>Organization Name/Matrix Code/Primary Purpose/Service Area</b>	<b>CDBG Eligibility Citation</b>	<b>FY 2009 Funding</b>	<b>Fairfax County General Funds/b</b>	<b>CDBG Affordable Housing</b>	<b>CDBG Targeted Public Services</b>
advocacy, life skills training, job readiness, special needs programs, language assistance, credit and budget counseling, information and referral resulting in their integrating into the social components of the community and for the purpose of creating economic opportunities.						
<b>Family Enrichment Services (FES)</b> (LMC) 45 youth will have access to services that will improve knowledge skills and abilities to be better equipped to achieve success in school by making responsible decisions and improving behavior for the purpose of creating suitable living environments.	Fairfax Area Christian Emergency & Transitional Services, Inc. (FACETS) Matrix Code: 05 Primary Purpose: N/A Service Area: Barros Circle in Centreville, Ragan Oaks in Fairfax, and Robinson Square in Fairfax.	570.201 (e)	<b>\$140,833</b>			<b>\$140,833</b>
<b>Emergency Services- Keeping Families at Home</b> (LMC) 342 households will be provided counseling to allow clients in short-term crises to maintain access to their homes and enable families leaving homelessness to obtain access to homes for the purpose of providing decent affordable housing.	Good Shepherd Housing and Family Services Matrix Code: 05Q Primary Purpose: N/A Service Area: South Fairfax County	570.204	<b>\$39,900</b>			<b>\$39,900</b>
<b>ADDRESS (Aggressive Dynamic Debt Reduction, Elimination, and Savings Strategies)</b> (LMC)	Homestretch, Inc. Matrix Code: 05 Primary Purpose: Homeless Service Area: Fairfax County and Fairfax City	570.201 (e)	<b>\$23,600</b>			<b>\$23,600</b>

<b>Project Title/Outcomes/a</b>	<b>Organization Name/Matrix Code/Primary Purpose/Service Area</b>	<b>CDBG Eligibility Citation</b>	<b>FY 2009 Funding</b>	<b>Fairfax County General Funds/b</b>	<b>CDBG Affordable Housing</b>	<b>CDBG Targeted Public Services</b>
110 households will have access to services that will help them substantially reduce or pay off debts for the purpose of creating suitable living environments.						
<b>Homestretch English as a Second Language (HS-ESL) (LMC)</b> 40 individuals will have the language skills they need through access to English as a Second Language instruction for the purpose of creating economic opportunities.	Homestretch, Inc. Matrix Code: 05 Primary Purpose: Homeless Service Area: Fairfax County and Fairfax City	570.201 (e)	<b>\$34,000</b>			<b>\$34,000</b>
<b>Homestretch Transitional Housing (LMC)</b> 347 individuals will have access to case management, employment services and childcare during training by which they will gain skills to stabilize and manage their finances and achieve self-sufficiency for the purpose of creating suitable living environments.	Homestretch, Inc. Matrix Code: 05Q Primary Purpose: Homeless Service Area: Fairfax County and Fairfax City	570.204	<b>\$380,000</b>	<b>\$353,033</b>		<b>\$26,967</b>
<b>Newcomer Self-Sufficiency Program (LMC)</b> 60 individuals will have access to job counseling and placements and the establishment of job clubs for the purpose of creating economic opportunities. 45 of the individuals are expected to obtain employment for at least 90 days.	Newcomer Community Service Center Matrix Code: 05 Primary Purpose: N/A Service Area: County-wide	570.201 (e)	<b>\$67,127</b>			<b>\$67,127</b>

<b>Project Title/Outcomes/a</b>	<b>Organization Name/Matrix Code/Primary Purpose/Service Area</b>	<b>CDBG Eligibility Citation</b>	<b>FY 2009 Funding</b>	<b>Fairfax County General Funds/b</b>	<b>CDBG Affordable Housing</b>	<b>CDBG Targeted Public Services</b>
350 individuals will have access to immigration services (counseling and form completion), with all of them expected to maintain or adjust their legal immigration status for the purpose of creating economic opportunities.						
<b>Cedar Ridge Community Center Program</b> (LMC) 50 households, through access to a family communication and bonding and youth prevention activities, will have resources to enhance family functioning and prevent poor youth outcomes for the purpose of creating suitable living environments.	Reston Interfaith, Inc. Matrix Code: 05 Primary Purpose: N/A Service Area: Cedar Ridge Apartments in Reston	570.201 (e)	<b>\$63,000</b>			<b>\$63,000</b>
<b>Transitional Housing Program</b> (LMC) 26 households will have access to transitional housing for the purpose of creating decent affordable housing.	Robert Pierre Johnson Housing Development Corporation Matrix Code: 05 Primary Purpose: N/A Service Area: County-wide	570.201 (e)	<b>\$54,668</b>			<b>\$54,668</b>
<b>Supportive Services Program</b> 36 elderly and disabled residents at an affordable housing development will receive access to health and other social services for the purpose of creating suitable living environments. (LMC)	Wesley Housing Development Corporation Matrix Code: 05B Primary Purpose: Persons with Disabilities Service Area: Coppermine Place in Herndon, Agape House in Fairfax, and Springdale House in Falls Church	570.201 (e)	<b>\$63,000</b>			<b>\$63,000</b>

<b>Project Title/Outcomes/a</b>	<b>Organization Name/Matrix Code/Primary Purpose/Service Area</b>	<b>CDBG Eligibility Citation</b>	<b>FY 2009 Funding</b>	<b>Fairfax County General Funds/b</b>	<b>CDBG Affordable Housing</b>	<b>CDBG Targeted Public Services</b>
<p><b>Bilingual Housing Rehabilitation Specialist</b> (LMH) 35 households will have sustained affordable housing through the rehabilitation of their older, moderately-priced dwelling units for the purpose of providing decent affordable housing.</p> <p>10 households will have sustained affordable housing through the resolution of code violations in their housing units for the purpose of providing decent affordable housing.</p>	<p>Town of Herndon Matrix Code: 14A Primary Purpose: N/A Service Area: Town of Herndon</p>	570.202 (c)	<b>\$86,000</b>		<b>\$27,070</b>	<b>\$58,930</b>
<p><b>Mt. Vernon Village- Scattered Site Homes</b> (LMH) 2 households will have access to rental housing followed by supportive services to improve self-sufficiency for the purpose of creating decent affordable housing.</p>	<p>Good Shepherd Housing and Family Services, Inc. Matrix Code: 01 Primary Purpose: N/A Service Area: Human Service Region 1, especially along the Route 1 corridor</p>	570.201 (a)	<b>\$305,000</b>		<b>\$305,000</b>	
<p><b>Reston Interfaith Resources for Moving Ahead Townhouse Acquisition and Rental Program</b> (LMH) 2 households will have access to rental housing followed by supportive services to improve self-sufficiency for the purpose of creating decent affordable housing.</p>	<p>Reston Interfaith Housing Corporation Matrix Code: 01 Primary Purpose: N/A Service Area: Human Service Region 3</p>		<b>\$311,875</b>		<b>\$311,875</b>	
<p><b>Expanding Supportive Housing for Homeless</b></p>	<p>New Hope Housing, Inc. Matrix Code: 01</p>		<b>\$333,000</b>		<b>\$333,000</b>	

<b>Project Title/Outcomes/a</b>	<b>Organization Name/Matrix Code/Primary Purpose/Service Area</b>	<b>CDBG Eligibility Citation</b>	<b>FY 2009 Funding</b>	<b>Fairfax County General Funds/b</b>	<b>CDBG Affordable Housing</b>	<b>CDBG Targeted Public Services</b>
<b>Families</b> (LMH) 2 households, each including a parent who has a significant mental disability, will have access to rental housing followed by supportive services to improve self-sufficiency for the purpose of creating decent affordable housing.	Primary Purpose: N/A Service Area: Human Service Region 1					
<b>Housing First for Homeless Women</b> (LMH) 2 homeless single adult women with a mental or substance abuse disability will have access to rental housing followed by supportive services to improve self-sufficiency for the purpose of creating decent affordable housing.	New Hope Housing, Inc. Matrix Code: 01 Primary Purpose: N/A Service Area: Human Service Region 4		<b>\$136,500</b>		<b>\$136,500</b>	
	<i>Subtotal</i>		<i>\$2,355,825</i>	<i>\$353,033</i>	<i>\$1,113,445</i>	<i>\$889,347</i>
<b>Other CCFP projects not using CDBG funding</b>			\$8,617,654	\$8,617,654		
<b>TOTAL FUNDING</b>			<b>\$10,759,999</b>	<b>\$8,970,687</b>	<b>\$1,113,445</b>	<b>\$889,347</b>

a/ Outcomes numbers are estimated based on FY 2008 numbers

b/ Total includes Community Services Block Grant (CSBG) funding. No projects funded with Targeted Public Services or Affordable Housing Fund received CSBG Funding.

## INTRODUCTION

The County's Continuum of Care system includes all of the fundamental components of prevention, outreach, intake and assessment, emergency shelter, transitional housing with necessary support and rehabilitative services, and permanent supportive housing. For the federal fiscal year 2007 Continuum of Care funding cycle (for calendar year 2008), HUD awarded \$4,794,107 in multiple grants to the Fairfax-Falls Church community. The HUD awards require \$553,175 as the County's local match, \$445,136 in State pass-through funds, and \$674,648 in private matching funds. As a result of merging several small grant renewals, a total of 23 grants, including 22 one-year renewal requests and one new two-year grant, were approved and will be used to address the needs of homeless individuals and families who will be assisted through these Shelter-Plus Care and Supportive Housing projects.

## CONTINUUM OF CARE

Fairfax County's Continuum of Care system of programs and services provides all of the fundamental components of prevention, outreach, intake and assessment, emergency shelter, transitional housing with necessary support and rehabilitative services, permanent supportive housing, and linkage to permanent housing. Although the full complement of services has been developed in Fairfax County, capacity remains an issue. Homeless individuals are still turned away from shelters that are full, and there are significant waiting lists for housing, treatment, and other support services programs. Fairfax County's Continuum of Care system includes homeless services for persons in the City of Fairfax and the City of Falls Church and is illustrated in a chart in Appendix E.

The planning process was restructured in the spring of 2004 to merge the community-based process with the leadership and oversight functions of the County's former Homeless Oversight Committee. The new process is called the Community Planning Collaborative on Homelessness. Several working committees address specific functions and responsibilities, with guidance provided by a Community Council on Homelessness appointed by the County Executive. During 2005, the Council formed an ad hoc Planning Committee to End Homelessness to develop strategies to prevent and end homelessness in the Fairfax-Falls Church community. The *Blueprint for Success: Strategic Directions for the Plan to Prevent and End Homelessness in the Fairfax-Falls Church Community* was completed in December 2006. The four major strategies focus on prevention, affordable housing options, support services, and a management and accountability structure. The four major strategies focus on prevention, affordable housing options, support services, and a management and accountability structure. The Fairfax County Board of Supervisors endorsed the *Strategic Directions* in February 2007 and directed the formation of an Implementation Committee to develop an Implementation Plan. The Implementation Committee worked from May through November 2007 to develop the *Draft Implementation Plan to Prevent and End Homelessness in the Fairfax-Falls Church Community*. The Draft Implementation Plan was presented to the Board's Housing and Human Services Committees on November 26, 2007, and the Plan was approved by the Board on March 31, 2008.

The Fairfax-Falls Church community's Continuum of Care applications to HUD for 2007 were awarded \$4,794,107 in HUD funds for one- to two-year grants. Funding includes the approval of a new Supportive Housing grant application and the one-year renewals of three Shelter-Plus Care projects. Through the merger of several smaller grants nineteen Supportive Housing Program

grants were each renewed for one year. The new Supportive Housing Program grant will provide funding to lease seven housing units to provide permanent housing with support services for seven chronically homeless individuals. The Shelter-Plus Care grant renewals will provide continued permanent housing for 86 adults with disabling conditions. All Shelter-Plus Care grants are now renewed annually by HUD after the initial five-year grant period. The Supportive Housing renewal grants also requested funding for one year in accordance with HUD guidance to provide continued funding for currently existing services, including permanent supportive housing for 62 homeless individuals with mental illness or dual-diagnosis, eight safe haven beds for vulnerable homeless adults with serious mental illness, four units of permanent supportive housing for five families with an adult who has a disability, six units of transitional housing serving 13 single adults, 16 beds of transitional housing and treatment services for homeless individuals with substance abuse issues, and 126 units of transitional housing for homeless families.

### Gaps and Priorities

Identifying gaps and priorities has been an integral part of the Continuum of Care development process. Point-in-time surveys have been conducted annually to obtain accurate unduplicated counts of the number of homeless persons in the County as of a given date. Beginning in 2007, the point in time count only reports on persons who are literally homeless – living on the street, in shelters, in time-limited transitional housing, or other very temporary, precarious arrangements. Persons living in supportive housing will be tracked in the count, but reported separately. On January 24, 2008, there were 744 single adults and 311 families with children containing 1,091 persons (with 670 children), for a total of 1,835 people who met the homeless criteria. Homeless single individuals increased slightly from 730 in 2007, and the number of homeless families increased slightly from 307. A total of 282 persons were counted in permanent supportive housing for homeless persons, including eight persons in a Safe Haven. Analysis of the data collected about the population characteristics and service needs of these persons is used in the Continuum of Care grant application process. This information is also used along with other data by the working committees of the Community Planning Collaborative on Homelessness to identify needs and gaps, develop program ideas, seek funding sources, evaluate existing programs, and educate the community at large. Major gaps identified include the need for permanent supportive housing for persons with disabilities, including development of single resident occupancy units and additional safe haven capacity, and a continuing need for services and programs to help women and their children who are victims of domestic violence.

In August 2007, after several years in planning and development, the Katherine K. Hanley Family Shelter opened with a capacity to serve an additional 20 families, addressing a long-standing need for additional family shelter beds. *The Strategic Directions for the Plan to Prevent and End Homelessness* emphasize a housing first approach to move people as quickly as possible from homelessness into permanent housing, with services provided in that housing. The role of shelters and transitional housing will change, and the first steps toward implementing these changes have been developed in the Implementation Plan approved by the Board.

The ability to secure permanent affordable housing for families and individuals who are ready to leave transitional housing is a major gap in the high-cost Northern Virginia housing market. In 2006, the average rental complex apartment rent in Fairfax County was \$1,247 per month for all types of units and the median sales price of single family houses and town homes in 2006 was \$525,100, down from \$529,000 in 2005 according to the *Washington Post*, March 27, 2007, which is still beyond their financial means. For most families or individuals who become

homeless, even those graduating from transitional housing, some form of housing subsidy is essential, but the demand for assisted housing far exceeds the supply. In April 2006, there were over 11,784 households on the waiting lists for Public Housing, Housing Choice Vouchers, and the Fairfax County Rental Program, but only a few Housing Choice Vouchers have become available in the County during the past year. The largest gap, and the greatest need in the Continuum of Care, continues to be the need for permanent affordable housing.

## COORDINATION AND OTHER ACTIONS

### Coordination of Resources to Achieve Objectives

The primary coordinating group is the CCFAC, which has representation from Fairfax County Redevelopment and Housing Authority (FCRHA), Human Services Council (HSC), Community Action Advisory Board, Fairfax-Falls Church Community Services Board, Community Council on Homelessness, Fairfax-Falls Church United Way, Fairfax Partnership for Youth, Commission on Aging, Advisory Social Services Board, Fairfax Area Disabilities Services Board, Health Care Advisory Board, Fairfax County Alliance for Human Services and a representative of the County's Revitalization Areas. It also includes 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 are appointed by the County Executive and serve for a term of three years. The lead coordinating agency is the Department of Housing and Community Development, working with an inter-agency team that includes the Department of Family Services, the Department of Administration for Human Services, and the Department of Systems Management for Human Services, and the Office of the County Executive.

Another essential part of the coordination process is support for the efforts of other public, private and nonprofit organizations that seek funding for housing activities and programs from a variety of federal and State funding sources. Fairfax County will generally support such applications.

## OTHER ACTIONS PLANNED FOR SPECIFIC PURPOSES

### Fostering and Maintaining Affordable Housing

One of the priorities of the County for the use of CDBG funding, HOME funds, and the local Consolidated Community Funding Pool is to support the production and preservation of affordable housing. The actual allocation of these funds reflects this priority. In addition, CDBG-backed Section 108 loans have been used extensively in the production of affordable housing.

### Affordable Rent Standard

As stipulated under CDBG regulations, jurisdictions are required to adopt and make public rent standards. For this purpose, "affordable rent" shall be rent for housing that is no greater than 40 percent of a household's gross annual income for an eligible lower income household as defined under CDBG program regulations. However, the goal shall be that lower income households, as defined under CDBG program regulations, pay rent that is no more than 30% of their gross annual income.

### Improving Public Housing and Resident Initiatives

The FCRHA is a political subdivision of the Commonwealth of Virginia and is empowered to implement housing, community development, and redevelopment programs within Fairfax County and such towns, cities and counties with which it has cooperation agreements. The Fairfax County Board of Supervisors created the Department of Housing and Community Development (HCD) in 1973 for the purpose of carrying out the programs and serving as the staff of the FCRHA. The Annual Plan focuses on the public housing and Housing Choice Voucher (HCV) programs as required by HUD and does not encompass all programs and activities of the FCRHA or HCD.

Fairfax County's Five-Year Consolidated Plan for Fiscal Years 2006-2010 disclosed that about 45,376 families in Fairfax County had incomes that were less than 80 percent of the area's median income and had need for rental housing units in the county. About 20,002 of these families had incomes that were 30 percent or less than the area's median income (form HUD 50075 (03/2006)).

The FCRHA's public housing and HCV tenant based assistance is a primary source of federal housing assistance for the 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 FCRHA provides public housing units to 1,063 families and has 3204 Housing Choice Vouchers authorized to provide rental assistance payments to families living throughout the three service areas. In March 2004, the FCRHA initiated a new online registration system, which gives interested applicants access 24 hours a day, seven days a week, 365 days a year. It is unlikely that all families on the waiting lists will have the opportunity to obtain housing assistance through the FCRHA programs since the expected turnover of families in public housing and HCV is generally averaging about 10 percent per year.

### Removing Barriers to Affordable Housing

The Fairfax County Redevelopment and Housing Authority's accessible housing goal has been to have 5% of the agency's total housing resources accessible to persons with disabilities and 2% accessible to persons who are sight and/or hearing impaired. This goal is being achieved by renovating designated units of the agency's existing housing stock and purchasing/developing accessible units. The principles of universal design will be incorporated in FCRHA renovated and newly constructed units. All projects financed by the FCRHA will be required to provide accessible units, where economically feasible.

In addition, as units become available through the Affordable Dwelling Units (ADU) program, developers are being requested to make a minimum of 5 percent of the units accessible. Should the FCRHA purchase existing developments, sufficient units will be renovated to ensure compliance with accessibility regulations, whereby a minimum of 5% of the units must be made accessible for persons with mobility disabilities and a minimum of 2% of the units for individuals with sensory disabilities, where economically feasible.

Request for affordable housing proposals has also included a funding priority for projects that serve the disabled and other special needs populations. Additionally, greater coordination of housing and human services resources is intended, in part, to encourage programs to improve the job skills and earnings of low-income residents in subsidized/assisted units, thereby enabling these families to move to unsubsidized housing and expanding the benefit of limited resources through increased unit turnover.

### Evaluating and Reducing Lead-Based Hazards

Abatement of lead-based paint in Fairfax County's Public Housing was completed in the fall of 1997. Telephone consultation, literature, and referrals to private lead testing companies are provided to citizens who call regarding lead-based paint or other potential environmental lead hazards in the community. In the summer of 2006 HCD staff attended a Training Seminar 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.

### Reducing the Number of Households with Incomes Below Poverty

One of the funding priorities in the Consolidated Community Funding Pool (CCFP) is to provide the supports people need to be self-sufficient. 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), the Fairfax County Department of Family Services (DFS), and the Community Action Advisory Board (CAAB) share responsibilities in combating poverty.

The Public Housing Authority (PHA) entered into a cooperative agreement with the TANF Agency (DFS), to share information and/or target supportive services. The FCRHA/HCD and the Fairfax County Department of Family Services (DFS) have been collaborators in self-sufficiency programs, such as the Partnership for Permanent Housing, Project Self-Sufficiency, and Operation Bootstrap prior to the current Family Self-Sufficiency (FSS) program. The DFS and HCD are two departments within the Fairfax County government structure and the service collaboration predates cooperative agreements. Representatives of DFS and other agencies sit on the FSS Program Coordinating Committee. FSS participants' service plans include the use of a Release of Information that permits the exchange of information between the agencies.

Other coordination efforts between the PHA and TANF agency include client referrals; information sharing regarding mutual clients (for rent determinations and otherwise); coordinate the provision of specific social and self-sufficiency services and programs to eligible families; and jointly administer programs. In addition to this the PHA and TANF agency administer a special program to award Housing Choice Vouchers (HCV) for homeless families in conjunction with supportive services and the Family Unification Program.

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

- Public housing rent determination policies
- Public housing admissions policies (Working Preference)
- HCV admissions policies (Working Preference)
- Preference/eligibility for HCV homeownership option participation
- Housing and Community Development Corporation and FCRHA Resolutions Implementing Economic Uplift and Self-Sufficiency
- Adoption of Moderate Income Direct Sales (MIDS) Homebuyers Eligibility Requirements

- Adoption of Policies and Regulations Concerning the Sale and Rental of Affordable Dwelling Units (First Time Homebuyers' Program)
- Authorization to Establish a New Family Self-Sufficiency Program
- Authorization to Formalize Current Practices for Economic Uplift and Self-Improvement Initiatives
- Partnership for Permanent Housing

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:

- Review policies as they relate to low-income residents.
- Review and develop new policies as they relate to low-income residents.
- Oversee the disposition of Community Service Block Grant funds, to include:
  - researching and assessing community needs;
  - obtain public input from facilitating public hearings for low-income families and individuals;
  - allocating funds; and
  - approving programs and contracts with community organizations serving low-income persons.
- Communicate with 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 our Board and its 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.<sup>12</sup>

## FAIR HOUSING ISSUES AND ANALYSIS OF IMPEDIMENTS

Federal regulations issued by HUD governing the Consolidated Plan require jurisdictions to complete an Analysis of Impediments (AI) to fair housing choice. In June 1997, the Board of Supervisors adopted the Fairfax County Fair Housing Analysis of Impediments. The Board designated the Fairfax County Human Rights Commission as the agency responsible for implementation and oversight of fair housing activities initiated by Fairfax County.

The Fairfax County Board of Supervisors established four areas, which may present impediments to fair housing choice in Fairfax County. Those areas are:

- 1) Availability of Discrimination Complaint Data
- 2) Education and Outreach Data
- 3) Possible Modifications to County Ordinances and Requirements
- 4) Preservation and Expansion of Affordable Housing

The Board of Supervisors designated the Fairfax County Human Rights Commission as the agency responsible for implementation and oversight of actions addressing impediments to fair

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<sup>12</sup> Fairfax County Proposed Five-Year Consolidated Plan for FY 2006-2010, Antipoverty Strategy Section.

housing choice. Fairfax County's Human Rights Commission is in the process of amending its Fair Housing Plan. The proposed amended plan includes a list of past activities implemented to address barriers to fair housing. A summary of current impediments to fair housing is also proposed to be included. Upon final adoption follow-up activities will be conducted to address impediments identified in the Five-Year Fair-Housing Plan.

During FY 2009, Fairfax County Human Rights Commission projects that in furtherance of its activities to affirmatively further fair housing in Fairfax County undertake the following actions to address impediments to fair housing identified in the AI:

1. Partner with community groups to identify opportunities for education of the public, homeowners, and homebuyers on the issue of discriminatory and predatory lending.
2. Partner with community groups to identify opportunities for education of the public, home seekers and housing providers on the issues of fair housing protections for persons with disabilities, including accessibility requirements.
3. Develop, in conjunction with the Department of Cable Communications and Consumer Protection, a cable segment focusing on fair housing practices and the elderly, which will air on the Fairfax County Government Cable station periodically.
4. Partner with community groups to identify opportunities for education of the public, homeowners, and homebuyers on the issue of discriminatory and predatory lending.
5. Collaborate/Partner with the Community Services Board in constructing and presenting training for new staff of the Board of Supervisors regarding Fair Housing issues.
6. Work in conjunction with other local jurisdictions through the Northern Virginia Regional Commission to address common issues pertaining to fair housing issues and impediments thereto.
7. Conduct fair housing testing to determine if unlawful discriminatory housing practices are occurring and to pursue possible discrimination claims by filing housing discrimination complaints where warranted.
8. Conduct fair housing training for rental agents and other real estate professionals.
9. Conduct fair housing training for nonprofit service providers through the Center for Housing Counseling Training.
10. Participate in homeownership training provided by the Center for Housing Counseling Training by providing the fair housing component.
11. Engage in outreach to appropriate/affected industry regarding the county testing program and the results thereof via distribution of report thereon, internet postings, and invitation to participate in seminars.

12. Enforcement of Article 2 of the Fairfax County Human Rights Ordinance by filing and investigating complaints of unlawful housing discrimination, and dual-filing such complaints with the U.S. Department of Housing and Urban Development.
13. Develop resources and a protocol for the testing of individual complaints filed with the Commission.
14. Monitor legislation at the local, state and federal level to ascertain any impact on the fair housing laws and fair housing choice within the County.
15. Provide training opportunities to Commissioners and staff to facilitate the implementation of the Fair Housing Plan

## MINORITY OUTREACH PROGRAM

Fairfax County has a Supplier Diversity Program with the objective to undertake every effort to increase the opportunity for utilization of small, women-owned and minority-owned (SWAM) vendors in all aspects of procurement. The program operates under the auspices of the Department of Purchasing and Supply Management (DPSM) Vendor Relations Division (VRD). The objectives of the County regarding this program are:

- To actively and diligently provide the procurement of facilities, equipment, supplies and services from SWAM businesses, in an equally competitive manner.
- To actively and diligently work toward accentuating the positive education and outreach oriented elements of this program so as to increase rather than decrease competition and thereby maximize the value received for the taxpayers' dollars expended on goods and services bought by the County.

In order to meet the objective of ensuring maximum opportunity for the participation of SWAM firms in the County procurement activities, it is necessary to initiate outreach efforts to identify these firms and opportunities for them to learn about doing business with the County. The County's outreach efforts include participating in local, regional, and national conference and seminars.

The DPSM has developed a *Selling to Fairfax County* workshop for SWAM businesses interested in providing goods and services to the County. The workshop is held on the third Wednesday of every month and the workshop instructors are the contract administrators from DPSM.

In addition, a Small Business Commission (SBC) was created by the Fairfax County Board of Supervisors to advise and assist the Board, County Executive, and County purchasing agent, on any matter that will enhance the capability of small, minority, and women-owned businesses, as well as those owned by disabled persons, to succeed and to obtain contracts with the County. The SBC is made up of twelve representatives appointed by the Board of Supervisors, all of whom serve without compensation.

The Fairfax County Department of Housing and Community Development (HCD) maintains a Consultants' List for consultant services. The consultants are obtained through public

advertisements and are approved by the Fairfax County Redevelopment and Housing Authority. The advertisement is posted yearly in prominent sections of the newspaper of metropolitan circulation. Capital projects are advertised publicly and on the County's web site. The advertisements include language encouraging small and minority-owned businesses to apply.

## MONITORING STANDARDS AND PROCEDURES

The Department of Housing and Community Development monitors and reports to the Consolidated Community Funding Advisory Committee (CCFAC), the FCRHA for some activities, and the Board of Supervisors 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 have the responsibility 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.<sup>13</sup>

The County Department of Housing and Community Development, Department of Systems Management for Human Services, and Department of Administration for Human Services collaborate with various entities to provide training to nonprofit organizations in monitoring and accountability. Outcome measurement 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.

## COMMENTS

The CCFAC held a public hearing on Housing and Community Needs on December 11, 2007. Five speakers addressed the CCFAC at the public hearing. These comments are summarized below. The Fairfax County Board of Supervisors held a public hearing on the draft Proposed Consolidated Plan One-Year Action Plan for FY 2009 on March 31, 2008. These comments are presented in Appendix H.

***Adeline Spivy***, Vice-Chair of the Fairfax County Community Action Advisory Board, submitted and read written testimony in support of a set aside of housing for persons with disabilities. In addition to her testimony, Ms. Spivy distributed a brochure entitled, "The State of The Poor 2007," prepared by the Fairfax County Community Action Board.

***Marianne Talbot***, President of the National Rehabilitation and Rediscovery Foundation, Inc., testified in support of a set-aside of housing for persons with disabilities and described her

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<sup>13</sup> Fairfax County Five-Year Consolidated Plan for FY 2006-2010.

organization's work with persons with brain injuries, including soldiers returning from war. The organization receives Consolidated Community Funding Pool (CCFP) funding.

**Mary Ann Beall**, Chairperson of the Fairfax County Community Services Board, submitted and read written testimony in support of a set-aside of housing for persons with disabilities. In response to questions from members of the CCFAC, Ms. Beall explained that an important housing accommodation needed is accessibility to transportation corridors for travel to services. The tendency for persons with mental disabilities not to self-identify is based on the stigma. Mental and substance use disorders are sometimes associated with weakness of character and the criminal justice system. Consequently, many persons with mental and substance use disorders do not seek services or get needed assistance from case workers.

**Norman Hicks**, President-Elect of the Annandale Christian Community for Action, submitted and read written testimony. In response to questions from CCFAC members, Mr. Hicks explained that persons are pre-screened for general needs assessment by the County based upon eligibility guidelines. Those found to be in need of services beyond immediate emergency response are referred back to the County system. Families with long-term and repeating needs are not qualified for assistance except in instances of gap assistance pending welfare support from the County. A new concern is how much money is being sent overseas by the families receiving assistance. Mr. Hicks' written testimony includes four attachments: (a) Indicators of Need for Family Emergency Assistance, (b) ACCA Guidelines for Family Emergency Assistance, (c) Additional Examples of ACCA Assistance in FY2008, and (d) ACCA Annual Report for FY 2007.

**Tom Choman**, At-Large Representative to the Fairfax Area Disability Services Board (DSB), submitted and read written testimony in support of an affordable dwelling unit set-aside for families at or below 30% of area median income. Mr. Choman invited CCFAC members to review his comments to the Department of Housing and Community Development Annual Public Housing Plan.

The CCFAC also received written testimony that had been submitted in advance of the public hearing. **Shumaisa Raza** wrote via email regarding the County's First Time Home Buyer Program.

## CERTIFICATIONS

There are 11 separate certifications, listed below, to be included in the Annual Plan. The specific text for these certifications follows.

1. Affirmatively Further Fair Housing
2. Anti-displacement and Relocation Plan
3. Drug-Free Workplace
4. Anti-Lobbying
5. Authority of Jurisdiction
6. Consistency with Plan
7. Section 3 of the Housing and Urban Development Act of 1968
8. Community Development Block Grant Certifications (multiple)
9. HOME Program Certifications (multiple)
10. Emergency Shelter Grant Certifications (multiple)
11. Housing Opportunities for Persons with AIDS Certifications

Note: Citizen Participation and Community Development Plan certifications are included in the CDBG certification requirements. The acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, are included in the Anti-Displacement and Relocation Plan certification.

The certifications for the One-Year Action Plan for FY 2009 are presented on the following pages, except for the new Neighborhood Stabilization Program (NSP). Certifications for NSP follow at the end of Appendix I, which has the detailed description of the County's proposed use of NSP funds and activities and projects.

## 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 anti-displacement 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.

**Drug Free Workplace** --It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about --(a) The dangers of drug abuse in the workplace; (b) The grantee's policy of maintaining a drug-free workplace; (c) Any available drug counseling, rehabilitation, and employee assistance programs; and (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
  - (a) Abide by the terms of the statement; and
  - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4( b), with respect to any employee who is so convicted -
  - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
  - (b) Requiring such employee to participate satisfactorily in a drug abuse

assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

**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 sub awards at all tiers (including subcontracts, sub grants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients 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.

\_\_\_\_\_  
Anthony H. Griffin

\_\_\_\_\_  
Date

\_\_\_\_\_  
County Executive

Title

## 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) Fairfax County Fiscal Year 2009, (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:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its 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.

\_\_\_\_\_  
Anthony H. Griffin

\_\_\_\_\_  
Date

\_\_\_\_\_  
County Executive  
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;

\_\_\_\_\_  
Anthony H. Griffin

\_\_\_\_\_  
Date

\_\_\_\_\_  
County Executive

Title

## ESG Certifications

The Emergency Shelter Grantee certifies that:

**Major rehabilitation/ conversion** --It will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 10 years. If the jurisdiction plans to use funds for purposes less than tenant-based rental assistance, the applicant will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 3 years.

**Essential Services** --It 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 as long as the same general population is served.

**Renovation** --Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

**Supportive Services** --It will assist homeless individuals in obtaining appropriate supportive services, including permanent housing, medical and mental health treatment, counseling, supervision, and other services essential for achieving independent living, and other Federal, State, local, and private assistance.

**Matching Funds** --It will obtain matching amounts required under §576.71 of this title.

**Confidentiality** --It will develop and implement 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, it will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, operating facilities, and providing services assisted through this program.

**Consolidated Plan** --It is following a current HUD-approved Consolidated Plan or CHAS.

\_\_\_\_\_  
Anthony H. Griffin

\_\_\_\_\_  
Date

\_\_\_\_\_  
County Executive  
Title

## HOPWA Certifications

The HOPWA grantee certifies that:

**Activities** --Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

**Building** --Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

\_\_\_\_\_  
Anthony H. Griffin

\_\_\_\_\_  
Date

\_\_\_\_\_  
County Executive

Title

## APPENDIX 1 TO CDBG, HOME, ESG and HOPWA CERTIFICATIONS

### INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

#### 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.

#### B. Drug-Free Workplace Certification

1. By signing and/ or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e. g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code):

County of Fairfax Department of Housing and Community Development, at:  
3700 Pender Drive, Fairfax, Fairfax County, Virginia 22030  
One University Plaza, Fairfax, Fairfax County, Virginia 22030  
4530 University Drive, Fairfax, Fairfax County, Virginia 22030  
South County Government Center Office, 8350 Richmond Highway,  
Alexandria, Fairfax County, Virginia 22309

Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.

7. Definitions of terms in the Non-procurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U. S. C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e. g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of sub-recipients or subcontractors in covered workplaces).

## APPENDIX 2 TO CDBG, HOME, ESG and HOPWA CERTIFICATIONS

### 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:
$$\frac{\text{HOME Subsidy}}{\text{HOME Subsidy} + \text{Homeowner Investment}} \times \text{Net Proceeds} = \text{HOME recapture}$$
  - 2) 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.

#### 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.

**CONSOLIDATED COMMUNITY FUNDING POOL  
APPROVED PRIORITY AREAS for FY 2009-2010**

Approved by the Fairfax County Board of Supervisors  
as recommended by the Consolidated Community Funding Advisory Committee (CCFAC)

**I. PREVENTION**

**Outcome:** Families and individuals remain independent and have the tools and resources to prevent dependence.

**Action Statement:** The community strengthens individuals and families so that they have the ability and personal resources to prevent dependency and to overcome *potential* adversities.

**Target Funding Percentage Range: 15 to 25%**

**Service Examples** (May include but not limited to):

- Mentoring programs for youth, adults, and families
- Conflict resolution and anger management training and counseling
- Programs that prevent youth from becoming involved or continuing in unsafe behaviors (e.g., gang involvement, substance abuse) such as before and after-school programs, and weekend recreational or enrichment activities.
- ESOL classes.
- Life skills and healthy choices programs for adults.
- Financial literacy/management training and counseling to promote individual and family economic capabilities and prevent financial crises.

**II. CRISIS INTERVENTION**

**Outcome:** Individuals and families in crisis receive sufficient help to move quickly back to self-sufficiency.

**Action Statement:** The community provides emergency services for immediate needs and, as appropriate, evaluation of longer-term needs.

**Target Funding Percentage Range: 5% to 15%**

**Service Examples** (May include but not limited to):

- Food pantry.
- Utility payments to prevent disconnects.
- Rental assistance to avoid eviction.
- Furniture collection and distribution.
- Referrals/follow-up for evaluation of longer-term needs.
- Emergency and services to victims of domestic violence and their families
- Provision of shelter to temporarily homeless individuals and families

### III. SELF-SUFFICIENCY

**Outcome:** Individuals and families attain self-sufficiency.

**Action Statement:** The community provides long-term assistance to help individuals and families attain self-sufficiency.

**Target Funding Percentage Range: 55% to 65%**

**Service Examples** (May include but not limited to):

- Acquiring/preserving/rehabilitating/constructing affordable, accessible, and stable housing to help individuals and families achieve stability.
- Transition assistance to help people, including but not limited to families, individuals, seniors, and persons with disabilities, move into self-sufficiency.
- Employment training.
- ESOL classes
- Services to gain and retain employment.
- Services to specifically address senior employment issues
- Counseling to improve household budget management.
- Immigrant support services.
- Child care to help parents stay employed.
- Legal services that improve or maintain individual and family health and stability.
- Educational and job skills programs that increase economic opportunities.
- Transportation initiatives to improve access to existing programs for individuals and families.

### IV. ONGOING ASSISTANCE FOR INDEPENDENT LIVING

**Outcome:** People who have continuing and long-term needs achieve or maintain healthy, safe, and independent lives to the maximum extent feasible.

**Action Statement:** The community provides services necessary to help individuals and families live as safe, healthy, and independent lives as possible.

**Target Funding Percentage Range: 5% to 15%**

**Service Examples** (May include but not limited to):

- Acquiring/preserving/rehabilitating/constructing affordable, accessible, and stable housing to help individuals and families who require ongoing assistance for independent living.
- Assistance with tasks to keep seniors or persons with disabilities in their home (e.g., personal assistance, transportation to medical appointments).
- Providing positive social environments for isolated individuals.
- Programs for individual and family counseling.
- Transportation initiatives to improve access to existing programs for individuals and families.

- Respite services to help caregivers for persons with chronic personal care needs.
- Ongoing assistance with housing, transportation, counseling, employment, and other needs to individuals whose histories and/or conditions require sustained supports.

**ADVISORY GROUPS AND OTHER ORGANIZATIONS**

**Consolidated Community Funding Advisory Committee**

The Consolidated Community Funding Advisory Committee (CCFAC), which is responsible for the overall citizen and community input process and for preparation of the Consolidated Plan and the annual update to the One-Year Action Plan, is composed of representatives from the following:

Advisory Social Services Board  
Business Community  
Community Action Advisory Board  
Community Council on Homelessness (formerly Homeless Oversight Committee)  
Fairfax Area Commission on Aging  
Fairfax Area Disabilities Services Board  
Fairfax County Alliance for Human Services  
Fairfax County Human Services Council  
Fairfax County Public Schools/PTA/Schools Community  
Fairfax County Redevelopment and Housing Authority  
Fairfax County's Revitalization Areas  
Fairfax-Falls Church Community Services Board  
Fairfax-Falls Church United Way  
Fairfax Partnership for Youth/Youth Community  
Health Care Advisory Board  
Preschool-Age Community

These groups and the Directors and staff contacts of the respective County agencies or organizations receive copies of the Proposed Action Plan for review and comment to the CCFAC or prepare formal public comment for consideration by the Board of Supervisors.

**Participating and Cooperating Jurisdictions**

The Consolidated Plan is also furnished to the Towns and Cities which participate in the Fairfax County CDBG and HOME Program, and to the City of Falls Church, which contracts with Fairfax County for emergency shelter and services to the homeless (but does not participate in the County's CDBG and HOME program). The following jurisdictions are included.

Town of Herndon  
Town of Clifton  
Town of Vienna  
City of Fairfax  
City of Falls Church

## **Additional Citizen Organizations and Advisory Groups**

The following additional citizen organizations, councils, boards and advisory groups, which are not specified in the Citizen Participation Plan and may not be represented directly on the CCFAC, and/or staff contacts for these groups, are given the opportunity to provide comments and input to the CCFAC or the Board of Supervisors on the Proposed Action Plan for FY 2009.

Affordable Dwelling Unit Advisory Board  
Economic Development Authority  
Human Rights Commission  
Tenant-Landlord Commission  
Commission for Women  
Fairfax County Private Industry Council  
FCRHA Resident Advisory Council  
Planning Commission  
Northern Virginia Private Industry Council  
Northern Virginia Regional Commission  
Therapeutic Recreation Services Advisory Council  
Employer Child Care Council  
Advisory Social Services Board  
Route 1 Task Force for Human Services  
Federation of Citizens Associations  
Magisterial District Councils  
Chambers of Commerce  
Fairfax County Athletic Council  
Fairfax County Community Center Coalition  
Community Improvement Committee  
Community Policy & Management Team  
Resource Advisory Program  
Employer Child Care Council  
SACC Parent Advisory Council  
Head Start Parent Policy Council  
Medical Care for Children Project  
Juvenile Court Citizens Advisory Board  
Commission on Organ & Tissue Donation & Transplantation  
Mt. Vernon Mental Health Center Advisory Board  
Northwest Center for Community Mental Health Advisory Board  
Northern Virginia Mental Health Foundation  
SAARA of Northern Virginia

## **Associations and Nonprofit Organizations**

Over 350 associations and Nonprofit organizations involved in affordable housing, community development, emergency assistance, homeless services, and supportive housing programs were involved in the development of the Consolidated Community Funding Pool targeted funding priorities and in review of the draft proposal evaluation criteria. These organizations, and those which requested a copy of the FY 2009-10 Application Package for the Consolidated Community Funding Pool, were also given the opportunity to provide comments on the proposed One Year Action Plan for FY 2009 to the CCFAC or to prepare formal comments for the Board of Supervisors.

## APPENDIX C

### CONSOLIDATED COMMUNITY FUNDING ADVISORY COMMITTEE TIMELINE FOR FISCAL YEAR 2008

#### September 2007

- 9/7 Nonprofit Technical Training: “*Grant Writing for Fairfax County Human Services Funding Opportunities*,” 9:30 am to 12:30 pm, Conference Room 2/3, Fairfax County Government Center
- \*9/11** ***Consolidated Community Funding Advisory Committee (CCFAC) meeting 7:30 p.m., Conference Room 9/10, Fairfax County Government Center***  
Planning for CCFAC visits to Board of Supervisors members  
Discussion of guidance for the Selection Advisory Committee regarding the CCFP process [Tabled; to be discussed at November CCFAC Meeting]  
Discussion of possible topics for November housing and community development needs hearing  
Planning for the CCFAC year ahead
- 9/17 Nonprofit Technical Training: “*Outcomes That Make A Difference*,” 9:30 am to 12:30 pm, Conference Room 9/10, Fairfax County Government Center
- 9/24 Nonprofit Technical Training: “*Outcomes That Make A Difference*,” 9:30 am to 12:30 pm, Conference Room 9/10, Fairfax County Government Center
- 9/28 Nonprofit Technical Training Initiative Kick-off, 1:00 pm to 4:00 pm, Conference Room 9/10, Fairfax County Government Center

#### October 2007

- 10/1 Release of Consolidated Community Funding Pool (CCFP) Request for Proposals
- 10/12 Nonprofit Technical Training: “*Basics of Strategic Planning*,” 9:30 am to 12:30 pm, Conference Room 4/5, Fairfax County Government Center
- \*10/9** ***CCFAC meeting 7:30 p.m., Conference Room 9/10, Fairfax County Government Center***  
Discussion of Topics for the December Housing and Community Development Needs Hearing  
Discussion of Feedback on Initial Nonprofit Training and Kickoff Sessions  
Planning for the CCFAC Year Ahead  
Appointment of Working Advisory Group (WAG) Members

10/29 CCFP Pre-Proposal Conference, 10:00 a.m. – 12 noon, Board Auditorium, Fairfax County Government Center

## **November 2007**

11/5 Nonprofit Technical Training: “*Managing Time From The Inside Out,*” 10:00 am to 12:30 pm, Conference Room 2/3, Fairfax County Government Center

**\*11/13** ***CCFAC meeting 7:30 p.m., Conference Room 9/10, Fairfax County Government Center***  
Information Letter to CCFAC Selection Advisory Committee  
Update on CCFAC Member Meetings with Board of Supervisors Members  
Discussion of Topics for December Housing and Community Development  
Needs Hearing Compilation of Feedback on Initial Nonprofit Training and Kickoff Sessions  
Update on CCFP Process  
Update on WAG

11/19 Nonprofit Technical Training: “*Running On Empty: Motivating & Re-Energizing Staff,*” 10:00 am to 12:30 pm, Conference Room 2/3, Fairfax County Government Center

**11/27** ***CCFAC/Fairfax County Redevelopment and Housing Authority (FCRHA) Working Advisory Group (WAG) meeting, 4:30 p.m., Department of Housing and Community Development, Pender Drive Building***

**\*11/27** ***CCFAC New Member Orientation, 7:00 p.m., Department of Housing and Community Development, Pender Drive Building***

## **December 2007**

12/4 CCFP RFPs due 2:00 p.m., Department of Purchasing and Supply Management, Suite 427, Fairfax County Government Center; Review process begins December and undertaken until March

**\*12/11** ***CCFAC meeting 7:30 p.m., Conference Room 9/10, Fairfax County Government Center***  
CCFAC holds Fairfax County’s Annual Public Hearing on Housing and Community Development Needs  
Discussion of County and FCRHA Policies and Programs for Meeting Housing Needs of Persons with Disabilities

12/18 *Second meeting of the WAG, 5:30 p.m., Department of Housing and Community Development, Pender Drive Building*

## January 2008

**\*\*1/7** *Board of Supervisors (Board) meeting, 10:00 a.m., Board Auditorium, Fairfax County Government Center*

**\*1/8** *CCFAC meeting 7:30 p.m., Conference Room 9/10, Fairfax County Government Center*  
Continuation of Discussion of Comments from Public Hearing & County/FCRHA Policies and Programs for Meeting Housing Needs of Persons with Disabilities  
Establishment of Subcommittee on Nonprofit Training & Technical Assistance  
Consolidated Plan One-Year Action Plan for FY 2009  
Update of WAG

1/24 FCRHA meeting 7:00 p.m., One University Plaza  
Adoption of recommendations for the use of FY 2009 CDBG and HOME funds

**\*\*1/28** *Board meeting, 10:00 a.m., Board Auditorium, Fairfax County Government Center*

1/29 *CCFAC meeting 7:30 p.m., Conference Room 206B, Fairfax County Human Services Center (Pennino Building)*  
Discussion of Possible Policy Recommendations for Meeting Housing Needs of Persons with Disabilities to be Included in Proposed Consolidated Plan One-Year Action Plan

## February 2008

2/6 *Third meeting of the WAG, 4:30 p.m., Department of Housing and Community Development, Pender Drive Building*

**\*\*2/11** *Board meeting, 10:00 a.m., Board Auditorium, Fairfax County Government Center*

**\*2/12** *CCFAC meeting 7:30 p.m., Canceled – Rescheduled for February 16, 2008*

**\*2/16** *CCFAC meeting, 9:30 a.m., First Floor Training Room, Department of Housing and Community Development, Pender Drive Building*  
Update of WAG  
**Action:** Adoption of recommendations for the use of FY 2009 CDBG and HOME funds  
**Action:** Approval of release of Proposed One-Year Action Plan for FY 2009 for Public Comment

**\*\*2/25** *Board meeting, 10:00 a.m., Board Auditorium, Fairfax County Government Center*

## March 2008

- 3/6 FCRHA meeting 7:00 p.m., One University Plaza
- \*\*3/10** *Board meeting, 10:00 a.m., Board Auditorium, Fairfax County Government Center*  
Authorization to Advertise a Public Hearing for March 31, 2008 on the Consolidated Plan One-Year Action Plan for FY 2009
- 3/11 Release of Consolidated Plan One-Year Action Plan for FY 2009  
Public comment period begins
- \*3/11** *CCFAC meeting 7:30 p.m., Conference Room 9/10, Fairfax County Government Center*
- \*\*3/31** *Board meeting, 4:00 p.m., Board Auditorium, Fairfax County Government Center*  
The Board of Supervisors holds Public Hearing on the Consolidated Plan One-Year Action Plan for FY 2009

#### April 2008

- \*\*4/1 & 4/2** *Board meeting, 10:00 a.m., Board Auditorium, Fairfax County Government Center*  
Board Public Hearing on the Budget
- 4/9 Public comment period ends for Consolidated Plan One-Year Action Plan for FY 2009
- \*4/9** *CCFAC Meeting, Conference Room 2/3, Fairfax County Government Center*  
Consider any additional public comments received on Consolidated Plan One-Year Action Plan for FY 2009 prior to forwarding of the Plan to the Board of Supervisors for approval.  
**Action:** Approval of forwarding of Consolidated Plan One-Year Action Plan for FY 2009 to the Board of Supervisors for approval
- \*\*4/21** *Board meeting, 10:00 a.m., Board Auditorium, Fairfax County Government Center*  
Board Budget Mark-up  
*Consolidated Community Funding Pool Awards for FY 2009*
- \*\*4/28** *Board meeting, 10:00 a.m., Board Auditorium, Fairfax County Government Center*  
*Approval of Consolidated Plan One- Year Action Plan for FY 2009*

#### May 2008

- 5/1 FCRHA meeting 7:00 p.m., One University Plaza
- \*\*5/5** *Board meeting, 10:00 a.m., Board Auditorium, Fairfax County Government Center*
- \*5/13** *CCFAC meeting 6:30 p.m., Conference Room 9/10, Fairfax County Government Center*

Consolidated Community Funding Pool selection process debriefing with the Selection Advisory Committee

5/14 Submit to HUD the adopted Consolidated Plan One-Year Action Plan for FY 2009, implementation to begin July 1, 2008.

**\*\*5/19** *Board meeting, 10:00 a.m., Board Auditorium, Fairfax County Government Center*

## **June 2008**

**\*\*6/2** *Board meeting, 10:00 a.m., Board Auditorium, Fairfax County Government Center*

**\*6/10** *CCFAC meeting 7:30 p.m., First Floor Training Room, Department of Housing and Community Development, Pender Drive Building*  
**Action:** Election of Officers

6/19 FCRHA meeting 7:00 p.m., One University Plaza

**\*\*6/30** *Board meeting, 10:00 a.m., Board Auditorium, Fairfax County Government Center*

## **July 2008**

FY 2009 CCFP projects begin  
CDBG Program Year 34 (FY 09) begins  
HOME Program Year 17 (FY 09) begins

### **Timeline for Implementation of Neighborhood Stabilization Program (NSP)**

<b>Oct. 14, 2008</b>	Meeting with nonprofit organizations for input on NSP
<b>Oct. 27, 2008</b>	Board of Supervisors Housing Committee Meeting for discussion of NSP
<b>Oct. 30, 2008</b>	FCRHA Meeting for Info Item on NSP
<b>Oct. 31, 2008</b>	Public advertisement of proposed amendment to the Consolidated Plan for the NSP for 15-day public comment period
<b>Nov. 17, 2008</b>	Board of Supervisors action on approval of amendment to the Consolidated Plan for the NSP
<b>Nov. 25, 2008</b>	NSP Application/Consolidated Plan amendment delivered to HUD (due to HUD, 12/1/08)
<b>Feb. 13, 2009</b>	Anticipated approval by HUD of NSP application

\*Denotes Regular CCFAC Meetings

\*\*Denotes Board of Supervisors Meetings

## **APPENDIX D**

## RESOURCES EXPECTED TO BE AVAILABLE

### Federal Resources

Home Investment Partnerships Program (HOME): HOME is an entitlement program which provides flexible housing grants to be used for: the acquisition, rehabilitation, and new construction of affordable housing, tenant based assistance, home buyer assistance, planning, and support services. Fifteen percent (15%) of the annual funding must be set aside for housing development activities of Community Housing Development Organizations (CHDOs), as defined by HUD.

HOPE for Youth: The Youth build program provides assistance for activities and services to assist economically disadvantaged youth to obtain education and employment skills and to expand the supply of permanent affordable housing. It can be used for planning grants, or implementation grants that can include: architectural and engineering work, acquisition, rehabilitation, construction, relocation, administrative costs, education and job training services, counseling, leadership skill development, support services, wages, stipends and benefits to participants, operating expenses, replacement reserves, legal fees, training and technical assistance for the applicant.

Community Development Block Grant (CDBG): CDBG is a federal annual entitlement grant program which funds activities to carry out one of three national objectives: benefit low/moderate-income families; aid in the prevention or elimination of slums or blight; or address urgent needs where conditions pose a serious and immediate threat to the health and welfare of the community. Types of projects generally eligible for funding include: acquisition, rehabilitation, development of public improvements, facilities and housing; public services (up to 15 percent of grant); restoration of historic properties; removal of architectural barriers; special economic development activities; program planning and administration; relocation payments; and other assistance related to community development projects.

Neighborhood Stabilization Program (NSP): NSP was implemented under Title III of Division B of the Housing and Economic Recovery Act, 2008 (HERA) (Public Law 110-289, approved July 30, 2008). The Bill appropriates funding for emergency assistance for redevelopment of abandoned and foreclosed homes and residential properties, and provides that the grants are to be considered Community Development Block Grant (CDBG) funds. HERA calls for allocating funds “to States and units of general local government with the greatest need, based on: (a) the number and percentage of home foreclosures; (b) the number and percentage of homes financed by a subprime mortgage; and (c) the number and percentage of homes in default or delinquency.”

CDBG Section 108 Loan Guarantee: This program provides federal loans, secured by a pledge of future CDBG grants and other security, to help fund large-scale development projects. Loan funds may be used for real property acquisition, rehabilitation of publicly owned real property, housing rehabilitation, relocation, clearance, and site improvements, interest payments on guaranteed loan and issuance costs, and debt service reserves.

Emergency Shelter Grants (ESG): This is an entitlement program that provides grants to improve the quality of existing emergency shelters and to increase the number of shelters

developed for the homeless, and can be used for: renovation, conversion of buildings, rehabilitation, essential social services, and operating costs (excluding staff payroll).

Housing Opportunities for Persons with AIDS (HOPWA): This is primarily an entitlement program that provides both entitlement and competitive grants for housing assistance and supportive services for low-income persons with AIDS or related diseases and their families. It can be used for: acquisition, rehabilitation, conversion, lease, repair of facilities, new construction, project-based or tenant-based rental assistance, planning, support services, operating costs, short-term payments (rent, mortgage, utility), and administrative expenses.

Public Housing Operating Subsidy: The Fairfax County Redevelopment and Housing Authority receives some operating subsidy for public housing units which were developed through acquisition, rehabilitation, or new construction using public housing development funds.

Capital Fund Grant Program: This formula-based program provides funding for the Fairfax County Redevelopment and Housing Authority to make physical and management improvements or development in public housing, and can be used to upgrade living conditions, correct physical deficiencies, and achieve operating efficiency.

Community Services Block Grant (CSBG): As part of the County's Consolidated Community Funding Pool, the CSBG provides funding for Community Action Program anti-poverty activities, housing counseling, emergency assistance, and other supportive services.

Department of Energy (DOE)/Other Energy Programs: DOE programs may provide funds for rehabilitation (or weatherization), and new construction.

Lead-Based Paint Abatement: This HUD grant program is to develop cost-effective community strategies for abatement of lead-based paint, and funds can be used for: rehabilitation, planning, and operating costs.

Low-Income Housing Tax Credits: This program, administered by the Virginia Housing Development Authority, provides federal tax credits to investors who provide financial support for development of approved low-income housing projects.

Preservation Programs: Various programs provide financial incentives to retain project subsidies for housing where federal assistance is expiring, or to sell the project to a purchaser who will keep it for low-income persons. Housing Choice vouchers may be provided to qualified low-income residents in certain projects to preserve their housing assistance after the project mortgage restrictions are removed or the subsidy contract terminates.

Housing Choice Voucher Program (Formerly Section 8): This program provides rental assistance payments to private owners who lease their units to assisted families and individuals. New allocations of funds for rental assistance are awarded on a competitive basis.

Housing Choice Voucher Homeownership Program: This is a pilot program that assists first-time homebuyers that have been in the Housing Choice Voucher Program for at least one year. 25 families currently have achieved homeownership to participate have their Housing Assistance Payment applied to their mortgage.

Supportive Housing for Persons with Disabilities (Section 811): This is a competitive grant program which provides funding to expand housing with supportive services in independent living facilities or group homes, and can be a source of financing for capital advances or project rental assistance.

Supportive Housing of the Elderly (Section 202): This program provides capital advances to finance elderly housing that offers supportive services, and project rental assistance (exclusive of debt service) which can be used for: acquisition, rehabilitation, new construction, rental assistance, support services.

Surplus Housing for Use to Assist the Homeless: This program provides rent-free, suitable federally-owned properties that are leased to homeless organizations, which must pay the operating and any rehabilitation and/or renovation costs.

*The following federal programs are administered by HUD under the Homeless Assistance Grants program in a competitive funding process.*

The Supportive Housing Program (SHP): This program provides grants which can be used for acquisition, rehabilitation, new construction (limited), leasing of structures, operating costs, and supportive service costs of housing, such as transitional housing and permanent supportive housing, which includes a planned service component to serve persons with special needs. Two formerly separate programs (*The Supplemental Assistance for Facilities to Assist the Homeless (SAFAH)* program and *The Safe Havens* program) are now consolidated as *The Safe Havens* program, which offers grants to provide very-low-income housing for homeless persons with serious mental illnesses, and can be used for: new construction, acquisition, rehabilitation, leasing assistance, low-demand support services, outreach activities, and operating costs.

Shelter Plus Care: This program provides grants, which can be sponsor-based, project-based, or tenant-based, for rental assistance that is offered with support services to homeless persons with disabilities.

#### Other Public Resources: State Programs

Virginia Housing Development Authority (VHDA) Loans and Grants: The VHDA offers below-market interest loans and grants to fund low-income housing in the State through acquisition, construction, rehabilitation, and homebuyer assistance.

Virginia Housing Partnership Fund: This fund was designed to offer grants and loans as match funds for other grant programs providing for the acquisition, rehabilitation, and construction of low-income housing in the Commonwealth, but it is currently not supported with appropriations from the General Assembly. It does receive some State HOME program funds and has repayments from prior loans to loan again.

Homeless Intervention Program: State funds to provide grants or loans for the payment of temporary rental, mortgage, and security deposit assistance to households who are homeless or are in imminent danger of becoming homeless. A housing counseling component is directed toward the goal of financial independence and self-sufficiency for the program recipients. The program is operated by a Nonprofit with a contract directly with the state.

Sponsoring Partnerships and Revitalizing Communities Program (SPARC): State funds to offer homebuyers first trust mortgage financing from Virginia Housing Development Authority's (VHDA) approved lenders at an interest rate below the standard VHDA first-time homebuyer rate. The Fairfax County Department of Housing and Community Development offers financing in the County's Neighborhood Revitalization Financing Program through VHDA's SPARC program.

State Tax Credit for Elderly/Disabled Housing: This program provides a State tax credit to landlords in return for reduced rent charged to tenants who are elderly or have disabilities.

#### Other Public Resources: Local Programs

Consolidated Community Funding Pool (CCFP): Since FY 2000, an allocation of County General Funds has been combined with federal/State Community Services Block Grant funds and an allocation of Community Development Block Grant funds to provide a pool of dollars for community-based Nonprofit programs funded through a competitive solicitation process.

County Funds (including Housing Trust Fund): These funds provide funding for a variety of housing-related activities, including acquisition of property and structures, rehabilitation, construction, rental assistance, financial leveraging, and revolving loans. These include the Housing Trust Fund, the Preservation Loan Fund, and the Affordable Housing Partnership Fund described below.

The Penny for Affordable Housing Fund: This fund, established in FY 2006, will be instrumental in preserving at least 2,500 existing affordable housing units before the end of 2012. In addition, the fund is also intended to be critical source of funding for the production of new affordable housing. The fund will provide financing to nonprofit and for-profit developers and the Fairfax County Redevelopment and Housing Authority (FCRHA) to acquire, rehabilitate, replace and develop affordable housing. The objective of the fund is not replace existing federal and state funding, but to supplement, enhance and leverage those funds.

Affordable Housing Partnership Program (AHPP): This fund provides financial assistance to nonprofits and other developers of affordable housing. The program not only supports new housing stock but will encourage preservation of existing affordable housing that may be at risk. The program provides funding for predevelopment expenses, gap and bridge financing as well as technical assistance.

Fairfax County Moderate Income Rental Program: This operating program supports the acquisition, rehabilitation, maintenance, and operating costs of housing owned by the

Fairfax County Redevelopment and Housing Authority for rent to eligible low- and moderate-income residents who may not meet federal assistance guidelines.

Business Assistance/Loan Programs: County funds support organizations that develop and implement small and minority business loan programs utilizing other sources, including CDBG Section 108 loans, for loan funds. These organizations may also provide business-development training and technical assistance and participate in revitalization and redevelopment efforts.

Home Improvement Loan Program: This program provides loans for home-improvement loans and technical assistance to low- and moderate-income homeowners with priority for those homes that do not meet health and building code requirements.

Home Repair for the Elderly Program: This program provides funding for minor home repairs for the elderly as well as handicapped and disabled homeowners at no cost to the homeowners. The program provides a crew to do up to one week's labor, up to \$500 in material expenses, to complete necessary repairs and maintenance.

Blight Abatement Program: The program addresses citizen concerns about specific properties in their communities that are abandoned, dilapidated, or otherwise kept in an unsafe state. After the owner is notified that the property is blighted and if the property owner does not remove the blight within a reasonable period of time, enforcement measures are pursued.

Homeownership Assistance Program: This program provides a second-trust mortgage loan up to \$5,000 to FCRHA tenants, program participants and others who live and work in Fairfax County. The buyers make affordable monthly payments on the second-trust loan and must provide one-half of the down payments from their own funds. The Fairfax County Employees Homeowner Program assists employees to purchase a home in Fairfax County.

Emergency Housing and Shelter Program: This program provides for the contract operation of the County's six community shelters for homeless individuals and families, supportive services, and payments for emergency motel placements.

Emergency Assistance Program: This program provides loans for security deposits, rent or mortgage assistance, and utility payments to prevent evictions; and it provides grants for moving and storage fees to assist clients in relocating to affordable housing after an eviction.

Homeless Prevention Program: This contract program is administered by a nonprofit agency that provides no-interest loans for rent, mortgage, and security deposits to prevent evictions and/or foreclosures.

*There are many private for-profit and nonprofit organizations which contribute to residential construction and community development activities in Fairfax County. The resources which these organizations use can vary over time and may be specific to particular projects. Such resources are described here in general categories.*

### Private Resources: For-Profit

Financial Institutions: Involvement of the banking community is crucial to structuring the multi-layered financing arrangements that have become necessary to produce and preserve affordable housing. In a time of reduced and constrained public resources, the financing of a large project can involve more than a dozen funding elements from different sources. One private bank provided the essential elements for the acquisition and rehabilitation of a 240-unit apartment complex in a financing arrangement that involved 13 separate sources of funds. Public/private partnerships have also been negotiated for other preservation projects. Bank loans are critical for new construction activity, are used in the County's Home Improvement Loan Program, and are usually part of the package for a household purchasing a home through a first-time homebuyer assistance program. Banks also participate in a public/private partnership for a small and minority business loan program.

Private Developers: Many private development companies are involved in housing production in Fairfax County. The Low-Income Housing Tax Credit Program, along with multi-family development loans from VHDA or the Virginia Housing Partnership Fund, has become a combination attractive to development companies to finance construction of multi-family housing developments that would be affordable to people with incomes at 50-60 percent of median income. With limited funding available, applications for these programs have been highly competitive. For projects with 50 units or more, the County's Affordable Dwelling Unit Ordinance provides a bonus density incentive for developers to provide a percentage of units in new construction as affordable housing. The Fairfax County Redevelopment and Housing Authority has the option to acquire or lease up to one-third of the units, and the balance are for direct sale to eligible low/moderate income homebuyers, or rental to eligible renters.

Other Private Businesses: Many private businesses contribute goods, services, volunteer time and money to nonprofit community-based organizations to assist with a variety of programs, including emergency assistance, food, and home repairs for elderly or other low-income households. For example, there is private support given for the purpose of establishing computer-learning centers for low-income families. Additionally, there is an initiative underway in which the FCRHA will develop magnet housing whereby affordable housing and jobs are linked. This concept will provide a living/learning/working environment that is tied to employers and educational institutions.

## Private Resources: Nonprofit

Nonprofit Housing Development Corporations: Several nonprofit housing development corporations are active in Fairfax County. Like for-profit developers, these organizations have also applied for the Low-Income Housing Tax Credit Program and multi-family loan programs available through VHDA. Some applications of the nonprofit developers have been oriented toward acquisition and rehabilitation of older garden-apartment complexes to preserve these units as part of the affordable housing inventory. Nonprofit developers can also work closely with service organizations to develop programs, such as transitional housing, where intensive support services and case management may be essential. Some of the federal grant programs for new construction are only available to nonprofit organizations. Utilization of these programs usually means that the nonprofit has to provide any required matching funds from other resources. These organizations thereby add significantly to the overall level of resources for affordable housing in the County.

Nonprofit Service Organizations: Fairfax County is fortunate to have a long-standing tradition of active community-based nonprofit organizations that provide a wide variety of social services support and assistance to people in need. While some of these groups are directly involved in developing housing, they contribute immeasurably to activities to prevent homelessness through emergency rental assistance, utility payments, and security deposits, as well as providing families and individuals with food, clothing and assistance in locating housing. Four such nonprofit agencies are contracted to operate the five community shelters in the County. While many of these service organizations receive some funding from the County, they also develop other sources of funds that add to the overall level of resources benefiting the communities they serve.

Low Income Housing Tax Credit Investors: When nonprofit housing development corporations receive an award of tax credits from VHDA, they form partnerships with tax credit investors to syndicate the tax credits. The tax credit investors provide equity to the project in return for an annual tax credit for each of ten years. The equity is an important part of the total financing package for the development of affordable rental housing. The nonprofit is usually the managing general partner of the partnership and the tax credit investor has limited involvement. The project must maintain affordable rents and be occupied by households at specific income levels for a minimum of 30 years.

**Appendix E**

**Charts:**

**Continuum of Care and**

**Community Planning Collaborative on Homelessness**

# Continuum of Care

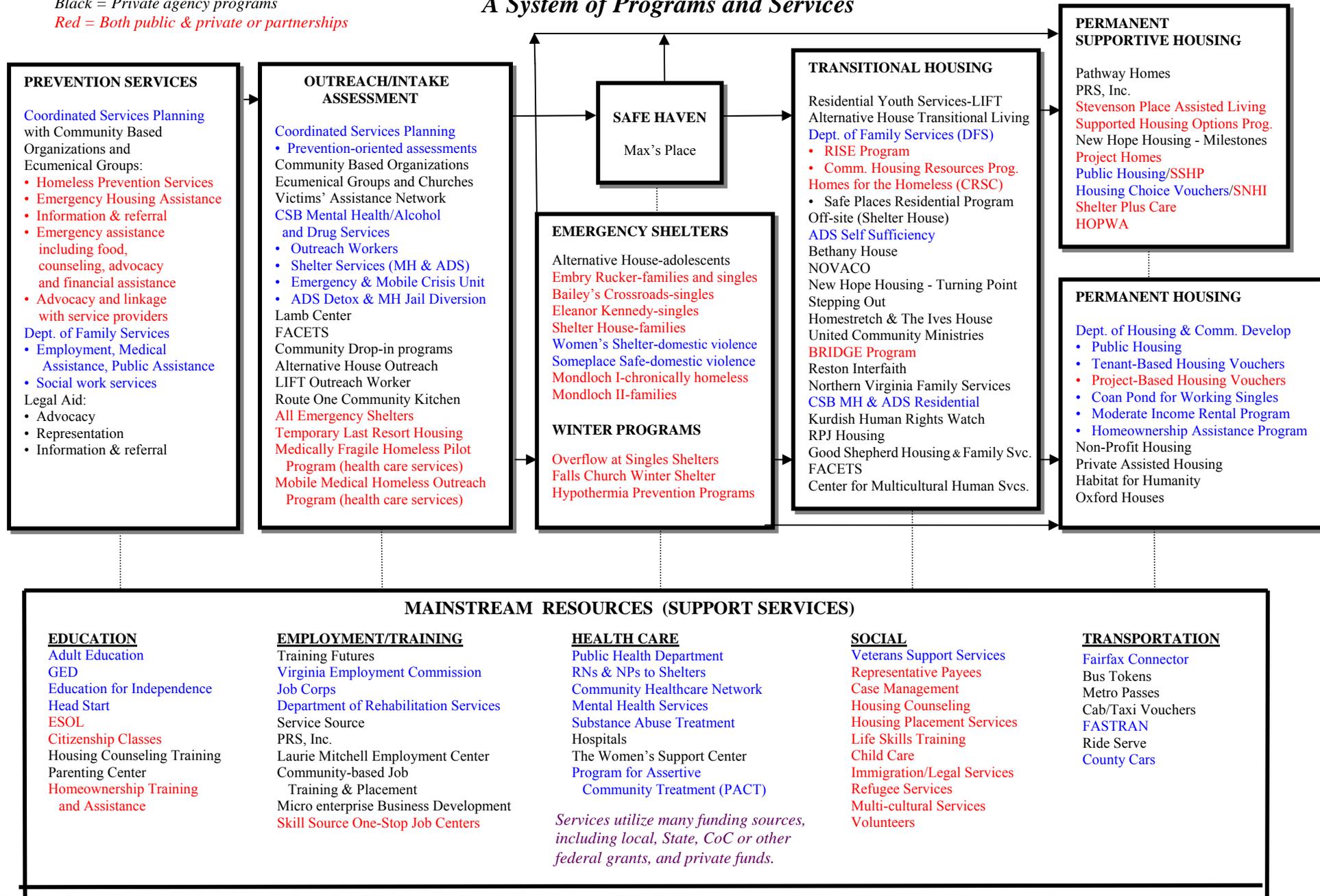
July 2006

## A System of Programs and Services

Blue = Public agency programs

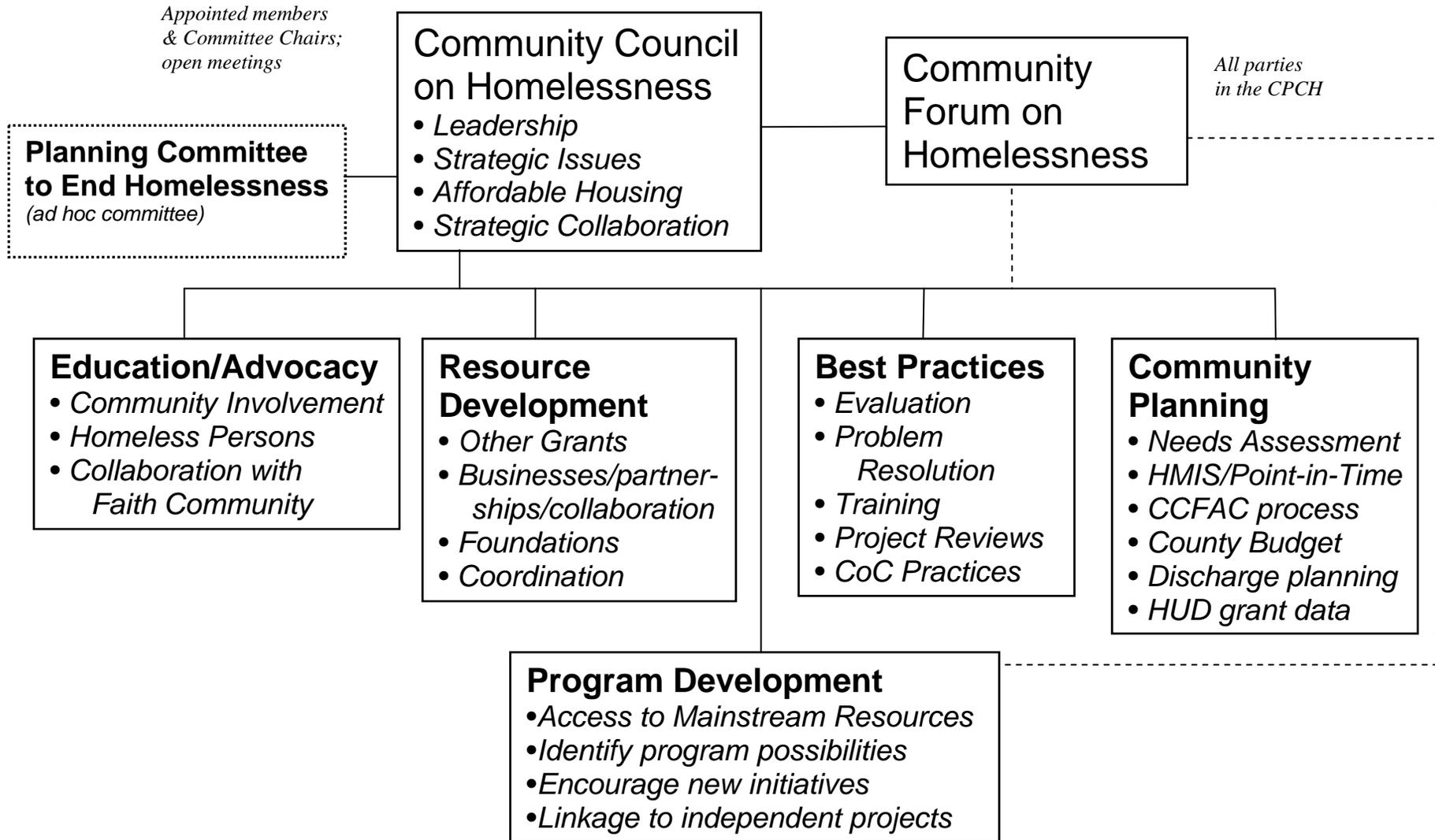
Black = Private agency programs

Red = Both public & private or partnerships



# Community Planning Collaborative on Homelessness

## *“Finding Solutions to End Homelessness”*



Concept Endorsed at the Joint HOC/CoC Meeting on December 18, 2003, with refinements through April 2006.

## **MARKETING OF AFFORDABLE HOUSING PROGRAMS**

On behalf of the Fairfax County Redevelopment and Housing Authority, the Fairfax County Department of Housing and Community Development (HCD) markets its programs, both rental and home ownership, and other agency services, on an ongoing basis using a variety of methods and media. In addition, all outreach is offered in alternative formats to ensure accessibility for persons with disabilities.

### **Print Media**

HCD prepares and distributes printed materials – brochures, flyers, posters, fact sheets, etc. which always include affirmation of our commitments to Equal Housing and access for persons with disabilities, as provided under the Americans with Disabilities Act (ADA). These printed materials are distributed to targeted audiences and also made available for pick-up in several public areas throughout the County, including Board of Supervisors' offices, libraries, the Government Center, etc.

### **Video/Broadcast Media**

HCD produces programs for broadcast through our local cable channel (Channel 16) highlighting programs and services offered by this agency, including programs funded using federal funds. These are joint efforts with the County's Cable Programming office and are available for viewing by all subscribers to Cox Communications cable in the County. The programs are targeted to raise the awareness of low and moderate income households to opportunities for affordable housing and homeownership, but the programs also serve as an educational tool for all citizens of the services being offered by the County and the Housing Authority. Each program also demonstrates not only the diversity of our community, as well as the diversity of the staff serving the community.

### **News Releases/Public Service Announcements**

Periodically, HCD issues press releases on affordable housing opportunities and initiatives in its rental, homeownership and community development programs, as well as its down payment and closing cost assistance programs. These announcements are sent to a diverse media market representing the cultural, ethnic and racial diversity of the region. Media lists are updated regularly.

### **Forums/Special Events**

HCD regularly hosts special events to promote and market agency programs, projects, initiatives and accomplishments such as, ground breaking and ribbon cutting ceremonies for new properties; forums on affordable housing for the general public and our partners; and press conferences to promote innovative projects and strategies developed by the agency and county. In conjunction with its first-time homebuyer programs, HCD regularly holds orientations to promote its homeownership programs and to help potential purchasers prepare for the home buying experience. These sessions have been conducted in a variety of languages and in various locations throughout the County.

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; and 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 and public services needs, and 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 and 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 the Department of Housing and Community Development.

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 Department of Housing and Community Development.

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 Department of Housing and Community Development, 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 of 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 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 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 Fairfax County Redevelopment and Housing Authority (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 and public services needs, and 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 300, 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.

**Comments Relating to the Draft Proposed Consolidated Plan One-Year Action Plan for FY 2009**

The following is a summary of testimony from the March 31, 2008 public hearing on the draft Proposed Consolidated Plan One-Year Action Plan for FY 2009. Copies of written testimony are available upon request to the Fairfax County Department of Housing and Community Development.

**Lynn Lilienthal** – Chairman, Board of Trustees, Reston Storefront Museum

Ms. Lilienthal described the activities at the museum and indicated that the Board of Trustees and those who work at the information desk are volunteers. Ms. Lilienthal promoted full funding of Project ID 12, Revitalization: Reston Storefront Museum.

**Kurt Pronske** – Representative, Community Revitalization and Reinvestment Advisory Group

Mr. Pronske introduced himself as a founding trustee and as Treasurer of the Reston Historic Trust (RHT). He expressed support for full funding of Project ID 12, Revitalization: Reston Storefront Museum. The funding would enable the Reston Storefront Museum to provide enhanced programs for citizens. Mr. Pronske provided background on RHT's efforts to obtain funding, including work with the Fairfax County Department of Housing and Community Development to obtain Community Development Block Grant funding. Full funding would have a catalytic effect on the Lake Anne area and revitalization efforts.

**Michael Ahern** – Representative, Faith Communities United for Housing

Mr. Ahern indicated that he testified at the Fairfax County Redevelopment and Housing Authority (FCRHA) on a Plan he thought may have been flawed. He had a concern regarding the County's One Penney Fund, a concern that the use of funds was going to those with higher incomes. He indicated concern regarding two Supervisors being against affordable housing. Mr. Ahern indicated that, due to the economic downturn, the homeless/needy are in need of affordable housing more. He asked the Board to put revenues toward affordable housing.

**Glenn Kamber** – Chair, Consolidated Community Funding Advisory Committee (CCFAC)

Mr. Kamber spoke of the CCFAC activities and how they sought public comments, specifically comments on increasing housing opportunities for persons with disabilities. Mr. Kamber spoke of the waiting list that the Community Services Board maintains having over 1,000 people. The CCFAC had recommended two proposals: 1) A target of a 25% set aside of housing opportunities for persons with disabilities, and 2) The establishment of coordinated policies and procedures to improve identification and timely matching of persons with disabilities to housing and supportive services. The CCFAC believes that the process for identifying persons with disabilities and filling units for them is broken and needs to be reformed. Mr. Kamber welcomes the opportunity for the Board's Housing Committee to review the policies and looks forward to working with them.

**Frank Blechman** – Vice-Chair, CCFAC

Mr. Blechman indicated the top priority for the CCFAC is the need of housing for low income persons with special challenges. The CCFAC recognized that all of the funding could not be put into this priority. Mr. Blechman described the recommendation that was made by the CCFAC for Reston Storefront Museum, which is Project ID 12, Option A.

**Vickie Wingert** – President Reston Historic Trust

Ms. Wingert testified in favor of full funding for the Reston Historic Museum. She cited its educational purpose and that it was critical that this landmark be maintained. Ms. Wingert has advocated for affordable housing and a homeless shelter in Reston. She was advocating for the Reston Museum and sees it as a place for ongoing dialogue.

**Ellen Graves** – Board Member, Reston Historic Trust

Ms. Graves spoke in favor of full funding for the Reston Historic Museum. Ms. Graves considered the Reston Museum as the archives of Reston and a legacy of the Reston founder. The Museum offers a myriad of education opportunities and a meeting space for nonprofit organizations.

**Conrad Egan** – Chair, FCRHA

Mr. Egan spoke in favor of the Action Plan for Fiscal Year 2009. He thanked the CCFAC representatives and referred to the CCFAC/FCRHA Working Advisory Group (WAG) as the FCRHA and CCFAC working together. Mr. Egan also thanked staff involved in the process.

Regarding the Reston Museum and funding at \$135,109 (Project ID 12 and Option B), Mr. Egan urged that the Board accept the FCRHA recommendation to fund at that level. Mr. Egan thanked the Board for deferring the decision to act on the proposed policy for housing for persons with disabilities, and spoke of the public hearing that was held before the FCRHA on March 6, 2008 and how beneficial it was. Mr. Egan concluded by thanking the Board for its stewardship and leadership.

**Karen Monaghan** – Representative, Reston Association

On behalf of the Reston Association, Ms. Monaghan supported full funding of Project ID12, Revitalization: Reston Storefront Museum. Ms. Monaghan spoke of the Reston Museum as being a focal point for visitors and citizens who want to learn about Reston's heritage. She indicated that, with renovation of the museum, much more could be accomplished.

**Woody Witt** – Vice Chair, Fairfax Area Disability Services Board (DSB)

Mr. Witt thanked the Board for the opportunity to comment and indicated that the DSB strongly supported the recommendations of the CCFAC regarding housing opportunities for persons with disabilities. The DSB applauded the decision to have the CCFAC policies reviewed by the Board's Housing Committee. The DSB stands ready to work with the Housing Committee.

**Lynn Kramer** – Vice-Chair, Fairfax-Falls Church Community Services Board (CSB)

Ms. Kramer was speaking on behalf of Mary Ann Beall. The CSB was encouraged to hear that the Board of Supervisors wants to dialogue with the CCFAC. The CSB supported the 25% set-aside of housing opportunities for persons with disabilities proposal of the CCFAC and improving the process to match persons with disabilities with housing units. The CSB is pleased to have the CCFAC's proposals reviewed by the Board's Housing Committee and is ready to work with the Housing Committee

In addition to the above testimony provided at the public hearing, additional written documentation was entered into the record. Comments were received from:

**Bob and Cheryl Simon** - Founding Member of the Reston Community

Wrote in support of the full, \$135,109, funding for the Reston Storefront Museum in the Lake Anne Revitalization District.

**Barbara Naef** – Reston Museum Volunteer

Ms. Naef indicated that the grant funding of the Reston Storefront Museum is an important component of the effort to revitalize Lake Anne. She also recommended that the property tax be returned to a rate that was reasonable before assessments skyrocketed because of the housing boom.

**Anne E. Strange** - Citizen

Wrote in support of the Consolidated Plan Project ID # 12, Revitalization of the Reston Museum.

**Tom and Johanna Brady** – Citizens of Reston

Urged the Board of Supervisors to include full funding for Project ID # 12, which would be the first revitalization project since the Revitalization Area and Historic Overlay District of Reston was established more than a decade ago.

**Thom Clement** – Executive Director, Osher Lifelong Learning Institute at George Mason University  
Encouraged the Board of Supervisors to support recommendations to provide grant funding to the Reston Storefront Museum.

**Bill and Bonnie Whyte** – Citizens of Reston

Urged the Board of Supervisors to authorize full funding of the Consolidated Plan Project #12, Revitalization: Reston Storefront Museum.

**Van T. Foster** - President, Reston Community Reinvestment Corporation (RCRC)

As recognized by the Board of Supervisors in January 2004 as the body representing the Lake Anne Revitalization Area, RCRC asked the Board to include full funding for its revitalization project identified as Option B of Project ID # 12 in the One-Year Action Plan for FY 2009.

**Robin Smyers** – Vice President, Reston Association

Wrote to the Board of Supervisors to express the Reston Association's strong support for the renovation of the Reston Historic Trust/Museum site as proposed in the Consolidated Plan as Project ID # 12.

**Howard Green** – RCRC Member

Wrote to support Option A, which would have required matching funds and provisionally proposed a lesser amount of funding for Project ID # 12 Revitalization: Reston Storefront Museum than Option B.

**Barbara Foster Freeman** – Citizen of Reston

Supported full funding for revitalization of the Reston Storefront Museum.

**Lee A. Rau**

Indicated his belief that Option B deserves community support and that the investment would be consistent with revitalization efforts and contribute to the mission of the Reston Historic Trust.

Subsequent to the public hearing, written comments were received from:

**Ann Pimley** – Chair, Fairfax Area Disability Services Board

Ms. Pimley supported the recommendations of the CCFAC for both a set-aside of housing opportunities for persons with disabilities and for improvement in how persons with disabilities are matched with housing opportunities and supportive services. She also applauded the Board of Supervisor's decision to have the CCFAC recommendations reviewed by the Board's Housing Committee with involvement of a cross-section of County and community-based agencies.

## HOW THE PUBLIC COMMENTS WERE ADDRESSED

The Consolidated Community Funding Advisory Committee considered all comments received on the draft Proposed Consolidated Plan One-Year Action Plan for FY 2009 at its April 9, 2008 meeting. Regarding the Revitalization: Reston Storefront Museum project (ID #12), the CCFAC voted to recommend funding this project at \$135,109 and fund the Accessibility Modifications/FCRHA Properties project (ID #11) at \$250,000, which was Option B in the document.

Regarding testimony in support of revenues for affordable housing, the County's budget includes affordable housing and affordable housing funds are identified in this Proposed Consolidated Plan One-Year Action Plan. Regarding testimony concerning the CCFAC's proposed policies on increased housing opportunities for persons with disabilities, discussion of these policies was deferred by the Fairfax County Board of Supervisors on March 10, 2008 and will be discussed within the Board's Housing Subcommittee.

Public Comment Period for Amendment to Incorporate NSP funds:

The Fairfax County Board of Supervisors approved the amendment of the Consolidated Plan One-Year Action Plan for FY 2009 on November 17, 2008 to implement NSP programs and activities. The 15-day comment period ended on November 15, 2008. A summary of these comments is provided in Appendix I of this final Action Plan.

# **THE NEIGHBORHOOD STABILIZATION PLAN (NSP)**

## **SUBSTANTIAL AMENDMENT\***

Jurisdiction(s): Fairfax County  Jurisdiction Web Address: <ul style="list-style-type: none"> <li>• <a href="http://www.fairfaxcounty.gov/rha">www.fairfaxcounty.gov/rha</a></li> </ul>	NSP Contact Person: Audrey Spencer-Horsley Address: Fairfax County Department of Housing and Community Development, 3700 Pender Drive, Ste. 300, Fairfax, VA 22030 Telephone (703)246-5166 Fax: (703)246-5115 Email: <a href="mailto:Audrey.Spencer-Horsley@fairfaxcounty.gov">Audrey.Spencer-Horsley@fairfaxcounty.gov</a>
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\*This NSP Substantial Amendment follows the template and the format requested by HUD to expedite the review and approval process.

**A. AREAS OF GREATEST NEED**

Provide summary needs data identifying the geographic areas of greatest need in the grantee’s jurisdiction.

*Note:* An NSP substantial amendment must include the needs of the entire jurisdiction(s) covered by the program; states must include the needs of communities receiving their own NSP allocation. To include the needs of an entitlement community, the State may either incorporate an entitlement jurisdiction’s consolidated plan and NSP needs by reference and hyperlink on the Internet, or state the needs for that jurisdiction in the State’s own plan. The lead entity for a joint program may likewise incorporate the consolidated plan and needs of other participating entitlement jurisdictions’ consolidated plans by reference and hyperlink or state the needs for each jurisdiction in the lead entity’s own plan.

HUD has developed a foreclosure and abandonment risk score to assist grantees in targeting the areas of greatest need within their jurisdictions. Grantees may wish to consult [this data](#), in developing this section of the Substantial Amendment.

**Response:**

In the first two quarters of calendar year 2008, there were 7,399 foreclosures which include default notices, auction sale notices and bank repossessions in Fairfax County, compared with 539 total foreclosures in 2006 and 4,527 in 2007. Through the end of August 2008, there were 2,117 properties still in foreclosure meaning they are the net number of properties currently owned by the lender. On average through August, properties that have been re-sold were generally in active foreclosure status for about four months. Net foreclosures appear to be clustered in specific areas of Fairfax County, as shown in Chart 1 below, including Springfield, Annandale, Herndon, Centreville, Alexandria, Chantilly and Lorton. Fairfax County considers these seven areas to be of the greatest need.

Chart 1

Net Foreclosures in Fairfax County, by Magisterial District – August 2008					
District	April	May	June	July	Aug
Braddock	225	201	238	227	235
Dranesville	304	275	269	227	223
Hunter Mill	124	115	120	119	134
Lee	271	253	405*	406	323
Mason	203	192	221	231	265
Mt. Vernon	294	254	275	281	313
Providence	126	120	154	153	176
Springfield	122	120	116	126	149
Sully	238	250	288	269	299
<b>Total</b>	<b>1,907</b>	<b>1,780</b>	<b>2,086</b>	<b>2,039</b>	<b>2,117</b>

\* Increase reflects coding update of a prior sale of 126 condos. Not a recent foreclosure, but staff just recently updated the foreclosure indicator in the database. This was a multi-parcel foreclosure of condos.

Figure 1 and Figure 2 show the geographic impact of foreclosures demonstrated by district and by zip code based upon the number of foreclosure filings in Fairfax County. It should be noted that the data detailed below is consistent with the HUD foreclosure data.

Fig. 1

### Net Foreclosures by Supervisor District

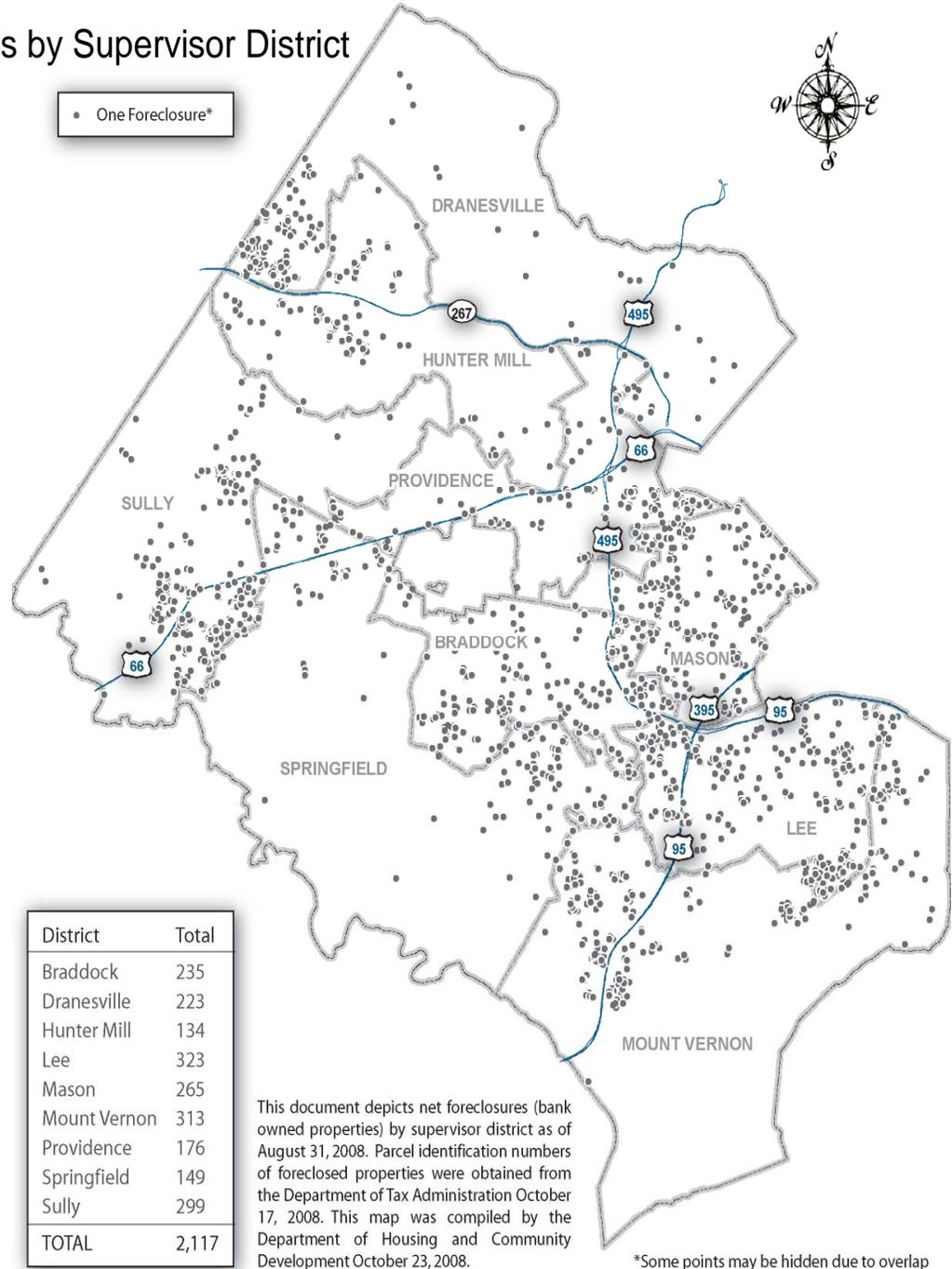
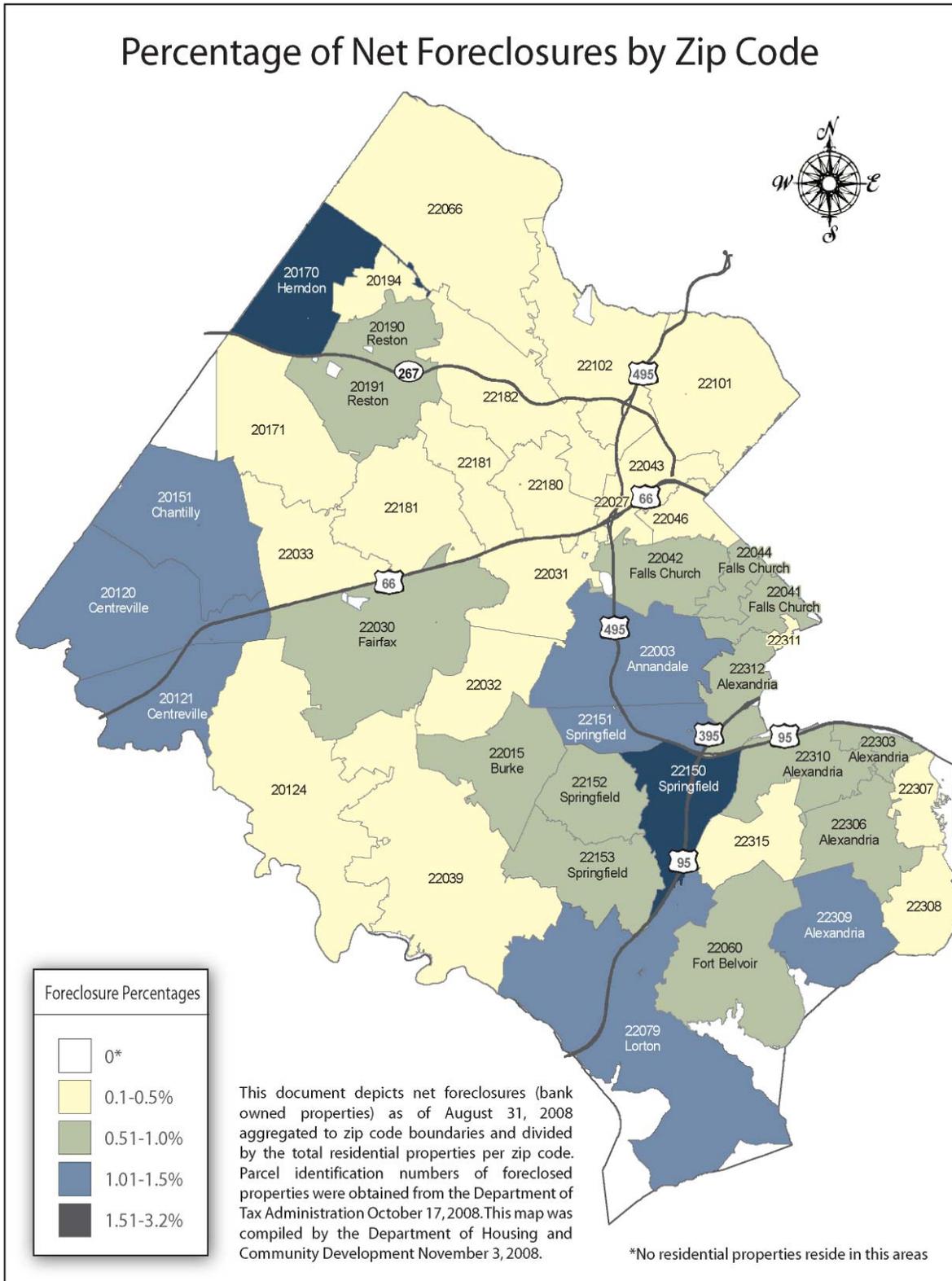


Fig. 2



Figures 3, 4, and 5 show the geographic distribution of subprime mortgage loans by type of loan.

Figure 3

### PERCENT OF CONVENTIONAL HOME IMPROVEMENT MORTGAGE LOANS BY SUBPRIME LENDERS IN 2004

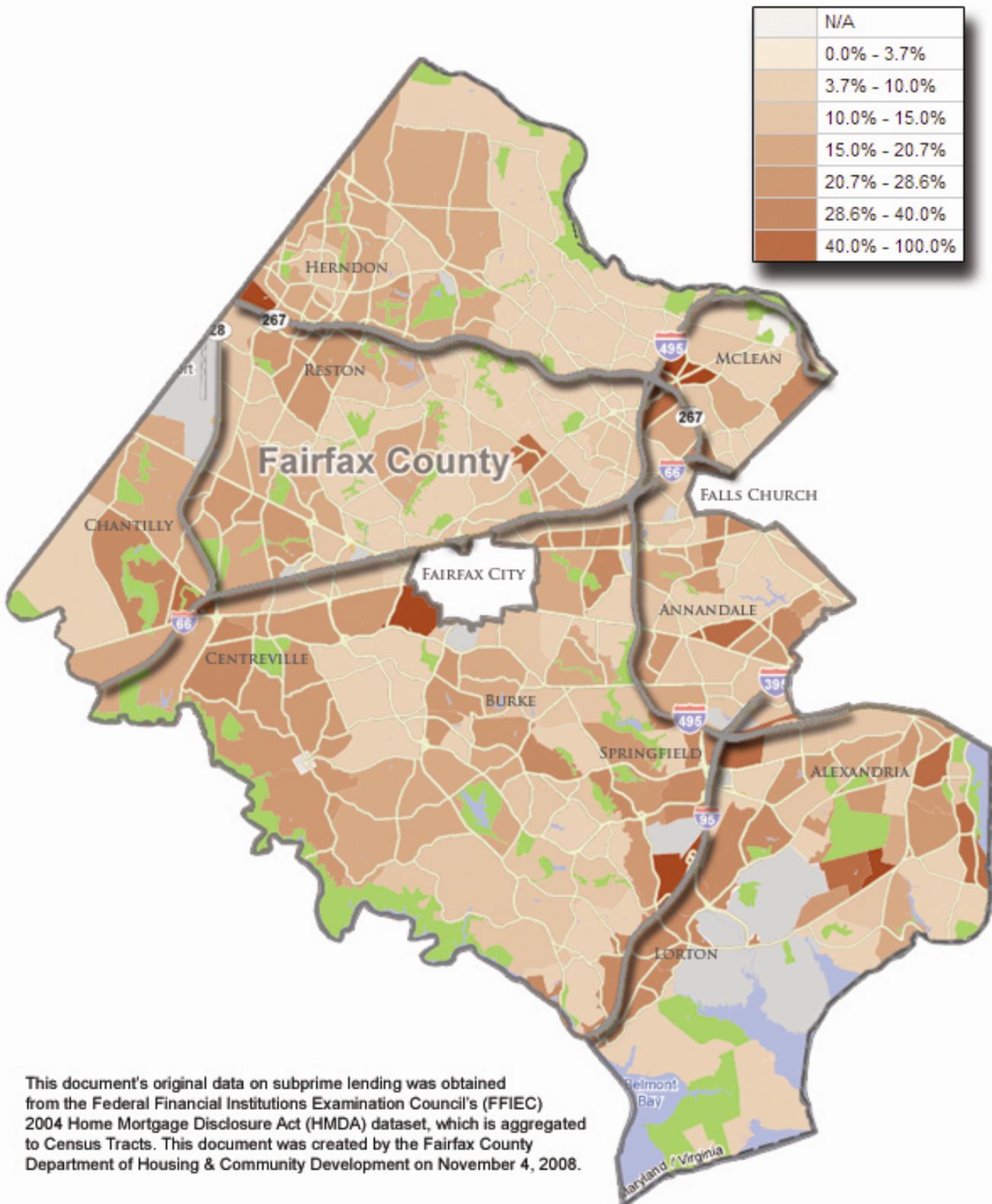


Figure 4.

## PERCENT OF CONVENTIONAL HOME PURCHASE MORTGAGE LOANS BY SUBPRIME LENDERS IN 2004

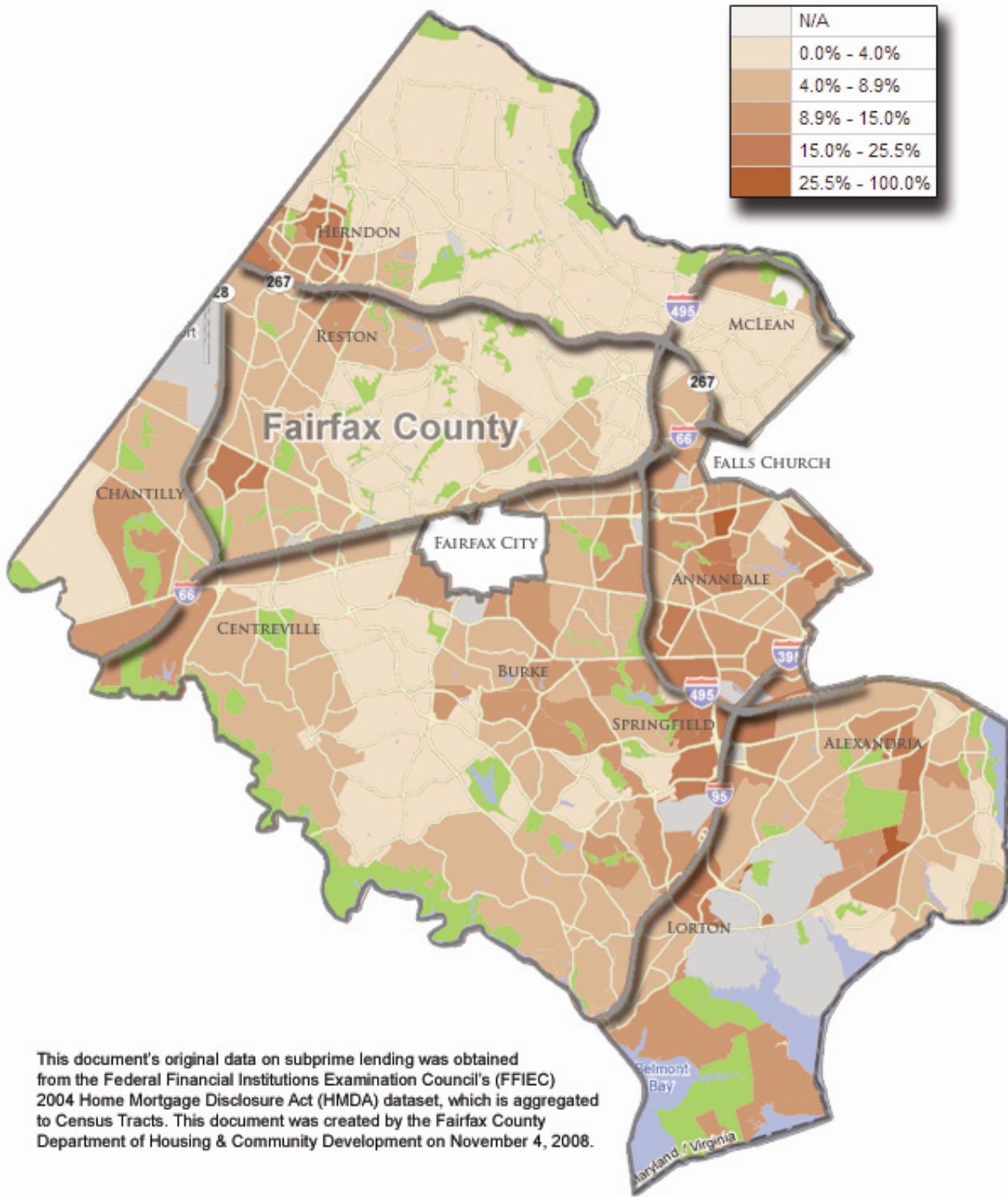
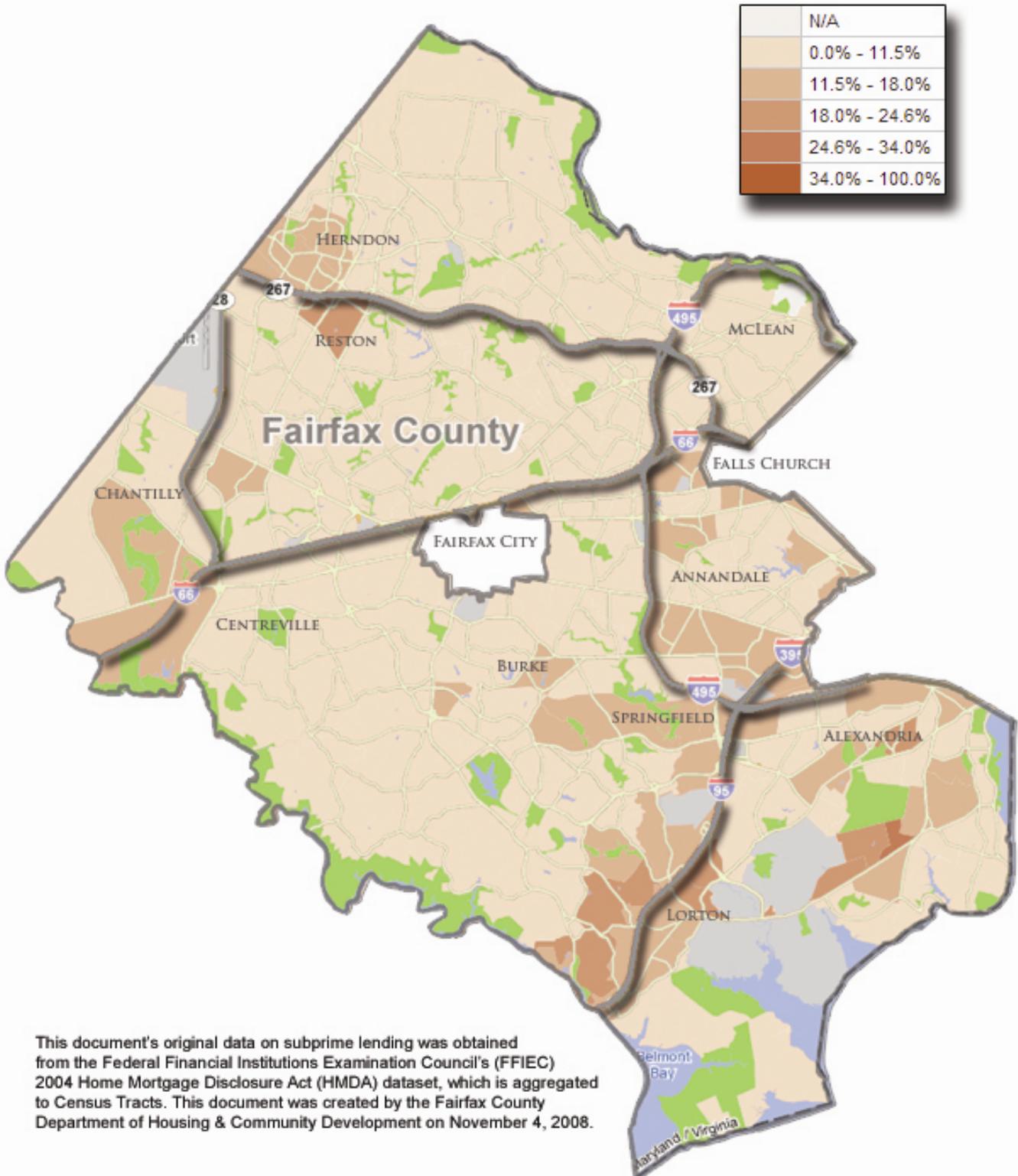


Figure 5.

## PERCENT OF CONVENTIONAL REFINANCING MORTGAGE LOANS BY SUBPRIME LENDERS IN 2004



## **B. DISTRIBUTION AND USES OF FUNDS**

Provide a narrative describing how the distribution and uses of the grantee's NSP funds will meet the requirements of Section 2301(c)(2) of HERA that funds be distributed to the areas of greatest need, including those with the greatest percentage of home foreclosures, with the highest percentage of homes financed by a subprime mortgage related loan, and identified by the grantee as likely to face a significant rise in the rate of home foreclosures. *Note:* The grantee's narrative must address these three stipulated need categories in the NSP statute, but the grantee may also consider other need categories.

### **Response:**

Title III of Division B of the Housing and Economic Recovery Act, 2008 (HERA) (Public Law 110-289, approved July 30, 2008). The Bill appropriates funding for emergency assistance for redevelopment of abandoned and foreclosed homes and residential properties, and provides that the grants are to be considered Community Development Block Grant (CDBG) funds. The grant program under Title III is commonly referred to as the Neighborhood Stabilization Program (NSP). Fairfax County will receive \$2,807,300 from HUD under the program.

HERA calls for allocating funds "to States and units of general local government with the greatest need, based on: (a) the number and percentage of home foreclosures; (b) the number and percentage of homes financed by a subprime mortgage; and (c) the number and percentage of homes in default or delinquency."

In Figure 2, the number of foreclosed properties was divided by the total number of residential properties to yield the foreclosure percentages. The data shows in Fig. 2 that the first two areas of greatest need, as indicated in dark blue on the map, are Herndon (zip code 20170) and Springfield (zip code 22150). In these areas there are 1.51 to 3.2% foreclosures.

- For specific census tracts within Springfield and Herndon, Figure 3 shows that 40-100% of the conventional home improvement loans that were mortgaged in 2004 were financed by subprime lenders. Figure 4 shows that 15 - 25% of the home purchase conventional loans were financed by subprime lenders. Figure 5 denotes that 24.6 - 34% of the conventional loans refinanced in this area were done so by subprime lenders.

The second greatest need areas are indicated in light blue in Figure 2. These areas (zip codes) include; the Fairfax County part of Alexandria (22309), Annandale (22003), Centreville (20120, 20121), Chantilly (20151), Lorton (22079) and Springfield (22151). In these areas there are 1.01 to 1.5% foreclosures. Some of the significant observations are highlighted as follows:

- For specific census tracts within the Fairfax County area of Alexandria Figure 3 shows that 40-100% of the conventional home improvement loans that were mortgaged in 2004 were financed by subprime lenders. For specific census tracts within Annandale, Centreville, Chantilly, Lorton and Springfield, Figure 3 shows that 28.6 – 40% of the conventional home improvement loans that were mortgaged in 2004 were financed by subprime lenders. For specific census tracts in Alexandria, Annandale, and Chantilly, Figure 4 shows that 25 - 100% of the home purchase conventional loans were financed by subprime lenders. Figure 5 denotes that for certain census tracts in Alexandria, 24.6 - 34% of the conventional loans refinanced in this area were done so by subprime lenders.

The third greatest need areas are indicated in green in Figure 2. These areas (zip codes) include; Reston (20194, 20191), Fairfax (22030), Falls Church (22042, 22044, 22041), Alexandria (22312, 22310, 22303, 22306), Springfield (22152, 22153), Burke (22015). In these areas there are .51 to 1.0% foreclosures.

The following areas and census tracts are not within the above zip codes but have a high percent of subprime home purchase loans, as indicated on subprime home purchase map (Figure 4) will also be added as areas of interest because these are potential areas of increased foreclosures in the near future:

- (McLean Area) 706, 703
- (Tyson's Corner Area) 712
- (Vienna Area) 610
- (Richmond Hwy Area) 151, 156, 153
- (Centreville Area) 914
- (Chantilly Area) 918
- (Franconia Area) 211
- (Herndon Area) 811
- (Burke Area) 301

On June 30, 2008, the Fairfax County Board of Supervisors approved a foreclosure program designed to address the current foreclosure problem and help stabilize impacted neighborhoods while increasing the opportunities for additional affordable workforce housing. The entire foreclosure strategy, which includes assistance to homeowners in distress, neighborhood preservation efforts, and the “Silver Lining Initiative”, are described below. The Silver Lining Initiative is the primary means by which staff proposes to implement the federal Neighborhood Stabilization Program funds; this program will be known as “Silver Lining Plus”.

### **Fairfax County’s Current Foreclosure Initiative:**

**Homeowners in Distress:** Foreclosure specialists from HCD and other county agencies and nonprofits are coordinating efforts with the Virginia Housing Development Authority (VHDA) to counsel households at risk of foreclosure in Fairfax County. Status: As of October 22, 2008, a total of 424 people had received foreclosure counseling.

**Neighborhood Preservation Efforts:** To assist in maintaining home values in communities with foreclosed properties, the county plans two main approaches:

- **Direct Strategic Purchase:** FCRHA may purchase up to 10 foreclosed single-family houses or townhouses identified as abandoned, deteriorated or a destabilizing force on the neighborhood, per criteria adopted by the Board of Supervisors on August 4, 2008. Properties will be rehabilitated and resold to first-time homebuyers or a nonprofit organization. Status: None to date.
- **Neighborhood Appearance and Safety:** By using the existing Home Improvement Loan Program (HILP) for low-cost loans to current homeowners, the county will assist homeowners in maintaining and preserving the appearance and safety of their neighborhoods. Status: None to date.

**Silver Lining Initiative:** Through the federally funded Home Equity Loan Program (HELP) shared equity loan, HCD is assisting first-time homebuyers to purchase a foreclosed home. The purchase price of the foreclosed home can not exceed \$362,790, and homes are limited to townhouses and single-family homes.

Low-cost first mortgages through the VHDA's Sponsoring Partnerships and Revitalizing Communities (SPARC) program will be used for qualifying households. Six bank-owned, foreclosed properties purchased to date through HOME funds. NSP funds will be needed to assist more first-time homebuyers to purchase additional units in areas of greatest need.

### **NSP Silver Lining Plus**

The following are the proposed methods to utilize federal NSP funds to be called the "Silver Lining Plus" Program:

**First-time Homebuyers:** Fifty-four percent or \$1,526,570 Silver Lining Plus (NSP) funds will be available for equity-shared second trusts for first-time homebuyers purchasing foreclosed single family homes or townhouses in Fairfax County in areas of greatest need identified earlier.

**Non-profit Organizations:** Thirty-six percent or \$1 million Silver Lining Plus funds will be provided to non-profits through no-interest, deferred loans to purchase foreclosed properties for rental housing. Non-profit organizations may purchase any housing type, including condominiums, for use as rental properties to households that have incomes strictly at or below 50 percent AMI. Funds will be available through a rolling application process and applications must outlay acquisition of property within the areas of greatest need as determined by the County as identified earlier.

The Silver Lining Plus Program offers an opportunity to address several priorities of the County. High priority will be given to projects which serve housing for persons with disabilities and special needs, Housing First, or workforce housing.

Within the Silver Lining Plus Program the purchase price ceilings, noted on page 120 below, reflect the current market. Only non-profits will be able to purchase condominiums, which are lower in price than of single family homes or townhouses. The maximum loan amount is higher for condominiums than of townhouses and equal to that of single family homes. This way HCD is able to ensure the feasibility of non-profits serving a lower income group. There may be projects that are infeasible and the loan amount requested exceeds the loan amount designated by the program. In this case, HCD will work with non-profits to secure other funds, despite the maximum loan amount, as long as every effort has been made to locate a lower price unit and/or increase outside contributions.

All non-profits participating in the Silver Lining Plus program will be asked to submit qualifications that will demonstrate their ability to provide decent, safe and affordable housing within timing and budget. There will be specific criteria for qualifying non-profits including;

- To be an approved 501 c(3) organization
- Must have a successful track record in owning and managing real estate
- Must be in sound financial condition, as determined by the county

**Rehabilitation and Other Acquisitions:** HCD recommends that the Home Improvement Loan Program be made available to Silver Lining and Silver Lining Plus purchasers to rehabilitate the properties in accordance with procedures approved by the FCRHA. This would be in the form of deferred loans. HCD may consider strategic acquisitions of foreclosed properties.

**General Administration:** Ten percent or \$280,730 NSP funds will be allocated towards funding for the general administration of the County's NSP funded programs and projects. Funding provides for administration of housing and community development programs and projects; required local, state, and

federal reports and preparation of documents; provision of technical assistance; financial management; and administrative and professional support of various citizen participation processes.

### *C. DEFINITIONS AND DESCRIPTIONS*

(1) Definition of “blighted structure” in context of state or local law.

#### Response:

Va. Code Ann. § 36-49.1:1 (Supp. 2008) (Spot Blight Abatement Statute) allows the Board, by ordinance, to declare a blighted property a nuisance, thereby enabling abatement in accordance with Va. Code Ann. § 15.2-900 (2003) or Va. Code Ann. § 15.2-1115 (Supp. 2007) (Abatement of Nuisance Statutes). The Abatement of Nuisance Statutes permit the County to compel the abatement or removal of nuisances. If, after reasonable notice, the owner(s) fails to abate or obviate the nuisance the County may abate the nuisance in which event the property owner(s) may then be charged for the costs of abatement, which may be collected from the property owner(s) in any manner provided by law for the collection of state or local taxes.

Properties are considered “blighted” under the Spot Blight Abatement Statute as defined in Va. Code Ann. 36-3 (Supp. 2008) as any individual commercial, industrial, or residential structure or improvement that endangers the public's health, safety, or welfare because the structure or improvement upon the property is dilapidated, deteriorated, or violates minimum health and safety standards, or any structure or improvement previously designated as blighted pursuant to § 36-49.1:1, under the process for determination of "spot blight."

In November 1996, the Board authorized the implementation of a Blight Abatement Program using the Spot Blight Abatement Statute to address citizen concerns about specific properties in their communities which were abandoned, dilapidated, or otherwise kept in an unsafe state.

A property can be considered blighted if it meets the standards set forth in Va. Code Ann. § 36-3 (Supp. 2008) and if it meets all of the following conditions:

1. It has been vacant and/or boarded up for at least one year.
2. It has been the subject of complaints.
3. It is no longer being maintained for useful occupancy.
4. It is in a dilapidated condition or lacks normal maintenance or upkeep.

(2) Definition of “affordable rents.” *Note:* Grantees may use the definition they have adopted for their CDBG program but should review their existing definition to ensure compliance with NSP program –specific requirements such as continued affordability.

#### Response:

As stipulated under CDBG regulations, jurisdictions are required to adopt and make public rent standards. For this purpose, “affordable rent” shall be rent for housing that is no greater than 40 percent of a household’s gross annual income for an eligible lower income household as defined under CDBG program regulations. However, the goal shall be that lower income households, as defined under CDBG program regulations, pay rent that is no more than 30 percent of their gross annual income.

(3) Describe how the grantee will ensure continued affordability for NSP assisted housing.

Response:

Fairfax County will ensure the continued affordability for NSP assisted housing in two ways:

1) First-time Homebuyers: The shared equity loan will include closing costs and downpayment costs. All shared equity loans will be limited to households with income up to 100 percent AMI. An affordability period of 30 years will be applied by way of a FCRHA Promissory Note and Deed of Trust. The principle loan amount and FCRHA equity share will be forgiven after 30 years.

In the event of sale or transfer of the property within the affordability period, the principal loan amount of the FCRHA Promissory Note plus the FCRHA equity share will be due. If the net sales price at the time of sale or transfer does not provide for the full amount of the FCRHA Promissory Note to be paid in full, the balance owed will need to be paid by the seller. (Program guidelines will provide for a loan workout with the seller if necessary). In any sale or transfer situation, FCRHA reserves the right of first purchase.

Subject to VHDA approval, an affordability provision beginning at year 16 will be applied to the occupying household, whereas, the household is subject to an income recertification which will include furnishing and evaluation of the past three years of federal income tax returns. If the household is found to be over 120 percent AMI based on family size, deferred simple interest will begin to accrue at a rate of two percent on the FCRHA principle loan amount beginning in year 16. At the time of sale or transfer, the sum of the accrued interest on the FCRHA principal loan amount, plus the principal loan amount, plus equity share will be payable to the FCRHA. There will be no prohibition on pre-payment.

FCRHA's equity share is defined as the percentage of loan funds provided towards the sales price of the property by the FCRHA at the time of purchase. At the time of sale or transfer, the FCRHA equity share would be equal to the same percentage of the net proceeds of the sale as determined by the percentage of the funds provided by the FCRHA at the time of purchase.

2) Non-profit Organizations: Non-profit organizations may purchase any housing type, including condominiums, for use as rental properties to households that have incomes strictly at or below 50 percent AMI. A FCRHA Deed of Trust will be required for an affordability period of 30 years. Funds will be available through a rolling application process and applications must outlay acquisition of property within the areas of greatest need as determined by the County.

The Silver Lining Plus Program offers an opportunity to address several priorities of the County. High priority will be given to projects which serve housing for persons with disabilities and special needs, Housing First, or workforce housing.

Fair market appraisals of all units submitted for use of NSP funds should include comparables of recent private sales of foreclosed homes in the surrounding area.

(4) Describe housing rehabilitation standards that will apply to NSP assisted activities.

Response:

On all NSP assisted activities, Fairfax County HCD will apply the standards and procedures outlined in the Virginia Rehabilitation Code, Part 2 of the Virginia Uniform Statewide Building Code, 2006 Edition.

**D. LOW INCOME TARGETING**

Identify the estimated amount of funds appropriated or otherwise made available under the NSP to be used to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose incomes do not exceed 50 percent of area median income: \$1,000,000.

*Note:* At least 25% of funds must be used for housing individuals and families whose incomes do not exceed 50 percent of area median income.

Response:

It is anticipated that 36 percent or \$1 million Silver Lining Plus funds will be provided to non-profits through no-interest, deferred loans to purchase foreclosed properties for rental housing. Non-profit organizations may purchase any housing type, including condominiums, for use as rental properties to households that have incomes strictly at or below 50% AMI. Funds will be available through a rolling application process and applications must outlay acquisition of property within the areas of greatest need determined above by Fairfax County.

First-time homebuyer assistance may also serve a few households at 50% AMI which would add to the 36 % of funds planned for acquisitions by non-profits.

**E. ACQUISITIONS & RELOCATION**

Indicate whether grantee intends to demolish or convert any low- and moderate-income dwelling units (i.e.,  $\leq$  80% of area median income).

If so, include:

The number of low- and moderate-income dwelling units—i.e.,  $\leq$  80% of area median income—reasonably expected to be demolished or converted as a direct result of NSP-assisted activities.

The number of NSP affordable housing units made available to low-, moderate-, and middle-income households—i.e.,  $\leq$  120% of area median income—reasonably expected to be produced by activity and income level as provided for in DRGR, by each NSP activity providing such housing (including a proposed time schedule for commencement and completion).

The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income.

Response:

Fairfax County does not intend to demolish or convert any low and moderate income dwelling units utilizing NSP funds.

**F. PUBLIC COMMENT**

Provide a summary of public comments received to the proposed NSP Substantial Amendment.

*Note:* proposed NSP Substantial Amendment must be published via the usual methods and posted on the jurisdiction's website for no less than 15 calendar days for public comment.

Response:

Public Comment Period for the Proposed Amendment of the FY 2009 Consolidated Plan Annual Action Plan for Implementation of the Neighborhood Stabilization Program (NSP) was open from October 31, 2008 through November 15, 2008. Notices of the public comment period were placed in local newspapers and all Fairfax County libraries. The Plan was placed on the FCRHA website and disseminated to all

Fairfax County libraries for public comment. All public comments submitted by November 15th were and considered in the final version of the Amended Consolidated Plan and summarized under this section.

***Suzette Steinhardt, Family Preservation and Strengthening Services (PASS)***

Recommended that non-profits be permitted to co-sign on homes that are being purchased by clients. This way the clients who wouldn't be able to afford to purchase a home due to equity concerns would be able to do so. The non profits would benefit since they would be paying down equity for clients as opposed to merely spending money on rent which has no leverage.

***Khanh T. Tran, Community Development Department Director, Boat People S.O.S, Inc.***

Would like to ensure that at least 10,000 Vietnamese refugees and immigrants in the Fairfax County be able to have access to NSP information including eligibility criteria, homeownership assistance programs, and appropriate counseling and referral services. The key activities to be provided would be: Translation of NSP information materials, community outreach, mass media outreach, group education and counseling, referral programs with other local agencies and community organizations, and establishment of an NSP Help Center.

***Frank Blechman, Chair, Consolidated Community Funding Pool Advisory Committee (CCFAC)***

Noted that while the needs of the low income community were specified and specific funding was set aside to meet their needs, there was no comparable mention of the needs of those with disabilities. Requested that the proposed amendment be changed to include some mention of special needs as one factor that will be considered in distributing NSP funds.

***Anne Zuvekas, Fairfax County Alliance for Human Services, CCFAC***

Supported Frank Blechman's comments.

***Sheri Link, Community Council on Homelessness, CCFAC***

Supported Frank Blechman's comments.

***Glen Kamber, Chair, Housing Advocacy Committee of the Fairfax/Falls Church Community Services Board***

Noted that in this program, especially the 25% set aside for households below 50% AMI is supportive of Fairfax County's Ten Year Plan to End Homelessness and its priority to provide stable and affordable housing to low-income persons with disabilities. Suggested that every effort should be made by applicant organizations to leverage funds for persons with disabilities. However, if such efforts yield insufficient contributions to property purchases, and the application meets all other requirements of the program, HCD should consider reducing or waiving ceilings on loan amounts.

***Sheri L. H. Link, Housing Advocate***

Extended thanks for the work that HCD has put forth to care for our neighbors who otherwise would experience homelessness.

***Joan Golden Pascaleff, President, NOVACO Board of Directors***

Noted that due to the current moratorium imposed by the Board of Supervisors on the granting of property tax exemptions, non-profits participating in this program would be taking on liability for property taxes unless there is a clause allowing for exemption. Not having the additional funds to cover taxes in their budgets, this issue may undermine the success of the county's program. To mitigate this property tax issue, NOVACO suggested that wording be included to allow non-profits purchasing properties through this program to house homeless families to be exempt from property taxes.

***Richard Krause, Fairfax County Resident***

Noted that he believes the funding priorities are misplaced. Suggested that funds be used to keep homeowners in their homes, to catch up on loan payment, or could be used in a sale / lease-back program. Supports the NSP funds being allocated to non-profits but stipulates that it should only be loaned to non-profits that have a history of providing affordable housing. Suggested that within the non-profit program, priority be given to families that have been displaced due to foreclosure.

Did not support the NSP allocation to first time homebuyers because of the condition of the market today. Stated that there are many people looking for bargains in the housing market that can afford to make home purchases without the County's assistance. Would rather see those properties go to non-profits for the purpose of providing affordable housing to those who need it than go to promote and assist home purchases. Glad to see that the NSP funds were not slated to demolish neighborhoods.

**HOW THE PUBLIC COMMENTS WERE ADDRESSED**

Regarding the Homeownership Component: The HELP program has underwriting and eligibility requirements which include that an applicant be credit worthy to be approved for a home purchase without assistance from a co-signer. This requirement is an essential component of FCRHA's homeownership program.

Regarding Outreach to Vietnamese populations: HCD conducts broad outreach methods in establishing the eligibility list of applicants. HCD would welcome the assistance of this organization and others as a resource in reaching potential homeownership applicants in the Vietnamese community and other ethnic communities.

Regarding NSP projects serving persons with disabilities and special needs: The Silver Lining Plus Program offers an opportunity to address several priorities of the County. High priority will be given to projects which serve housing for persons with disabilities and special needs, Housing First, or workforce housing.

Regarding flexibility on loan amounts to non-profits serving persons with disabilities: The purchase price ceilings reflect the current market. Only non-profits will be able to purchase condominiums, which are lower in price than of single family homes or townhouses. The maximum loan amount is higher for condominiums than of townhouses and equal to that of single family homes. This way HCD is able to ensure the feasibility of non-profits serving a lower income group. There may be projects that are infeasible and the loan amount requested exceeds the loan amount designated by the program. In this case, HCD will work with non-profits to secure other funds, despite the maximum loan amount, as long as every effort has been made to locate a lower price unit and/or increase outside contributions.

Regarding the designated use of NSP funds: The NSP funds are designed to assist jurisdictions in purchasing abandoned and foreclosed homes. HUD has prohibited the use of NSP funds to be used for foreclosure prevention activities. HUD and FHA have designated other resources to assist in foreclosure prevention activities.

Regarding property tax exemptions for NSP participating non-profits: The Board of Supervisors imposed a moratorium on granting property tax exemptions. HCD will continue to uphold this decision.

Regarding alternative suggestions to achieve results in the foreclosure crisis: All non-profits participating in the Silver Lining Plus program will be asked to submit qualifications that will demonstrate their ability

to provide decent, safe and affordable housing within timing and budget. There will be specific criteria for qualifying non-profits including;

- To be an approved 501 c(3) organization
- Must have a successful track record in owning and managing real estate
- Must be in sound financial condition, as determined by the county

The Silver Lining Plus homeownership component is consistent with the foreclosure strategy approved by the Board of Supervisors on June 30, 2008.

**G. a. NSP INFORMATION BY ACTIVITY (COMPLETE FOR EACH ACTIVITY)**

- (1) Activity Name: Silver Lining Plus: Homebuyer Equity Loan Program (HELP)
- (2) Activity Type: Purchase foreclosed single family homes and townhouses with focus within Fairfax County's five targeted areas. This activity meets the CDBG activity type of Acquisition of Real Property.
- (3) National Objective: LMMH – Provide affordable housing to Low to Middle Income Households (up to 100% AMI)
- (4) Activity Description: Fifty-four percent or \$1,526,570 Silver Lining Plus funds will be available for equity-shared second trusts for first-time homebuyers purchasing foreclosed single family homes or townhouses in Fairfax County. The shared equity loan will include closing and downpayment costs. A 30-year affordability period will be applied to the note. The principle loan amount and FCRHA equity share is forgiven after 30 years.
- (5) Location Description: Net foreclosures appear to be clustered in specific areas of Fairfax County, as shown in Chart 1 previously and shown by zip code in Figure 2 including Springfield, Annandale, Herndon, Centreville, Alexandria, Chantilly and Lorton. Fairfax County considers these seven areas to be of the greatest need.
- (6) Performance Measures: It is projected that, 20-25- first-time homebuyers will be assisted through NSP funds to purchase foreclosed properties.
- (7) Total Budget: \$1,526,570 Silver Lining Plus funds will be available for equity-shared second trusts for first-time homebuyers purchasing foreclosed single family homes or townhouses in Fairfax County. The average 1<sup>st</sup> trust amount in the HELP program is \$153,905. Approximately \$3.8 million will be leveraged by first time homebuyers in the form of 1<sup>st</sup> trusts.
- (8) Responsible Organization: Fairfax County Department of Housing and Community Development, 3700 Pender Drive, Fairfax, VA 22030, Contact: Paula Sampson, Director
- (9) Projected Start Date: February 15, 2009
- (10) Projected End Date: February 15, 2010
- (11) Specific Activity Requirements:

For acquisition activities:

It is anticipated that all properties purchased will be at a 15 percent discount below the appraised fair market value.

For financing activities and housing related activities:

Silver Lining Plus funds will be available for equity-shared second trusts for first-time homebuyers purchasing foreclosed single family homes or townhouses in Fairfax County. The shared equity loan will include closing costs and downpayment costs. A 30-year affordability period will be applied to the note. The principal loan amount and the FCRHA equity share\* are forgiven after 30 years.

In the event of sale or transfer of the property within the affordability period, the principal loan amount of the FCRHA Promissory Note plus the \*FCRHA equity share will be due. If the net sales price at the time of sale or transfer does not provide for the full amount of the FCRHA Promissory Note to be paid in full, the balance owed will need to be paid by the seller. (Program guidelines will provide for a loan workout with the seller if necessary). In any sale or transfer situation, FCRHA reserves the right of first purchase.

Subject to VHDA approval, an affordability provision beginning at year 16 will be applied to the occupying household, whereas, the household is subject to an income recertification which will include furnishing and evaluation of the past three years of federal income tax returns. If the household is found to be over 120% AMI based on family size, deferred simple interest will begin to accrue at a rate of 2% on the FCRHA principal loan amount beginning in year 16. At the time of sale or transfer, the sum of the accrued interest on the FCRHA principal loan amount, plus the principal loan amount, plus equity share will be payable to the FCRHA. There will be no prohibition on pre-payment. Payments received at any time from the shared equity will be re-used for affordable housing and other eligible CDBG activities in Fairfax County.

\*FCRHA's equity share is defined as the percentage of loan funds provided towards the sales price of the property by the FCRHA at the time of purchase. At the time of sale or transfer, the FCRHA equity share would be equal to the same percentage of the net proceedings of the sale as determined by the percentage of the funds provided by the FCRHA at the time of purchase.

Purchase price limits and maximum shared equity loan amounts: The following chart depicts the proposed purchase price limits and maximum allowable shared equity loan under Silver Lining Plus (NSP Funds).

<b>Unit Type</b>	<b>Purchase Price Limit</b>	<b>Silver Lining Plus: Proposed FCRHA Maximum Loan*</b>	<b>Maximum Loan Comparison to Existing Silver Lining Initiative</b>
Condominium (non-profits only)	\$180,000	\$90,000**	Not applicable
Townhouse	\$270,000	\$66,200 <i>- At or below 80% AMI- Gap financing up to <u>\$50,000</u> plus 6 % of the sales price for downpayment and closing costs with the sum equal to no greater than \$66,200.</i>  <i>- 80% -100% AMI - Gap financing up to <u>\$40,000</u> plus 6% of the sales price for downpayment and closing costs with the sum equal to no greater than \$56,200.</i>	\$91,767
Single Family	\$362,790	\$91,767 <i>- At or below 80% AMI- Gap financing up to <u>\$70,000</u> plus 6 % of the sales price for downpayment and closing costs with the sum equal to no greater than \$91,767.</i>  <i>- 80% -100% AMI - Gap financing up to <u>\$50,000</u> plus 6% of the sales price for downpayment and closing costs with the sum equal to no greater than \$71,767.</i>	\$91,767

\*Purchase price is subject to appraisals being 15 % above the purchase price on the sales contract. Maximum purchase price is subject to change in market sales prices. This amount includes down-payment and closing cost assistance.

\*\* Must serve households earning 50 percent of AMI and below.

**G. b. NSP INFORMATION BY ACTIVITY (COMPLETE FOR EACH ACTIVITY)**

- (1) Activity Name: Silver Lining Plus: Non-Profit Foreclosure Acquisition Loan Program
- (2) Activity Type: Purchase foreclosed condominiums within Fairfax County's five targeted areas for the purpose of rental housing. This activity meets the CDBG activity type of Acquisition of Real Property.
- (3) National Objective: LMMH – Provide affordable housing to Low Income Households (50% AMI or below)
- (4) Activity Description: Thirty-six percent or \$1 million Silver Lining Plus funds will be provided to non-profits through no-interest, deferred loans to purchase foreclosed properties for rental housing. Non-profit organizations may purchase any housing type, including condominiums, for use as rental properties to households that have incomes strictly at or below 50% AMI. Funds will be available through a rolling application process and applications must outlay acquisition of property within the areas of greatest need determined above by Fairfax County.
- (5) Location Description: Net foreclosures appear to be clustered in specific areas of Fairfax County, as shown in Chart 1 below, including Springfield, Annandale, Herndon, Centreville, Alexandria, Chantilly and Lorton. Fairfax County considers these seven areas to be of the greatest need.
- (6) Performance Measures: It is projected that, 11-12 condominiums and/or townhouses will be acquired and used for rental housing to low and middle income households.
- (7) Total Budget: \$1 million Silver Lining Plus funds will be provided to non-profits through no-interest, deferred loans to purchase foreclosed properties for rental housing. Approximately \$1.8 million in private financing will be leveraged by non-profit acquisitions.
- (8) Responsible Organization: Fairfax County Department of Housing and Community Development, 3700 Pender Drive, Fairfax, VA 22030, Contact: Paula Sampson, Director
- (9) Projected Start Date: February 15, 2009
- (10) Projected End Date: February 15, 2010
- (11) Specific Activity Requirements:

For acquisition activities:

All properties purchased will be at a 15 percent discount below the appraised fair market value.

For financing activities and housing related activities:

One million dollars in Silver Lining Plus funds will be provided to non-profits through no-interest, deferred loans to purchase foreclosed properties for rental housing. Non-Profits must be able to secure primary financing to acquire foreclosed properties.

Non-profit organizations may purchase any housing type, including condominiums, for use as rental properties to households that have incomes strictly at or below 50% AMI. Funds will be available through a rolling application process and applications must outlay acquisition of property within the areas of greatest need determined above by Fairfax County.

**G. c. NSP INFORMATION BY ACTIVITY (COMPLETE FOR EACH ACTIVITY)**

- (1) Activity Name: Administration
- (2) Activity Type: Administration allowed under NSP. This activity meets the CDBG activity type of Program Administration Costs.
- (3) National Objective: LMMH – Provide affordable housing to Low to Middle Income Households
- (4) Activity Description: Ten percent or \$280,730 NSP funds will be allocated towards funding for the general administration of the County’s NSP funded programs and projects. Funding provides for administration of housing and community development programs and projects; required local, state, and federal reports and preparation of documents; provision of technical assistance; financial management; and administrative and professional support of various citizen participation processes.
- (5) Location Description: Administration activity to be conducted primarily at the Fairfax County Department of Housing and Community Development, 3700 Pender Drive, Fairfax, VA.
- (6) Performance Measures: Not applicable.
- (7) Total Budget: \$280,730 NSP funds.
- (8) Responsible Organization: Fairfax County Department of Housing and Community Development, 3700 Pender Drive, Fairfax, VA 22030, Contact: Paula Sampson, Director
- (9) Projected Start Date: February 15, 2009
- (10) Projected End Date: February 15, 2011
- (11) Specific Activity Requirements: Not applicable