

**DRAFT HOUSING BLUEPRINT: FY 2015:
THE STORY BEHIND THE NUMBERS**

Tier One: Through the Gateway to Permanent Affordable Housing

**Populations: Homelessness
Special Needs**

ABOUT THE NEED: Homelessness

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|---|------------------|
| TEN YEAR PLAN GOAL: | 2,650 |
| Housed Through FY 2013: | 679 ¹ |
| Remaining total goal | 1,971 |
| FY 2015 Homelessness Plan Goal | 298 |
| To be housed by end of FY 2015 with Blueprint resources | 153 |
| FY 2015 GAP | 145 |
| Remaining total need at end of FY 2015 | 1,818 |

A Closer Look:

- *Homelessness in Fairfax County:* In January 2013, a total of 1,350 people were counted who were literally homeless, of whom about 55 percent were in families and about 45 percent were single individuals. Thirty-three percent of all persons who were homeless were children under the age of 18. As of December 2013, 1,656 homeless children had been identified by Fairfax County Public Schools. Two hundred and fifty-nine (259) of these homeless students are identified by Fairfax County Public Schools as homeless unaccompanied youth, as defined by the McKinney-Vento Act.

The US McKinney-Vento Homeless Education Assistance Improvements Act of 2001 was established and is being used to ensure that homeless children have equal access to the same free, appropriate public education as provided to other children and youths. This act has different criteria than the previously established US Department of Housing and Urban Development "homeless" definition which is being used by the homeless delivery system in county agencies and nonprofit providers. Those children identified through Fairfax County Public Schools are connected to available resources in the community as needed, such as transportation to and from school, food, school supplies, financial and rental assistance, educational and mental health supports, as well as emergency shelter. Those children identified as homeless lack a fixed, regular and adequate nighttime residence including children and youth who are sharing housing of other persons due to loss of housing, economic hardship, or a similar reason, or are living in motels; emergency or transitional shelters, or other places not

¹ Includes households served since the inception of the Ten-Year Plan to End Homelessness through FY 2013.

designed for or ordinarily used as a regular sleeping accommodations for human beings.

- *Emergency Assistance:* 3,381 homeless individuals in Fiscal Year 2013 were served (1,806 were single individuals and 1,598 individuals in families) with emergency assistance. Homeless households typically have high barriers to both housing entry and housing retention. Predominant among these barriers are extremely low incomes, poor credit and rental history, ongoing mental health and/or substance abuse issues, and limited employability.
- *Prevention Services:* Emergency assistance for basic needs (food, housing, utilities) in Fiscal Year 2013 was supported by the County's Coordinated Service Planning through over 4,696 requests for housing payment assistance and 2,804 requests for utility bill assistance. This represents a slight increase for housing payment assistance and a slight decline for utility bill assistance as compared to requests in FY2012. Community nonprofit providers funded by the Fairfax County Consolidated Community Funding Pool reported that 7,790 families and individuals maintained their housing and 6,136 utility cutoffs were prevented in Fiscal Year 2012.

ABOUT THE NEED: Persons with Special Needs

- **CSB:** FY 2015 CSB goal is 160 housing opportunities
- **Other High Priorities** (no specific goals identified)
 - Domestic Violence Victims
 - Large Families/Extremely Low Incomes
 - Seniors and Persons with Physical and/or Sensory Disabilities

A Closer Look:

- *FCRHA Affordable Housing Programs:* Nearly one-third of the households served in the FCRHA's major multifamily housing and rent subsidy programs included at least one member with a disability.
- *Fairfax-Falls Church Community Services Board (CSB) Clients:* Nearly 1,650 CSB clients (persons with intellectual disabilities, mental illness, or substance use disorders) needed affordable housing (as of June 2011). Of those, approximately 70 percent can afford to pay no more than \$205 per month toward rent. Thirteen percent have experienced homelessness. The populations the CSB serves over the next several years is anticipated to expand; a percentage of these populations will also require housing that is accessible and/or accompanied by personal assistance services, nursing, assistive technology and behavioral health supports.
- *Seniors:* Seniors are the fastest growing age segment in Fairfax County and are projected to comprise 11.1 percent of the County's population by the 2015. There were approximately 2,845 elderly renters and 4,796 owners with low and moderate incomes (less than 80 percent AMI) who are severely housing "cost burdened" in 2005 -2007, meaning they pay 50 percent or more of their incomes for housing.
- *Domestic Violence:* According to the Fairfax County Office to Prevent and End Homelessness 2013 Point in Time Survey, more than a quarter (27%) of homeless families report domestic violence as the reason for their homelessness. Many victims of domestic violence report returning to or staying in potentially lethal relationships because they are unable to locate safe, affordable housing options for their families.
- *Persons with Physical and Sensory Disabilities:* Affordable housing is less available to people with disabilities because, in part, they have a disproportionately lower rate

of workforce participation and higher poverty rate compared to people without a disability and, thus, they have fewer funds to dedicate to housing. In Fairfax County in 2011, for the non-institutionalized population age 16 and over with a disability, the employment rate was just 42.2%, compared to 67.4% for the non-disabled population age 16 and over. The poverty rates for county residents age 18 to 64 were 16% for those with disabilities and 5.0% for those without disabilities, according to the US Census 2011 American Community Survey. The ACS also indicated that 10.4% of people over age 18 in Fairfax County had a hearing difficulty; 5.9% had a vision difficulty; and 18.6% had an ambulatory difficulty – all of which can complicate an affordable housing search. For example, the fact that it may take more time for a person with a disability to navigate the transportation and paperwork burden of a housing search puts them at a competitive disadvantage versus consumers without disabilities, especially in this rental market where demand is more than supply and being able to complete the tasks to qualify for a unit fast is a major advantage. In 2009, the Fairfax Area Disability Services Board conducted a non-scientific survey of the local disability population. Of the 156 survey respondents who used housing services, 47 percent indicated an unmet need for accessible, affordable housing.

Tier Two: Addressing Sustainable Housing

**Populations: Working Families
Special Needs**

ABOUT THE NEED:

- Rent-burdened working families
- Those who have successfully graduated from the Bridging Affordability Program
- Families working in Fairfax County but unable to afford to live here
- Low Income elderly on fixed incomes
- Those with disabilities on fixed incomes
- Those who are rebuilding their lives after domestic violence

A Closer Look:

- *Affordable rental housing gap in Fairfax County:* Working low and moderate-income families – who make an essential contribution to Fairfax County’s economic vitality – continue to find affordable housing to be a critical challenge. According to the Center for Housing Research at Virginia Tech, the total affordable housing gap in Fairfax County for low and moderate-income renters (earning 80 percent of the area median income (AMI) and below) is approximately 28,405 units. This gap in housing affordability can affect the ability of employers, including the county, to attract employees crucial to the health and safety of the community, as well as to the area’s growth and continued economic prosperity.
- *Very low-income workers particularly challenged:* According to the US Census Bureau American Community Survey 2010-2012 3-year estimates, there are an estimated 73,916 households in Fairfax County earning less than \$50,000 per year, or about 47 percent of the area median income for a family of four (\$107,300). Also according to Census data, there are an estimated 67,293 persons living below the poverty level in the county. In Fairfax County, the National Low Income Housing Coalition Out of Reach 2013 report found that the annual salary needed to afford a two-bedroom apartment at the HUD Fair Market Rent (FMR) of \$1,412 was \$56,480 – approximately 53 percent of the Area Median Income for a family of four. According to the report, a minimum wage earner would have to work nearly four full-time jobs to afford a two-bedroom unit at the FMR in Fairfax County.
- *Federal budget “sequestration” severely limiting sustainable housing options for low-income working families, persons with special needs:* As of November 2013, the total unduplicated households (families and individuals) on the waiting list for the county’s three principal affordable housing programs – the federal Housing Choice Voucher and Public Housing programs, and the Fairfax County Rental Program – was 8,947. There are additional households on the waiting lists for shelters and Community Services Board

services. Due to federal budget “sequestration”, all new leasing in the Housing Choice Voucher program – the largest of the county’s housing programs – was frozen in April 2013; the freeze on new leasing will remaining in effect through FY 2015 and it is unknown when the program will again be able to serve new households from the waiting list.

- *Moving to Work and THRIVE*: The FCRHA’s designation as a Moving to Work agency, announced by the U.S. Department of Housing and Urban Development in December 2012, presents a unique opportunity to change how households in need access the FCRHA’s housing programs. The MTW designation, made official by the execution of the FCRHA’s MTW contract with HUD in January 2014, will allow the FCRHA to more fully realize its THRIVE Initiative - **T**otal **H**ousing **R**einvention for **I**ndividual **S**uccess, **V**ital **S**ervices and **E**conomic **E**mpowerment. Key to this is the creation of the THRIVE Housing Continuum, linking Bridging Affordability, Housing Choice Vouchers, Public Housing and the Fairfax County Rental Program.

Tier Three: Toward Self-Sufficiency

Populations: Working Families Workforce Housing

ABOUT THE NEED:

- Low and moderate-income working families
- Entry level workers, recent graduates and new arrivals to the Fairfax County job market

A Closer Look:

Based on job growth and housing data prepared by the Center for Regional Analysis at George Mason University, and assuming that 65 percent of new workers will be housed in the county, it is estimated that Fairfax County will need approximately 50,206 net new housing units affordable to households earning up to \$124,000 per year (just under 120 percent of the AMI) by 2030. **NOTE:** This information is derived from the newly released Center for Regional Analysis report “Housing the Region’s Future Workforce: Policy Challenges for Local Jurisdictions”. This report includes information about the need for affordable/workforce housing in the Washington, DC region over the next 20 years, and the link between economic development and the availability of workforce housing.

About Fairfax County's Rental Housing Programs: The Fairfax County Redevelopment and Housing Authority (FCRHA) operates three principal affordable housing programs: the federal Public Housing and Housing Choice Voucher programs, and the Fairfax County Rental Program. *The average household income served in these programs in FY 2013 was \$24,426, or approximately 25 percent of the Area Median Income (AMI) for a family of three; this meets the federal definition of "extremely low income".* The following are brief descriptions of each program, including eligibility criteria and data on the households served.

| Program Name | Major Funding Source(s) | Income Served | Program Description/Eligibility | Units in Program Households Served Program Results |
|---|---------------------------------------|--|---|---|
| Fairfax County Rental Program (FCRP) – Multifamily | Rental income; some County assistance | Average household income served in FY 2013 = Approximately 40% of AMI – meets federal definition of "very low income". <i>Income estimate does not include senior housing.</i> | The FCRP includes rental property owned by the FCRHA and developed with funds other than Public Housing or Housing Choice Voucher funds. FCRP generally serves working households with incomes slightly higher than those households living in Public Housing and or participating in the Housing Choice Voucher program. Housing managed under the FCRP include multifamily housing, magnet housing for police, firefighters, FCPS teachers and bus drivers, housing for families, single persons, seniors, and supportive housing for special populations. The FCRP generally serves a range of household incomes from the low teens up to 80% of AMI, depending on the program component and the property. | <ul style="list-style-type: none"> • 5,722 persons housed in FY 2013 • 1,929 multifamily units and 19 residential studio units in program as of 12/2013 • 504 units of senior independent housing and also managed under FCRP (see below) • 115 mobile home pad sites at Woodley Hills Estates managed under FCRP but not included in unit count. |
| FCRP: Senior Housing Programs | Rental income, County contributions | Average income served in FY 2013: Approximately 30 percent of AMI - meets federal definition of "extremely low income" | Includes eight independent senior living properties included in the Fairfax County Rental Program and the two assisted living facilities. | <ul style="list-style-type: none"> • 112 beds of assisted living at the Lincolnia and Braddock Glen facilities; • 504 units in the Fairfax County Rental Program • 502 persons in Independent Living and 102 persons in Assisted Living were being served as of the end of FY 2013. |

| Program Name | Major Funding Source(s) | Income Served | Program Description/Eligibility | Units in Program Households Served Program Results |
|---|--|---|---|---|
| Housing Choice Voucher Program (HCV) | Federal (HUD) Annual Contribution | Average household income served in FY 2013 = Approximately 20 percent of AMI - meets federal definition of "extremely low income". Most new lease ups are among households earning up to 30% AMI | Participants in the HCV Program receive financial assistance to rent privately-owned housing units. HCD administers the Federal Housing Choice Voucher rental subsidy program (formerly known as the Section 8 Program) for Fairfax County, and for the Cities of Falls Church and Fairfax, and the Towns of Herndon, Vienna and Clifton. Tenants pay 30% of their adjusted income, 10% of gross income, or \$50.00 – whichever is higher. In addition, they can pay up to 10% more of their adjusted income in order to rent a unit in which the gross rent exceeds the payment standard. HCD will pay the remainder of a reasonable rent directly to the landlord up to the payment standard for the bedroom size of the unit, or the bedroom size to which the family is entitled, whichever is lower. | <ul style="list-style-type: none"> • 3,527 vouchers authorized • 9,636 persons housed in FY 2012 • Rated "High Performer" by HUD for FY 2013 |
| Public Housing | Rental income; HUD operating subsidy and annual contribution; HUD Capital Fund Program | Average household income served in FY 2013 = Approximately 20 percent of AMI - meets federal definition of "extremely low income". Most new lease ups are at or below 30% AMI. | The FCRHA operates 1,060 Public Housing units, which are managed and maintained by HCD. The units were built or acquired using federal public housing funds, and are located throughout the County. Federal program allows new lease-ups for households earning up to 80% AMI; however, the FCRHA policy is to serve mainly households earning 30% AMI and below. Tenants pay 30% of their income for rent. HUD Capital Fund Program supports maintenance and management improvements for public housing. | <ul style="list-style-type: none"> • 1,060 units • 2,789 persons housed in FY 2013 • Rated "High Performer" by HUD for FY 2012 |